



Marion County
Board of County Commissioners

Growth Services ♦ Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION COMPLETE

DATE COMPLETED

INITIALS

TENTATIVE MEETING DATES

P&Z PH

BCC/P&Z PH

SPECIAL USE PERMIT APPLICATION PACKAGE FOR TELECOMMUNICATION ANTENNA OR TOWER SITE

Application No.: _____

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Section 4.3.25, for the following described property zoned B-2, for the purpose of:

New Telecommunication Tower

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 16066-002-01

Property dimensions: see attached

Total acreage: 20.00

Directions: Please see attached copy of the deed and location map

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

4 C Family Trust, LLC Thomas C. Conrad

Property owner name (please print)

P.O. Box 4368

Mailing address

Ocala, Florida 34478-4368

City, state, zip code

352-427-5405

Phone number (please include area code)

[Signature]
Signature

Please note: the special use permit will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$2,000.00 and is non-refundable. For more information, please contact the Planning & Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: EM

DATE: 9/22/25

ZONING MAP NO.: 230

Rev. 04/2017

email: dav@rbwservicesgroup.com

"Meeting Needs by Exceeding Expectations"

AR 33433

www.marioncountyfl.org

1. Provision for Ingress and Egress

Access to the proposed tower compound will be via a 30-foot recorded access easement extending from the public right-of-way along the south side of the existing power line. The access drive will be improved with a stabilized surface and turning radius sufficient to accommodate emergency vehicles, including fire apparatus, in accordance with Marion County Fire Rescue standards. The easement will be maintained year-round to ensure reliable access for maintenance personnel and emergency responders. No pedestrian traffic is expected beyond authorized personnel.

2. Off-Street Parking and Loading Areas

A stabilized parking and turnaround area will be provided at the edge of the fenced compound, sufficient to accommodate a maintenance vehicle or service truck. Because the site is unmanned, traffic is limited to periodic maintenance visits. All construction activity will occur during daylight hours and comply with Marion County's noise control regulations. After construction, the facility will generate no noise, glare, or odor. The tower is below FAA lighting thresholds and no exterior lighting is proposed other than that required by applicable codes.

3. Refuse and Service Areas

This facility is an unmanned site and will not generate solid waste. Routine maintenance does not require on-site storage of refuse or hazardous materials. Any temporary construction debris will be removed upon project completion.

4. Utilities

Electric service and telecommunications backhaul will be extended underground from the right-of-way to the compound, within dedicated utility easements. No overhead utilities are proposed. The utility route avoids environmentally sensitive areas and will be designed to meet county requirements for separation from existing utilities and drainage features.

5. Screening and Buffering

The compound will be enclosed by an 8-foot chain-link fence with barbed wire for security. Landscaping will be installed in accordance with Marion County Land Development Code

buffering requirements, using native or drought-tolerant species to provide visual screening of ground equipment. The monopole will be finished in a galvanized or neutral color to minimize visual contrast with the sky.

6. Signs and Exterior Lighting

Only regulatory signage as required by Marion County, the FAA, and the FCC will be posted at the compound gate. No advertising signage is proposed. No exterior lighting is planned except for code-required security lighting, which will be motion-activated and downward-directed to avoid light spillover to adjacent properties.

7. Yards and Green Space

The facility is designed to meet or exceed all required setbacks for the B-2 district. The monopole is engineered with an intentional break-point design such that, in the highly unlikely event of a structural failure, the monopole will collapse within the leased compound area. This ensures the “fall zone” remains entirely contained on site and does not encroach on adjacent properties. Green space around the compound will remain vegetated, and the surrounding property will otherwise be undisturbed.

8. General Compatibility with Surrounding Properties

The proposed tower is located on a commercially zoned parcel (B-2), consistent with Marion County’s Comprehensive Plan and Land Development Code allowances for telecommunication facilities. The compound is positioned to minimize visual and physical impacts to surrounding properties and rights-of-way. The facility will not generate traffic, noise, odor, or light beyond minimal and incidental levels, ensuring compatibility with adjacent commercial and agricultural uses.

9. Compliance with Special Requirements

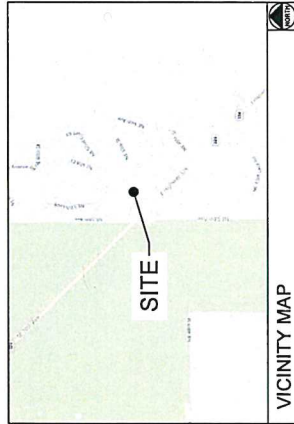
The proposed monopole has been designed in accordance with Marion County’s telecommunication tower regulations, including structural engineering, wind-load compliance, and fall-zone containment. The site has been evaluated for co-location opportunities, and no existing structures within the search area meet the carrier’s technical requirements for coverage. The project will comply with all applicable FCC and FAA requirements, including RF emissions standards and FAA clearance processes. Any comments or conditions identified through staff review will be addressed prior to permit issuance.

verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON FL, 33487
TEL: (561) 948-6367

US-FL-6065 - INDIAN LAKE ST FOREST

SITE ADDRESS (E-911 TBD)
E HWY 326
SILVER SPRINGS, FL 34488
MARION COUNTY
LATITUDE: 29° 14' 29.95" N
LONGITUDE: 82° 03' 04.89" W
TAX/PIN #: 16066-002-01
ZONING: B-2

MARION COUNTY SHERIFF'S OFFICE
8311 N UN HWY 441
OCALA, FL 34475
PHONE: (352) 438-5920
ATTN: CUSTOMER SERVICE
MARION COUNTY FIRE RESCUE STATION 1
3199 NE 70TH ST
OCALA, FL 34479
PHONE: (352) 291-8000
ATTN: CUSTOMER SERVICE



JURISDICTION:
MARION COUNTY
STATE:
FLORIDA
TOWER TYPE:
MONOPOLE TOWER
TOWER HEIGHT:
180' (185' TO HIGHEST APPURTENANCE)
NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED
USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT
FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 12083C035E DATED 04/19/2017 WITHIN
FLOOD ZONE X.

DEVELOPER
THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487
PHONE: (561) 246-5541
ATTN: ANDRELLA BARNES
POWER COMPANY
SECO ENERGY
PHONE: (342) 237-4107
ATTN: CUSTOMER SERVICE
PROPERTY OWNER
4 C FAMILY TRUST LLC
NE 58TH AVE & E HWY 326
SILVER SPRINGS, FL 34488
PHONE: N/A
ATTN: N/A
CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (470) 443-3776
ATTN: BAILEY LIVELY

PROJECT SUMMARY

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
-	SITE SURVEY (SHEET 1 OF 3)
-	SITE SURVEY (SHEET 2 OF 3)
-	SITE SURVEY (SHEET 3 OF 3)
N1	GENERAL NOTES
C0	AERIAL PARCEL PLAN
C1	PARCEL PLAN
C2	SITE PLAN
C3	EQUIPMENT PAD LAYOUT
C4	CONCRETE PAD FOUNDATION DETAILS
C5	FENCE, GATE, AND COMPOUND DETAILS
C6	SITE SIGNAGE DETAILS
C7	WAVEGUIDE BRIDGE DETAILS
C8	ANTENNA AND TOWER ELEVATION DETAILS
SHEET INDEX	
MARION COUNTY ZONING & DEVELOPMENT	
2710 E SILVER SPRINGS BLVD	
OCALA, FL 34470	
PHONE: (352) 438-2675	
ATTN: CUSTOMER SERVICE	
PERMIT INFORMATION	

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON FL, 33487
TEL: (561) 948-6367

PROJECT INFORMATION:

SITE NAME:
US-FL-6065 - INDIAN LAKE ST FOREST
SITE No.: 0
PROJECT #: 17322428
SILVER SPRINGS, FL 34488
MARION COUNTY
PLANS PREPARED BY:

Kimley»Horn

200 NORTH PLAZA STREET, SUITE 1400
TAMPA, FL 33602
PHONE: 813-420-1160
WWW.KIMLEY-HORN.COM

REV: _____ DATE: _____ ISSUED FOR: _____ BY: _____

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08/01/25

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BNL

ADRELLA LAMAR PITTS

PROFESSIONAL ENGINEER

STATE OF FLORIDA

No. 98601

KHA PROJECT NUMBER:

013291025

DRAWN BY:

JAR

CHECKED BY:

BNL

SHEET TITLE:

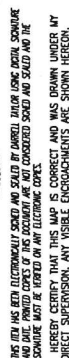
COVER SHEET

SHEET NUMBER:

T1

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This document, together with the complete and design presented herein, is an instrument of service, it is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and supervision by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DATE: 04/02/2025

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDECTION.

• SPECIFIC PURPOSE SURVEY PREPARED BY:



Business License Number: LB8148
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

verticalbridge
THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE

INDIAN LAKE ST FOREST
US-FL-6065

SW 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH,
RANGE 23 EAST, MARION COUNTY, FLORIDA

LEGAL DESCRIPTION &
TITLE REVIEW SHEET

NO.	DATE	REVISION	DRAWN BY: NRM	SHEET:
			CHECKED BY: JQL	3
			APPROVED: D. MILLER	OF 3
			DATE: APRIL 2, 2025	
			PDP JOB #: 2503887L	

NEVER NOT VALID WITHOUT ALL SHEETS

PARENT PARCEL

(AS PROVIDED IN COMMITMENT NO. VT8-200460-C)

[illegible]

01803 10 16066-002-01

THIS BEING THE SAME PROPERTY CONVEYED TO 4 C FAMILY TRUST LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN A DEED FROM WAYNE M. LAUPER, AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED MAY 7, 1989, DATED 12/11/2023 AND RECORDED 12/11/2023, IN BOOK 8208 PAGE 1027 AS INSTRUMENT NO. 2023157653.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER AGENCY, LLC, COMMITMENT DATE OF 2ND DAY OF OCTOBER, 2024, BEING COMMITMENT NO. WTB-2004160-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS 1 - 6 ARE STANDARD AND NOT THE TYPE TO BE DEFECTED

7. RIGHT-OF-WAY EASEMENT BETWEEN CONTAINER CORPORATION OF AMERICA; AND SEMINOLE ELECTRIC COOPERATIVE, INC., DATED MARCH 7, 1984 AND RECORDED APRIL 17, 1984 IN (BOOK) 1214 (PAGE) 0964 (INSTRUMENT) 84-019704, IN MARION COUNTY, FLORIDA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT, AND IS PLOTTED HEREON].

