

**4**

**AGENDA ITEM  
Planning & Zoning**

Meeting

2/20/2025

MEETING DATE

**TO:** Planning and Zoning Board Members

**DATE:** February 5, 2025

**FROM:** Evan Walsnovich, Planner

**PHONE:** 904 209-0596

**SUBJECT OR TITLE:** TOWER 2024-03 Entrada

**AGENDA TYPE:** Business Item, Ex Parte Communication, Order, Report

**PRESENTER:** Abby Porter, TEP Group

**BACKGROUND INFORMATION:**

Request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facilities in Open Rural (OR) zoning, specifically located at 1740 State Road 207.

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

**APPROVE:** Motion to approve TOWER 2024-03 Entrada based upon eleven (11) findings of fact and ten (10) conditions as provided in the Staff Report.

**DENY:** Motion to deny TOWER 2024-03 Entrada based upon ten (10) findings of fact as provided in the Staff Report.



## Growth Management Department

Planning Division Report  
Application for a TOWER Special Use Permit  
TOWER 2024-03 Entrada

**To:** Planning and Zoning Agency

**From:** Evan Walsnovich, Planner

**Date:** February 10, 2025

**Subject:** **TOWER 2024-03 Entrada**, a request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facilities in Open Rural (OR) zoning, specifically located at 1740 State Road 207.

**Applicant:** Anthemnet  
Abby Porter, TEP Group

**Owner:** Freedom Church of St. Augustine, Inc

**Hearing Dates:** Planning and Zoning Agency – February 20, 2025

**Commissioner District:** District 3

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### SUGGESTED MOTION/ACTION

**APPROVE:** Motion to approve **TOWER 2024-03 Entrada** based upon eleven (11) findings of fact and ten (10) conditions as provided in the Staff Report.

**DENY:** Motion to deny **TOWER 2024-03 Entrada** based upon ten (10) findings of fact as provided in the Staff Report.

### MAP SERIES

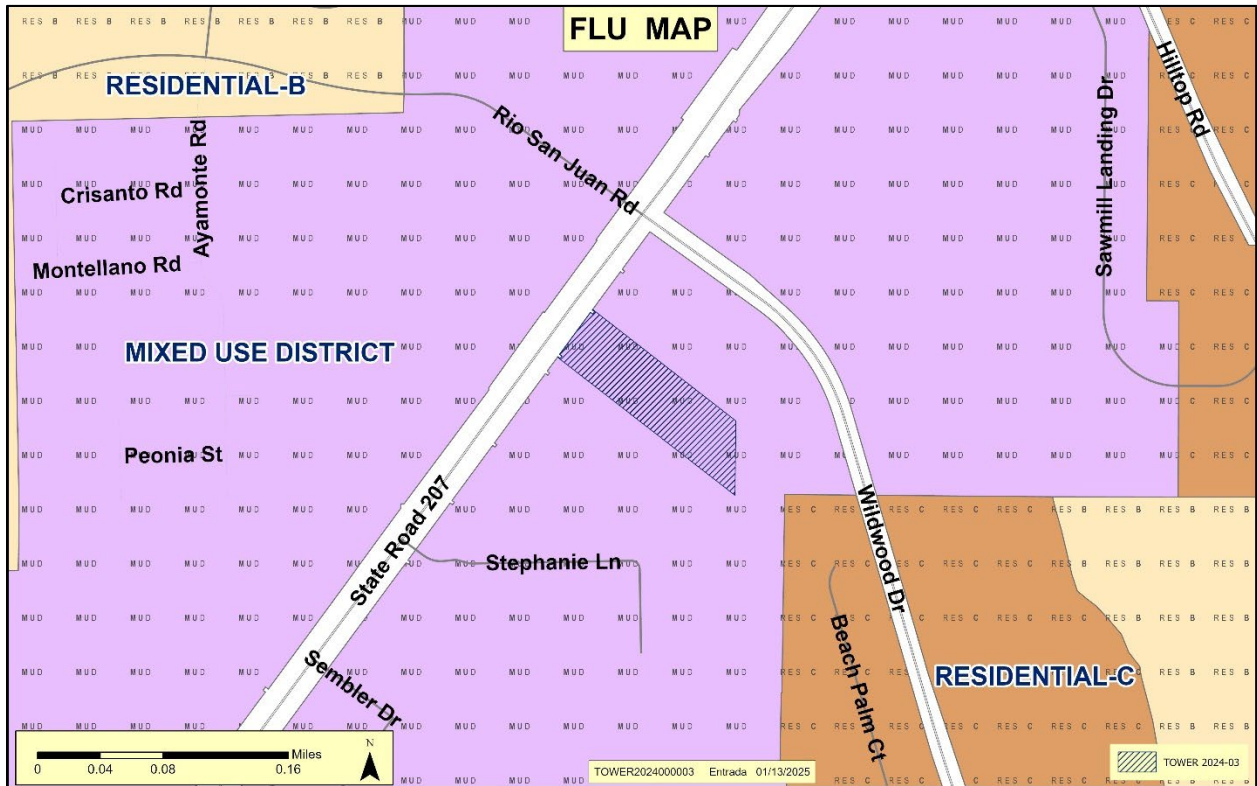
**Location:** The subject property is located west of State Road 207 and south of Wildwood Drive. The site is specifically located at 1740 State Road 207.



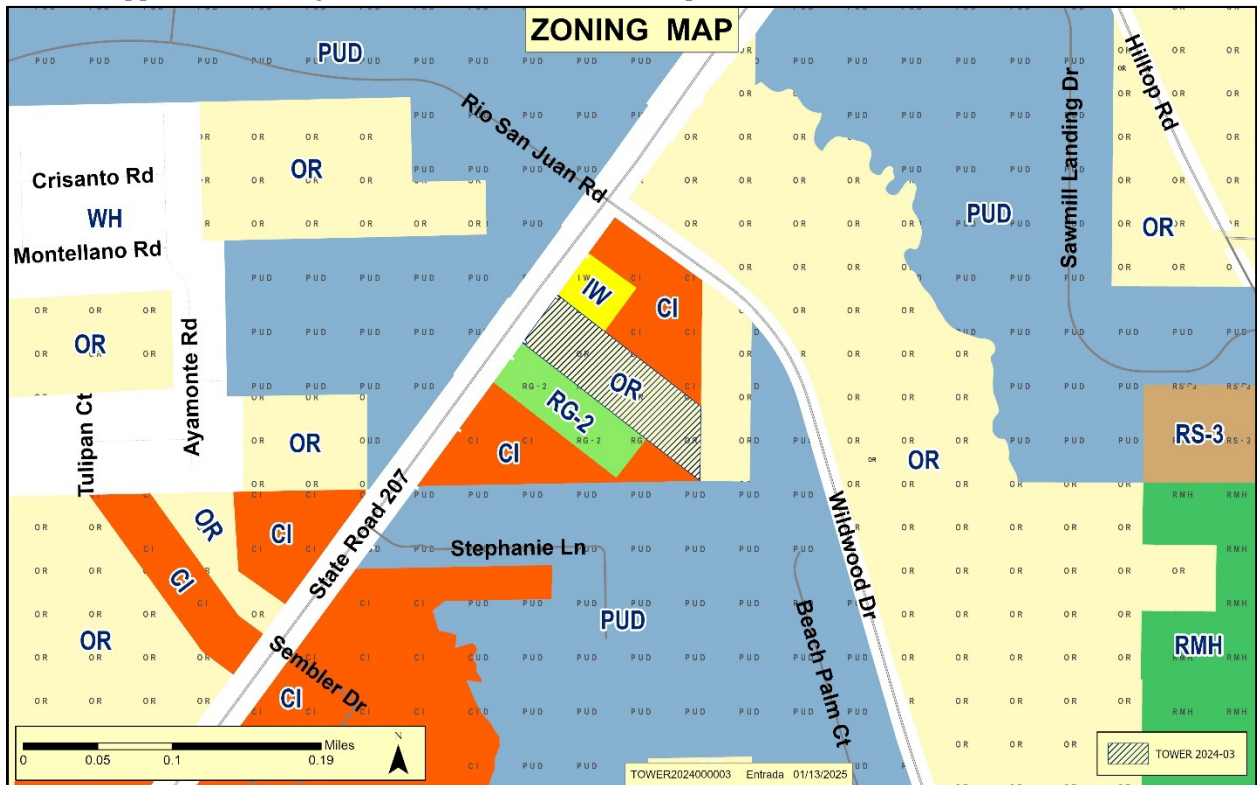
**Aerial Imagery:** The subject property contains approximately 3.14 acres of land and has an active church. Other lots in the vicinity are developed with multiple uses, such as Boat/RV Storage, Gas Stations, and a Mobile Home sales office.



**Future Land Use:** The subject property and adjacent properties are designated Mixed Use District on the Future Land Use Map. Other areas in the area are designated as Residential-B (Res-B) and Residential-C (Res-C).



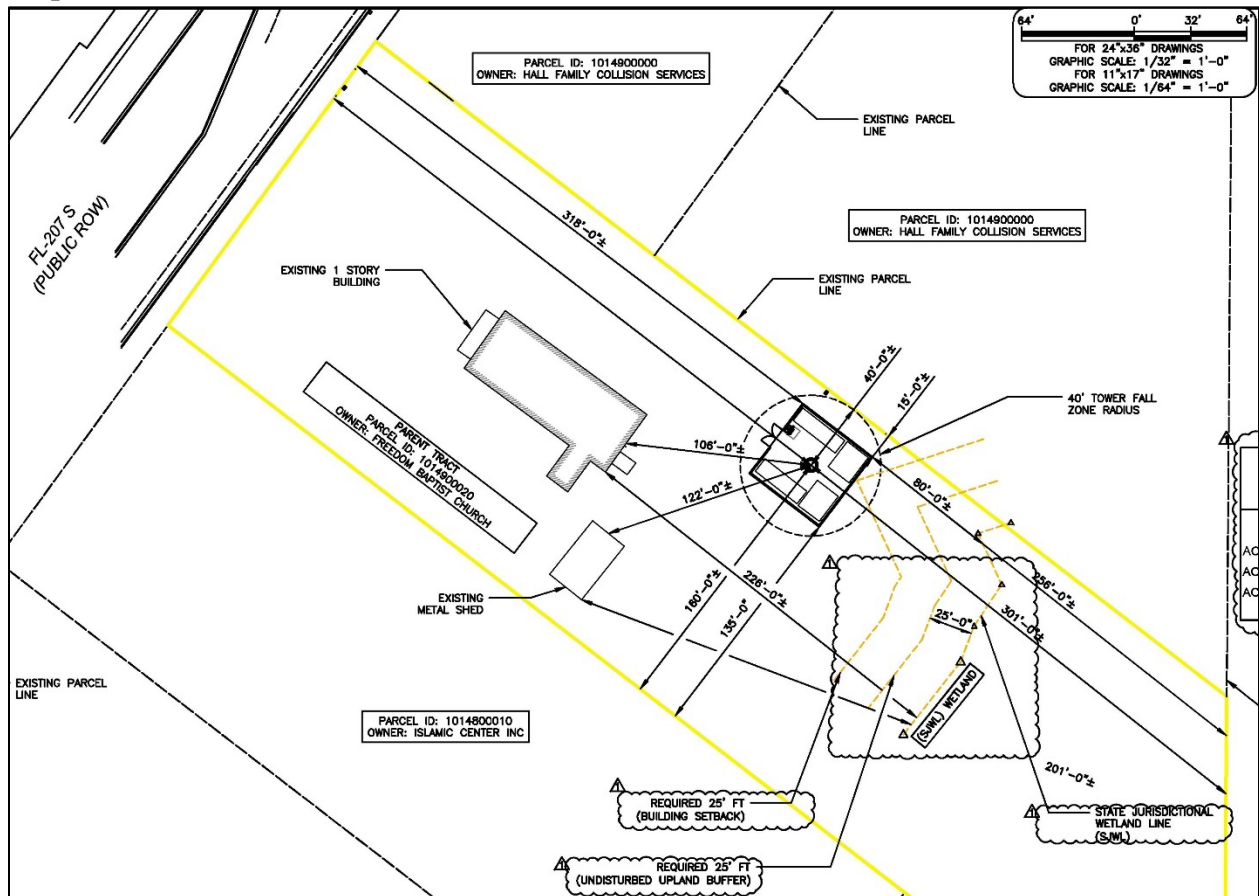
**Zoning District:** The subject property is zoned Open Rural (OR) while the adjacent properties are designated as Industrial Warehouse (IW), Commercial Intensive (CI), Residential, General (RG-2), Open Rural (OR), and the Supportive Housing Initiative Planned Unit Development (Ordinance 2015-24, as amended).



### APPLICATION SUMMARY

The applicant is requesting a Special Use Permit to allow placement of a 160-foot wireless communication tower to be constructed within the subject property located at 1740 State Road 207 with a zoning designation of Open Rural (OR). The leased tower site will be 2,500 square feet and is located in the rear of the parcel. The tower is proposed to be placed towards the northern portion of the site, as provided below.

#### Proposed Site Plan:



The Anthemnet Group is proposing this tower for the collocation of Verizon Wireless and three additional carriers. The applicant asserts the proposed tower will increase the coverage for Verizon Wireless, which currently has limited coverage in the area. The tower will be 150 feet tall with a 10-foot tall lightning rod for a maximum combined height of 160 feet. The design of the communication tower will allow collocation of up to 4 carriers. The full narrative and commercial plans are included in **Attachment 1 Supporting Documents**.

## DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are two open comments; one for a place holder by the Bonds Clerk and one comment by Real Estate.

### **Office of the County Attorney Review:**

Applicant bears the burden of demonstrating by competent substantial evidence that the request meets the general standards of LDC section 2.03.01 as well as any specific standards required by that special use. The Agency may consider competent substantial evidence that the general or specific standards are not met and is, in fact, adverse to the public interest. Special Uses are uses, if the specific conditions are met, that would be allowable unless there is a determination that the use would adversely affect the public interest. Pursuant to LDC section 2.03.01.F, the Agency may prescribe appropriate conditions to mitigate for any evidenced incompatibility and to assure that potential adverse and negative effects are avoided.

Per LDC 2.03.01.C: A detailed site plan, drawn to scale, shall show the location and dimensions of all existing and proposed structures and other improvements and setbacks of same, signs, and provisions for off-street parking is required. The plan shall become a condition upon which the permits is permitted and any change or addition shall constitute a violation of the special use approval unless such change is submitted to and approved by the Planning and Zoning Agency.

As required by Section 2.03.01.D, the Special Use must be compatible with the adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes ("Growth Management Act") include, but are not limited to, permitted Uses, Structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no Use or condition is unduly negatively impacted directly or indirectly by another Use or condition. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding Uses. These include: type of Use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, risk of fire, air quality, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water and other necessary public services, and nuisances.

### **Bonds Clerk Review:**

A bond in the amount of \$25,000.00 for tower removal, as required by Section 6.08.12.S.1 of the St. Johns County Land Development Code, is required prior to approval of the tower. The Required Improvements Bond per section 6.08.12.S.1 of the St. Johns County Land Development Code is an open-ended bond with no expiration date. If this Special Use Permit is approved at the Planning and Zoning Agency (PZA) public hearing, the required bond may be submitted after the public hearings for this application. The bond comment will remain open and the development plans will not be released until the bond is received.

### **Real Estate Review:**

There is not a County tower within 2 miles of this proposed tower.

Prior to approval, the applicant needs to provide a valid Temporary Access Easement in favor of St. Johns County to adequately access the tower site for removal of the subject tower not complying with the time period established within Section 6.08.12.N.

An Executed Temporary Construction Easement has been received and is scheduled for the 2/18/2025 Board of County Commissioner meeting. Once the easement has been accepted and approved by the BOCC, this comment can be signed off.

**Technical Division Review:**

All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

**Planning and Zoning Division Review:**

The proposed tower is located within Open Rural (OR) zoning and is located within 400 feet of residential homes. According to Table 2.03.01 of the LDC, OR zoning requires a Special Use Permit to allow for Towers pursuant to the conditions and limitations found in LDC Section 2.03.01, 2.03.26, and 6.08.12. One of the limitations found in LDC Section 2.03.26 is the proximity of the proposed tower to residential sites which further requires the need for this Special Use Permit.

Figure 1 provides the distance from the proposed tower site to the existing residential sites within a 500-foot radius. The subject site is surrounded primarily by existing non-residential along with a 96-unit multifamily development within a 500-foot radius of the tower site.

**Figure 1: Existing Residential Sites**



Figure 2 provides the distance from the proposed tower and the two nearest existing towers. The proposed tower is located approximately 1.37 miles from the nearest tower to the west and 1.02 miles to the nearest tower to the east.

Figure 2: Existing Tower Distance



The Special Use request must meet certain requirements of the St. Johns County Land Development Code (LDC). The below analysis contains the applicable references and criteria found within the LDC with Staff's review shown in italics.

**Land Development Code Reference and Criteria for Action:**

**Article XII, Definitions (provided in part)**

**Antenna Tower:** A facility that is constructed and designed primarily for the support of Antennas, which include the following types: **Self Supporting Tower:** A tower that has no structurally supportive attachments other than its foundation.

**Collapse Zone:** The area on the ground within a designed prescribed radius from the base of an Antenna Tower within which, in a catastrophic failure, the tower is designed to fall or collapse, as certified by a licensed engineer.

**Collocation:** When more than one provider uses an Antenna Tower to attach Antennas.

**RF Engineer:** An individual who is a Professional Engineer or, is retained and designated a radio frequency engineer by a firm regulated by the FCC or, holds an FCC General Radiotelephone license or equivalent.

**Special Use:** Means a Use that would not be appropriate, generally or without restriction, throughout a zoning division or district but which if controlled as to number, area, location, or in relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity,



or the general welfare. Such Uses may be permissible in a zoning classification or district upon the granting of a Special Use and meeting the requirements of this Code.

**Tower:** Any structure designed primarily to support a wireless provider's antennae.

**Tower Site:** A Parcel of land, or portion of a Parcel, which may be smaller than the minimum Lot size required in the zoning district completely contained within a Lot meeting the requirements of the zoning district (or which is legally non-conforming) for the purposes of locating an Antenna Tower.

**LDC, Part 2.03.00 - Allowable and Special Uses (provided in part)**

The Special Uses contained in this Part shall be considered and approved, approved with conditions, or denied in accordance with the requirements of this Code Part 9.01.00 for the issuance of Development Permits. The following Special Uses if allowed in a zoning district according to Section 2.02.02 and identified in Section 2.03.01 or allowed in this Part by reference to a zoning district may only be permitted upon demonstration of compliance with all of the requirements of this Part.

**LDC, Sec. 2.03.01.A - General Provisions on Special Uses**

A Special Use shall be approved by the Planning and Zoning Agency only upon determination that the application and evidence presented establish that:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code;

*Staff Review: The tower application meets most of the design standards of the LDC and Comprehensive Plan; the proposed tower is located on a State Road away from the majority of residences.*

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services; and

*Staff Review: The impact of the proposed tower will approve coverage for Verizon Wireless users. If approved, the tower will be located within an existing residential community. Adjacent uses are primarily nonresidential in nature with an apartment complex approximately 400 feet to the southeast of the proposed tower.*

3. If access is provided by a street maintained by the Florida Department of Transportation (FDOT) a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator; and

*Staff Review: The subject property is located on State Road 207 and is to be accessed through a easement granted by the property owner.*

4. The Use, which is listed as a Special Use in the district in which it is proposed to be located, complies with all required regulations and standards of this Article II, unless greater or more stringent regulations are contained or provided in the Comprehensive Plan or elsewhere in this Code for the Special Use.

*Staff Review: Communication Towers are listed as a Special Use in the OR Zoning District. The site is required to comply with the Special Use requirements provided in LDC Section 2.03.26, LDC Section 6.08.12, other sections of the LDC, and the Comprehensive Plan.*

**Sec. 2.03.26 Antenna Towers**

Antenna Towers may be permitted as a Special Use within districts as defined in Section 2.03.01. Such Antenna Towers shall be subject to the requirements of Part 3.04.00 and Section 6.08.12 of this Code and further subject to the following:

- A. Notwithstanding anything to the contrary in this Code, no Antenna Tower other than an unguyed monopole tower or Alternative Tower Structure shall be located in any residential zoning district.

*Staff Review: The proposed tower is a monopole tower and will be located on a parcel with Open Rural (OR) zoning.*

- B. Regardless of the zoning district in which the Antenna Tower is located, any Antenna Tower proposed to be located within two hundred and fifty (250) feet of the nearest Lot line of any Residential Use, Residential zoning district, residential portion of a Planned Development or Open Rural (OR) zoning district shall be reviewed as a Special Use.

*Staff Review: The proposed tower is located within 250 feet of a residential zoning district; the Special Use request is due to the Open Rural (OR) zoning designation and the close proximity to existing residential zoning districts. Based on the provided site plan, the base of the tower is approximately 160 feet from the adjacent residential zoning district located at 1760 State Road 207. The applicant's Site Plans and other relevant maps can be found in **Attachment 4 Drawings**.*

- C. The applicant shall demonstrate that there are no other suitable existing Antenna Towers or Structures on which the applicant/provider can reasonable place its antennas, as provided in Section 6.08.12.R.

*Staff Review: The SJC third-party RF Engineer has pointed out that the closest tower site to the proposed location is approximately 1.1 miles to the north north east (ASR #1036737), this tower is not in use by Verizon but is less than 1 mile from the closest active Verizon site. Given this sites close proximity to the existing Verizon site and distance from the center of the search ring, it is not a viable co-location site for Verizon at this time. This report can be found in **Attachment 7: Third Party Review**.*

- D. There are no significant adverse impacts to Environmentally Sensitive Areas or areas judged to possess unique environmental or cultural qualities.

*Staff Review: The leased parcel for construction of the antenna tower is not known to be located within an Environmentally Sensitive Area with such qualities.*

- E. This Section 2.03.26 does not apply to air traffic control towers and Antenna Towers associated with aviation Use constructed on property zoned Airport Development District or to Antenna Towers and Antennas built for St. Johns County government use.