B. EASEMENT AGREEMENT BETWEEN STEVEN H. GRAY; AND KENNETH KARP, DATED APRIL 11, 1989 AND RECORDED APRIL 19, 1989 IN (BOOK) 1572 (PAGE) 1691 (INSTRUMENT) 89-23984, IN MARION COUNTY, FLORIDA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT AND IS PLOTTED HEREON].

9. COMMUNICATION SYSTEM EASEMENT BETWEEN LARRY M. WOOD, SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1989; AND EMBARO FLORIDA, INC., D/B/A CENTURITUNK, INC., SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 30, 2010 IN (BOOK) 05352 (PAGE) 0367
RECORDED IN PUBLIC RECORDS OF HAWAII, COUNTY OF MAUI, DEED BOOK 2010039123

THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT, AND IS PLOTTED HEREON.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF THE LANDS OF C FAMILY TRUST LLC, AS RECORDED IN BOOK 8208, PAGE 1027, MARION COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

30' ACCESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE ACCESS AND UTILITY EASEMENT (MEASURING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN THE WEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF THE LANDS OF A C FAMILY TRUST, LLC, AS RECORDED IN BOOK 8708, PAGE 1077, MARION COUNTY RECORDS, BEING DESCRIBED AS THE FOLLOWING CENTERLINE DATA:

[illegible]

BEARINGS BASED ON FLORIDA GRID NORTH. MAG. WEST ZONE.

verticalbridge 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33437 TEL: (561) 994-4347	PROJECT INFORMATION: SITE NAME: US-FL-6065 - INDIAN LAKE ST FOREST SITE NO.: 0 PROJECT # 1222428 SILVER SPRING, FL 34488 MARION COUNTY	PLANS PREPARED BY: Kimley»Horn 201 NORTH FRANKLIN STREET, SUITE 1400 TAMPA, FL 33602 PHONE: 813-241-1600 WWW.KIMLEY-HORN.COM	NEW DATE: ISSUED FOR: BNL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>8</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>1</td><td>07/31/25</td></tr> <tr><td>0</td><td>09/01/25</td></tr> </table> ZONING: BNL BNL	8		7		6		5		4		3		2		1	07/31/25	0	09/01/25
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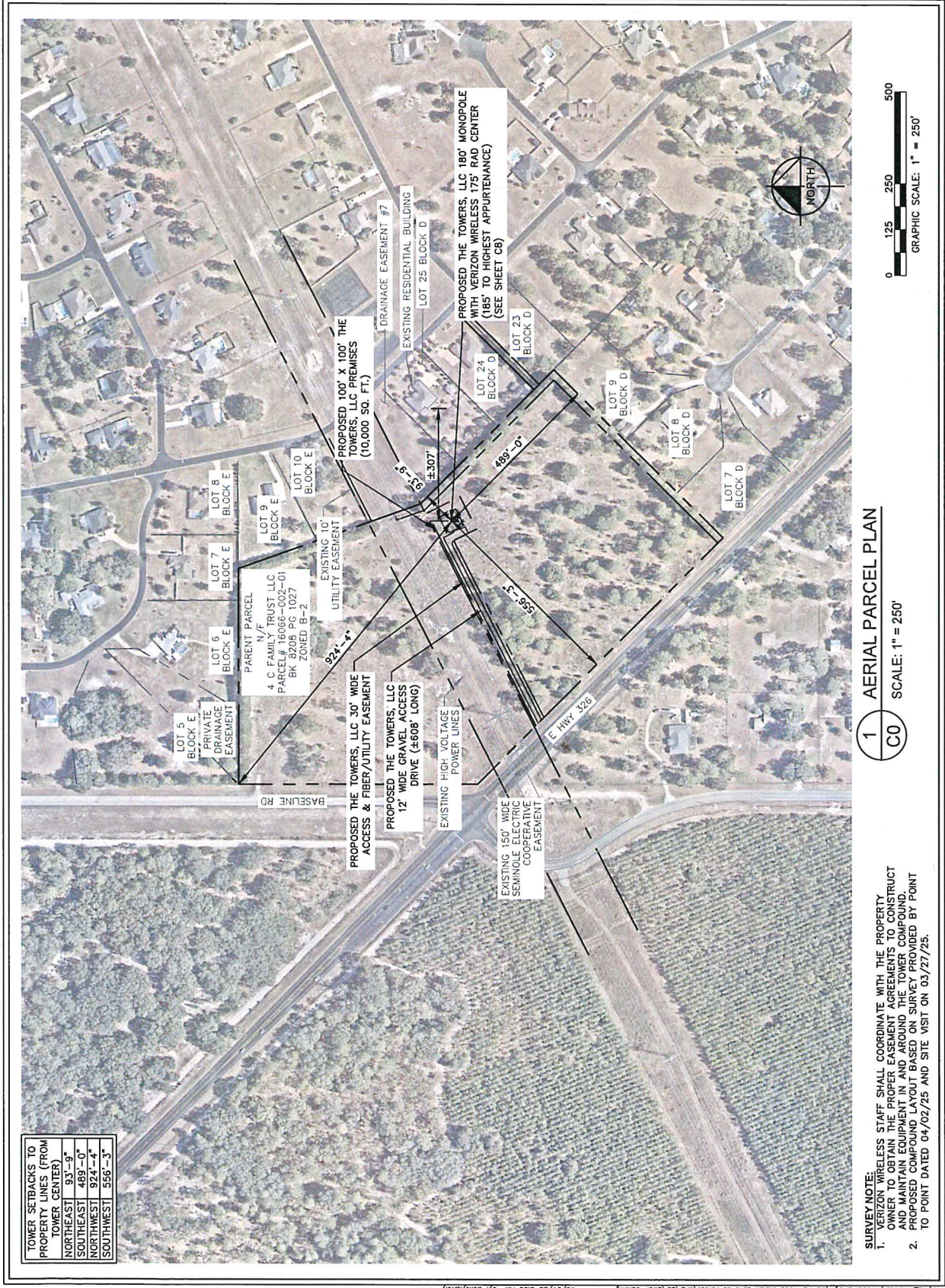
1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWING SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE PROJECT. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER FOR ANY CHANGES TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROJECT MANAGER AND/OR ENGINEER.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS TO THE DRAWINGS CAN BE MADE. THE CONTRACTOR SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER FOR ANY CHANGES TO THE PROJECT. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER FOR ANY CHANGES TO THE PROJECT. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER FOR ANY CHANGES TO THE PROJECT.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "SUNSHINE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 432-4770 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYME LOCK OR EQUIVALENT AS APPROVED BY VERIZON PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER VERIZON PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

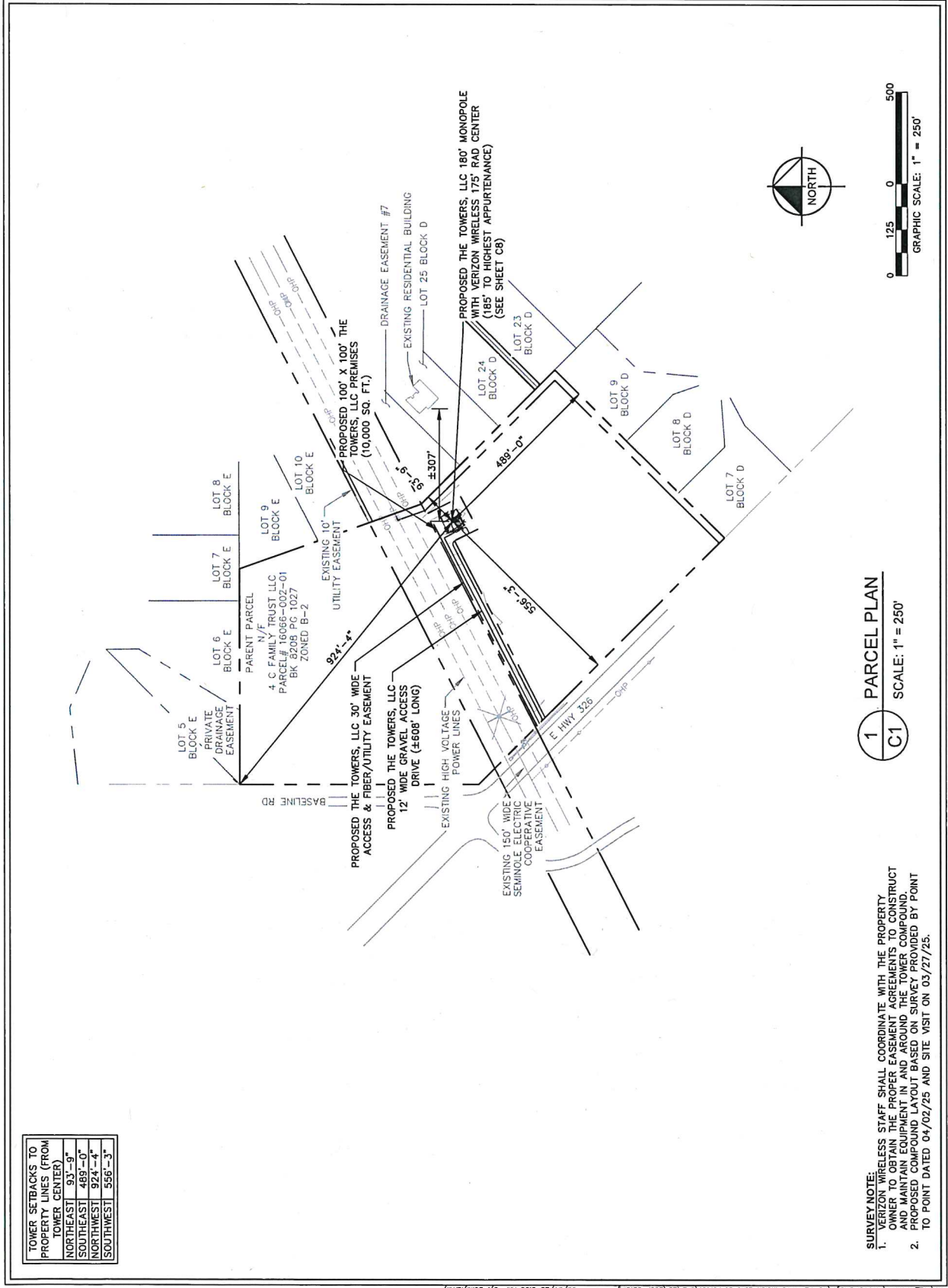
2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED, ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER FOR ANY CHANGES TO THE PROJECT. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER FOR ANY CHANGES TO THE PROJECT.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, #3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD³ AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" x 45° CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.
- 2.12 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±3/8" IN 10'.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

verticalbridge 750 PARK OF COMMERCE DRIVE, SUITE 200 SILVER SPRING, FL 34488 TEL (813) 442-4367	
PROJECT INFORMATION: SITE NAME: US-FL-0065 - INDIAN LAKE ST FOREST PROJECT NO. 17222208 PROJECT E HWY 326 SILVER SPRING, FL 34488 MARION COUNTY	
PLANS PREPARED BY: Kimley»Horn 200 NORTH FRANKLIN STREET, SUITE 1400 SILVER SPRING, FL 34488 PHONE (813) 432-1460 WWW.KIMLEY-HORN.COM	
REV. DATE: ISSUED FOR: BY:	
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1	07/31/25 ZONING BNL
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LICENSER: ANDREW LAMAR PITTS No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER	
RHA PROJECT NUMBER: 013291025	
DRAWN BY: CHECKED BY:	
JAR	BNL
SHEET TITLE: AERIAL PARCEL PLAN	
SHEET NUMBER: C0	



verticalbridge 750 PARK OF CHAMPAGNE DRIVE, SUITE 200 FORT WORTH, TEXAS 76104 TEL: (817) 542-4367		Kimley»Horn 200 NORTH FRANKLIN STREET, SUITE 1400 FORT WORTH, TEXAS 76102 PHONE: 817-420-1460 WWW.KIMLEY-HORN.COM	
PROJECT INFORMATION: SITE NAME: US-FL-6065 - INDIAN LAKE ST PROJECT NO.: 17322428 SHEET NO.: 0 E. HWY 326 S. W. 34488 T. 10N. R. 10E. S. 10E. PLANS PREPARED BY:			
REV: DATE: ISSUED FOR: BY:			
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LICENSEE: ANDREW LAMAR PITTS No. 98601 STATE OF FLORIDA PROFESSIONAL ENGINEER			
RWA PROJECT NUMBER: 013291025 DRAWN BY: JAR CHECKED BY: BNL SHEET TITLE: PARCEL PLAN			
SHEET NUMBER: C1			





7500 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON FL 33497
TEL: (561) 446-0267

PROJECT INFORMATION:

SITE NAME
US-FL-6085 - INDIAN LAKE ST
FOREST
SITE No.: 0
PROJ. No.: 022428
E. HWY. 328
SUNBELT SPRINGS, FL 33468
JACKSON COUNTY

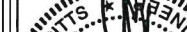
PLANS PREPARED BY:

Kimley»Horn
201 NORTH FRANKLIN STREET, SUITE 1400
ORLANDO, FL 32801
PHONE: 813-620-1400
WWW.KIMLEY-HORN.COM

REV. DATE: _____ ISSUED FOR: BY: _____

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2	
1	07/31/25 ZONING BNL
0	08/01/25 ZONING BNL

LICENSER: _____



KHA PROJECT NUMBER: _____

DRAWN BY: _____ CHECKED BY: _____

JAR _____ BNL _____

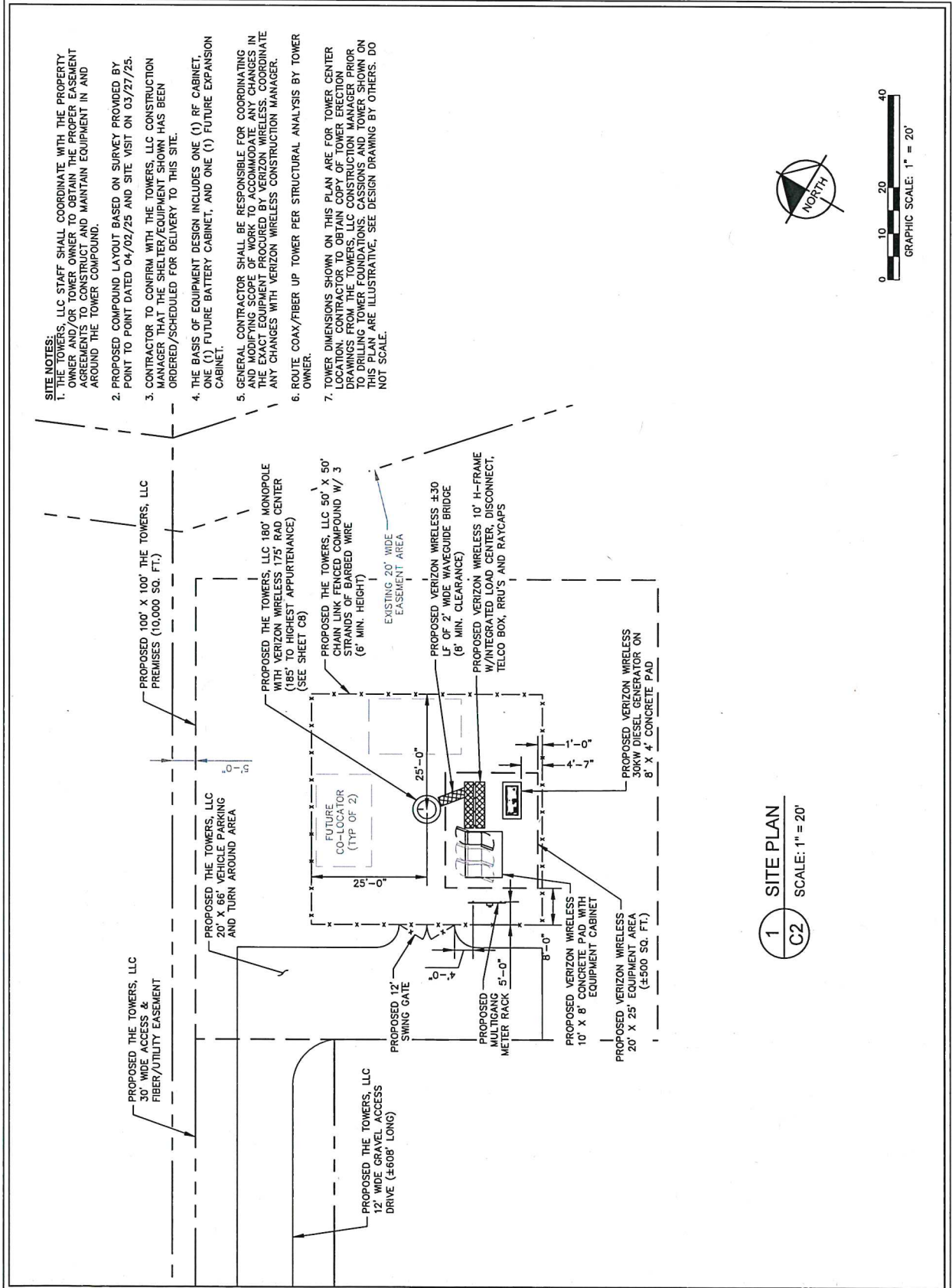
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SHEET NUMBER: _____