*Staff Review: The proposed tower is not associated with air traffic control, it is not located in an Airport Development District, and is not being built for County use.*

**Sec. 6.08.12 Communication Antenna Towers (provided in part)****E. Maximum Height**

The maximum height of Antenna Towers shall be:

2. In all other zoning districts:

- a. If constructed for a single user, up to one hundred fifty (150) feet in height;
- b. If constructed for two users, up to two hundred fifty (250) feet in height;

c. If constructed for three or more users, up to three hundred (300) feet in height.

*Staff Review: The proposed tower is located within the Open Rural (OR) zoning district. The tower height proposed is 160 feet and will be constructed to accommodate multiple users.*

#### F. Collapse Zone Distance Requirements

The distance of an Antenna Tower from the closest Residential Dwelling, school, or emergency evacuation shelter, measured radially from the Antenna Tower, shall be equal to or greater than the designed Collapse Zone. The Collapse Zone shall be certified by a registered engineer. If the designed Collapse Zone extends beyond the Tower Site, covenants and restrictions or other legal document acceptable to the County, granted by the fee Owner(s) of all residential and OR property within the radius from an Antenna Tower equal to the designed Collapse Zone shall be recorded which prohibits Residential Dwellings within such distance of the Tower. No Residential Dwellings, schools, or designated emergency evacuation shelters shall be allowed within the Collapse Zone; however, all other non-residential uses may be allowed within the Collapse Zone subject to zoning restrictions contained in this Code and all other federal, state and County regulations. The fenced Yard of the Tower Site shall be at least large enough to contain the Antenna Tower and all other equipment and/or Buildings required for the Antenna Tower. For a guyed tower, the fenced Yard shall contain the Antenna Tower and guy wires plus an additional ten (10) feet.

*Staff Review: The tower has been designed and certified by an engineer to have a maximum 40-foot fall radius. A Copy of the Collapse Zone letter provided by Paul J. Ford and Company is included in **Attachment 1 Supporting Documents**.*

#### G. Illumination

No signals, lights, or illumination shall be permitted on the Antenna Tower, unless required by a federal, state, or local agency, or such lighting or illumination is part of the design of a camouflage scheme, or County approved security lights. If a federal, state or local agency requires lighting, the most unobtrusive method of lighting available shall be requested from the regulating agency.

*Staff Review: The applicant is not proposing any illumination or lighting and it is not being required.*

#### H. Finished Color

Antenna Towers not requiring FAA painting/markings shall have either a galvanized finish or a dull blue or gray finish unless at the time the application is initially submitted, the applicant provides a written petition to the County requesting use of an alternative color. The petition shall include the proposed alternative color and/or shade and a statement specifically detailing how the alternative color will be more effective in mitigating the visual impact of the proposed Antenna Tower. The County Administrator, or designee, shall approve all petitions seeking use of an alternative color in writing. Requests for changes in color made after initial submission of the application shall be granted in writing by the County Administrator or designee when required by State or Federal law or upon a satisfactory showing that the requested change will be more effective in minimizing the adverse visual and aesthetic impacts on the area surrounding the proposed Antenna Tower.

*Staff Review: The tower will have a galvanized finish.*

#### I. Structural Design

Antenna Towers shall be designed and constructed to ensure that the structural failure or collapse of the tower shall not create an unreasonable safety hazard, according to all applicable County Building Codes. A Professional Engineer shall seal all plans for the Construction of towers. Further, any Improvements and/or additions (i.e. Antenna, satellite dishes, etc.) beyond the original design to existing Antenna Towers less

than seven hundred (700) feet in height, and any Structural Modification to towers higher than seven hundred (700) feet shall require submission of Site Plans and structural verification sealed and verified by a Professional Engineer which demonstrates compliance with the applicable Building Codes. Said plans shall be submitted to and reviewed and approved by the Building Department at the time Building Permits are requested.

*Staff Review: If the Special Use Permit is approved, the tower will require a building permit with plans certified by a professional engineer.*

#### J. Fencing

A minimum eight-foot finished masonry wall or decay-resistant fence, other than chain link, with not less than seventy-five percent (75%) opacity shall be required around all Antenna Towers located in a residential or commercial zoning district; provided however, in all other zoning districts, the fence may be any type of security fence. Access to the tower shall be through a locked gate.

*Staff Review: The tower is located in the Open Rural (OR) zoning district and will have a 8-foot PVC fence; site fencing will include a locked PVC access gate. The fencing details can be found in **Attachment 4 Drawings**.*

#### M. Landscaping

The visual impacts of residentially or commercially located Antenna Towers shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary Structures.

*Staff Review: A proposed row of canopy trees (Live Oak) that will be taller than 10-ft to be planted a maximum of 10-ft apart around the proposed compound as required in this section. This is shown on page L1, Landscaping Plan, of the site development plans. found in **Attachment 1 Supporting Documents**.*

#### P. Special Uses

The Antenna Tower shall be compatible with the existing contiguous Uses or with the general character and aesthetics of the neighborhood or the area, considering the design and height of the Antenna Tower, the mitigating effect of any existing or proposed Buildings or Structures in the area, the proximity of the Antenna Tower to existing or proposed Buildings or Structures, and similar factors. The Antenna Tower shall not have any significant detrimental impact on adjacent property values.

*Staff Review: The proposed tower site will be located within a parent parcel. Surrounding uses directly adjacent are nonresidential uses and an apartment complex to the southeast. The visual impacts of the ground equipment and fencing will be screened with landscaping to include fencing, trees, and shrubs. The full impact on adjacent properties is unclear but the photo simulations indicate direct line of sight to nearby properties. The photo simulations provided by the applicant are included in **Attachment 3 Photo Simulations**.*

#### R. Collocation

1. Prior to applying for approval or permitting of a new Antenna Tower under this Section, the Applicant shall use reasonable efforts to collocate on Reasonable Collocation Terms, or place Antennas proposed to be located on a new Antenna Tower on other currently permitted facilities or Structures. Prior to granting of an application for a new Antenna Tower, the applicant shall demonstrate that there are no other suitable existing antenna Towers or structures on which the applicant/provider can reasonable place its antennas, by providing evidence of any of the following:

- a. No existing Antenna Towers are located within the Search Area.
- b. Existing Antenna Towers are not of sufficient height to meet engineering requirements of the Provider proposed to be located on the tower.

- c. Existing Antenna Towers do not have sufficient structural strength to support Provider's proposed Antenna and related equipment.
- d. The Provider's proposed Antenna would cause electromagnetic interference with the Antenna on the existing Antenna Towers or tall Structures, or the Antenna on the existing Antenna Towers or tall Structures would cause interference with the Provider's proposed Antenna.
- e. The fees, costs or contractual provisions required by the owner in order to use an existing Antenna Tower or to adapt an existing Antenna Tower for use are unreasonable. Costs exceeding new Antenna Tower development are presumed to be unreasonable.
- f. The applicant demonstrates that there are other limiting factors that render existing Antenna Towers unsuitable.

In the event a dispute arises as to whether an Applicant has met this requirement, the County may require a third-party technical study at the expense of any or all of the parties to the proposed or feasible Collocation.

*Staff Review: The tower is designed to support (4) future carriers and their ground equipment, promoting collocation to minimize the need for additional towers.*

#### W. Additional Requirements for Tower Applications

1. Recognizing the public interest associated with the placement, location, construction, and/or installation of Antenna Towers in or near residential neighborhoods, applicants for Antenna Towers proposed to be located within two hundred and fifty (250) feet of the nearest Lot line of any Residential Use, Residential zoning district, or residential portion of a Planned Development shall conduct at least one neighborhood workshop. The applicant shall conduct the neighborhood workshop within fourteen (14) days of submitting the initial Antenna Tower application. Written notice of the neighborhood workshop, evidenced by certificate of mailing, shall be provided to all property owners within 500 feet of the Tower site and to the St. Johns County planning staff at least ten (10) days before the workshop is conducted. If required, conducting a neighborhood workshop will be deemed a pre-requisite for considering an Antenna Tower application properly complete.

*Staff Review: The proposed tower site is located within 250 feet of a Residential zoning district; therefore, a Neighborhood Workshop was required. The applicant held a Neighborhood Workshop on January 6, 2025 at 6 pm inside the Freedom Baptist Church located at 7460 State Road 207, St. Augustine, FL 32086. The workshop was properly noticed with mailings sent out to owners within 500 feet of the proposed tower. For more information, see the Neighborhood Workshop packet in **Attachment 6 Neighborhood Meeting**.*

2. The applicant shall submit photo simulations of the view of the Antenna Tower from surrounding residentially zoned areas, publicly accessible parks, waterways, environmentally sensitive areas and public roadways from a minimum of eight (8) views (representing photo simulations from at least a North, Northeast, Northwest, South, Southeast, Southwest, East, and West, vantage point) clearly identified on the site plan or aerial map of the surrounding area. The County Administrator or designee may require the submission of additional photo simulation views to further demonstrate the potential visual impact of the proposed tower structure. The photo simulations shall incorporate before and after scenarios; a scaled color image of the proposed type of the tower at the proposed height; aerial images with the location of the views noted; and a description of the technical approach used to create the photo simulations.

*Staff Review: The applicant has provided eight (8) photo simulations indicating the distance and location from where the photo was taken to the proposed tower. The photo simulations provided by the applicant are included in **Attachment 3 Photo Simulations**.*

## NEIGHBORHOOD WORKSHOP

The applicant hosted a Neighborhood Meeting on Monday, January 6, 2025 at the Freedom Baptist Church located at 1740 State Road 207 to allow an opportunity for local residents to learn about the proposed tower and participate in discussion of impacts and concerns. There were no local residents at this Neighborhood Meeting; the only attendees were the three representatives of Anthemnet from the TEP Group, County Commissioner Clay Murphy, and Evan Walsnovich, the SJC Planner assigned to the application. The meeting minutes, copy of the sign-in sheet, and presentation provided by the applicant is included in **Attachment 6 Neighborhood Meeting Workshop Packet**.

## THIRD PARTY REVIEW

Christopher Monzingo, P.E., of Omnicom Consulting Group performed a third-party review of the applicant's documents on behalf of the County. The report concluded that the applicants' coverage prediction models to be substantially accurate and takes no exception to the findings of the petitioner based on the technical parameters submitted.

The closest tower site to the proposed location is approximately 1.1 miles to the north-northeast (ASR #1036737), this tower is not in use by Verizon but is less than 1 mile from the closest active Verizon site. Given this sites close proximity to the existing Verizon site and distance from the center of the search ring it is not a viable co-location site for Verizon at this time. The full Technical Review Report provided by Omnicom Consulting Group is included in **Attachment 7, Third Party Review**.

## CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received correspondence and phone calls regarding this request. The submitted emails and letters are included in **Attachment 8 Correspondence**.

## ACTION

Staff offers eleven (11) findings of fact and ten (10) conditions to support a motion to approve or ten (10) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

## ATTACHMENTS

1. Application and Supporting Documents
2. Coverage Maps
3. Photo Simulations
4. Drawings
5. Narrative
6. Neighborhood Workshop Packet
7. Third Party Review
8. Final Draft Orders

## **SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST**

Motion to approve **TOWER 2024-03 Entrada**, request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facility in Open Rural (OR) zoning, specifically located at 1740 State Road 207, subject to the following findings and conditions:

### **SUGGESTED FINDINGS**

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) Zoning District, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Sections 2.03.01, 2.03.26, and 6.08.12, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Mixed Use District.
6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The requested use minimizes adverse visual and aesthetic impacts through innovative design, siting, landscaping standards, including alternative tower structures, providing for co-location of new antennas.
9. The requested use will accommodate the growing demand for wireless communication services, consistent with the Federal Telecommunications Act of 1996 and the Florida Wireless Emergency Communications Act, and facilitating efficient and high-quality wireless communications networks.
10. The request avoids or minimizes potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures within a larger parcel.
11. The applicant, at the public hearing, has stated no objections to the proposed conditions.

### **SUGGESTED CONDITIONS**

1. The Special Use Permit is granted to Anthemnet specifically for the site located at 1740 State Road 207, and shall be non-transferable to any other location or entity.
2. Approval is for the Use of a self-support communications antenna tower as provided within the application and supporting material.
3. The tower height shall not exceed 160 feet.
4. The finished color will be galvanized.
5. The Use is subject to compliance with Section 6.08.12 of the Land Development Code.
6. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at any time the Special Use is being exercised.

7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
8. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
9. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
10. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

*(Additional conditions may be added as a result of the public hearing)*

### **SUGGESTED MOTION / FINDINGS TO DENY REQUEST**

Motion to deny **TOWER 2024-03 Entrada**, request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facility in Open Rural (OR), specifically located at 1740 State Road 207, subject to the following findings:

### **SUGGESTED FINDINGS**

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) Zoning District, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Sections 2.03.01, 2.03.26, and 6.08.12, and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Mixed Use District.
6. The requested use is not appropriate in relationship to the neighborhood and does not promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is in conflict with the development patterns of the area.
8. The requested use results in adverse visual and aesthetic impacts.
9. The requested use will not accommodate the growing demand for wireless communication services.
10. The request does not avoid or minimize the potential damage to adjacent properties from tower failure through engineering and siting of tower structures.

*(The Board may choose any or all of the above Findings or may provide additional Findings to support the motion.)*



**ATTACHMENT 1**  
**APPLICATION AND SUPPORTING**  
**DOCUMENTS**



# St. Johns County Growth Management Department

Application for:

Date  Property Tax ID No

Project Name

Property Owner(s)  Phone Number

Address  Fax Number

City  State  Zip Code  e-mail

Are there any owners not listed?  No  Yes If yes please provide information on separate sheet.

Applicant/Representative  Phone Number

Address  Fax Number

City  State  Zip Code  e-mail

Property Location

Major Access  Size of Property  Cleared Acres (if applicable)

Zoning Class  No. of lots (if applicable)  Overlay District (if applicable)

Water & Sewer Provider  N/A Future Land Use Designation

Present Use of Property  Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

*Signature*

Signed By \_\_\_\_\_

Printed or typed name(s)



### Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V\\_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

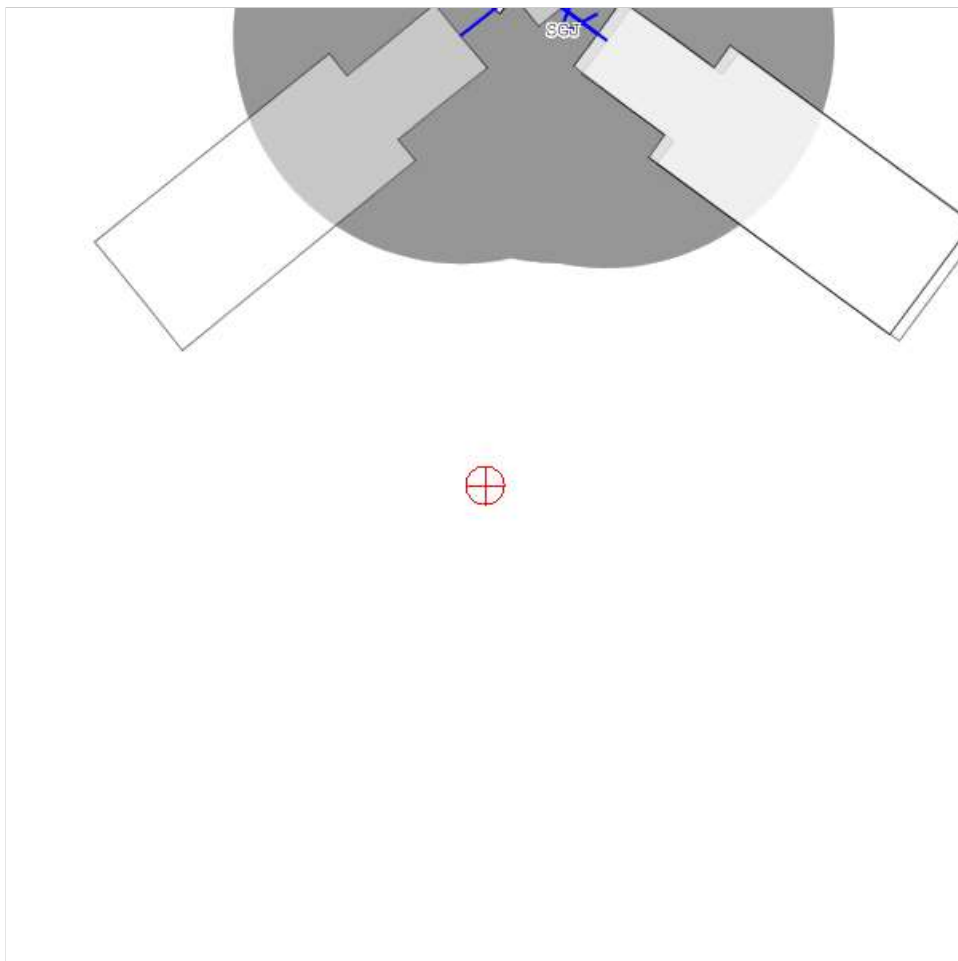
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

<b>* Structure Type:</b>	POLE   Monopole <span style="float:right">▼</span>			
	Please select structure type and complete location point information.			
<b>Latitude:</b>	29	Deg	50	M 40.74 S N <span style="float:right">▼</span>
<b>Longitude:</b>	81	Deg	21	M 41.87 S W <span style="float:right">▼</span>
<b>Horizontal Datum:</b>	NAD83 <span style="float:right">▼</span>			
<b>Site Elevation (SE):</b>	25	(nearest foot)		
<b>Structure Height :</b>	160	(nearest foot)		
<b>Is structure on airport:</b>	<input checked="" type="radio"/> No <input type="radio"/> Yes			

### Results

You do not exceed Notice Criteria.



**Report Date:** August 27, 2024

**Client:** Anthemnet, Inc.  
5944 Luther Lane Suite 725  
Dallas, TX 75225  
Attn: Karina Fournier  
(860) 796-3988  
karina@anthemnet.com

**Structure:** Proposed 150-ft Monopole  
**Site Name:** Entrada  
**Site Address:** 1740 State Road 207  
**City, County, State:** Saint Augustine, St. Johns, FL  
**Latitude, Longitude:** 29.844472, -81.361389

**PJF Project:** A00024-0117.001.7102

We understand that there may be some concern regarding the reliability of communication poles. Communication structures are designed in accordance with the Telecommunications Industries Association / Electronic Industries Association Standards TIA-222-H, "Structural Standards for Antenna Supporting Structures, Antennas, and Small Wind Turbine Support Structures." This is a nationally recognized standard and is modeled after the American National Standards Institute document ANSI A58.1. The TIA-222-H standard was developed by professional engineers experienced in the design of communication structures.


The pole and its foundation will be designed per the 2023 Florida Building Code, 8<sup>th</sup> Edition (2021 International Building Code with ASCE 7-22) and the TIA-222-H standard (exception #5 of Section 1609.1.1) using Load and Resistance Factor Design (LRFD) methodology. This design methodology is also used in building design and is discussed in the American Institute of Steel Construction (AISC) and American Concrete Institute (ACI) design standards.

This pole shall be designed with a basic design wind speed of 130 mph for use in the TIA-222-H Standard. Exposure Category C, a topographic factor,  $K_{zt} = 1.0$ , and Risk Category II shall be used in this design.

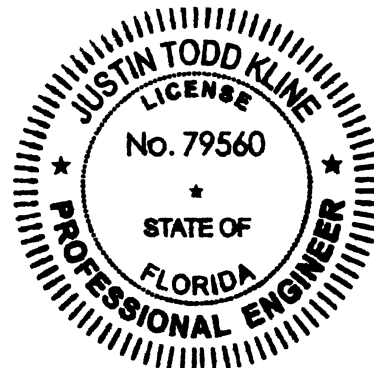
The monopole for this site will be designed as a "bend-over" pole. This means that the bottom of the pole has reserve capacity compared to that of the upper section in an attempt to limit the fall radius of the pole. This pole will be designed with the top 40-ft meeting the design wind criteria near capacity, but the remaining structure will have reserve capacity to remain intact beyond possible failure of the upper section. When steel becomes overstressed, it does not suddenly break, it will locally deform. The upper portion of the pole would then hinge at this level resulting in a fall radius of up to 40-ft. Once the upper portion is no longer upright catching the wind load, the stresses in the lower portion of the pole are reduced.

We at Paul J. Ford and Company appreciate the opportunity to provide our continuing professional services to you and Anthemnet, Inc. If you have any questions or need further assistance on this or any other projects, please give us a call.