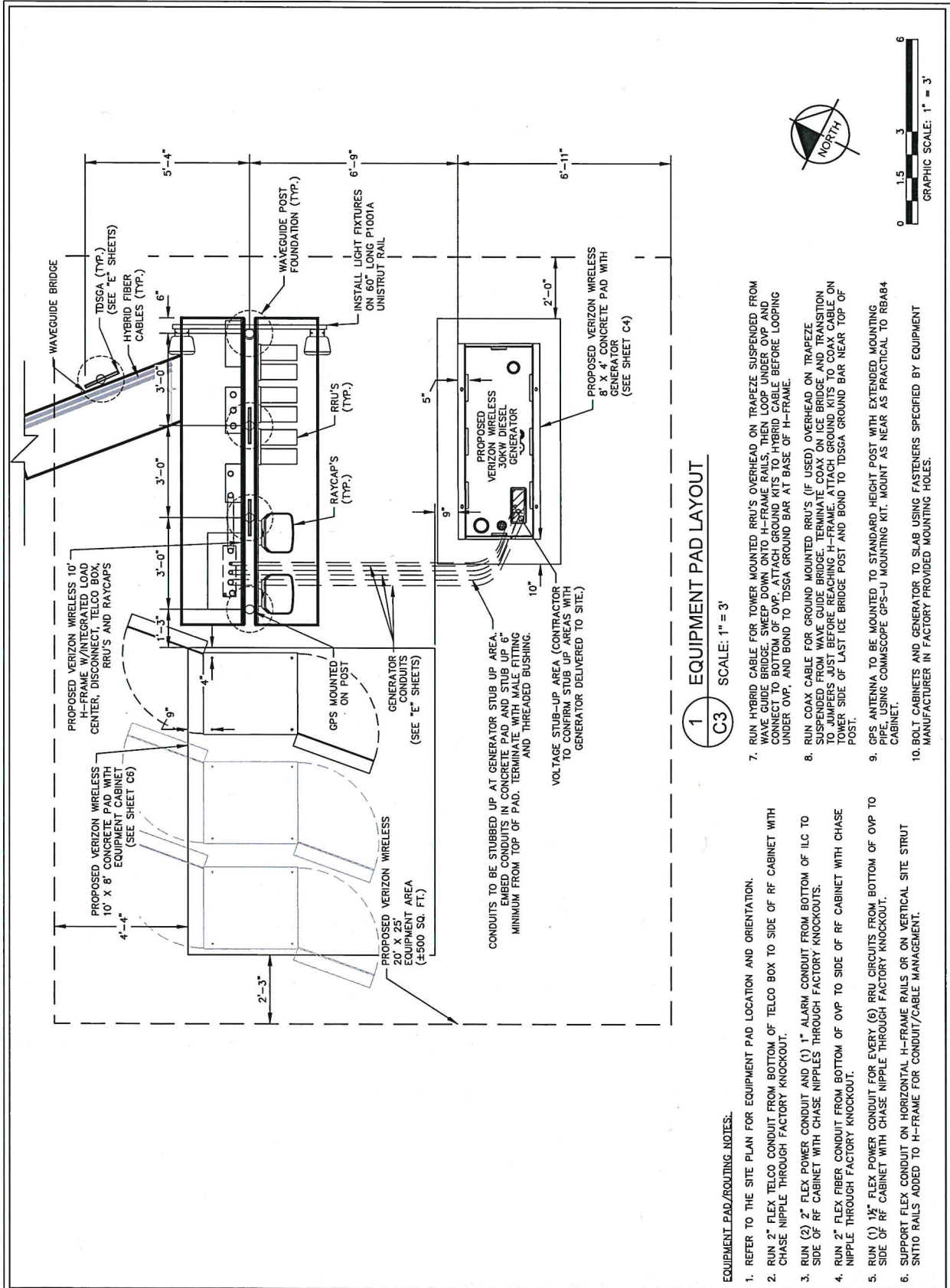
SITE PLAN

C2

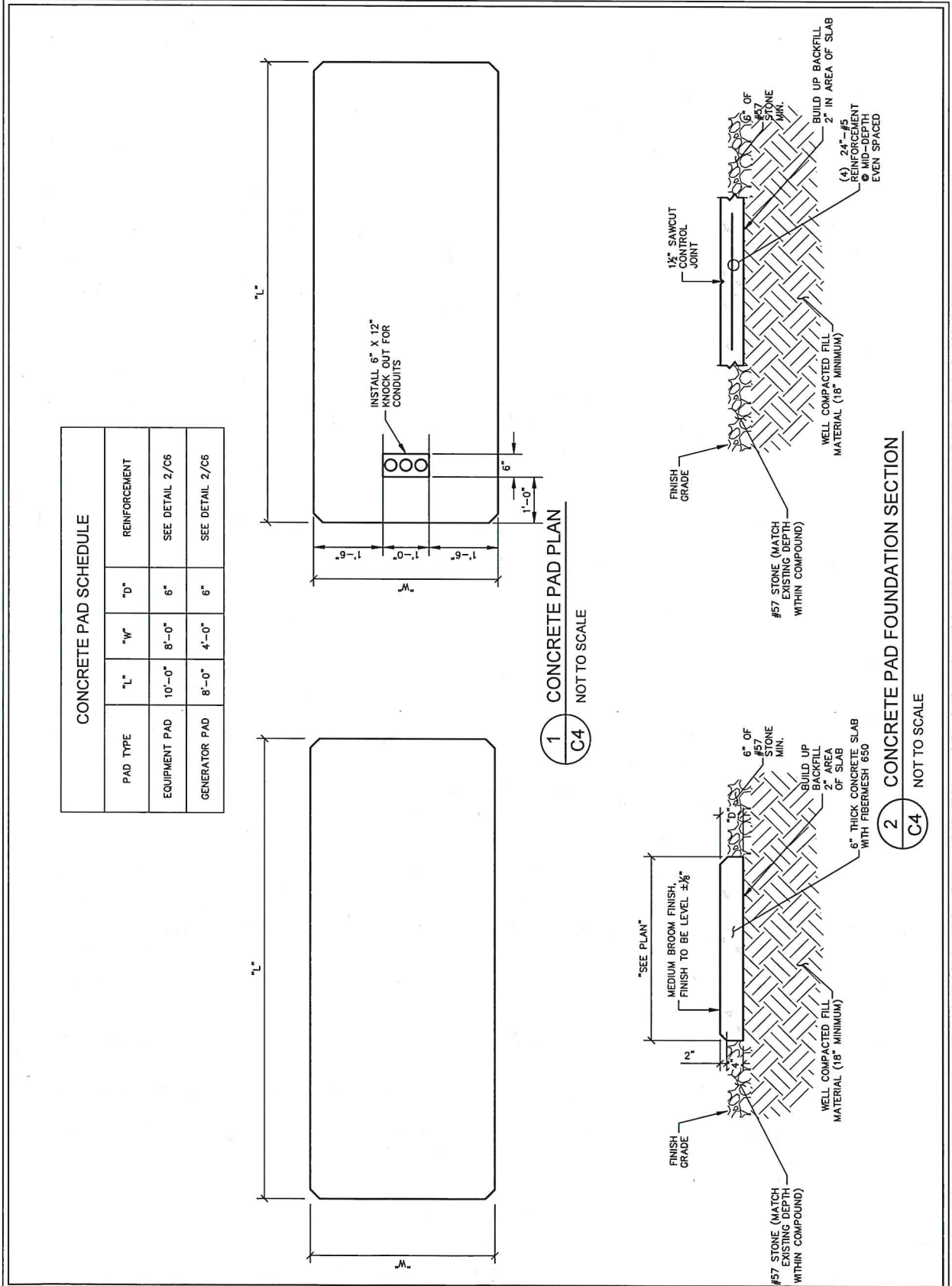
1. THE TOWERS, LLC STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 04/02/25 AND SITE VISIT ON 03/21/25.
3. CONTRACTOR TO CONFIRM WITH THE TOWERS, LLC CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE AS REQUIRED TO ACCOMMODATE ANY CHANGES IN THE DESIGN WITH THE TOWERS, LLC PROJECT MANAGER AND ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO PROVIDE COPY OF TOWER ERECTION PLAN FROM TOWERS, LLC TO GENERAL CONTRACTOR FOR REVIEW PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE. SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.



verticalbridge 750 PARK OF COMMERCE DRIVE, SUITE 200 SILVER SPRING, FL 34488 TEL (407) 442-4387		Kimley»Horn 201 NORTH FRANKLIN STREET, SUITE 1400 TAMPA, FL 33604 PH (813) 335-0740 WWW.KIMLEY-HORN.COM	
PROJECT INFORMATION: SITE NAME: US-FL-6065 - INDIAN LAKE ST FOREST SITE NO.: 0 PROJECT NO.: 17-222428 E-HWY: 338 SILVER SPRING, FL 34488 HAVEN COUNTY			
PLANS PREPARED BY:			
REV. DATE: ISSUED FOR: BY:			
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1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL
LICENSE:			
ANDREW LAMAR PITTS No. 986601 STATE OF FLORIDA PROFESSIONAL ENGINEER			
RHA PROJECT NUMBER:			
DRAWN BY: 013291025 CHECKED BY:			
SHEET TITLE:			
EQUIPMENT PAD LAYOUT			
SHEET NUMBER: C3			



verticalbridge 750 PARK OF COMMERCE DRIVE, SUITE 200 TAMPA, FL 33602 TEL (813) 442-4327		PROJECT INFORMATION: SITE NAME: US-FL-6065 - INDIAN LAKE ST FOREST SITE NO.: 0 PROJECT NO.: 2222428 SILVER SPRINGS, FL 34468 MARION COUNTY		Kimley»Horn 201 NORTH FRANKLIN STREET, SUITE 1400 TAMPA, FL 33602 PH (813) 251-1400 WWW.KIMLEY-HORN.COM	
PLANS PREPARED BY:		REVISIONS:		LICENSER:	
1 07/31/25 ZONING BNL 0 08/01/25 ZONING BNL		1 07/31/25 ZONING BNL 0 08/01/25 ZONING BNL		1 07/31/25 ZONING BNL 0 08/01/25 ZONING BNL	
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[illegible]

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200

WEST PALM BEACH, FL 33411

TEL: (561) 445-6347

PROJECT INFORMATION:

SITE NAME:
US-FL-6065 - INDIAN LAKE ST
FOREST I
SHEET NO. 1
PROJECT # 1722428
E HWY 326
SILVER SPRINGS, FL 34488
MARION COUNTY

PLANS PREPARED BY:

Kimley»Horn
201 NORTH FRANKLIN STREET, SUITE 1400
WEST PALM BEACH, FL 33411
PHONE: (561) 422-1660
WWW.KIMLEY-HORN.COM

REV. DATE: ISSUED FOR: BY:

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1	07/31/25	ZONING	BNL						
0	08/07/25	ZONING	BNL						

LICENSER:

ANDREW M. LAMAR, P.E.

No. 98801

STATE OF FLORIDA

PROFESSIONAL ENGINEER

XHA PROJECT NUMBER:

013291025

DRAWN BY:

CHECKED BY:

JAR

BNL

SHEET TITLE:

WAVEGUIDE
BRIDGE DETAILS

SHEET NUMBER:

C7

SEE DETAIL A

FIELD DETERMINE

FIELD DETERMINE (6" MIN. CLEARANCE)

4'-0" MIN. EMBED.

1'-6"

3 1/2" O.D. GALVANIZED STD PIPE WITH CAP

GRADE

1/2" CROWN

DETAIL A

SUPPORT BRACKET

GRADED WAVEGUIDE BRIDGE CHANNEL

3 1/2" O.D. STD GALVANIZED PIPE WITH CAP

VERTICAL CABLE

TRAPEZOIDAL SECTION

HORIZONTAL CABLE SUPPORT SECTION

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL

C7

NOT TO SCALE

SEE DETAIL B

FIELD DETERMINE

FIELD DETERMINE (6" MIN. CLEARANCE)

4'-0" MIN. EMBED.