Respectfully Submitted by:  
Paul J. Ford and Company

  
Thomas J. Dehnke, PE  
Project Manager  
tdehnke@pauljford.com

JUSTIN T. KLINE, P.E. - FL LICENSE #0000079560  
PAUL J FORD & CO. - #EB-0002848



*This item has been electronically signed and sealed by Justin T. Kline, P.E. using a digital signature and date.*

*Printed Copies of this document are not considered signed and sealed, and the signature must be verified on electronic copies.*

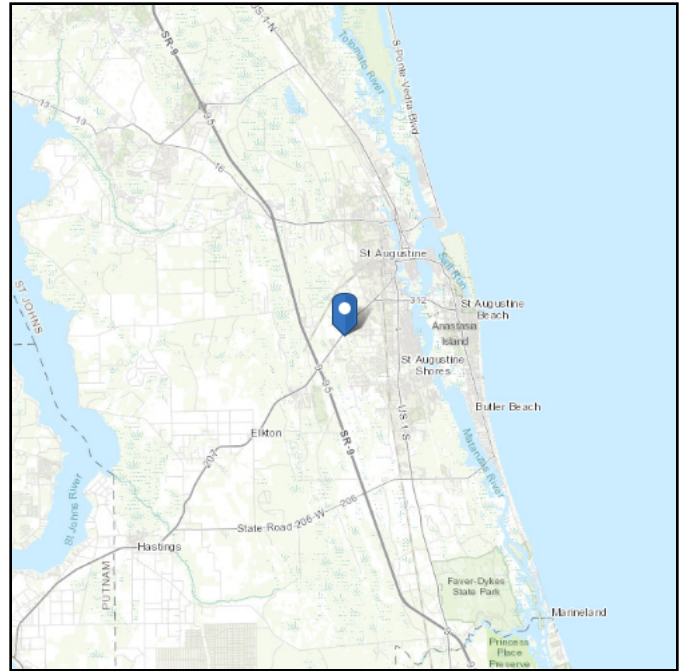
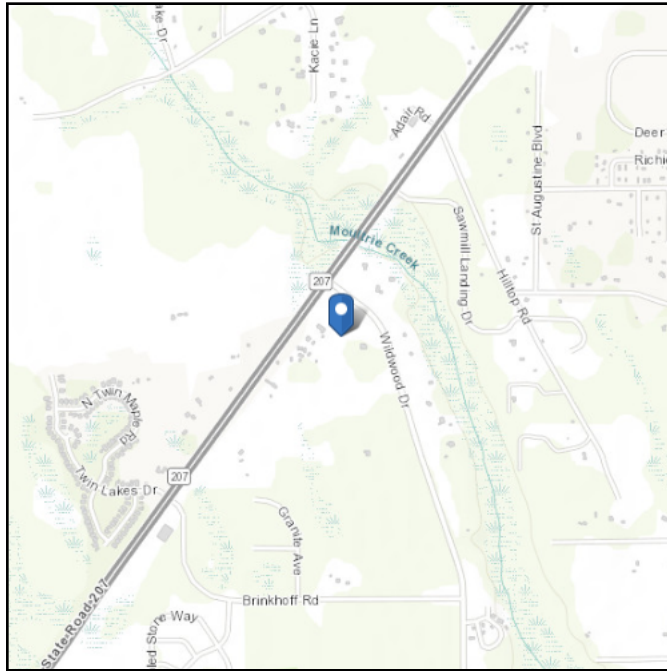
09/06/2024

# ASCE Hazards Report

**Address:**  
No Address at This Location

**Standard:** ASCE/SEI 7-16  
**Risk Category:** II  
**Soil Class:** D - Default (see Section 11.4.3)

**Latitude:** 29.844472  
**Longitude:** -81.361389  
**Elevation:** 25.80911081932984 ft (NAVD 88)



## Wind

### Results:

Wind Speed	130 Vmph
10-year MRI	77 Vmph
25-year MRI	88 Vmph
50-year MRI	97 Vmph
100-year MRI	106 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2  
Date Accessed: Thu Jun 13 2024

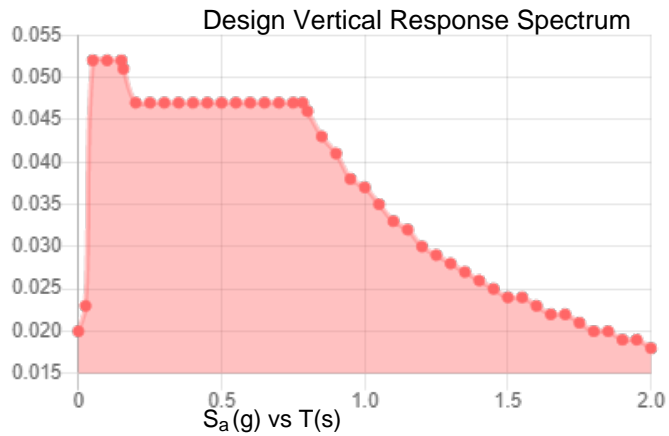
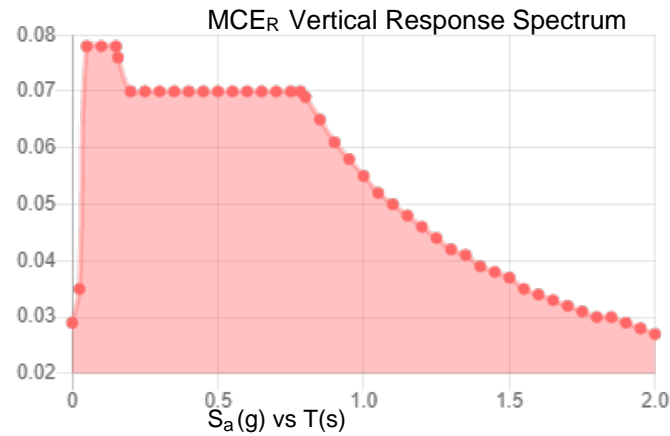
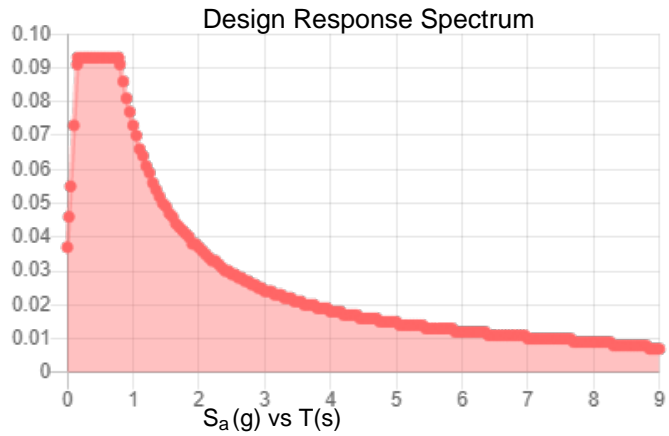
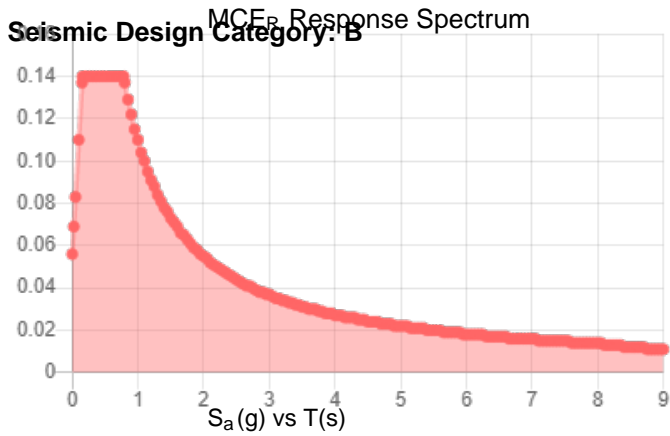
Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings need not be protected against wind-borne debris.

**Site Soil Class:** D - Default (see Section 11.4.3)

**Results:**

$S_s$ :	0.088	$S_{D1}$ :	0.073
$S_1$ :	0.046	$T_L$ :	8
$F_a$ :	1.6	PGA :	0.042
$F_v$ :	2.4	PGA <sub>M</sub> :	0.067
$S_{MS}$ :	0.14	$F_{PGA}$ :	1.6
$S_{M1}$ :	0.11	$I_e$ :	1
$S_{DS}$ :	0.093	$C_v$ :	0.7



**Data Accessed:** Thu Jun 13 2024

**Date Source:**

**USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.**

## Ice

---

**Results:**

Ice Thickness: 0.25 in.  
Concurrent Temperature: 25 F  
Gust Speed 30 mph

**Data Source:** Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

**Date Accessed:** Thu Jun 13 2024

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

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The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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September 16, 2024

St. Johns County Florida  
Growth Management Planning and Zoning Division  
4040 Lewis Speedway  
St. Augustine, FL 32084


Re: Anthemnet, Inc.

To Whom it May Concern:

By this letter of intent, Anthemnet, Inc., as the proposed owner of the tower, commits to allowing the shared use of the tower for co-location of other antennae, where structurally, technically, physically, economically, and contractually feasible, with the cost of modifying the tower to be borne by the co-locating company.

We appreciate your time and attention to this matter.

Sincerely,

By: A49224EA08C47C...

Name: John Brian Richmond

Title: Anthemnet, Inc. President/CEO

Date: 9/16/2024



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**ENVIRONMENTAL SOLUTIONS & INNOVATIONS, INC.**

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2250 Lucien Way, Suite 302  
Maitland, FL 32751  
Phone: 513-451-1777 Fax: 513-451-3321

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Pesi 2351

17 July 2024

Kevin Podmeyer  
Trileaf  
1051 Winderley Place, Suite 201  
Maitland, FL 32751

**RE: Wetland Delineation Results for the Proposed Entrada Tower Project in St. Johns County, Florida.**

Greetings,

On 31 May 2024, Environmental Solutions & Innovations, Inc. (ESI) conducted an aquatics delineation for the proposed Entrada Telecommunication Tower Project in St. Johns County, Florida (Project; Figure 1). The Project boundary includes the proposed lease area and access easement (~0.22-acres), per the site plans provided by Trileaf on 10 May 2024, and an additional 1.30-acres of surrounding area (approximate 50-foot buffer around proposed lease area and access easement).

Prior to visiting the site, available topographic, aerial soils, and National Wetlands Inventory (NWI) mapping is reviewed to determine onsite areas that may contain aquatic resources. State stream designations, as well as navigability and other criteria that would determine agency jurisdiction are also reviewed. The NWI identified a potential freshwater emergent wetland (PEM1Fx), forested/shrub wetland (PFO1/4C), and freshwater pond (PUBHx) within the Project area.

Wetland delineation procedures follow the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic Gulf Coastal Plain Region, Version 2.0 (USACE 2010) and the 1987 Corps of Engineers Wetland Delineation Manual (USACE 1987). The federally regulated Ordinary High-Water Mark (OHWM) of streams is delineated using the USACE Regulatory Guidance Letter 05-05 – Guidance on Ordinary High Water Mark Identification. Each stream is categorized in regard to its flow regime as perennial, intermittent, or ephemeral as defined by the USACE. Delineated aquatic resources are classified per the Classification of Wetland and Deepwater Habitats of the United States (Cowardin et al. 1979). Aquatic resource boundaries and sample points are

**[www.ENVSI.com](http://www.ENVSI.com)**

surveyed using a GPS with sub-meter accuracy.

Field investigations identified one forested wetland (PFO) within the southeastern portion of the delineated buffer; however, no wetlands were observed within the proposed lease area or access easement (Figure 2). An approximate 470-foot ditch was observed running parallel to the proposed lease area and access easement (to the north). The width of the ditch is approximately 3 feet with a depth of 1 foot. No water was observed. Field data sheets for the wetland and upland sample points and site photographs are enclosed.

Please let us know if there are any questions regarding the results of this delineation.

Sincerely,



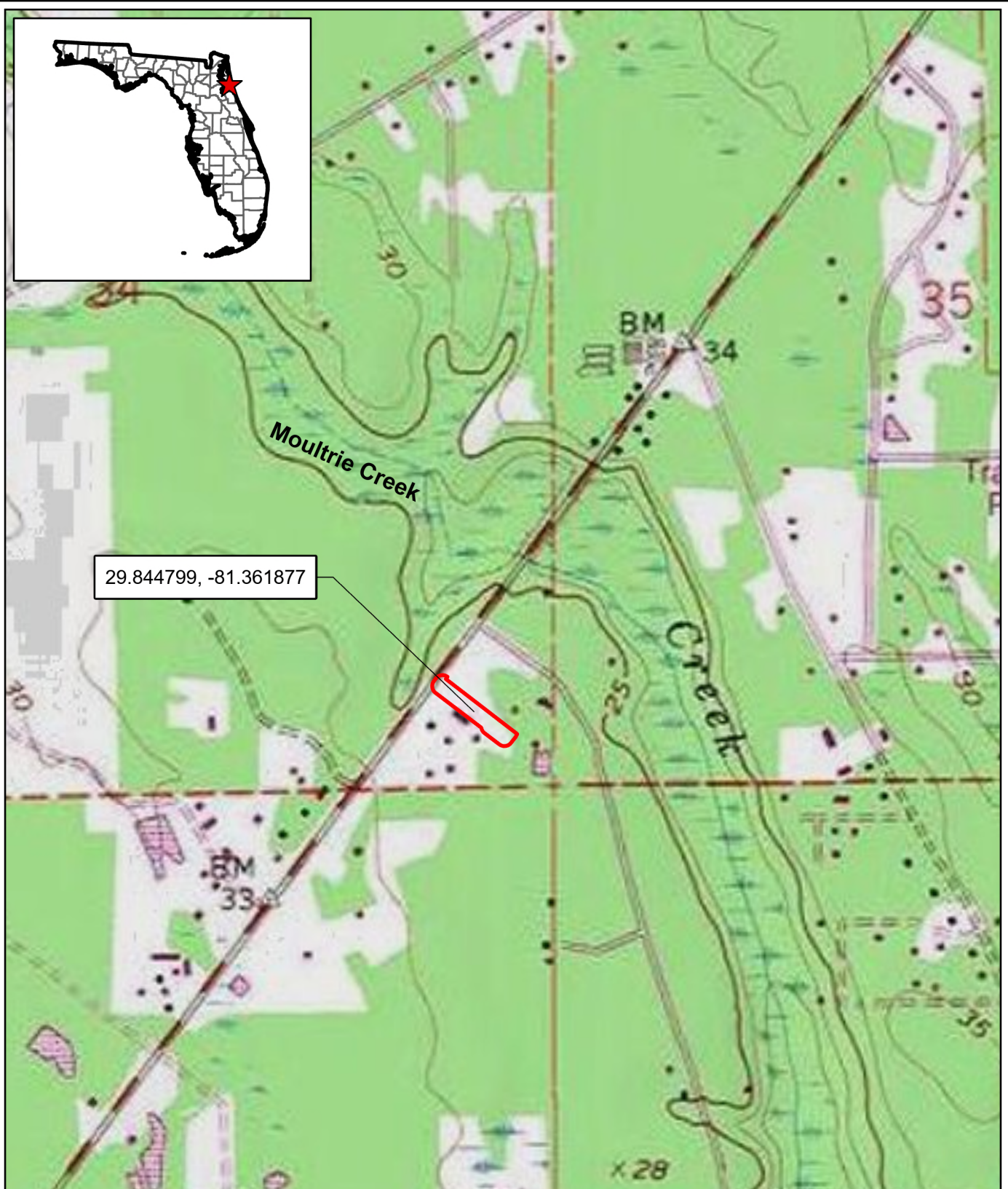
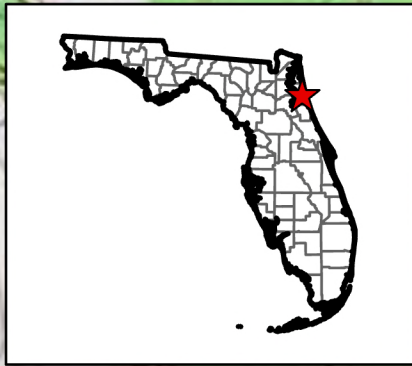
**Daniel J. Judy**

Certified Wildlife Biologist, The Wildlife Society  
Certified Ecologist, Ecological Society of America  
Vice President  
djudy@envsi.com  
407.269.7492

Enclosures: Figures  
                  Datasheets  
                  Site Photographs

### **Literature Cited**

- Cowardin, L. M., V. Carter, F. C. Golet, and E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. FWSOBS 79/31, December 1979. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. 79 pp.
- USACE. 1987. Corps of Engineers Wetlands Delineation Manual. Final Report. Wetlands Research Program Technical Report Y-87-1 (on-line edition), Waterways Experiment Station, Environmental Laboratory, Vicksburg, Mississippi. 143 pp.
- USACE. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic Gulf Coastal Plain Region ERDC/EL TR-10-20 (Version 2.0). U.S. Army Engineer Research and Development Center, Vicksburg, Mississippi. 180 pp.



 Area of Investigation (AOI)

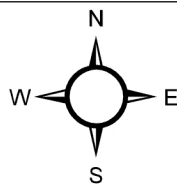


Figure 1. Location of the Entrada Telecommunication Tower in St. Johns County, Florida.

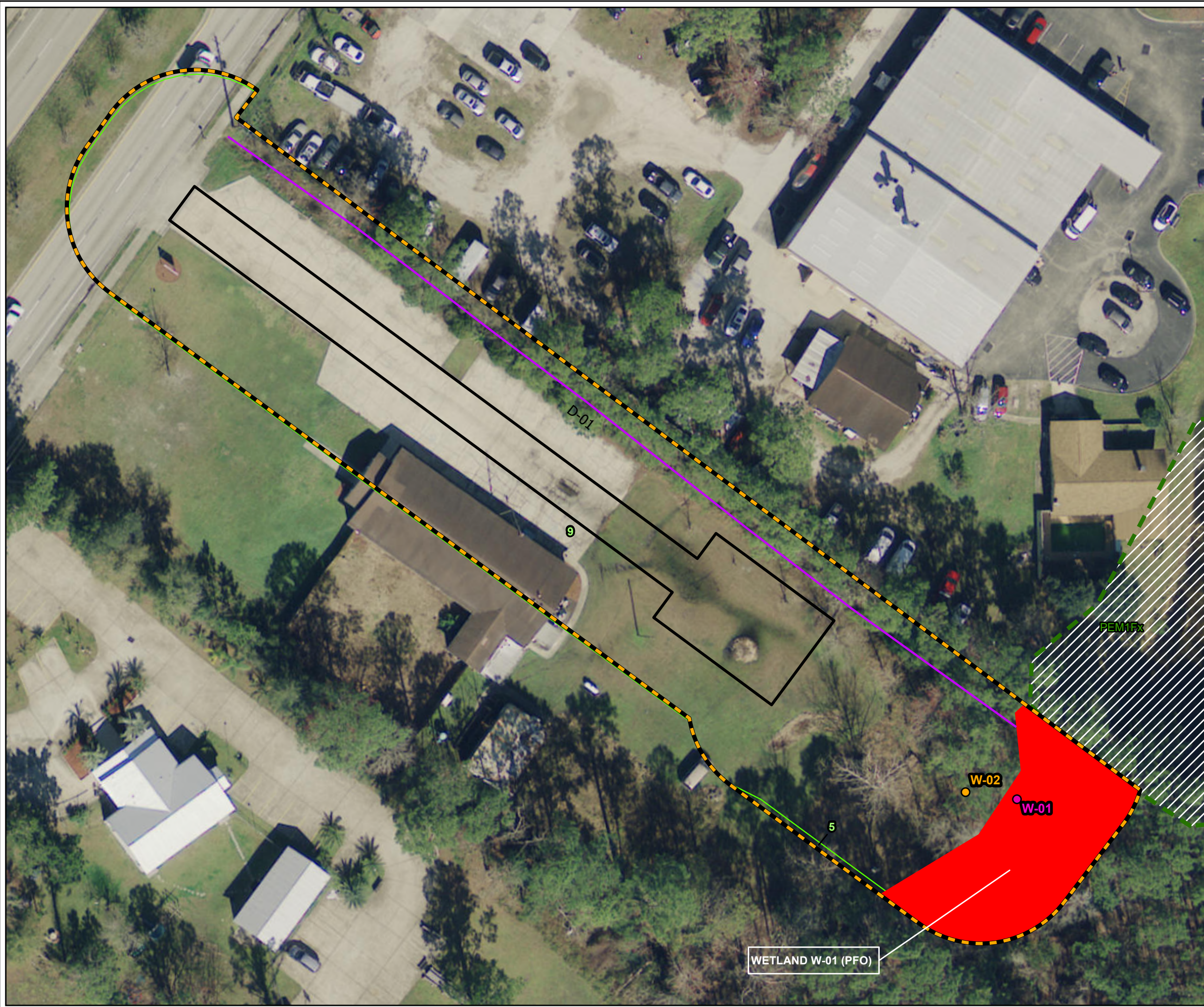
Project No.  
2351

0 0.125 0.25  
Mile  
Base Map: USGS Topographic Map

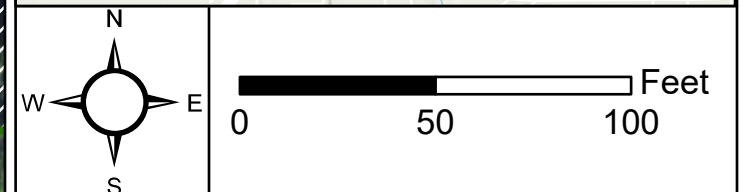
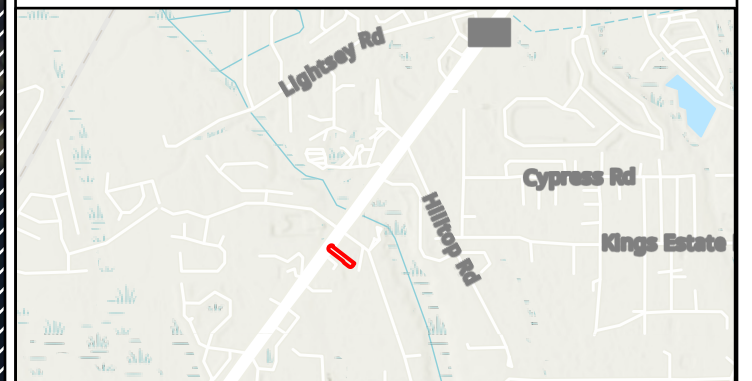


ENVIRONMENTAL SOLUTIONS  
& INNOVATIONS, INC.

Figure 2. Aquatic resource delineation on the Entrada Telecommunication Tower in St. Johns County, Florida.



- Ditch
- Area of Investigation (AOI)
- Proposed Lease and Access Area
- Soils
- Sample Point**
- Upland
- Wetland
- Field-Delineated Wetland**
- PFO
- National Wetland Inventory (NWI)**
- Freshwater Emergent Wetland



Service Layer Credits: World Topographic Map: FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA, USFWS  
 World Imagery (Clarity): Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Trileaf Entrada City/County: St. Johns county Sampling Date: 2024-05-31  
 Applicant/Owner: \_\_\_\_\_ State: Florida Sampling Point: U-01  
 Investigator(s): Jenna Manikowski Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): Flatwoods Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): 0  
 Subregion (LRR or MLRA): U 155 Lat: 29.84449919 Long: -81.36144143 Datum: WGS 84  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)      ___ Aquatic Fauna (B13) ___ High Water Table (A2)      ___ Marl Deposits (B15) <b>(LRR U)</b> ___ Saturation (A3)      ___ Hydrogen Sulfide Odor (C1) ___ Water Marks (B1)      ___ Oxidized Rhizospheres along Living Roots (C3) ___ Sediment Deposits (B2)      ___ Presence of Reduced Iron (C4) ___ Drift Deposits (B3)      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Algal Mat or Crust (B4)      ___ Thin Muck Surface (C7) ___ Iron Deposits (B5)      ___ Other (Explain in Remarks) ___ Inundation Visible on Aerial Imagery (B7) ___ Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Sparsely Vegetated Concave Surface (B8) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ FAC-Neutral Test (D5) ___ Sphagnum moss (D8) <b>(LRR T, U)</b>
<b>Field Observations:</b> Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____	<b>Wetland Hydrology Present?</b> Yes _____ No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: U-01

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30 ft r</u> )				
1. <u>Triadica sebifera</u>	<u>25</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>7</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>57</u> (A/B)
2. <u>Pinus elliottii</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	
3. <u>Platanus occidentalis</u>	<u>10</u>		<u>FACW</u>	
4. <u>Liquidambar styraciflua</u>	<u>5</u>		<u>FAC</u>	
5. _____				
6. _____				
<u>55%</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>25</u> x 2 = <u>50</u> FAC species <u>55</u> x 3 = <u>165</u> FACU species <u>15</u> x 4 = <u>60</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>95</u> (A) <u>275</u> (B)  Prevalence Index = B/A = <u>2.9</u>
50% of total cover: <u>27.5</u> 20% of total cover: <u>11</u>				
<b>Sapling Stratum</b> (Plot size: <u>30 ft r</u> )				
1. _____				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
_____ = Total Cover				<b>Definitions of Five Vegetation Strata:</b>  <b>Tree</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).  <b>Sapling</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.  <b>Shrub</b> – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.  <b>Herb</b> – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.  <b>Woody vine</b> – All woody vines, regardless of height.
50% of total cover: _____ 20% of total cover: _____				
<b>Shrub Stratum</b> (Plot size: <u>30 ft r</u> )				
1. <u>Morella cerifera</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____
2. <u>Serenoa repens</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	
3. _____				
4. _____				
5. _____				
6. _____				
<u>20%</u> = Total Cover				
50% of total cover: <u>10</u> 20% of total cover: <u>4</u>				
<b>Herb Stratum</b> (Plot size: <u>30 ft r</u> )				
1. <u>Asplenium platyneuron</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
<u>5%</u> = Total Cover				
50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>				
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft r</u> )				
1. <u>Vitis rotundifolia</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
2. <u>Parthenocissus quinquefolia</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	
3. _____				
4. _____				
5. _____				
<u>15%</u> = Total Cover				
50% of total cover: <u>7.5</u> 20% of total cover: <u>3</u>				
Remarks: (If observed, list morphological adaptations below).				

**SOIL**

Sampling Point: U-01

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 16	10YR 4/2	100					Sand	
-								
-								
-								
-								
-								
-								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) **(LRR P, T, U)**
- 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- Muck Presence (A8) **(LRR U)**
- 1 cm Muck (A9) **(LRR P, T)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) **(MLRA 150A)**
- Sandy Mucky Mineral (S1) **(LRR O, S)**
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) **(LRR P, S, T, U)**

- Polyvalue Below Surface (S8) **(LRR S, T, U)**
- Thin Dark Surface (S9) **(LRR S, T, U)**
- Loamy Mucky Mineral (F1) **(LRR O)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR U)**
- Depleted Ochric (F11) **(MLRA 151)**
- Iron-Manganese Masses (F12) **(LRR O, P, T)**
- Umbric Surface (F13) **(LRR P, T, U)**
- Delta Ochric (F17) **(MLRA 151)**
- Reduced Vertic (F18) **(MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Reduced Vertic (F18) **(outside MLRA 150A,B)**
- Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No

Remarks:



**WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region**

Project/Site: Trileaf Entrada City/County: St. Johns county Sampling Date: 2024-05-31  
 Applicant/Owner: \_\_\_\_\_ State: Florida Sampling Point: W-01  
 Investigator(s): Jenna Manikowski Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): Flatwoods Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): 0-1  
 Subregion (LRR or MLRA): U 155 Lat: 29.84439367 Long: -81.36129337 Datum: WGS 84  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No _____
Remarks:	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1)                      ___ Aquatic Fauna (B13) ___ High Water Table (A2)                      ___ Marl Deposits (B15) <b>(LRR U)</b> <input checked="" type="checkbox"/> Saturation (A3)                                      ___ Hydrogen Sulfide Odor (C1) ___ Water Marks (B1)                                      ___ Oxidized Rhizospheres along Living Roots (C3) ___ Sediment Deposits (B2)                      ___ Presence of Reduced Iron (C4) ___ Drift Deposits (B3)                                      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Algal Mat or Crust (B4)                                      ___ Thin Muck Surface (C7) ___ Iron Deposits (B5)                                      ___ Other (Explain in Remarks) ___ Inundation Visible on Aerial Imagery (B7) ___ Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Sparsely Vegetated Concave Surface (B8) <input checked="" type="checkbox"/> Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) ___ Sphagnum moss (D8) <b>(LRR T, U)</b>
<b>Field Observations:</b> Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>12</u>	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION (Five Strata) – Use scientific names of plants.**

Sampling Point: W-01

	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: <u>30 ft r</u> )					
1. <u>Liquidambar styraciflua</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>9</u> (A)  Total Number of Dominant Species Across All Strata: <u>10</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>90</u> (A/B)	
2. <u>Magnolia virginiana</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FACW</u>		
3. <u>Pinus elliotii</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FACW</u>		
4. <u>Taxodium distichum</u>	<u>10</u>		<u>OBL</u>		
5. _____					
6. _____					
<u>70%</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species <u>30</u> x 1 = <u>30</u> FACW species <u>40</u> x 2 = <u>80</u> FAC species <u>45</u> x 3 = <u>135</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>120</u> (A) <u>265</u> (B)  Prevalence Index = B/A = <u>2.2</u>	
50% of total cover: <u>35</u>		20% of total cover: <u>14</u>			
<b>Sapling Stratum</b> (Plot size: <u>30 ft r</u> )					
1. <u>Liquidambar styraciflua</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. <u>Magnolia virginiana</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FACW</u>		
3. _____					
4. _____					
5. _____					
6. _____					
<u>10%</u> = Total Cover				<b>Definitions of Five Vegetation Strata:</b>  <b>Tree</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).  <b>Sapling</b> – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.  <b>Shrub</b> – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.  <b>Herb</b> – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.  <b>Woody vine</b> – All woody vines, regardless of height.	
50% of total cover: <u>5</u>		20% of total cover: <u>2</u>			
<b>Shrub Stratum</b> (Plot size: <u>30 ft r</u> )					
1. <u>Morella cerifera</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
2. <u>Serenoa repens</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FACU</u>		
3. _____					
4. _____					
5. _____					
6. _____					
<u>15%</u> = Total Cover					
50% of total cover: <u>7.5</u>		20% of total cover: <u>3</u>			
<b>Herb Stratum</b> (Plot size: <u>30 ft r</u> )					
1. <u>Woodwardia virginica</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>OBL</u>		
2. <u>Osmunda spectabilis</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>OBL</u>		
3. <u>Osmundastrum cinnamomeum</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FACW</u>		
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
<u>25%</u> = Total Cover					
50% of total cover: <u>12.5</u>		20% of total cover: <u>5</u>			
<b>Woody Vine Stratum</b> (Plot size: <u>30 ft r</u> )					
1. _____					
2. _____					
3. _____					
4. _____					
5. _____					
_____ = Total Cover					
50% of total cover: _____		20% of total cover: _____			
Remarks: (If observed, list morphological adaptations below).					

**SOIL**

Sampling Point: W-01

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 4	10YR 2/1	85					Sand	
0 - 4	10YR 6/1	15					Sand	
4 - 10	10YR 6/1	65	10YR 5/8	5	C	M	Sand	
4 - 10	10YR 3/1	30					Sand	
10 - 16	10YR 7/1	100					Sand	
-								
-								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Histosol (A1)</li> <li><input type="checkbox"/> Histic Epipedon (A2)</li> <li><input type="checkbox"/> Black Histic (A3)</li> <li><input type="checkbox"/> Hydrogen Sulfide (A4)</li> <li><input type="checkbox"/> Stratified Layers (A5)</li> <li><input type="checkbox"/> Organic Bodies (A6) <b>(LRR P, T, U)</b></li> <li><input type="checkbox"/> 5 cm Mucky Mineral (A7) <b>(LRR P, T, U)</b></li> <li><input type="checkbox"/> Muck Presence (A8) <b>(LRR U)</b></li> <li><input type="checkbox"/> 1 cm Muck (A9) <b>(LRR P, T)</b></li> <li><input type="checkbox"/> Depleted Below Dark Surface (A11)</li> <li><input type="checkbox"/> Thick Dark Surface (A12)</li> <li><input type="checkbox"/> Coast Prairie Redox (A16) <b>(MLRA 150A)</b></li> <li><input type="checkbox"/> Sandy Mucky Mineral (S1) <b>(LRR O, S)</b></li> <li><input type="checkbox"/> Sandy Gleyed Matrix (S4)</li> <li><input checked="" type="checkbox"/> Sandy Redox (S5)</li> <li><input type="checkbox"/> Stripped Matrix (S6)</li> <li><input type="checkbox"/> Dark Surface (S7) <b>(LRR P, S, T, U)</b></li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Polyvalue Below Surface (S8) <b>(LRR S, T, U)</b></li> <li><input type="checkbox"/> Thin Dark Surface (S9) <b>(LRR S, T, U)</b></li> <li><input type="checkbox"/> Loamy Mucky Mineral (F1) <b>(LRR O)</b></li> <li><input type="checkbox"/> Loamy Gleyed Matrix (F2)</li> <li><input type="checkbox"/> Depleted Matrix (F3)</li> <li><input type="checkbox"/> Redox Dark Surface (F6)</li> <li><input type="checkbox"/> Depleted Dark Surface (F7)</li> <li><input type="checkbox"/> Redox Depressions (F8)</li> <li><input type="checkbox"/> Marl (F10) <b>(LRR U)</b></li> <li><input type="checkbox"/> Depleted Ochric (F11) <b>(MLRA 151)</b></li> <li><input type="checkbox"/> Iron-Manganese Masses (F12) <b>(LRR O, P, T)</b></li> <li><input type="checkbox"/> Umbric Surface (F13) <b>(LRR P, T, U)</b></li> <li><input type="checkbox"/> Delta Ochric (F17) <b>(MLRA 151)</b></li> <li><input type="checkbox"/> Reduced Vertic (F18) <b>(MLRA 150A, 150B)</b></li> <li><input type="checkbox"/> Piedmont Floodplain Soils (F19) <b>(MLRA 149A)</b></li> <li><input type="checkbox"/> Anomalous Bright Loamy Soils (F20) <b>(MLRA 149A, 153C, 153D)</b></li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> 1 cm Muck (A9) <b>(LRR O)</b></li> <li><input type="checkbox"/> 2 cm Muck (A10) <b>(LRR S)</b></li> <li><input type="checkbox"/> Reduced Vertic (F18) <b>(outside MLRA 150A,B)</b></li> <li><input type="checkbox"/> Piedmont Floodplain Soils (F19) <b>(LRR P, S, T)</b></li> <li><input type="checkbox"/> Anomalous Bright Loamy Soils (F20) <b>(MLRA 153B)</b></li> <li><input type="checkbox"/> Red Parent Material (TF2)</li> <li><input type="checkbox"/> Very Shallow Dark Surface (TF12)</li> <li><input type="checkbox"/> Other (Explain in Remarks)</li> </ul> |
|--|---|--|

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_

Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks:



Wetland 01 Photograph 1



Wetland 01 Photograph 2



Wetland 01 Photograph 3



Wetland 01 Photograph 4



Upload 01 Photograph 1



Upload 01 Photograph 2



Upload 01 Photograph 3



Upload 01 Photograph 4



Brandon J. Patty  
 Clerk of the Circuit Court and Comptroller  
 4010 Lewis Speedway  
 St. Augustine, FL 32084

<b>Transaction #</b> 2344649	<b>Agent #</b>	<b>Source:</b>
<b>Receipt #</b> 2024035526	<b>Attention:</b>	<b>Returned:</b>
<b>Cashier Date:</b> May 21, 2024	<b>Name:</b> FREEDOM CHURCH OF ST AUGUSTINE INC	<b>Will Call #</b>
<b>Cashier:</b> ADAM	<b>Address:</b>	

<b>DEED</b>	<b>CFN:</b> 2024039113	<b>Book:</b> 5953	<b>Page:</b> 314	<b>Consideration:</b> \$ 1.00
<b>From:</b> FREEDOM BAPTIST CHURCH INC				<b>To:</b> FREEDOM CHURCH OF ST AUGUSTINE INC
	100-RECORDING			\$35.50
	98- D DOCSTAMPS 70 CENTS			\$0.70

<b>PAYMENT: CREDIT CARD EMV/CH</b>	021213	<b>AMOUNT:</b>	\$36.20
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<b>Credit Card Amount</b>	\$36.20	<b>Credit Card Fee</b>	\$1.27
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<b>Total Payments:</b>	<b>Total Fees:</b>	<b>Shortage:</b>	<b>Check Overage:</b>	<b>Escrow Deposit:</b>	<b>Escrow Balance:</b>
\$ 36.20	\$ 36.20	\$ 0.00	\$ 0.00	\$0.00	\$0.00



Public Records of St. Johns County, FL  
Clerk number: 2024039113  
BK: 5953 PG: 314  
5/21/2024 1:12 PM  
Recording \$35.50  
Doc. D \$0.70

APN: 1014900020

**Recordation Requested By/Return to:**  
TOWER TITLE AND CLOSING  
18 IMPERIAL PLACE  
PROVIDENCE, RI 02903  
File No. ANT-168319-C

**Send Tax Notices to:**  
FREEDOM CHURCH OF ST. AUGUSTINE, INC.  
1740 STATE ROAD 207  
SAINT AUGUSTINE, FL 32086

**This Instrument Prepared By:**  
KELLEY BLATNIK FL Bar No. 67166  
o/b/o BC LAW FIRM, P.A.  
8275 S EASTERN AVENUE 200-425  
LAS VEGAS, NV 89123

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## QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 21 day of May, 2024, by **FREEDOM BAPTIST CHURCH, INC.**, party of the first part ("Grantor"), whose mailing address is **1740 STATE ROAD 207, SAINT AUGUSTINE, FL 32086**, and **FREEDOM CHURCH OF ST. AUGUSTINE, INC.**, party of the second part ("Grantee"), whose mailing address is **1740 STATE ROAD 207, SAINT AUGUSTINE, FL 32086**.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One and No/100ths Dollars, and other valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party of the second part forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described land in **SAINT JOHNS** County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the proper use, benefit and on behalf of the said party of the second part and assigns forever.

This Deed is being done as a winding down of the corporate affairs for Freedom Baptist Church Inc. and is to merely convey title to the current controlling entity.

IN WITNESS WHEREOF, the said parties of the part have set their hands on this 21 day of May, 2024.

**FREEDOM BAPTIST CHURCH, INC.**

By: [Signature]

Name: Jeffrey S. Gatlin

Title: Paster

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Tami Pellice  
Printed Witness Name

[Signature]  
Witness Signature

Mailing Address (required): 73 S. Twin Maple Rd St. Aug FL 32084.

Mildred Montalvo  
Printed Witness Name

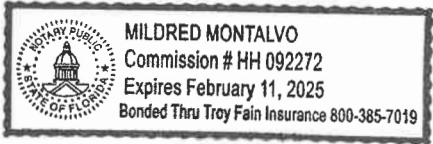
[Signature]  
Witness Signature

Mailing Address (required): 165 State Rte 312, St. Augustine, FL 32086  
STATE OF FLORIDA  
COUNTY OF St. Johns SS.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of May 2024 by Jeffrey S. Gatlin (name of signer) of **FREEDOM BAPTIST CHURCH, INC.**, (select; a corporation/a limited liability company/an association/a partnership).  
(Seal)

[Signature]  
Notary Public  
Printed Name: Mildred Montalvo  
My Commission Expires: February 11, 2025  
Commission # HH 092272

Personally Known: \_\_\_\_\_  
OR Produced Identification: ✓  
Type of Identification Produced: FAPC



**EXHIBIT "A"**  
**Legal Description**

A tract of land situated in the SE1/4 of the SE1/4 of Section 34, Township 7 South, Range 29 East, being more particularly described as follows:

Commencing at the Southeast corner of Section 34, Township 7 South, Range 29 East, and run thence Westerly, along the South line of said Section, a distance of 165.0 feet to the Southwest corner of lands described in Deed Book 171, Page 301 of the public records of St., Johns County, Florida, being the most Easterly corner of lands described in Deed Book 179, Page 374 of said public records, and the point of beginning of this description. From Point of Beginning (1) run thence N50°53' W, along the Northeasterly line of lands described in Deed Book 179, Page 374, a distance of 757.76 feet to the Southeasterly right of way of State Road #207. (2) thence run N 37°40' E, along said Southeasterly right of way, a distance of 200.0 feet. (3) thence run S50°53'E, parallel with the Northeasterly line of land described in Deed Book 179, Page 374, a distance of 611.29 feet to intersect with the West line of lands described in Deed Book 171, Page 301 of said public records. (4) thence run S.1°57'30" W, along said West line, a distance of 250.87 feet to the point of beginning and to close. Containing 3.14 acres more or less.

LESS AND EXCEPT

Part "A"

A parcel of land in Section 34, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 34, Township 7 South, Range 29 East, St. Johns County, Florida; thence South 88°53'59" West along the South line of said Section 34, a distance of 1,184.53 feet; thence North 36°21'22" East, a distance of 837.47 feet; thence South 53°38'38" East, a distance of 52.00 feet to the Easterly right of way line of State Road No. 207, and the Point of Beginning; thence South 36°21'22" West along said Easterly right of way line, a distance of 10.00 feet; thence South 53°38'38" East, a distance of 10.00 feet; thence North 36°21'22" East, a distance of 10.00 feet; thence North 53°38'38" West, a distance of 10.00 feet to the Point of Beginning,

Containing 100 square feet, more or less.

Also:

Part "B"

A parcel of land in Section 34, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 34, Township 7 South, Range 29 East, St. Johns County, Florida; thence South  $88^{\circ}53'59''$  West along the South line of said Section 34, a distance of 1,184.53 feet; thence North  $36^{\circ}21'22''$  East, a distance of 643.50 feet; thence South  $51^{\circ}59'01''$  East, a distance of 52.02 feet to the Easterly right of way line of State Road No. 207, and the Point of Beginning; thence North  $36^{\circ}21'22''$  East along said Easterly right of way line, a distance of 10.00 feet; thence South  $51^{\circ}59'01''$  East, a distance of 10.00 feet; thence South  $36^{\circ}21'22''$  West, a distance of 10.00 feet; thence North  $51^{\circ}59'01''$  West, a distance of 10.00 feet to the Point of Beginning,

Containing 100 square feet, more or less.

Parcel ID: 1014900020

This being a portion of the same property conveyed to Freedom Baptist Church, Inc. by a Deed from E.B. O'Hara and Betty M. O'Hara, his wife dated January 27, 1984 and recorded February 2, 1984 in Book 626 Page 217 and Instrument 84 1947 in the County of Saint Johns, State of Florida..

**AUTHORIZATION FOR AGENT TO REPRESENT  
IN ZONING/LAND USE MATTERS**

Anthemnet, Inc. does hereby authorize **TOWER ENGINEERING PROFESSIONALS (TEP OPCO LLC )** and their assigned agent(s) to act as our agent in any and all zoning/land use requests and to represent us at all zoning/land use hearings pertaining to a Special Exception request regarding the review and approval of a **COMMUNICATION TOWER** as required under the St. Johns County, Florida Zoning Ordinance process and procedures for required land use approvals.

**Date:** 09/23/2024 **By:** 


**Print Name:** John Brian Richmond

**Title:** Anthemnet, Inc. President/CEO

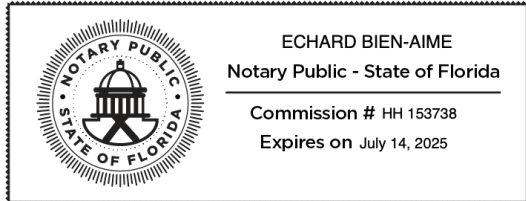
STATE OF Florida

COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [  ] online notarization on this 09/23/2024 by John Brian Richmond , who is personally known to me or who has produced DRIVER LICENSE as identification and who did (did not) take an oath.

 Notarized remotely online using communication technology via Proof. 07/14/2025  
Notary Public, Commission No. \_\_\_\_\_

(Signature)  
ECHARD BIEN-AIME  
(Name of Notary typed, printed or stamped)



**ATTACHMENT 2**  
**COVERAGE MAPS**

# ENTRADA

St. Johns County, FL

Prepared by Verizon Wireless RF Engineering

Omar Isaac

August 27, 2024



## Introduction:

This proposed 150ft monopole tower by Verizon, named ENTRADA, is essential for providing coverage and capacity to Treaty Oaks plaza and surrounding residential areas. In addition, it will off-load the surrounding cells.