1'-6"

3 1/2" O.D. GALVANIZED STD PIPE WITH CAP

GRADE

1/2" CROWN

DETAIL B

SUPPORT BRACKET

GRADED WAVEGUIDE BRIDGE CHANNEL

3 1/2" O.D. STD GALVANIZED PIPE WITH CAP

VERTICAL CABLE

TRAPEZOIDAL SECTION

HORIZONTAL CABLE SUPPORT SECTION

NOTE:

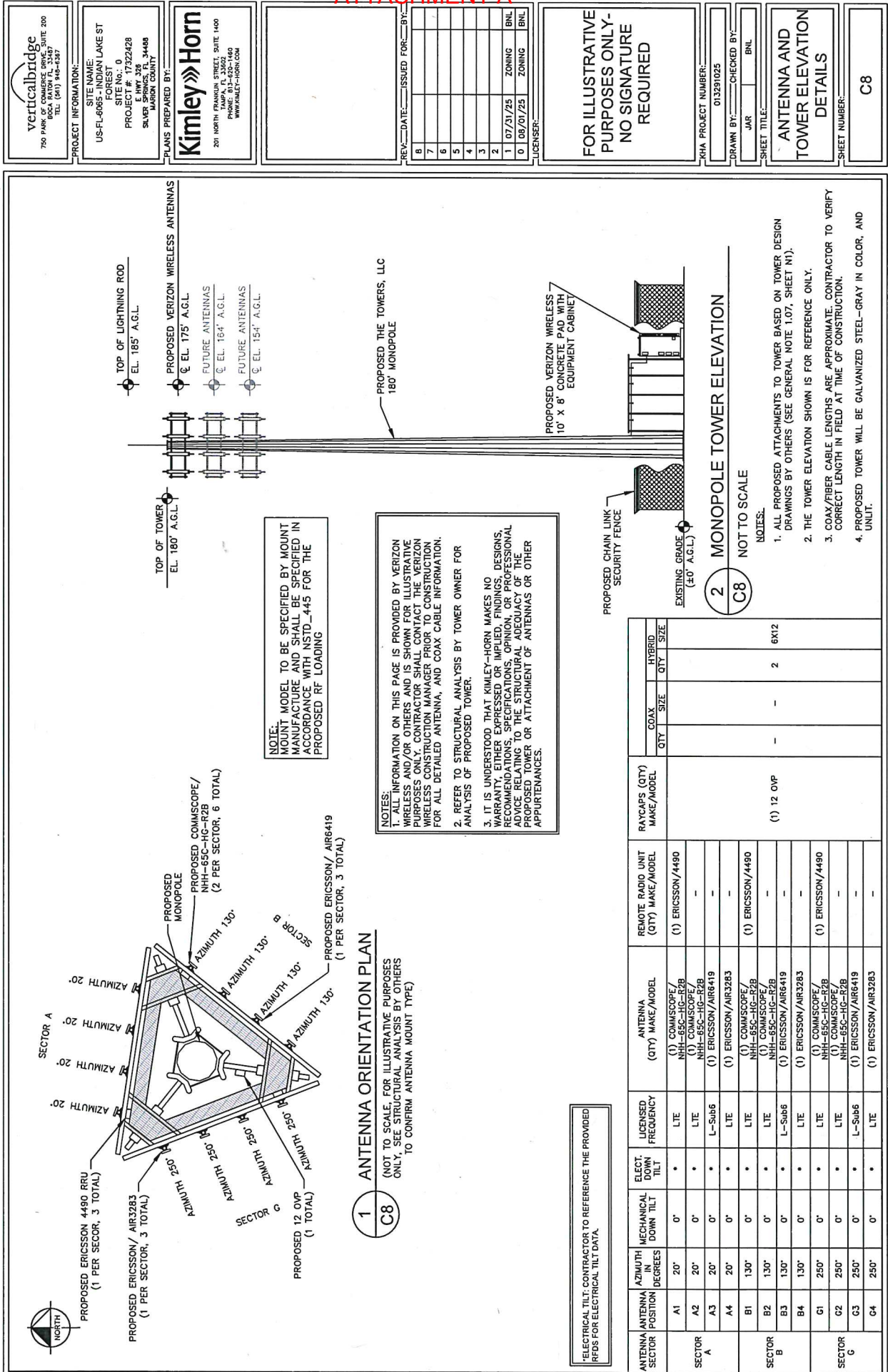
1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

C7

NOT TO SCALE

A16



ATTACHMENT A

September 17, 2025

Andrella Barnes
The Towers, LLC
750 Park Of Commerce Drive, Suite 200
Boca Raton, Florida 33487



B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject:
Arcosa Designation:

Fall Certification Letter
Arcosa Project Number: B975
Arcosa Site Name: Indian Lake St Forest
(US-FL-6065)

Engineering Firm Designation:

B+T Group Project Number: 25-007075

Site Data:

Indian Lake St Forest (US-FL-6065)
180' Monopole

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 180' Monopole to be constructed at the **Indian Lake St Forest (US-FL-6065)** site.

This pole will be designed in accordance with the TIA 222-H standard for Marion County, FL. The pole will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 130mph 3-sec gust (no ice), 30mph 3-sec gust (0.25" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

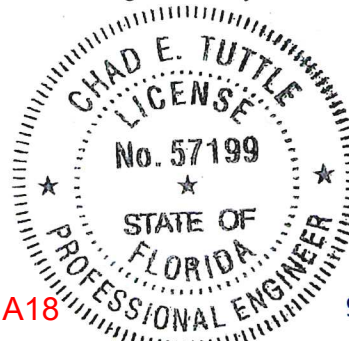
175'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines
164'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
154'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 50' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 50' from the base of the pole. It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: Clint Coody
Respectfully submitted by: B+T Group, Inc.

Chad E. Tuttle, P.E.



A18

9/17/2025

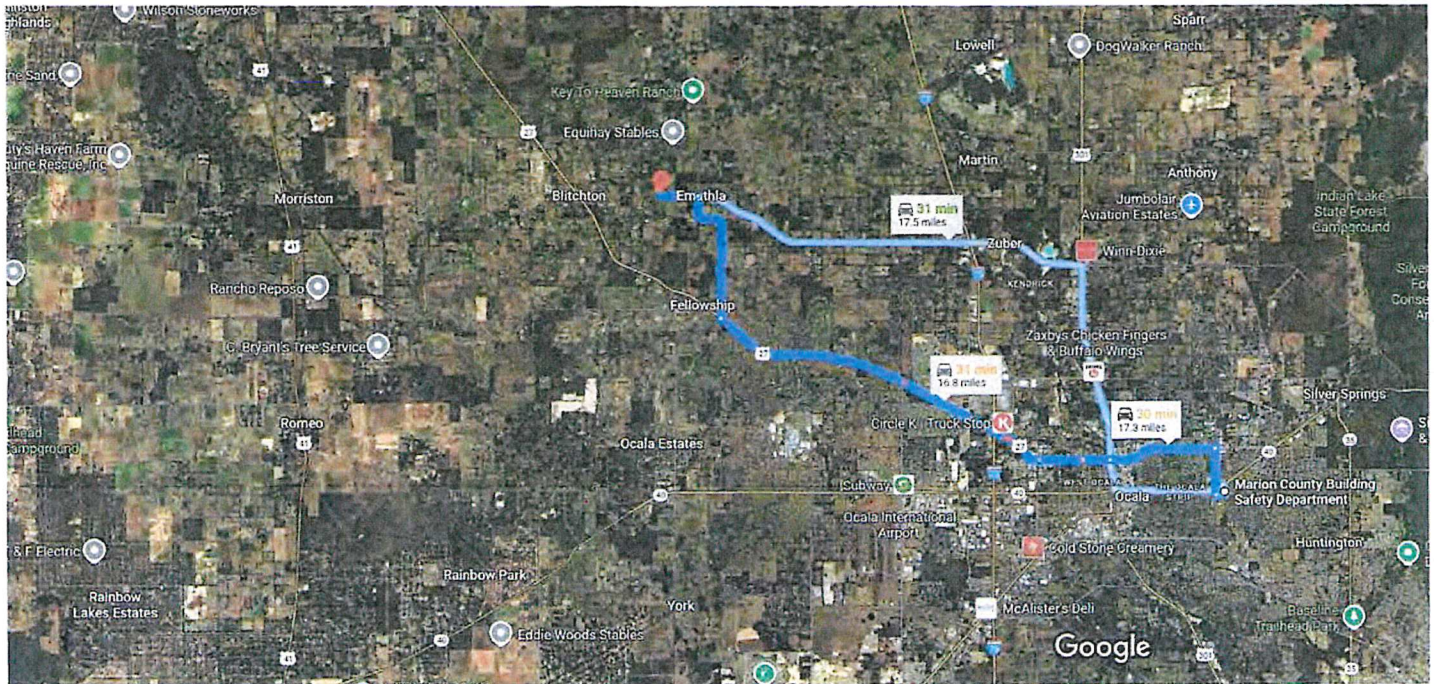
ATTACHMENT A

Privacy Act Statement (5 U.S.C. § 552a(e)(2)): Authority: Information solicited by the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) is authorized by 49 U.S.C. § 44718 and 47101 Purpose: The FAA OE/AAA is an application used to evaluate all structures that may affect the national airspace system and defend against potential hazards to the safety and efficient use of the navigable airspace. The information collected is used to allow a user access to the OE/AAA and to administer the Aeronautical Study Process. Routine Uses: In accordance with the Privacy Act system of records notice, DOT/ALL 16 Mailing Management System and DOT/FAA 826 Petitions for Exemptions, Other than Medical Exemptions this information may be disclosed to officials within the federal government and the public in general. DOT/ALL 13 - Internet/Intranet Activity and Access Records, this information is routinely used: • To provide information to any person(s) authorized to assist in an approved investigation of improper access or usage of DOT computer systems; • To an actual or potential party or his or her authorized representative for the purpose of negotiation or discussion of such matters as settlement of the case or matter, or informal discovery proceedings; • To contractors, grantees, experts, consultants, detailees, and other non-DOT employees performing or working on a contract, service, grant cooperative agreement, or other assignment from the Federal government, when necessary to accomplish an agency function related to this system of records; and • To other government agencies where required by law. Disclosure: Submission of the information is voluntary, however, failure to submit requested information will result in FAA's inability to grant you access to the system and may result in an inability of the FAA to process the notice or administer the aeronautical study process for the construction, alteration, activation, or deactivation proposed			
 U.S. Department of Transportation Federal Aviation Administration		Failure to Provide All Requested Information May Delay Processing of your Notice FOR FAA USE ONLY Aeronautical Study Number 2025-150-7763 OE Status: Determined - No Hazard	
Notice of Proposed Construction or Alteration			
1. Sponsor Name: The Towers, LLC Attn of: Julie Heffernan Address: 750 Park of Commerce Dr Suite 200 City: Boca Raton State: FL Zip: 33487 Country: US Phone: +1-561-406-4015 Fax:		9. Latitude: 29°14'29.95" N 10. Longitude: 82°3'48.9" W 12. Nearest State: FL County: Marion 13. Nearest Public Use Airport: (or Military Airport/Heliport): CCF 14. Distance from Airport to Structure: 60677 ft 15. Direction from Airport to Structure: 65.2 16. Site elevation (SL): 59 ft 17. Structure Height (AGL): 185 ft 18. Overall Height (AMSL): 244 ft 19. Prior ASN (if applicable): 20. Description of Location: NE 58th Avenue & E Hwy 326 21. Description of Proposal: New Site Build that passes NCT; Adding C-Band - MB	
2. Sponsor's Representative Name: Vertical Bridge Attn of: Vertical Bridge Address: 750 Park of Commerce Dr, Suite 200 200 City: Boca Raton State: FL Zip: 33487 Country: US Phone: +1-561-406-4015 Fax:		Frequencies: View Frequencies	
3. No. of: New Construction 4. Duration: Permanent (Months:0 Days:0) 5. Work schedule: 6. Type: Antenna Tower 7. Marking/Lighting: None 8. FAA Antenna Registration Number: (if applicable)		Letters: 16/06/2025 - DET	



Marion County Building Safety Department, 2710 E Silver
Springs Blvd, Ocala, FL 34471 to W Hwy 326, Florida

Drive 17.3 miles, 30 min



Map data ©2025, Map data ©2025 Google 2 mi

Marion County Building Safety Department
2710 E Silver Springs Blvd, Ocala, FL 34471

Follow NE 25th Ave and Bonnie Heath Blvd to US-27
N/NW 10th St

- | | | |
|---|--|-----------------|
| ↑ | 1. Head southwest toward NE 26 Terrace | 9 min (3.8 mi) |
| ↩ | 2. Turn left onto NE 26 Terrace | 348 ft |
| ↪ | 3. Sharp right onto E Fort King St | 400 ft |
| ↪ | 4. Turn right onto NE 25th Ave | 0.2 mi |
| ↩ | 5. Turn left onto NE 14th St/Bonnie Heath Blvd | 1.0 mi |
| | Continue to follow Bonnie Heath Blvd | 2.4 mi |
| ↑ | 6. Continue onto US-27 N/NW 10th St | 14 min (9.5 mi) |
| | Continue to follow US-27 N | |

Continue on NW Hwy 225. Drive to W Hwy 326

- | | | |
|---|-------------------------------|----------------|
| ↪ | 7. Turn right onto NW Hwy 225 | 5 min (4.0 mi) |
| ↩ | 8. Turn left onto W Hwy 326 | 3.2 mi |
| | | 0.8 mi |

W Hwy 326
Florida

Existing Vertical Bridge Inventory, Marion County, FL												
Site No	Site Name	Site Type	Overall Structure Height (AGL)	Overall Structure Height w/o Appurtenances	Ground Elevation (feet)	Latitude	Longitude	Address	City	State	Postal Code	FCC Registration Number
US-FL-3141 CCF-125	Transmission Tower	Transmission Tower	150	150	75.5	28.983306	-82.211111	954 Marion Oaks Lane	Ocala	FL	34473	
US-FL-3142 Martin Sub	Transmission Tower	Transmission Tower	150	150	75.1	28.983325	-82.211133	1751 NW 100th st	Ocala	FL	34475	
US-FL-3144 Belleview Sub	Transmission Tower	Transmission Tower	150	150	76.8	29.059275	-82.023719	7775 E US Highway 25	Bellevue	FL	34420	
US-FL-3145 Ocala East	Transmission Tower	Transmission Tower	150	150	55.4	29.215142	-82.087656	2651 NE 36th Ave	Ocala	FL	34470	
US-FL-5443 Turkey Trak	Monopole	Monopole	199	194.8	83.7	29.026454	-82.030407	7391 SE 135th Street	Bellevue	FL	34491	1315504
US-FL-5481 RS Adams Hammock SR200 SST	SST	SST	266	256	84	29.052069	-82.285506	9977 SW Hwy 200	Dunnellon	FL	34432	1322694
US-FL-5485 RS I-75 S Ocala	SST	SST	240.8	236.8	83.6	29.094352	-82.1845	8849 SW NB I-75	Ocala	FL	34476	1321047
US-FL-6065 Indian Lake St Forest	TWR - IP	TWR - IP	185	180	0	29.241653	-82.051358			FL		
US-FL-6105 McIntosh VZ	Monopole	Monopole	211	211	137	29.4094	-82.2124	17950 North Highway 441	Reddick	FL	32686	1026091
US-FL-6106 Zuber RELO	Guyed Tower	Guyed Tower	303	301	72	29.2696	-82.1882	7959 NW 40th Terrace	Ocala	FL	34482	1289691
US-FL-6112 Howard Property	SST	SST	259.8	249.9	44	29.278861	-81.64975	8486 NE 305th Avenue	Salt Springs	FL	32134	1282968
US-FL-6130 Ocala 2	Monopole	Monopole	190	180	73	29.17	-82.168	1847 SW 27 Avenue	Ocala	FL	34471	
US-FL-8022 Ocala - Type1	SST	SST	269	250.3	91	29.1865222	-82.1336028	319 SE Broadway	Ocala	FL	34471	1028852

ATTACHMENT A

Prepared by:

Janet Diiorio

Marion Lake Sumter Title, LLC
1890 SE 15th Avenue, Suite 102
Ocala, Florida 34471

File Number: 2023-747

General Warranty Deed

Made this December 11, 2023, A.D., by **Wayne M. Lampert, as Successor Trustee under Trust Agreement dated May 1, 1989**, whose address is: 401 E Las Olas Blvd. Ste 130-464, Fort Lauderdale, Florida 33301, hereinafter called the Grantor(s), to **4 C Family Trust LLC, a Florida Limited Liability Company**, whose post office address is: P.O. Box 4368, Ocala, Florida 34478, hereinafter called the Grantee(s):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witneseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

A parcel of land situate in Section 30, Township 14 South, Range 23 East, Marion County, Florida.

Commence at the NW corner of the SW 1/4 of Section 30, Township 14 South, Range 23 East, Marion County, Florida, thence N. 89°53'10" E. along the North boundary of said SW 1/4 a distance of 30.00 feet to the East right of way line of County Road C-35 (Baseline Road), thence S. 00°06'05" E. along said East right of way line 573.50 feet to the Point of Beginning, thence continue S 00°06'05" E. along said East right of way line 650.00 feet to the Northeasterly right of way line of County Road C-326, thence S 45°15'22" E. along said Northeasterly right of way line 950.00 feet, thence N. 44°44'38" E. 650.00 feet, thence N. 45°15'22" W. 515.95 feet to the Southerly boundary of a Seminole Electric Cooperative, Inc. Power Line Easement, thence N. 19°47'34" W. 525.99 feet, thence S. 89°53'55" W. 588.89 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **16066-002-01**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

ATTACHMENT A

Prepared by:

Janet Diiorio

Marion Lake Sumter Title, LLC
1890 SE 15th Avenue, Suite 102
Ocala, Florida 34471

File Number: 2023-747

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

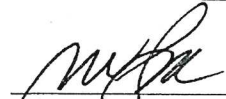
Signed, sealed and delivered in our presence:



Witness #1 Signature

Witness Printed Name

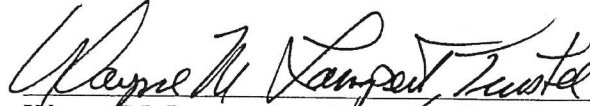
Brittany Gavaghan



Witness #2 Signature

Witness Printed Name

RWFOZH



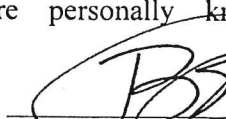
(Seal)

Wayne M. Lampert, as Successor Trustee
under Trust Agreement dated May 1, 1989

State of Florida

County of Marion

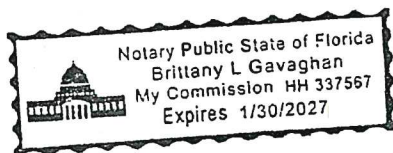
The foregoing instrument was acknowledged before me by means of XX physical presence or online notarization, this 11 day of December, 2023, by Wayne M. Lampert, as Successor Trustee under Trust Agreement dated May 1, 1989, who is/are personally known to me or who has produced DL's as identification.


NOTARY PUBLIC

Printed Name: Brittany Gavaghan

My Commission Expires: 6/30/2027

(SEAL)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
4 C FAMILY TRUST LLC

Filing Information

Document Number L18000085112
FEI/EIN Number APPLIED FOR
Date Filed 04/04/2018
Effective Date 04/04/2018
State FL
Status ACTIVE

Principal Address

4400 SE 73RD ST
OCALA, FL 34480

Changed: 01/18/2023

Mailing Address

PO BOX 4368
OCALA, FL 34478

Registered Agent Name & Address

CONRAD, THOMAS C
4400 SE 73RD ST
OCALA, FL 34480

Address Changed: 01/18/2023

Authorized Person(s) Detail

Name & Address

Title MGR

CONRAD, THOMAS C
PO BOX 4368
OCALA, FL 34478

Title MGR

CONRAD, LORI J.

PO BOX 4368
OCALA, FL 34478

Annual Reports

Report Year	Filed Date
2023	01/18/2023
2024	04/30/2024
2025	05/01/2025

Document Images

05/01/2025 – ANNUAL REPORT	View image in PDF format
04/30/2024 – ANNUAL REPORT	View image in PDF format
01/18/2023 – ANNUAL REPORT	View image in PDF format
03/15/2022 – ANNUAL REPORT	View image in PDF format
08/05/2021 – ANNUAL REPORT	View image in PDF format
07/24/2020 – ANNUAL REPORT	View image in PDF format
07/15/2019 – ANNUAL REPORT	View image in PDF format
04/04/2018 – Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

(Above 3" Space for Recorder's Use Only)

**Prepared By and
Upon Recording Return to:**

The Towers, LLC
 750 Park of Commerce Drive, Suite 200
 Boca Raton, Florida 33487
 Attn: Allison Cannella, Esq.