**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.



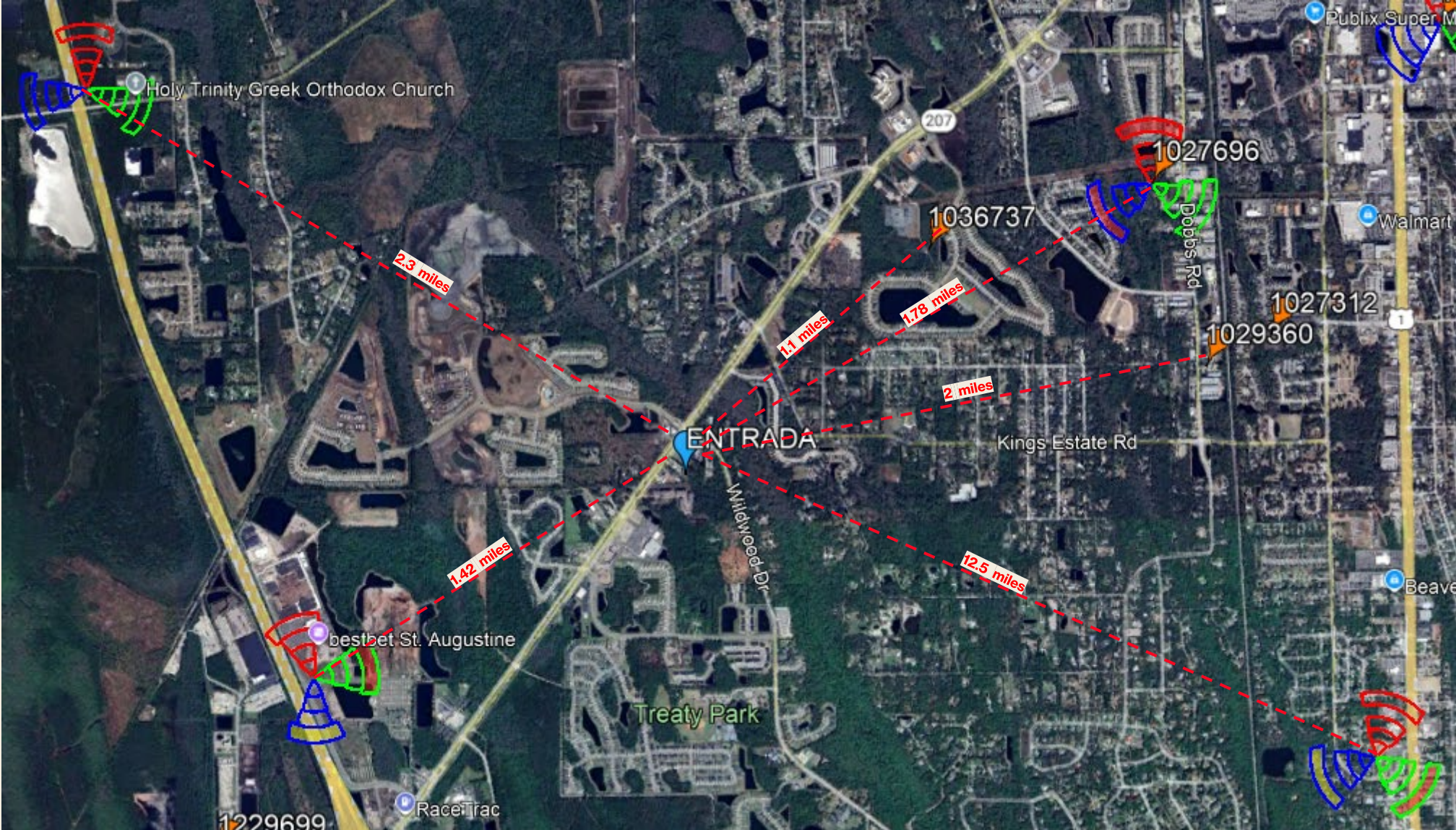
# Verizon Wireless First Tier Handoff Sites

ASR#	Tower Owner	Verizon Cell Site Name	Tower Height AGL (ft)	Verizon Antennas RAD Center	Latitude	Longitude
NA	Anthemnet, Inc.	ENTRADA	150	145	29.844432	-81.3618
1036737	FLORIDA POWER & LIGHT	NA	420	NA	29.854628	-81.348742
1027696	Crown Castle South LLC	CROWN DOBBS RD - HIGH POINT	320	139	29.857722	-81.336528
1029360	American Towers LLC	NA	305	NA	29.849481	-81.333409
NA	Crown Castle South LLC	CROWN ST AUGUSTINE	182	158	29.830708	-81.324451
NA	American Towers LLC	CHADWELL 207 & 195	180	177	29.83452	-81.382114
NA	American Towers LLC	HOLY TRINITY CR 214	180	180	29.862211	-81.394406

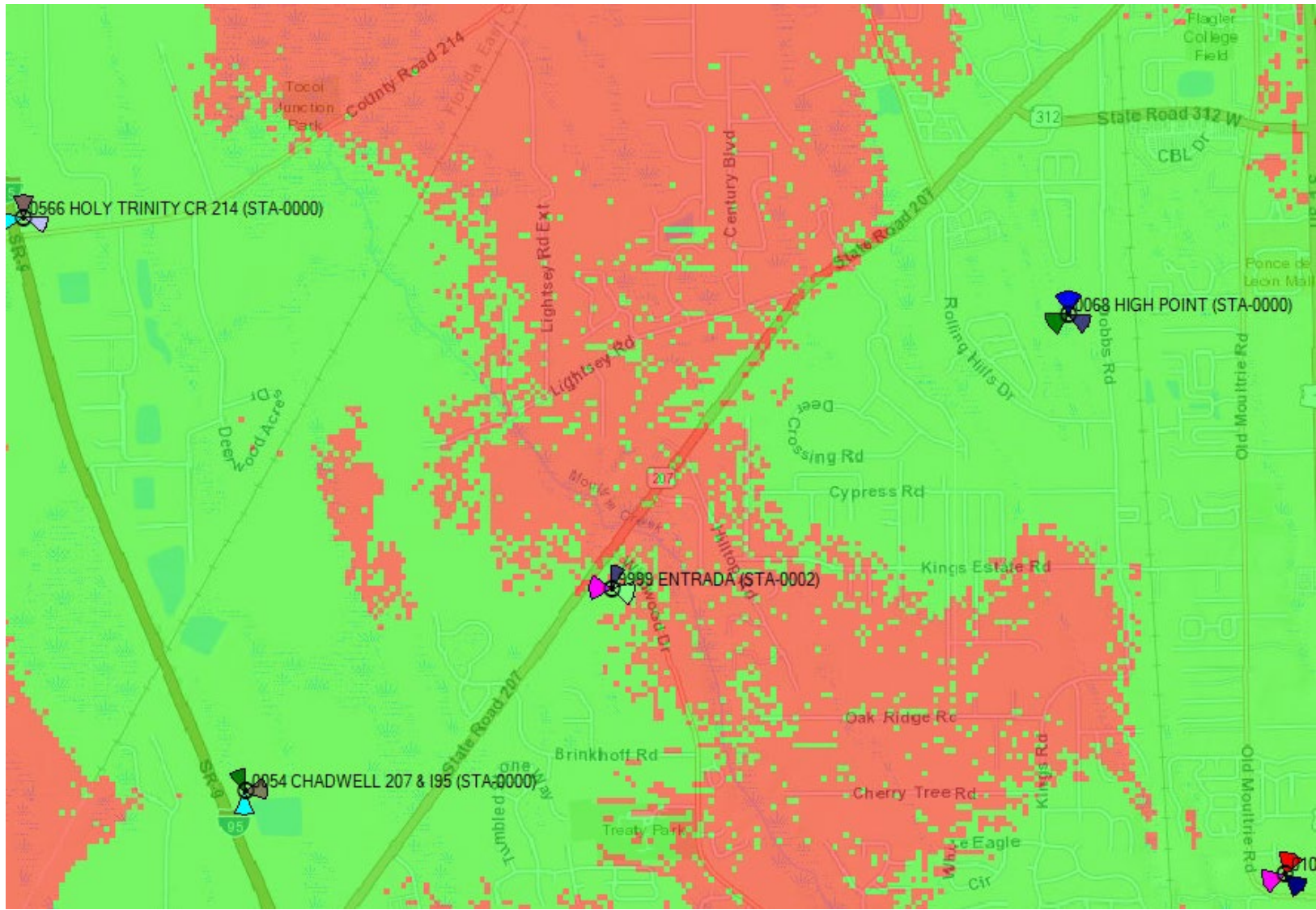
# ENTRADA

- Technology Type: 4G LTE (Voice/Data) /5G NR (Voice/Data)
- Antenna RAD center: 145'
- Structure type: Monopole
- Site Type: Macro
- Latitude: 29.844432
- Longitude: -81.3618

# Verizon Wireless First Tier Handoff Sites



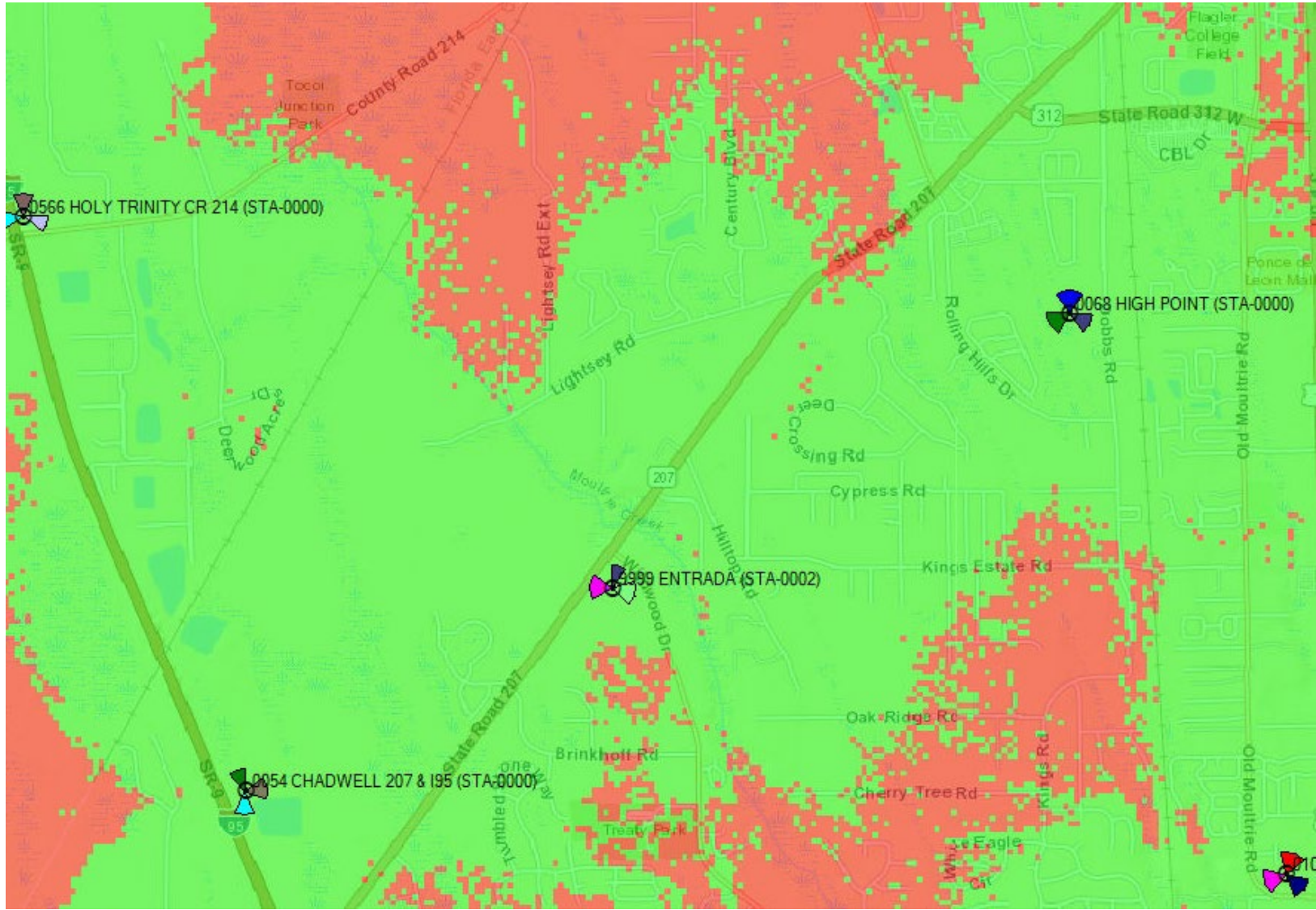
# Current Capacity Coverage



## Coverage Thresholds

- Green square: Reliable Service
- Red square: Unreliable Service

# Future Capacity Coverage with proposed site

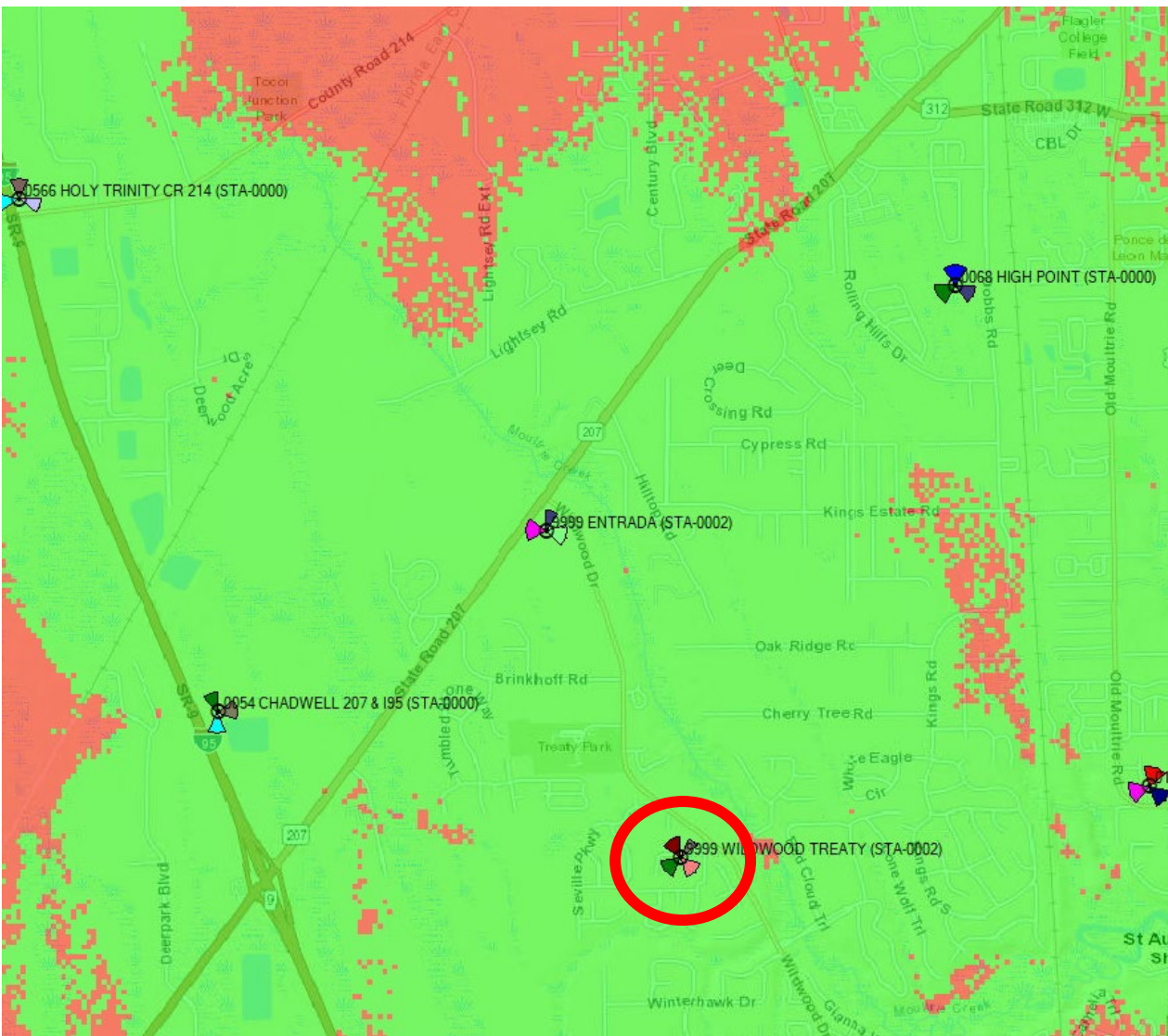


**Coverage Thresholds**  
■ Reliable Service  
■ Unreliable Service



**Thank You**

# Verizon plans on adding another site, south of the current proposed site for coverage and capacity



## Coverage Thresholds

■ Reliable Service

■ Unreliable Service

**ATTACHMENT 3**  
**PHOTO SIMULATIONS**



# PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NAME: ENTRADA

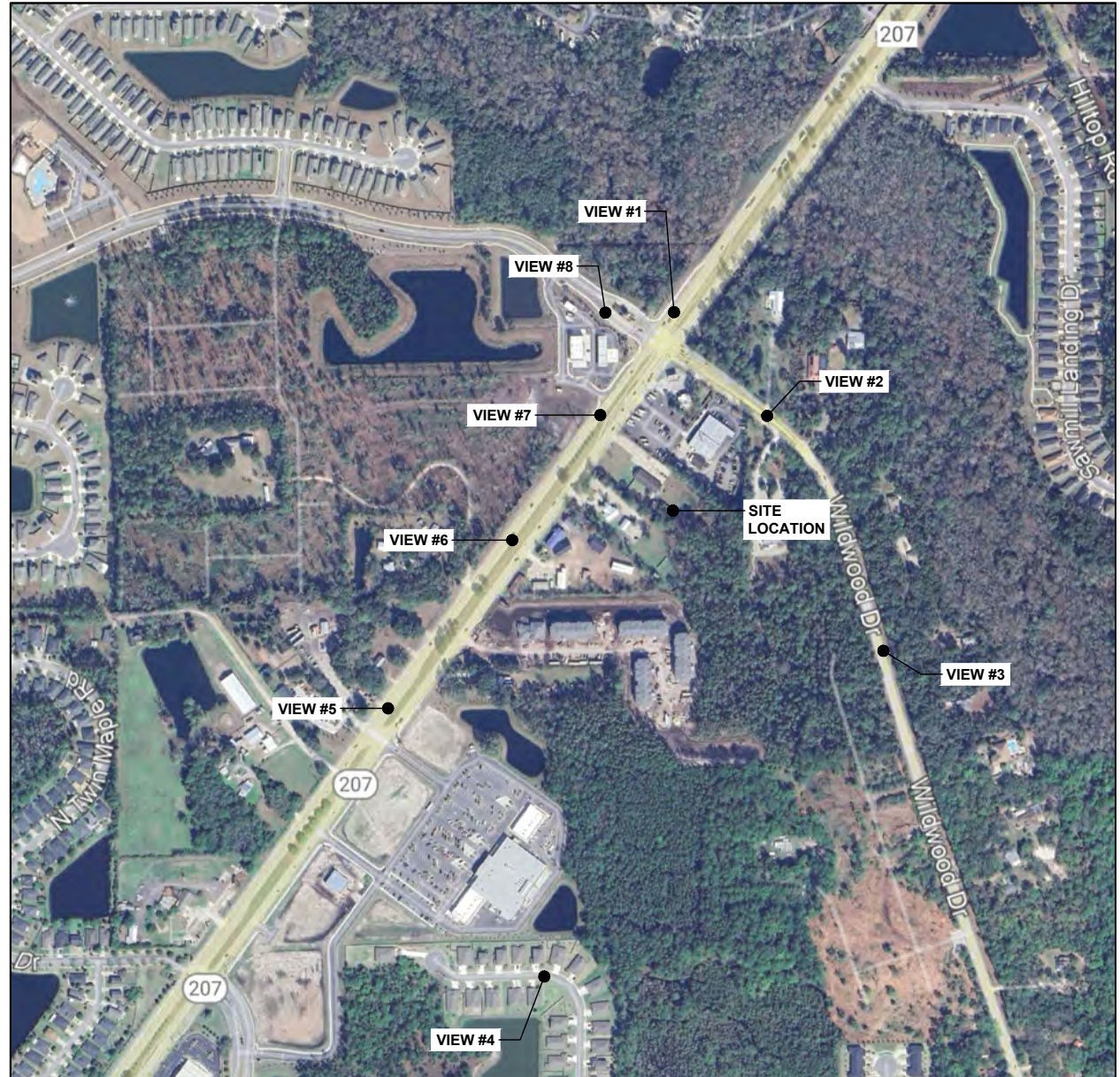
SITE LOCATION: 29.844650 N  
81.361631 W

1740 STATE ROAD 207  
SAINT AUGUSTINE, FL 32086  
(ST. JOHNS COUNTY)

## TECHNICAL APPROACH TO PHOTOGRAPHIC SIMULATION:

TOWER COORDINATES ARE ENTERED INTO GLOBAL MAPPING SOFTWARE AND ARE THEN ASSIGNED THEIR SCALED ELEVATION SPECIFIC TO THE TOWER DESIGN, ALLOWING LOCATIONS TO BE IDENTIFIED WITHIN THE SURROUNDING AREAS WHERE VISUAL IMPACT IS MOST LIKELY TO OCCUR. IF CERTAIN STREET VIEWS ARE NOT CURRENT OR USEABLE FROM THE GLOBAL MAPPING SOFTWARE, WE WILL PHYSICALLY VISIT THOSE AREAS AND TAKE THE APPROPRIATE PHOTOS. THE STREET VIEWS AND 3D GROUND VIEWS ARE THEN SAVED AND TRANSFERRED INTO IMAGE-EDITING SOFTWARE. THESE IMAGES ARE OVERLAYED AND DIGITALLY ALTERED TO CREATE A VISUAL SIMULATION BY ADDING OBJECTS, SUCH AS TELECOMMUNICATIONS EQUIPMENT, TREES, SHRUBS, GRASS, AND OTHER MATERIALS, ONTO THE PROPOSED AREA OF IMPACT.

PHOTOSIM LOCATION	DISTANCE TO TOWER
VIEW #1	695'
VIEW #2	435'
VIEW #3	950'
VIEW #4	1,900'
VIEW #5	1,390'
VIEW #6	680'
VIEW #7	445'
VIEW #8	765'
DISTANCES ARE APPROXIMATE AND FOR REFERENCE ONLY	



## ENTRADA COVER SHEET

THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE INTENDED AS VISUAL REPRESENTATIVES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.