Site Name: Indian Lake St Forest
 Site Number: US-FL-6065
 Commitment #: VB-200460-C

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option to Lease (this "Memorandum") evidences an Option and Lease Agreement (the "Agreement") between **4 C Family Trust LLC ("Landlord")**, whose address is E HWY 326, Ocala, Florida 34476, and **The Towers, LLC, a Delaware limited liability company, known in Florida as The Towers of Florida, LLC ("Tenant")**, whose address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487, dated March 10th, 2025 (the "Effective Date"), for a portion (the "Premises") of the real property (the "Property") described in **Exhibit A** attached hereto.

Pursuant to the Agreement, Landlord has granted Tenant an exclusive option to lease the Premises (the "Option"). The Option commenced as of the Effective Date and shall continue in effect for a period of two (2) years from the Effective Date and may be renewed by Tenant for an additional two (2) year period.

Landlord ratifies, restates and confirms the Agreement and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Agreement. The Agreement provides for the lease by Landlord to Tenant of the Premises for an initial term of ten (10) years with eight (8) renewal option(s) of an additional five (5) years each, and further provides:

1. Landlord may assign the Agreement only in its entirety and only to a purchaser of the fee interest of the Property;
2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises or the Property from Landlord;
3. Under certain circumstances, Landlord may subdivide the Property without Tenant's prior written consent; and

ATTACHMENT A

4. The Agreement restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of the Communications Facilities (as defined in the Agreement).

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

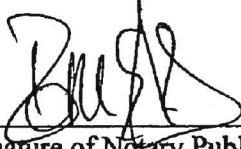
THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES
BEGIN ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE effective as of the date last signed by a party hereto.

WITNESSES:  Name: <u>Randall E. Alford</u> Address: <u>1811 E St Hwy St Ocala, FL 34481</u>  Name: <u>Tracy Hawn</u> Address: <u>3281 SW 41st Ave, FL</u>	LANDLORD: 4 C Family Trust LLC a Florida limited liability company By:  Print Name: <u>Thomas C. Conrad</u> Title: <u>MMbr.</u> Date: <u>28 Feb 25</u>
--	--

STATE OF Florida
COUNTY OF Marion

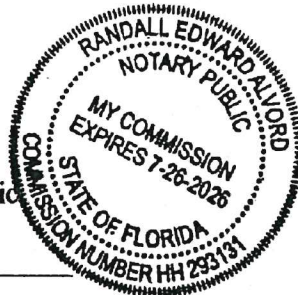
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of February, 2025, by Thomas C. Conrad as MMbr. of 4 C Family Trust LLC, a Florida limited liability company.


Signature of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification

Type of Identification Produced



(Tenant's Signature Page to Memorandum of Option to Lease)

WITNESSES: <u>* [Signature]</u> Name: <u>Edward Davis</u> <u>* [Signature]</u> Name: <u>Christopher Antonio</u> *Address: 750 Park of Commerce Drive, Suite 200 Boca Raton, FL 33487	TENANT: The Towers, LLC a Delaware limited liability company By: <u>[Signature]</u> Name: <u>Randy Wilson</u> Vice President Development Title: _____ Date: <u>3/10/25</u>
--	---

Leasing Ops OS
29

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of MARCH, 2025, by means of ☒ physical presence or ☐ online notarization by Randy Wilson, the VP Dev of The Towers, LLC, a Delaware limited liability company, on behalf of the company.

[Signature]
Signature of Notary Public

Jeanne M. Bruning
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

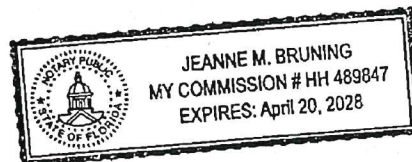


EXHIBIT A
(TO MEMORANDUM OF OPTION TO LEASE)

The Property
(may be updated by Tenant upon receipt of final legal description from title)

A parcel of land situate in Section 30, Township 14 South, Range 23 East, Marion County, Florida.
Commence at the NW corner of the SW 1/4 of Section 30, Township 14 South, Range 23 East, Marion County, Florida, thence N. 89°53'10" E. along the North boundary of said SW 1/4 a distance of 30.00 feet to the East right of way line of County Road C-35 (Baseline Road), thence S. 00°06'05" E. along said East right of way line 573.50 feet to the Point of Beginning, thence continue S 00°06'05" E. along said East right of way line 650.00 feet to the Northeasterly right of way line of County Road C-326, thence S 45°15'22" E. along said Northeasterly right of way line 950.00 feet, thence N. 44°44'38" E. 650.00 feet, thence N. 45°15'22" W. 515.95 feet to the Southerly boundary of a Seminole Electric Cooperative, Inc. Power Line Easement, thence N. 19°47'34" W. 525.99 feet, thence S. 89°53'55" W. 588.89 feet to the Point of Beginning.

Parcel ID Number: **16066-002-01**

Access and utilities serving the Premises (as defined in the Agreement) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

ATTACHMENT A

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

16066-002-01

Prime Key: 2377160

[MAP IT+](#)

Current as of 9/23/2025

[Property Information](#)

4 C FAMILY TRUST LLC
PO BOX 4368
OCALA FL 34478-4368

[Taxes / Assessments:](#)

Map ID: 230

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 56

Acres: 20.00

[Current Value](#)

Land Just Value	\$385,724		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$385,724	Impact	(\$365,997)
Total Assessed Value	\$19,727	Land Class Value	\$19,727
Exemptions	\$0	Total Class Value	\$19,727
Total Taxable	\$19,727	Ex Codes: 08	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$385,724	\$0	\$0	\$385,724	\$19,727	\$0	\$19,727
2023	\$251,559	\$0	\$0	\$251,559	\$90,614	\$0	\$90,614
2022	\$251,559	\$0	\$0	\$251,559	\$82,376	\$0	\$82,376

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8208/1027	12/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$425,000
8151/1603	07/2023	71 DTH CER	0	U	V	\$100
1813/1470	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1572/1694	04/1989	07 WARRANTY	9 UNVERIFIED	U	V	\$480,000

[Property Description](#)

SEC 30 TWP 14 RGE 23
COM NW COR SW 1/4 E 30 FT TO E R/W CTY RD C-35 S 573.50 FT
FOR POB S 650 FT TO NELY R/W CTY RD C-326 S 45-15-22 E
950 FT N 44-44-38 E 650 FT N 45-15-22 W 515.95 FT TO S R/W
SEMINOLE ELECTRIC POWERLINE EASEMENT N 19-47-34 W 525.99 FT
W 588.89 FT TO POB

Parent Parcel: 16066-002-00

ATTACHMENT A
Land Data - Changing Property Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5671		1,340.0	650.0	B2	805,860.00	SF	.4600	1.00	1.00	1.00	4,699	370,696
9110		.0	.0	B2	65,340.00	SF	.4600	1.00	1.00	0.50	15,028	15,028
Neighborhood 9920											Total Land - Class \$19,727	
Mkt: 2 70											Total Land - Just \$385,724	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Cost Summary

Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$385,724	5/10/2024				
Total Just Value	\$385,724	.				



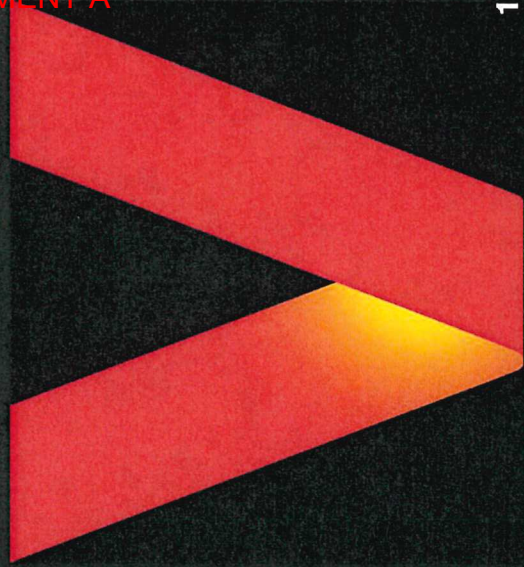
INDIAN LAKE ST FOREST S

Marion County, FL

Prepared by Verizon Wireless RF Engineering
Amit Raut
September 22, 2025

A33

ATTACHMENT A



1

Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

A34

Introduction (continued):

Capacity is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

Location, Location, Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors.

Height. The requested tower height is the minimum height required to allow Verizon Wireless to meet the stated service objectives and provide seamless service to surrounding Verizon Wireless towers. Any reduction in the tower height will result in significantly diminished coverage improvements and capacity relief to the service area.

Verizon Wireless First Tier Handoff Sites

FCC Study/ASR#	Tower Owner	Verizon Cell Site Name	Tower Height AGL (ft)	Structure Type	Latitude	Longitude
1239353	SBA	SILVER SPRINGS	250	Guyed Tower	29.263528	-82.0901667
N/A	N/A	SILVER SPRINGS WT	N/A	Water Tank	29.219444	-82.0525
1240649	T-Mobile West	RYAN	143	Tower	29.223106	-82.014908

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INDIAN LAKE ST FOREST S

This proposed 180ft monopole tower by Verizon, named INDIAN LAKE ST FOREST S, is essential for providing coverage and capacity to SR 326 and Baseline Rd the surrounding residential areas. It bring significant network improvements to the existing and future residents of this area.