DATE: 09/05/24

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 24-5059



**SMW**  
ENGINEERING GROUP, LLC  
TOGETHER PLANNING A BETTER TOMORROW  
158 BUSINESS CENTER DRIVE  
BIRMINGHAM, AL 35244  
TEL: 205-252-6985 www.smweng.com

ENTRADA  
VIEW (1)

## PHOTO SIMULATION

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT  
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

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ENTRADA  
VIEW (1) (AFTER)

PHOTO SIMULATION

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ENTRADA  
VIEW (2)

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ENTRADA  
VIEW (2) (AFTER)

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ENTRADA  
VIEW (3)

**PHOTO SIMULATION**

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ENTRADA  
VIEW (3) (AFTER)

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REVIEWED BY: CO

SMW #: 24-5059

PROPOSED TOWER CONCEALED  
BEHIND EXISTING TREELINE



APPROXIMATE LOCATION  
OF PROPOSED TOWER



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ENTRADA  
VIEW (4)

**PHOTO SIMULATION**

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DRAWN BY: BMD

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ENTRADA  
VIEW (5)

### PHOTO SIMULATION

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DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 24-5059



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ENTRADA  
VIEW (5) (AFTER)

**PHOTO SIMULATION**

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ENTRADA  
VIEW (6)

### PHOTO SIMULATION

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DATE: 09/05/24

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ENTRADA  
VIEW (6) (AFTER)

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ENTRADA  
VIEW (7)

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DATE: 09/05/24

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 24-5059



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TEL: 205-252-6985 www.smweng.com

ENTRADA  
VIEW (7) (AFTER)

### PHOTO SIMULATION

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DATE: 09/05/24

DRAWN BY: BMD

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ENTRADA  
VIEW (8)

### PHOTO SIMULATION

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ENTRADA  
VIEW (8) (AFTER)

**PHOTO SIMULATION**

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SMW #: 24-5059



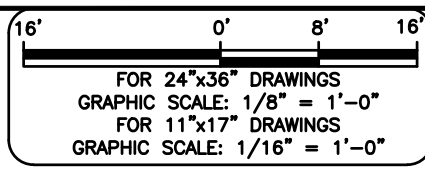
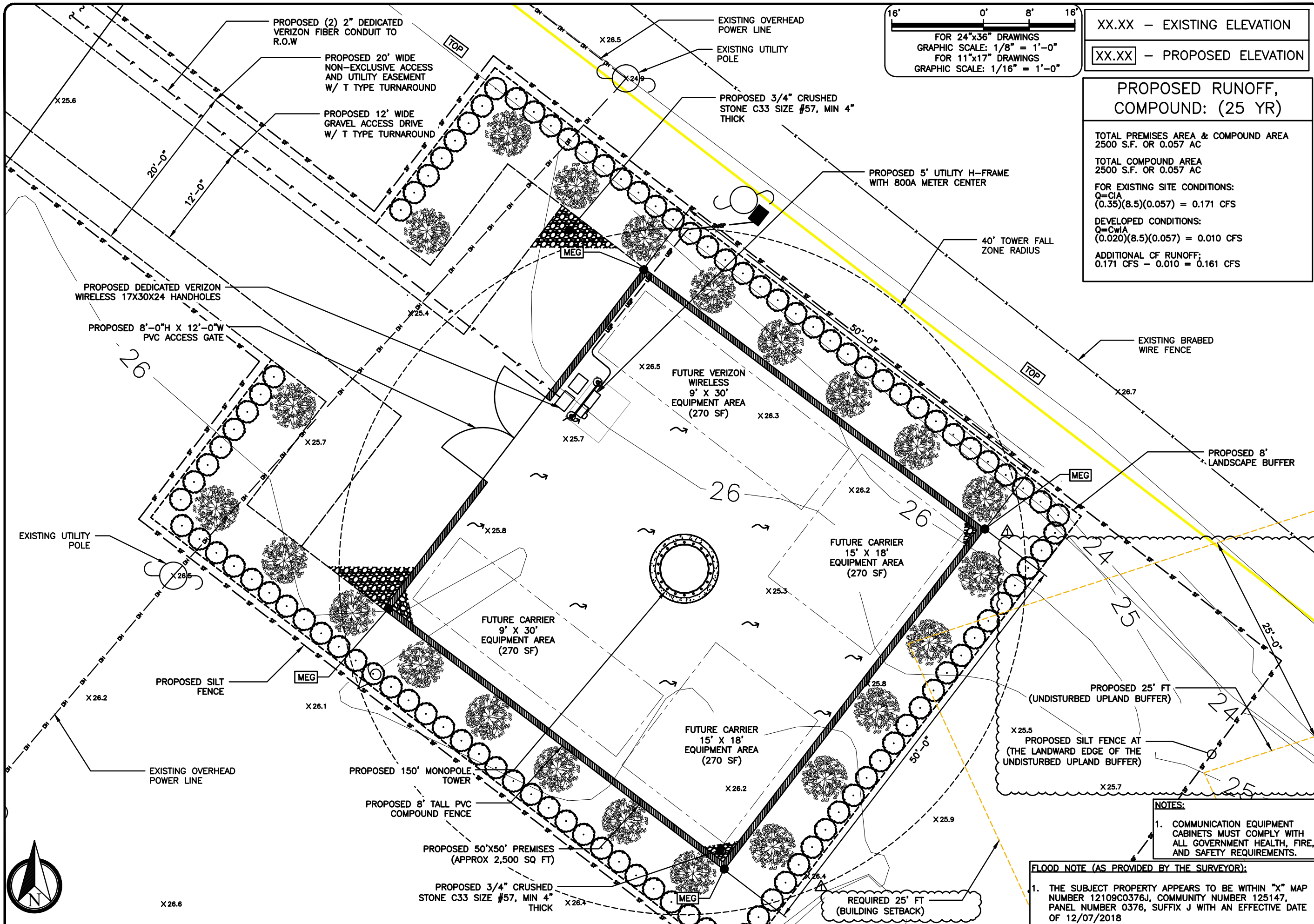
**ATTACHMENT 4**  
**DRAWINGS**











XX.XX - EXISTING ELEVATION

XX.XX - PROPOSED ELEVATION

**PROPOSED RUNOFF, COMPOUND: (25 YR)**

TOTAL PREMISES AREA & COMPOUND AREA  
2500 S.F. OR 0.057 AC

TOTAL COMPOUND AREA  
2500 S.F. OR 0.057 AC

FOR EXISTING SITE CONDITIONS:  
 $Q=CIA$   
 $(0.35)(8.5)(0.057) = 0.171$  CFS

DEVELOPED CONDITIONS:  
 $Q=CwIA$   
 $(0.020)(8.5)(0.057) = 0.010$  CFS

ADDITIONAL CF RUNOFF:  
 $0.171$  CFS -  $0.010$  =  $0.161$  CFS

REV	DATE	DESCRIPTION
0	11/25/24	ZDS
1	11/25/24	REVISIONS AS REQUESTED

PROJECT NO.:	24-5059
DRAWN BY:	J.WHITE
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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**SMW ENGINEERING GROUP, INC.**  
TOGETHER PLANNING A BETTER TOMORROW

12979 N TELECOM PARKWAY  
TAMPA, FL 33637  
(813) 615-1422

CERTIFICATE OF AUTHORIZATION 28767

**ANTHEMNET**

5944 LUTHER LANE, SUITE 725  
DALLAS, TX 75225

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JEREMY D. SHARIT P.E. FL LICENSE 75137

**ENTRADA**

1740 STATE ROAD 207  
ST. AUGUSTINE, FL 32086  
(ST. JOHNS COUNTY)

**SHEET NAME**

**COMPOUND LAYOUT**

**SHEET NUMBER**

**C2**

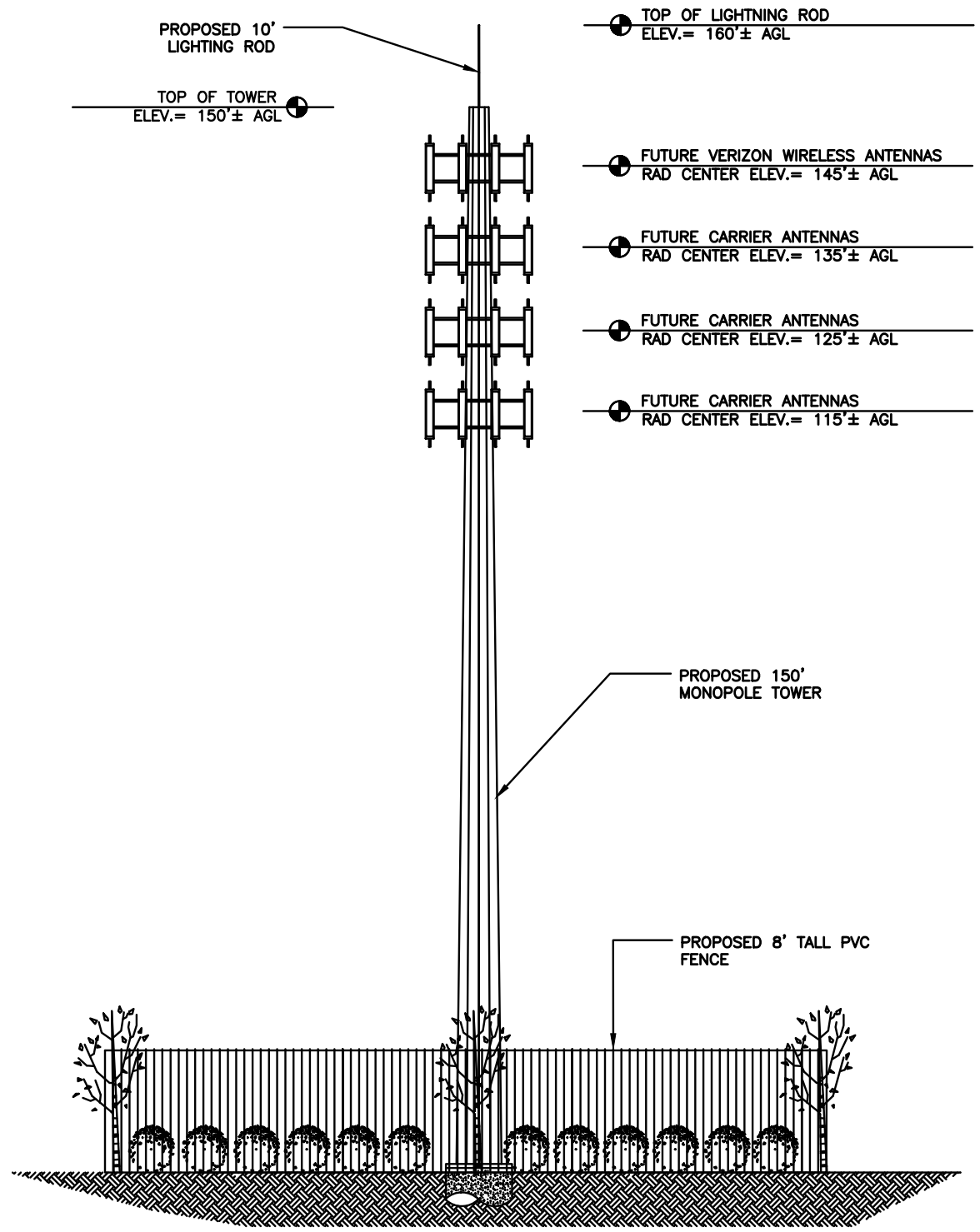
**NOTES:**

1. COMMUNICATION EQUIPMENT CABINETS MUST COMPLY WITH ALL GOVERNMENT HEALTH, FIRE, AND SAFETY REQUIREMENTS.

**FLOOD NOTE (AS PROVIDED BY THE SURVEYOR):**

1. THE SUBJECT PROPERTY APPEARS TO BE WITHIN "X" MAP NUMBER 12109C0376J, COMMUNITY NUMBER 125147, PANEL NUMBER 0376, SUFFIX J WITH AN EFFECTIVE DATE OF 12/07/2018

REV	DATE	DESCRIPTION
0	11/25/24	ZDS
1	11/25/24	REVISIONS AS REQUESTED
PROJECT NO.:		24-5059
DRAWN BY:		J.WHITE
PROJECT MANAGER:		C. OCHOVA
CHECKED BY:		C. OCHOVA



**STRUCTURAL ANALYSIS NOTE:**

1. AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS. TOWER FOUNDATION AND DESIGN SPECIFICATIONS ARE SEPARATE DOCUMENTS OUTSIDE THIS CONSTRUCTION DOCUMENT SET (DESIGNED BY OTHERS).
2. PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT SMW ENGINEERING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.
3. THE ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL ANALYSES PREPARED BY OTHERS.
4. CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.
5. THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR. ILLUMINATION. COMMUNICATION TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT TO ASSURE HUMAN SAFETY OR AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
6. FINISHED COLOR. COMMUNICATION TOWERS NOT REQUIRING FAA PAINTING/MARKING SHALL HAVE A GALVANIZED FINISH.
7. COLLOCATION. THE TOWER WILL BE DESIGNED TO ACCOMMODATE AT LEAST (4) WIRELESS CARRIERS.

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**SMW ENGINEERING GROUP, INC.**  
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 TAMPA, FL 33637  
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JEREMY D. SHARIT P.E. FL LICENSE 75137

ENTRADA

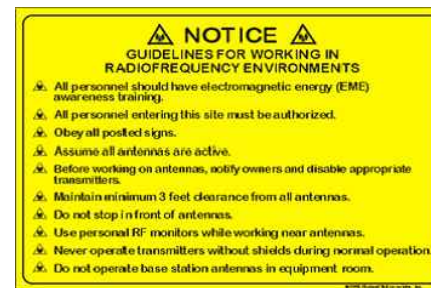
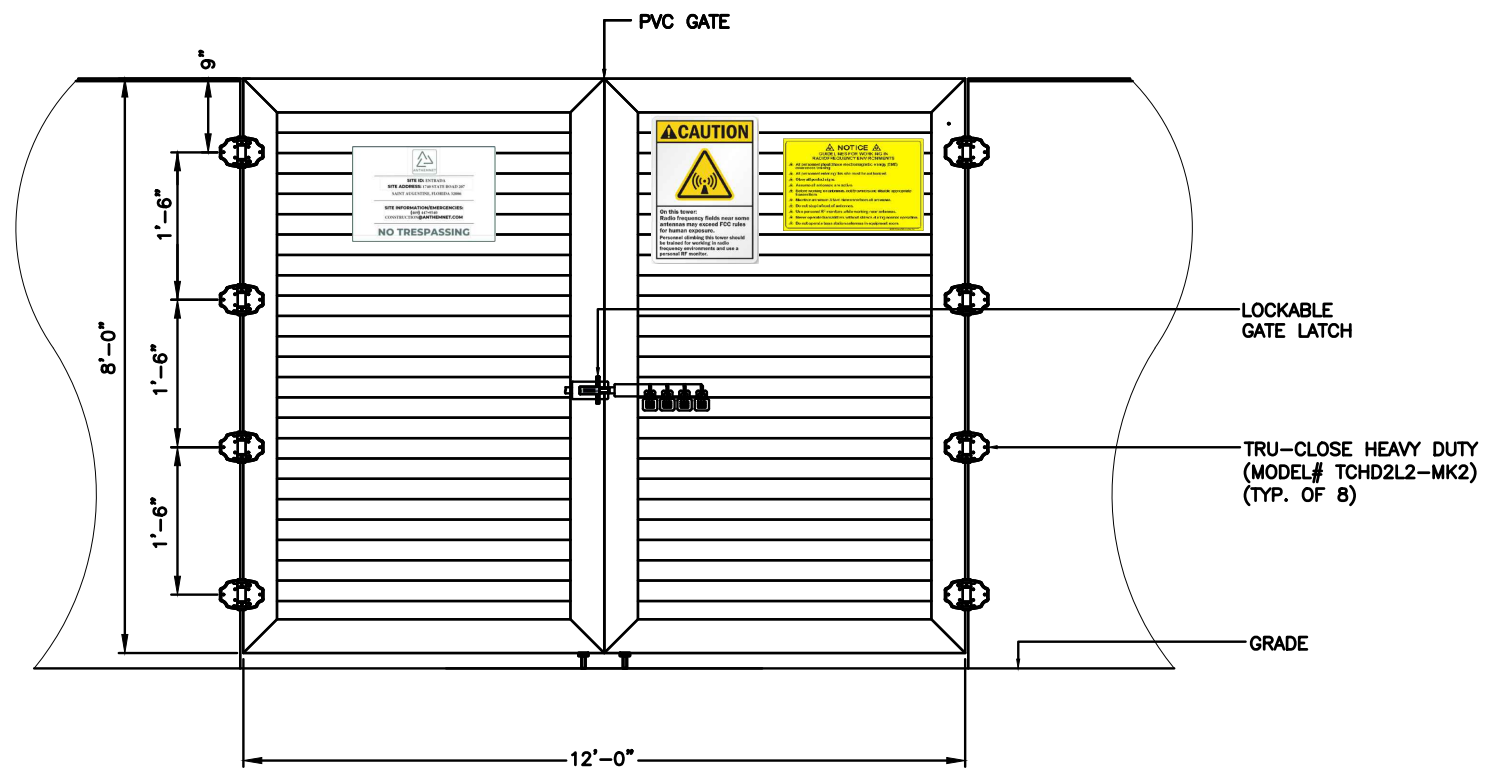
1740 STATE ROAD 207  
 ST. AUGUSTINE, FL 32086  
 (ST. JOHNS COUNTY)

SHEET NAME  
 TOWER ELEVATION

SHEET NUMBER  
 C3

**NOTE:**

NO ANTENNAS WILL BE PLACED ON THE STRUCTURE THAT WILL CAUSE SIGNIFICANT INTERFERENCE WITH A PUBLIC SAFETY SYSTEM OR WITH THE USUAL AND CUSTOMARY TRANSMISSION OR RECEPTION OF RADIO, TELEVISION AND OTHER CUSTOMARY SERVICES ENJOYED BY ADJACENT RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES.



**RF EXPOSURE CAUTION SIGNAGE**

NOTE:

1. FIRE DEPARTMENT ACCESS IS REQUIRED.
2. "FOR GATES, A KEY SWITCH IS REQUIRED. IF A PAD LOCK IS NEEDED, A SPECIAL LOCK IS REQUIRED.
3. PLEASE CONTACT THE FIRE MARSHAL'S OFFICE: 904-209-1740 TO OBTAIN A KNOX FORM. (NFPA 1,18.2)

REV	DATE	DESCRIPTION
0	11/25/24	ZDS
1	11/25/24	REVISIONS AS REQUESTED
PROJECT NO.:		24-5059
DRAWN BY:		J.WHITE
PROJECT MANAGER:		C. OCHOVA
CHECKED BY:		C. OCHOVA

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TOGETHER PLANNING A BETTER TOMORROW

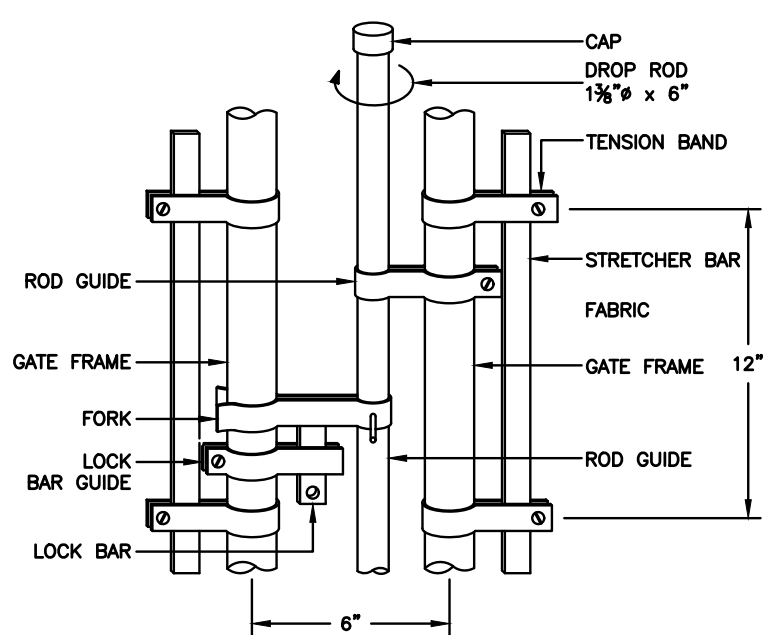
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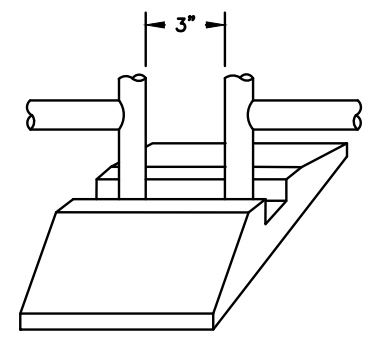
12' DOUBLE GATE DETAIL

NTS | 1



TYPICAL DROP ROD ASSEMBLY

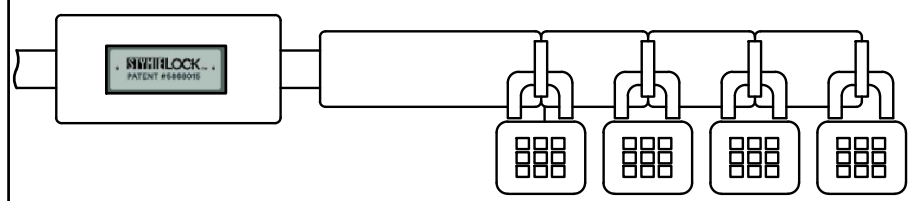
NTS | 2



NOTE:  
DROP ROD IS OPTIONAL IF GATE FRAMES EXTEND DOWN TO CENTER REST. USE LATCH SHOWN FOR WALK OR SINGLE GATE.

ALTERNATE OPTION

NTS | 3



STYMIE LOCK DETAIL

NTS | 4

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ENTRADA

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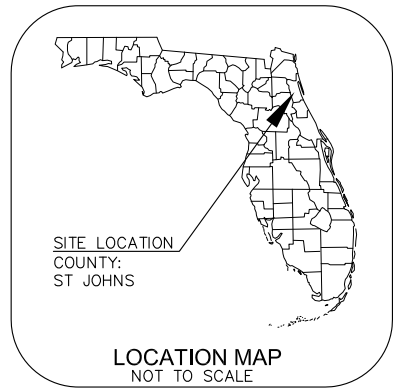
SHEET NAME  
GATE  
DETAILS

SHEET NUMBER  
C4









THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHNNY L. FLASKAMP, PSM #6601 ON 07/11/2024 USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 5J-17.062 WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST INC. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**SURVEYOR'S NOTES:**

- BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 626, PAGE 218, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING N52°25'15"W. (FIELD)
- THIS SURVEY WAS PERFORMED ON THE GROUND ON APRIL 24, 2024 UNDER THE SUPERVISION OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
- THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE "X", MAP NUMBER 12109C0376J, COMMUNITY NUMBER 125147, PANEL NUMBER 0376, SUFFIX J WITH AN EFFECTIVE DATE OF 12/07/2018.
- ALL DIMENSIONS SHOWN ARE IN SURVEY FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- NO UTILITIES (UNDERGROUND OR ABOVE-GROUND) WERE LOCATED EXCEPT AS SHOWN HEREON.
- NO SEARCH FOR VISIBLE EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED THE USE OF STORAGE OF HAZARDOUS MATERIALS WAS MADE.
- WETLAND AREAS AND LINES SHOWN HEREON WERE MARKED IN THE FIELD BY TRILEAF CORPORATION ON MAY 31, 2024, TRILEAF CORPORATION PROJECT NUMBER 2351. THE BEND POINTS OF SAID WETLAND WERE MARKED WITH PINK RIBBON LABELED FROM W-01-1 TO W-01-6.
- THIS SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, FILE NUMBER ANT-168319-C, DATED JANUARY 23, 2024 AND HAVE FOUND THE FOLLOWING:

1-9) STANDARD EXCEPTIONS. CONTAINS NO SURVEY MATTERS.

ALL PLOTTABLE MATTERS OF RECORD CONTAINED WITHIN THE ABOVE REFERENCED TITLE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THIS SURVEY. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT AFFECT THE PROPOSED ANTHEMNET LEASE AREA OR PROPOSED NON EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT THAT WERE NOT PROVIDED TO THIS SURVEYOR AT THIS TIME.

- INFORMATION SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
- THIS SURVEY REFLECTS THE DESCRIPTION AS REQUESTED BY THE CLIENT.
- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED AND SEALED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR OF RECORD.
- THIS SURVEY WAS PREPARED FOR THE PURPOSE OF CREATING A TELECOMMUNICATIONS LEASE AREA WITHIN THE PARENT TRACT SHOWN HEREON, TOGETHER WITH ITS PERTINENT ACCESS AND UTILITY EASEMENT PROPOSED TO RELEVANT PARTIES. IT DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE AS NOTED.
- THE COORDINATES SHOWN HEREON ARE IN NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), ARE TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATIONS FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
- THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, ARE TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATIONS FLORIDA PERMANENT REFERENCE NETWORK (FPRN). CONTOURS HAVE BEEN SPOT CHECKED AND ARE RELIED UPON TO BE WITHIN 95% ACCURACY AND ARE GOOD TO 1/2 THE CONTOUR INTERVAL SHOWN HEREON.
- BASED ON THE FIELD WORK PERFORMED AND THE TITLE REPORT PROVIDED BY THE CLIENT, WE CONCLUDE THAT THE PROPOSED ANTHEMNET LEASE AREA HAS ACCESS TO STATE ROAD 207 (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT (WHICH LIES ENTIRELY WITHIN THE PARENT TRACT SHOWN HEREON). THE COMMITMENT FOR TITLE INSURANCE PROVIDED DOES NOT DISCLOSE OR INCLUDE ANY EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES THAT WOULD PRECLUDE ACCESS FROM STATE ROAD 207 OVER THE PARENT TRACT, TO THE PROPOSED ANTHEMNET LEASE AREA.
- THE PROPOSED ANTHEMNET LEASE AREA AND PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT ARE LOCATED ENTIRELY WITHIN THE PARENT TRACT SHOWN HEREON.
- THERE ARE NO VISIBLE ENCROACHMENTS THAT AFFECT THE PROPOSED ANTHEMNET LEASE AREA OR PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT.
- SURVEYOR'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE SURVEY HEREIN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD SURVEY MADE UNDER MY RESPONSIBLE CHARGE, AND THAT TO THE BEST OF MY KNOWLEDGE MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

**DESCRIPTION:** PARENT TRACT (AS PROVIDED BY CLIENT)

A TRACT OF LAND SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AND RUN THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 165.0 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 171, PAGE 301 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN DEED BOOK 179, PAGE 374 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM POINT OF BEGINNING (1) RUN THENCE N50°53' W, ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 179, PAGE 374, A DISTANCE OF 757.76 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD #207. (2) THENCE RUN N 37°40' E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 200.0 FEET. (3) THENCE RUN S50°53'E, PARALLEL WITH THE NORTHEASTERLY LINE OF LAND DESCRIBED IN DEED BOOK 179, PAGE 374, A DISTANCE OF 611.29 FEET TO INTERSECT WITH THE WEST LINE OF LANDS DESCRIBED IN DEED BOOK 171, PAGE 301 OF SAID PUBLIC RECORDS. (4) THENCE RUN S.1°57'30" W, ALONG SAID WEST LINE, A DISTANCE OF 250.87 FEET TO THE POINT OF BEGINNING AND TO CLOSE. CONTAINING 3.14 ACRES MORE OR LESS.

LESS AND EXCEPT PART "A"

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 88°53'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1,184.53 FEET; THENCE NORTH 36°21'22" EAST, A DISTANCE OF 837.47 FEET; THENCE SOUTH 53°38'38" EAST, A DISTANCE OF 52.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, AND THE POINT OF BEGINNING; THENCE SOUTH 36°21'22" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 53°38'38" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 36°21'22" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 53°38'38" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET, MORE OR LESS.

ALSO:

PART "B"

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 88°53'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1,184.53 FEET; THENCE NORTH 36°21'22" EAST, A DISTANCE OF 643.50 FEET; THENCE SOUTH 51°59'01" EAST, A DISTANCE OF 52.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, AND THE POINT OF BEGINNING; THENCE NORTH 36°21'22" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 51°59'01" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 36°21'22" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 51°59'01" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET, MORE OR LESS.

PARCEL ID: 1014900020

**DESCRIPTION:** PROPOSED 50'X50' ANTHEMNET LEASE AREA (AS REQUESTED BY CLIENT)

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 07 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 626, PAGE 218, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING MARKED BY A FOUND 6"x6" CONC MONUMENT (NO IDENTIFICATION); THENCE N52°25'15"W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 757.29 FEET TO A POINT ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207, BEING MARKED BY A FOUND 6"x6" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE N36°14'29"E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.98 FEET; THENCE CONTINUE N36°14'29"E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.01 FEET; THENCE S52°25'15"E, DEPARTING SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.14 FEET; THENCE N37°34'45"E, A DISTANCE OF 15.00 FEET; THENCE S52°25'15"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S52°25'15"E, A DISTANCE OF 50.00 FEET; THENCE S37°34'45"W, A DISTANCE OF 50.00 FEET; THENCE N52°25'15"W, A DISTANCE OF 50.00 FEET; THENCE N37°34'45"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED 50'X50' ANTHEMNET LEASE AREA CONTAINING 2,500 SQUARE FEET.

**DESCRIPTION:** PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT (AS REQUESTED BY CLIENT)

A STRIP OF LAND LYING WITHIN SECTION 34, TOWNSHIP 07 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 626, PAGE 218, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING MARKED BY A FOUND 6"x6" CONC MONUMENT (NO IDENTIFICATION); THENCE N52°25'15"W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 757.29 FEET TO A POINT ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207, BEING MARKED BY A FOUND 6"x6" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE N36°14'29"E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.981 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N36°14'29"E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.01 FEET; THENCE S52°25'15"E, DEPARTING SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.14 FEET; THENCE N37°34'45"E, A DISTANCE OF 15.00 FEET; THENCE S52°25'15"E, A DISTANCE OF 20.00 FEET; THENCE S37°34'45"W, A DISTANCE OF 50.00 FEET; THENCE N52°25'15"W, A DISTANCE OF 20.00 FEET; THENCE N37°34'45"E, A DISTANCE OF 15.00 FEET; THENCE N52°25'15"W, A DISTANCE OF 295.68 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT CONTAINING 6,918 SQUARE FEET, MORE OR LESS.

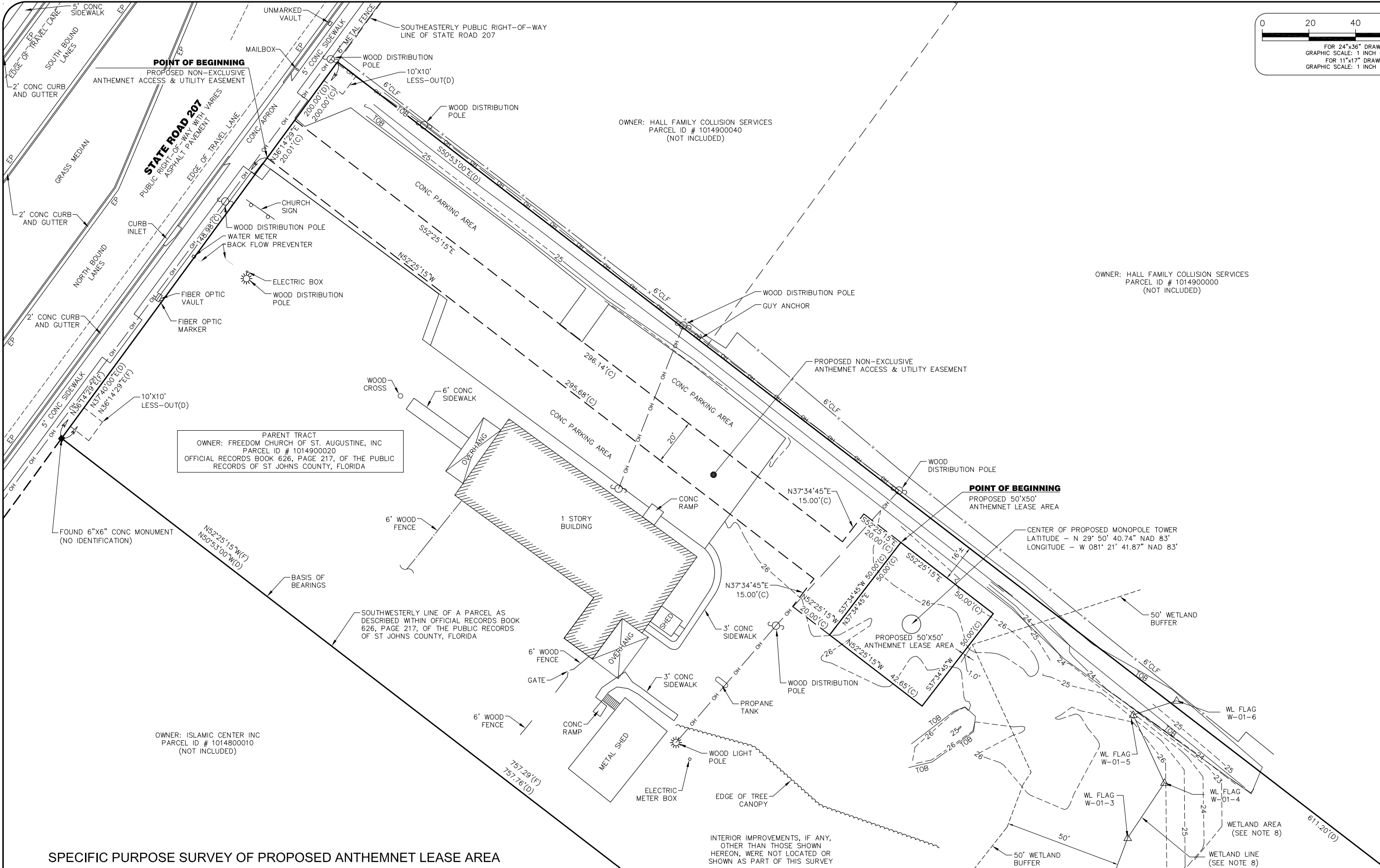
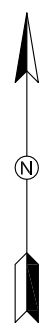
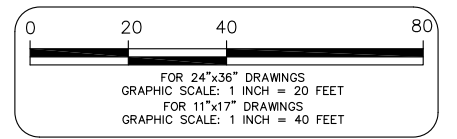
**LEGEND:**

- (C) = CALCULATED
- (F) = FIELD
- (P) = PLAT
- (D) = DEED
- FIR = FOUND IRON ROD
- FIP = FOUND IRON PIPE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- NO. = NUMBER
- LB = LICENSED BUSINESS
- RCP = REINFORCED CONCRETE PIPE
- INV = INVERT
- CONC = CONCRETE
- ELEV = ELEVATION
- SCIR = SET IRON ROD & CAP
- T = TOWNSHIP
- R = RANGE
- O.R. = OFFICIAL RECORDS
- NOFS = NO CORNER FOUND OR SET
- ID = IDENTIFICATION
- W/ = WITH
- MES = MITERED END SECTION
- TYP = TYPICAL
- PREFAB = PREFABRICATED
- CLF = CHAIN LINK FENCE
- = OVERHEAD LINE
- = UTILITY POLE
- = TELCO PEDESTAL

**THIS SURVEY IS NOT VALID OR COMPLETE WITHOUT SHEETS 1, 2 & 3 BEING BOUND TOGETHER. SEE SHEET 2 FOR SKETCH OF THE PROPOSED ANTHEMNET LEASE AREA, AND PROPOSED NON-EXCLUSIVE ACCESS & UTILITY EASEMENT. SEE SHEET 3 FOR SKETCH OF THE PARENT TRACT.**

**SPECIFIC PURPOSE SURVEY OF PROPOSED ANTHEMNET LEASE AREA**

<p>12979 N TELECOM PARKWAY TEMPLE TERRACE, FLORIDA 33637 (813) 615-1422 FLORIDA LICENSED BUSINESS 7906</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>1</td> <td>MOVED PROPOSED LEASE AREA AND ADDED WETLAND LINES/BUFFER PER CLIENTS REQUEST.</td> <td>JLF</td> <td>7/11/24</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>			1	MOVED PROPOSED LEASE AREA AND ADDED WETLAND LINES/BUFFER PER CLIENTS REQUEST.	JLF	7/11/24																	<p>PREPARED FOR:</p> <p>5944 LUTHER LANE SUITE 725 DALLAS, TEXAS 75225</p>	<p>NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR &amp; MAPPER.</p> <p>JOHNNY L. FLASKAMP FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. 6601</p>	<p>DRAWING INFORMATION:</p> <table border="1"> <tr> <td>FIELD DATE:</td> <td>04-24-2024</td> </tr> <tr> <td>DRAWN DATE:</td> <td>05-01-2024</td> </tr> <tr> <td>CHECK DATE:</td> <td>05-02-2024</td> </tr> <tr> <td>SEC.-TWP.-RGE.:</td> <td>34-07S-29E</td> </tr> </table>	FIELD DATE:	04-24-2024	DRAWN DATE:	05-01-2024	CHECK DATE:	05-02-2024	SEC.-TWP.-RGE.:	34-07S-29E	<p>SITE INFORMATION:</p> <p><b>ENTRADA</b></p> <p>1740 STATE ROAD 207 SAINT AUGUSTINE, FLORIDA 32086 (ST JOHNS COUNTY)</p> <table border="1"> <tr> <td>SMW PROJECT NUMBER:</td> <td>24-5059</td> </tr> <tr> <td>SURVEY</td> <td>SHEET 1 OF 3</td> </tr> </table>	SMW PROJECT NUMBER:	24-5059	SURVEY	SHEET 1 OF 3
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SMW PROJECT NUMBER:	24-5059																																						
SURVEY	SHEET 1 OF 3																																						



PARENT TRACT  
 OWNER: FREEDOM CHURCH OF ST. AUGUSTINE, INC  
 PARCEL ID # 1014900020  
 OFFICIAL RECORDS BOOK 626, PAGE 217, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

OWNER: ISLAMIC CENTER INC  
 PARCEL ID # 1014800010  
 (NOT INCLUDED)

OWNER: HALL FAMILY COLLISION SERVICES  
 PARCEL ID # 1014900040  
 (NOT INCLUDED)

OWNER: HALL FAMILY COLLISION SERVICES  
 PARCEL ID # 1014900000  
 (NOT INCLUDED)

**SPECIFIC PURPOSE SURVEY OF PROPOSED ANTHEMNET LEASE AREA**

INTERIOR IMPROVEMENTS, IF ANY, OTHER THAN THOSE SHOWN HEREON, WERE NOT LOCATED OR SHOWN AS PART OF THIS SURVEY

**SMW**  
 ENGINEERING GROUP, INC.  
 12979 N TELECOM PARKWAY  
 TEMPLE TERRACE, FLORIDA 33637  
 (813) 615-1422  
 FLORIDA LICENSED BUSINESS 7906

REVISIONS			
1	MOVED PROPOSED LEASE AREA AND ADDED WETLAND LINES/BUFFER PER CLIENTS REQUEST.	JLF	7/11/24

PREPARED FOR:

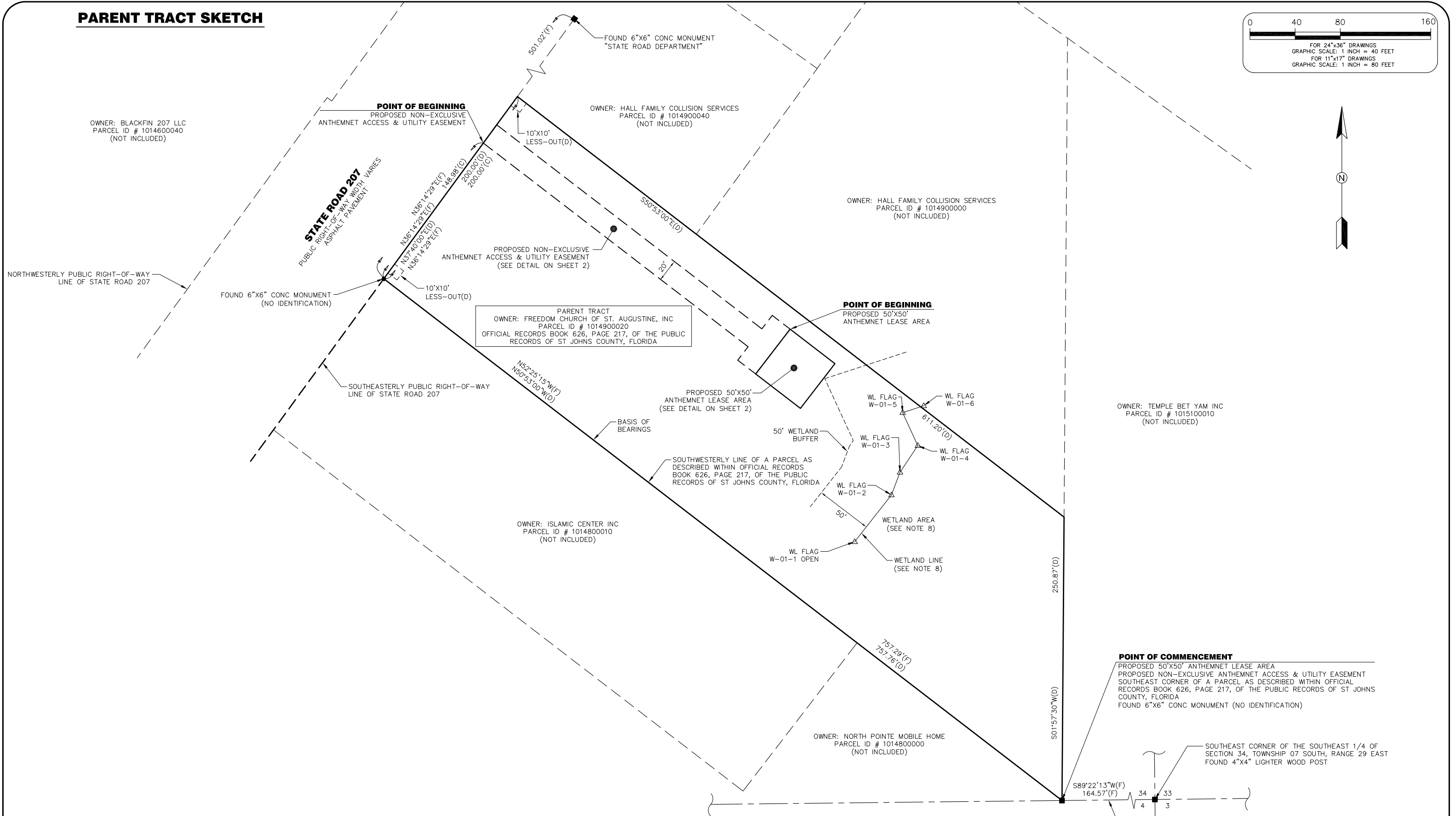
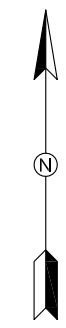
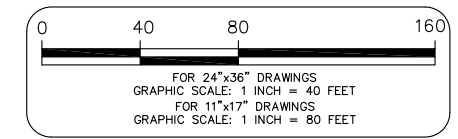
**ANTHEMNET**  
 5944 LUTHER LANE  
 SUITE 725  
 DALLAS, TEXAS 75225

**THIS SURVEY IS NOT VALID OR COMPLETE WITHOUT SHEETS 1, 2 & 3 BEING BOUND TOGETHER. SEE SHEET 1 FOR SURVEYORS SIGNATURE AND SEAL, SURVEYORS NOTES, DESCRIPTIONS, LEGEND, AND VICINITY MAP. SEE SHEET 3 FOR SKETCH OF PARENT TRACT.**

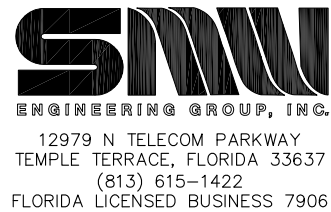
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FIELD DATE:	04-24-2024
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CHECK DATE:	05-02-2024
SEC.-TWP.-RGE.:	34-07S-29E

SITE INFORMATION:	
<b>ENTRADA</b>	
1740 STATE ROAD 207 SAINT AUGUSTINE, FLORIDA 32086 (ST JOHNS COUNTY)	
SMW PROJECT NUMBER: 24-5059	SURVEY SHEET 2 OF 3

**PARENT TRACT SKETCH**



**SPECIFIC PURPOSE SURVEY OF PROPOSED ANTHEMNET LEASE AREA**



REVISIONS			
1	MOVED PROPOSED LEASE AREA AND ADDED WETLAND LINES/BUFFER PER CLIENTS REQUEST.	JLF	7/11/24

PREPARED FOR:

5944 LUTHER LANE  
SUITE 725  
DALLAS, TEXAS 75225

**THIS SURVEY IS NOT VALID OR COMPLETE WITHOUT SHEETS 1, 2 & 3 BEING BOUND TOGETHER. SEE SHEET 1 FOR SURVEYORS SIGNATURE AND SEAL, SURVEYORS NOTES, DESCRIPTIONS, LEGEND, AND VICINITY MAP. SEE SHEET 2 FOR SKETCH OF THE PROPOSED ANTHEMNET LEASE AREA, AND PROPOSED NON-EXCLUSIVE ACCESS & UTILITY EASEMENT.**

DRAWING INFORMATION:	
FIELD DATE:	04-24-2024
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CHECK DATE:	05-02-2024
SEC.-TWP.-RGE.:	34-07S-29E

SITE INFORMATION:	
<b>ENTRADA</b>	
1740 STATE ROAD 207 SAINT AUGUSTINE, FLORIDA 32086 (ST JOHNS COUNTY)	
SMW PROJECT NUMBER:	24-5059
SURVEY	SHEET 3 OF 3

**ATTACHMENT 5**  
**NARRATIVE**



RALEIGH OFFICE  
326 TRYON RD  
RALEIGH, NC 27603  
T: 919.661.6351  
WWW.TEPGROUP.NET

Date: Thursday, October 10, 2024  
To: St. Johns County, FL - Planning & Zoning Dept  
From: Abby Porter  
Subject: Entrada Special Use Permit - Telecommunication Application Submittal

---

**Project Address:** 1740 State Road 207

**Parcel Number:** 1014900020

**Project Type:** 160' Monopole

**Current Zoning:** OR

Enclosed are the required documents for the Special Use Permit submittal for the application of a 160' monopole communication tower and related ground equipment.