No Colocation opportunity within a mile of the search area

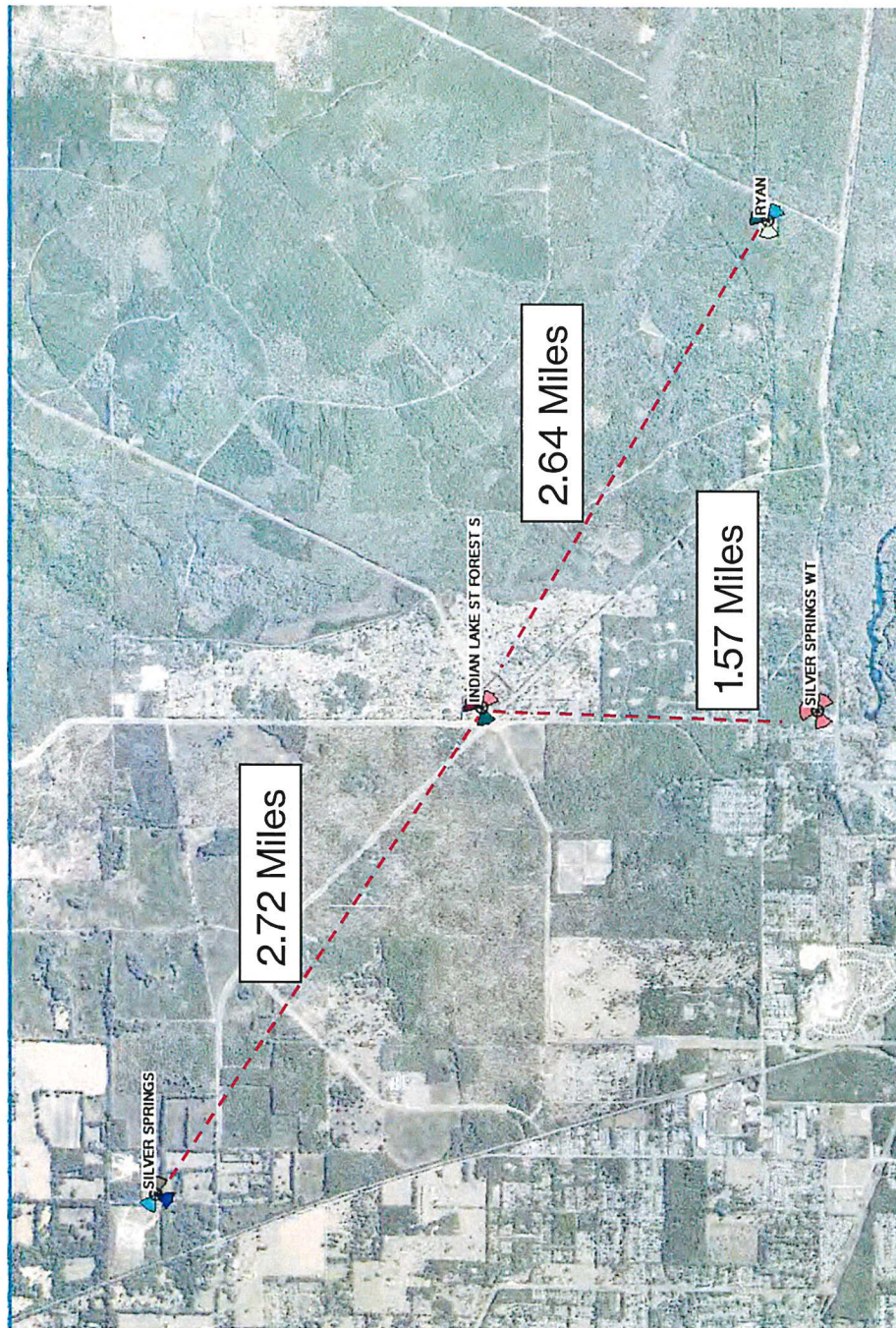
- Technology Type: 4G LTE (Voice/Data) /5G NR (Voice/Data)
- Antenna Required RAD center: 180'
- Structure type: Monopole
- Site Type: Macro
- Latitude: 29.241931
- Longitude: -82.052583

A37



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

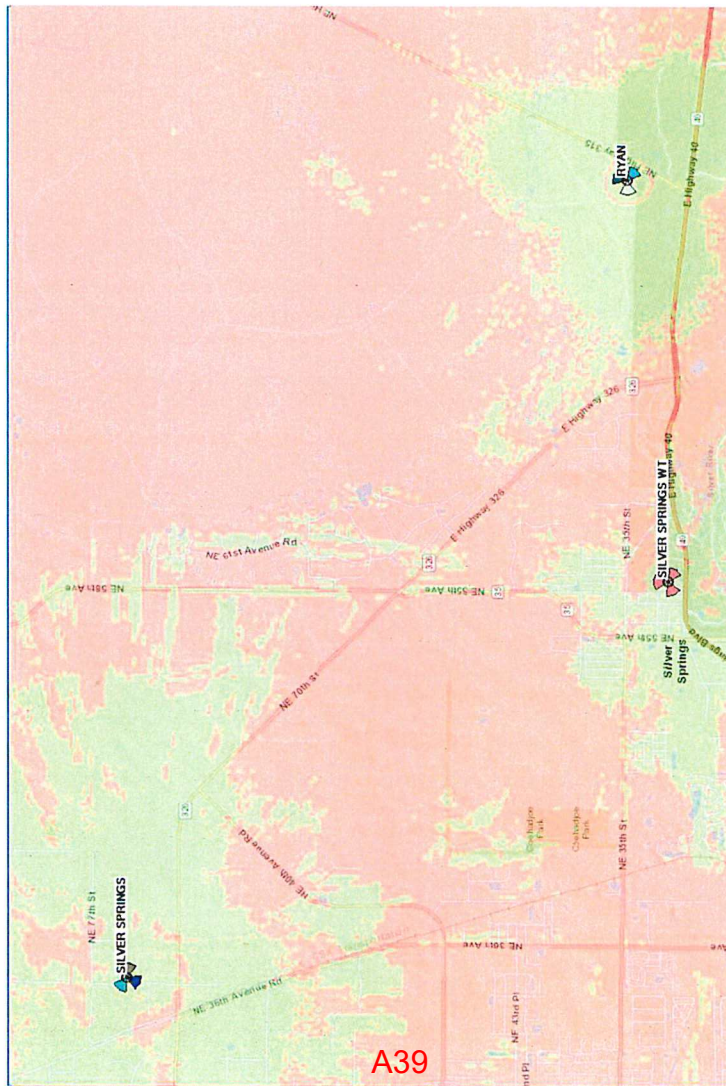
Verizon Wireless First Tier Handoff Sites



A38

verizon

Site Coverage Map – Current (2100MHz)

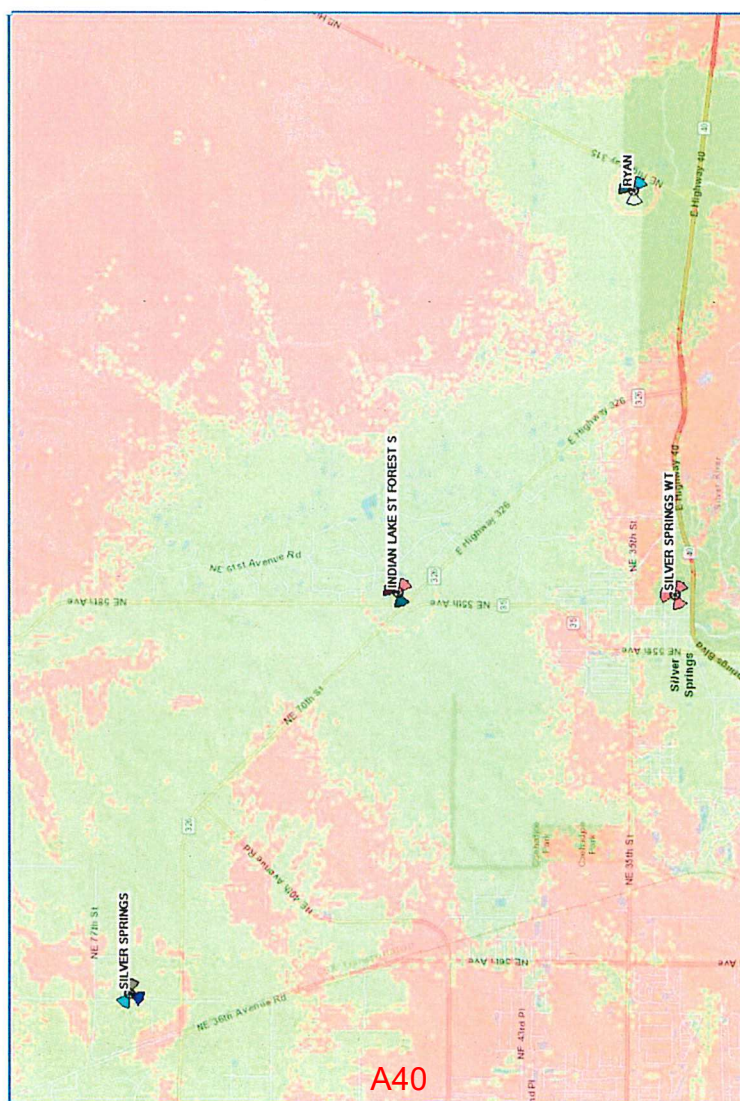


Coverage Thresholds

 Reliable Service

■ Unreliable Service

Future Coverage with proposed site Rush Lake(2100MHz)



Coverage Thresholds

 Reliable Service

■ Unreliable Service



Links

FCC RF Safety Program:
<http://www.fcc.gov/oet/rfsafety/>

FDA "Cell phone facts" :
<https://www.fda.gov/radiation-emitting-products/cell-phones/do-cell-phones-pose-health-hazard>

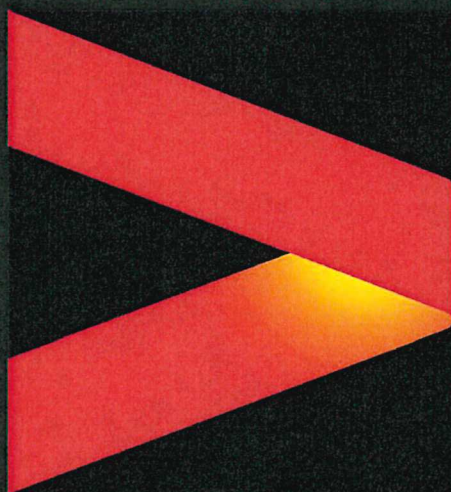
^{A4}World Health Organization:
¹<http://www.who.int/peh-emf/en/>

verizon

Compliance

- Verizon complies with all Federal, state, and local requirements.
- Communication sites are operated at a small percentage of FCC emission requirements
- Facilities are inspected by internal and third party entities at regular intervals to insure proper operation and compliance.
- Communication facilities can be found anywhere from hospitals and schools to single family lots.

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Thank You