- Application Form
- Zoning Drawings
- Coverage Maps
- Notice Criteria - FAA
- Photo Simulations
- Phase I Report
- Fall Letter
- Legal Description
- Deed
- Shared Use Letter
- Wetland Delineation
- State Historic Preservation Letter
- Authorization Forms

### **General Project Narrative**

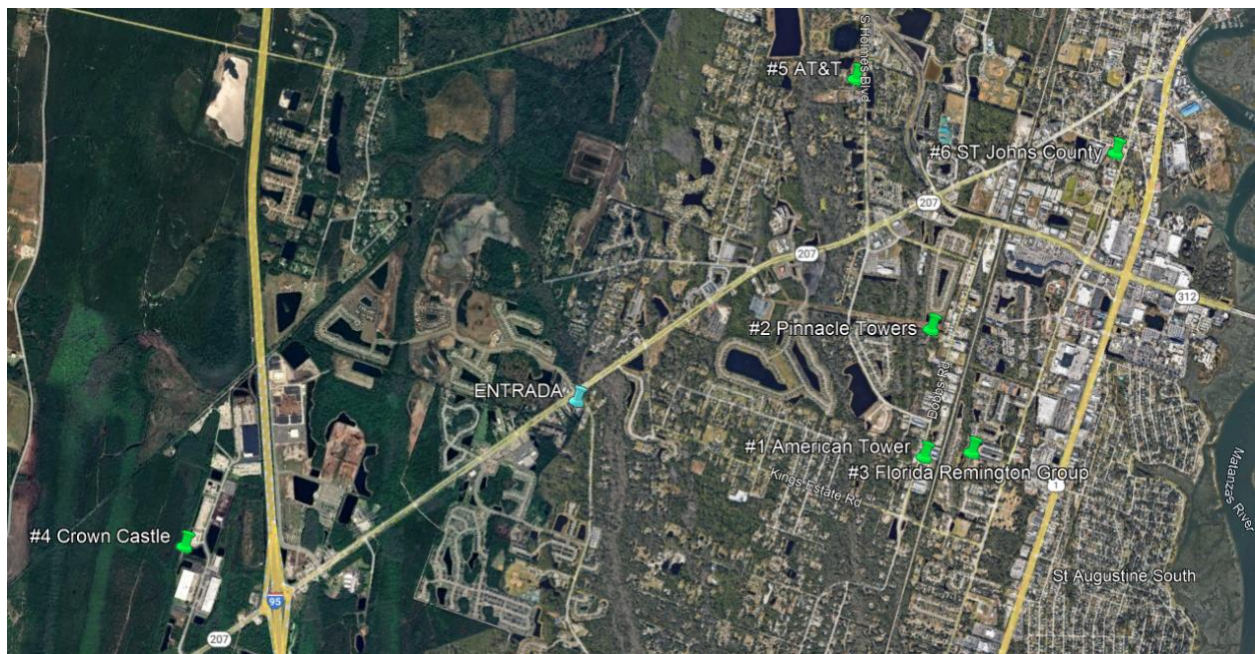
Anthemnet is proposing a 160' (150' tower height + 10' lightning rod) monopole and a 50'x50' lease area with 8' tall PVC fencing within St. Johns County, FL located at 1740 State Road 207 / parcel # 101490020. There will be a 12' gravel access road to the

proposed site. The proposed tower will allow for the collocation of Verizon Wireless equipment and (3) additional future carriers. The tower will adhere to all requirements outlined in Section 6.08.12 of the St. Johns County Land Development Code.

The proposed tower will be 160' tall, including the 10' lighting rod, which falls within the maximum height limits specified in Section 6.08.12.E.2.c The tower's height is necessary to accommodate the growing demand for wireless communication services, as allowed by the Federal Telecommunications Act of 1996 and the Florida Wireless Emergency Communications Act. The tower will be designed for a minimum of four (4) carriers.

Per the required collocation efforts discussed in 6.08.12.R.1 of the Land Development Code and based on the coverage mappings that have been submitted with this application, a new telecommunications facility is needed due to the lack of coverage in the surrounding area. This new facility will provide additional coverage and improve E911 correspondence. See the map and nearby existing towers below that are too far from the target objective:

1	<a href="#">American Towers Llc</a>	1.7 mi
2	<a href="#">Pinnacle Towers Llc</a>	1.8 mi
3	<a href="#">Florida Remington Group, Inc.</a>	2.0 mi
4	<a href="#">Crown Castle South Llc</a>	2.0 mi
5	<a href="#">AT&amp;T</a>	2.1 mi
6	<a href="#">Saint Johns County, Florida</a>	2.9 mi





The proposed tower will also comply with the fall zone distance requirements outlined in Section 6.08.12.F. The tower will be situated at a safe distance from residential dwellings, schools, and emergency evacuation shelters, as certified by a registered engineer. A certified fall zone letter has been included with this submittal to demonstrate that the established fall zone ensures the safety of adjacent properties in the unlikely event of a tower failure.

To mitigate the visual impact of the tower, ensure security of the site, and to preserve the character of the surrounding area, the proposed tower will adhere to the requirements for fencing, signage, landscaping, and lighting as specified in Sections 6.08.12.J, 6.08.12.K, 6.08.12.M, and 6.08.12.G of the Land Development Code.

## **Zoning Ordinance Review and Compliance Statements**

### **Section 2.03.01-A General Provisions on Special Uses**

- A. A Special Use shall be approved by the Planning and Zoning Agency only upon determination that the application and evidence presented establish that:
1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code;

The proposed special use, an Antenna Tower, will be compatible with the St. Johns County Comprehensive Plan and Land Development Code. It will cause no detrimental harm to the health, safety and welfare of the general public.

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services; and

The proposed Antenna Tower does not impose a burden on the surrounding Uses or community facilities or services. The Antenna Tower has been designed to fit cohesively with the surrounding area and uses.

3. If access is provided by a Street maintained by the Florida Department of Transportation (FDOT) a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator; and

N/A – the access is not provided by a street maintained by the Florida DOT. It will have a private access road, See the submitted drawings and documents for additional details.

4. The Use, which is listed as a Special Use in the district in which it is proposed to be located, complies with all required regulations and standards of this Article II, unless greater or more stringent regulations are contained or provided in the Comprehensive Plan or elsewhere in this Code for the Special Use.

The proposed Antenna Tower complies with all required code regulations and standards as stated in the ordinance.

- B. It shall be the responsibility of the Applicant to present evidence in the form of testimony, exhibits, documents, models, plans, and the like to support the application for approval of a Special Use. The burden of demonstrating compliance with the requirements of this Article shall rest with the Applicant.

All applicable and required documents, studies, and reviews are included in this application submittal package and demonstrate compliance with the requirements of Section 2.03.01-A General Provisions on Special Uses, Section 2.03.26 Antenna Towers, and Section 6.08.12 Communication Antenna Towers.

- C. A detailed site plan and detailed statement of all Uses proposed shall be submitted with each application for a Special Use approval. The plan and statement, if approved, shall become a condition upon which the Use and Structures shown thereon are permitted; and any change or addition shall constitute a violation of the Special Use approval unless such change is submitted to and approved by the Planning and Zoning Agency. The detailed site plan, drawn to scale, no larger than eleven (11) inches x seventeen (17) inches, shall show the location and dimensions of all existing and proposed Structures and other improvements and setbacks of same, signs, and provisions for off-street parking.

A detailed site plan and statement is provided in this application package requesting a Special Use, Antenna Tower, approval. See the submitted drawings for details on the location and dimensions of existing and proposed structures, setbacks, compound layout, and access to the proposed site.

- D. The Special Use must be compatible with the adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (“Growth Management Act”) include, but are not limited to, permitted Uses, Structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no Use or condition is unduly negatively impacted directly or indirectly by another Use or condition. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding Uses. These include: type of Use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, risk of fire, air quality, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water and other necessary public services, and nuisances.

The proposed location is within the OR zoning district. The adjacent parcels to the South are zoned RG-2 and CI; to the East, OR; to the West, PUD; and to the North, IW and CI. Per the St Johns County Code, Antenna Towers are permitted in an OR zoning district by Special Use approval. The proposed Antenna Tower meets all applicable characteristics and criteria for compatibility with an OR zoning district. The Antenna Tower will not cause a nuisance to the surrounding or adjacent uses.

E. In addition to the foregoing criteria for measuring compatibility, the following requirements shall be adhered to by the Planning and Zoning Agency in determining whether to grant or deny a requested Special Use:

1. A Special Use shall not be approved where the Special Use or a related Use or activity will be incompatible with adjoining or surrounding land uses.

The proposed Antenna Tower is compatible with the OR zoning district designation and the surrounding character of the area. The proposed location is in a low density, rural area. The proposed use does not generate traffic and generates offensive noise levels. No odors or chemicals or other aspects are generated from the facility that would be incompatible with a rural lifestyle.

2. A Special Use shall not be approved if the Special Use or a related Use or activity will have a substantial detrimental impact on adjacent or surrounding land uses in respect to odors, noise, smoke, vibration, pollution, traffic generation, or the other listed compatibility characteristics.

The Antenna Tower will not have a substantial negative company on the surrounding area. The site will be properly screened, landscaped, and designed to minimize the visual impact of the area. There will be no odors, noise, smoke, vibration, pollution, or traffic generation from the proposed site. The only traffic will be during construction, and for regularly scheduled maintenance throughout the year.

3. Traffic generated and its access and flow to the proposed Use shall not adversely impact ingress and egress to adjoining properties, adversely affect the projected wear and tear of any public road designed to carry lighter traffic than projected for the proposed Special Use, or pose a potential danger to the safety of traffic, pedestrians, or bicyclists.

There will be a private access drive constructed for this site. The only generated traffic will be during its construction, and intermittently for scheduled maintenance throughout the year.

4. A Special Use shall be approved only in an area where adequate public facilities and services already exist, will be provided prior to occupancy, or are scheduled to be available within an approved time frame.

N/A – Public services exist in the area. The Antenna Tower will not require water or sewer and will not be using these public services.

5. A Special Use shall not be approved if the Special Use or a related Use or activity will cause a nuisance.

The Antenna Tower will not cause a nuisance. It will comply with all regulations and requirements set forth by the St Johns County Codes,

including proper landscaping, screening, buffering, and setbacks to minimize any negative effects on the surrounding area.

6. Without limitation of the foregoing, the following factors shall be considered in determining compatibility:
  - a. permitted Uses, Structures and activities allowed with the land use category;
  - b. building location, dimension, height, and floor area ratio;
  - c. location and extent of parking, access drives, and service areas;
  - d. traffic generation, hours of operation, noise levels, and outdoor lighting;
  - e. alteration of light and air;
  - f. setbacks and buffers – fences, walls, landscaping, open space treatment, and other buffers designed to harmonize and make the Special Use and any related Uses compatible with the surrounding land uses; and
  - g. whether the Special Use will comply with the concurrency requirements under Article XI of this Code. To the extent any provision of this Article II conflicts with Article XI, the provisions of Article XI shall prevail to the extent of such conflict.

The proposed Antenna Tower is permitted within the Open Rural (OR) zoning district) by Special Use Approval per Table 2.03.01 in the Land Development Code. The Antenna Tower will be 160' in height and be situated within a 50'x50' fenced compound. Additional details can be found on the site plan submitted with this application package. There will be a 12-ft wide gravel access drive with a T-type turnaround. Traffic will only be generated during construction and for scheduled maintenance visits throughout the year. There are no hours of operation for a wireless communication site as it will be unmanned. There will be no alteration to light or air from the Antenna Tower. The site will comply with all code required setbacks, buffers, fencing, screening, and landscaping. See the submitted drawings and site plan for additional details. This project is exempt from concurrency per Section 11.00.05 of the Land Development Code.

- F. The Planning and Zoning Agency may prescribe appropriate conditions to ensure proper compliance with the general spirit, purpose, and intent of this Code and the Comprehensive Plan in addition to any conditions or restrictions specifically authorized to be imposed under this Article. Without limitation of the foregoing, conditions may be imposed by the Planning and Zoning Agency to ensure compatibility of the Special Use and related Uses with adjacent or surrounding land uses, and to avoid potentially negative effects on adjacent and surrounding land

uses, provided that such conditions are reasonable and appropriate in the particular circumstances of the case, including screening or buffering, landscaping, control of manner or hours of operation, alteration of proposed design or construction of buildings, relocation of proposed open space or alteration or use of such space, or such other measures as are reasonably necessary to assure that such potential adverse or negative effects will be avoided so as to render the Special Use compatible and harmonious with other Uses and development in the area. Any such conditions shall be stated in the final order of the Planning and Zoning Agency granting the Special Use.

**Acknowledged, understood and agreed.**

- G. Unless otherwise provided by the Planning and Zoning Agency, Special Uses shall only be granted to the Applicant or the Applicant's authorized designee and shall be non-transferable. All Special Uses, unless otherwise provided by the Planning and Zoning Agency, shall commence within one (1) year from the effective date of the final order of the Planning and Zoning Agency granting the Special Use.
- H. Failure to exercise the Special Use by commencement of the Use or action approved thereby within one (1) year or such longer time as approved by the Planning and Zoning Agency shall render the Special Use approval invalid, and all rights granted thereunder shall terminate. Transfer of the property by the Applicant, unless the Special Use runs with the land, shall terminate the Special Use approval.
- I. The Planning and Zoning Agency may provide that a Special Use will be granted transferable and run with the land when the Special Use authorizes permanent construction or land development, or when the Applicant has proven that transferability is reasonably necessary based on the facts stated in the Special Use application.
- J. The Planning and Zoning Agency may approve a Special Use with an extended time period in which to commence, when the Applicant has proven that additional time is reasonably necessary based on the facts stated in the Special Use application.
- K. The violation of any conditions or time periods when made a part of the terms under which a Special Use is granted shall be deemed a violation of this Code. A violation of any adopted conditions or time periods shall render the Special Use invalid, unless the violation is corrected within a reasonable time period after receipt of written notice of violation from the County Administrator requiring the correction of the violation by a specified date.
- L. Whenever the Planning and Zoning Agency has granted or denied a Special Use, it shall not consider any future application for the same property for a period of one (1) year from the effective date of the final order of the Planning and Zoning Agency acting upon the Special Use, unless otherwise provided by the Planning and Zoning Agency. The Planning and Zoning Agency may grant that a property may be reconsidered prior to one (1) year with good cause, as established by the Planning and Zoning Agency. Such action shall be stated in the final order of the Planning and Zoning Agency.

Sections 2.03.01(G-L) have been acknowledged, understood and agreed.

**RE: Section 2.03.26 Antenna Towers**

Antenna Towers may be permitted as a Special Use within districts as defined in Section 2.03.01. Such Antenna Towers shall be subject to the requirements of Part 3.04.00 and Section 6.08.12 of this Code and further subject to the following:

- A. Notwithstanding anything to the contrary in this Code, no Antenna Tower other than an unguyed monopole tower or Alternative Tower Structure shall be located in any residential zoning district.

The proposed Antenna Tower is an un-guyed monopole tower, which will measure 160' tall. The proposed location is within the OR zoning district. The adjacent parcels to the South are zoned RG-2 and CI; to the East, OR; to the West, PUD; and to the North, IW and CI.

- B. Regardless of the zoning district in which the Antenna Tower is located, any Antenna Tower proposed to be located within two hundred and fifty (250) feet of the nearest Lot line of any Residential Use, Residential zoning district, residential portion of a Planned Development or Open Rural (OR) zoning district shall be reviewed as a Special Use.

The proposed Antenna Tower is located within 250 feet of the nearest lot line of a residential zoning district (RG-2 to the South of the subject parcel). As a result, it a Special Use review is required.

- C. The applicant shall demonstrate that there are no other suitable existing Antenna Towers or Structures on which the applicant/provider can reasonable place its antennas, as provided in Section 6.08.12.R.

After a thorough search for a reasonable location to place antennas, it has been determined that there are no suitable existing Antenna Towers or Structures within the geographic region that can accommodate the proposed antennas and provide the network with the essential coverage and capacity with the area designated by the wireless service provider. The closest existing tower site is 1.7 miles away and the applicant has stated that this tower would be a site for co-location in the future.

- D. There are no significant adverse impacts to Environmentally Sensitive Areas or areas judged to possess unique environmental or cultural qualities.

The Environmental Impact Assessment submitted with this proposal has determined that there will be no significant adverse impacts on the surrounding environment.

- E. This Section 2.03.26 does not apply to air traffic control towers and Antenna Towers associated with aviation Use constructed on property zoned Airport Development

District or to Antenna Towers and Antennas built for St. Johns County government use.

N/A – this is not an air traffic control tower.

## **RE: Section 6.08.12 Communication Antenna Towers**

### **A. Intent and Purpose**

1. It is the intent of this Section to promote the health, safety and general welfare of the citizens of St. Johns County by regulating the siting of Antenna Towers to accomplish the following purposes:

a. To provide uniform standards for the placement and construction of Antenna Towers within the County;

The proposed monopole will adhere to all uniform standards for the placement and construction of Antenna Towers within St. Johns County.

b. To protect the natural features and aesthetic character of the County by regulating the location and design of Antenna Towers, providing special attention to residential neighborhoods, public parks, scenic corridors, historic districts, historic landmarks and environmentally sensitive lands;

The tower's location and design will ensure minimal visual and aesthetic impact, respecting the natural and built environment of the surrounding area.

c. To minimize adverse visual and aesthetic impacts of Antenna Towers through innovative design, siting, landscaping standards, including incentives to promote the use of Camouflaged Structures, co-location of new antennas on existing communication towers and the placement of antennas on roofs, walls, existing towers and other suitable existing structures;

The proposed monopole design will have a minimal visual impact on the surrounding environment. The structure will also promote colocation to reduce the need for additional structures. There will be a total of (4) colocation locations available to future carriers on the proposed structure. The proposed site will use existing vegetation for screening and will include additional landscaping per the submitted zoning drawings.

d. To accommodate the growing demand for wireless communication services, consistent with the Federal Telecommunications Act of 1996 and the Florida Wireless Emergency Communications Act, and facilitating efficient and high-quality wireless communications networks; and

This project will address the growing demands for wireless services within the area as well as ensuring efficient network coverage and capacity in compliance with federal and state goals and regulations.

- e. To avoid or minimize potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures.

A certified fall letter stamped by a Professional Engineer has been included in this proposal package that demonstrates the proposed tower has been engineered to avoid potential damage to adjacent properties in the unlikely event of structural failure. The fall radius of this tower would be up to 40-ft.

## B. Applicability

1. All new Antenna Towers in St. Johns County shall be subject to these zoning regulations and all other applicable Building and Construction codes. In the event of any conflict between the zoning district regulations and the regulations contained in this Section, the provisions of this Section shall override and supersede such other regulations unless otherwise specifically set forth herein.

Acknowledged, understood and agreed.

2. The provisions of this Section shall not apply to air traffic control towers and Antenna Towers associated with aviation use constructed on property zoned Airport Development District or to Antenna Towers and Antennas built for St. Johns County government use.

N/A – this is not an air traffic control tower.

3. All Antenna Towers lawfully existing on the initial effective date of this Code shall be allowed to continue to be used as they presently exist. Routine maintenance shall be permitted on such existing towers. New Construction, other than routine maintenance and modifications to accommodate Collocation on an existing Antenna Tower shall comply with the requirements of this Section. Replacement of an operational tower which lawfully existed and was lawfully permitted shall be permitted with a new tower of similar Construction or replacement with a monopole or Alternative Tower Structure in substantially the same location as the tower being replaced. Construction of such replacement tower may proceed while allowing continuous service from the existing tower until such replacement tower is constructed, providing such existing tower shall be removed within one hundred twenty (120) days, from issuance of Building Permit for the replacement tower. Such replacement towers shall be the same or less height as the existing tower and shall be designed and constructed with modifications to accommodate the Collocation of an additional user or users. The provisions of this Section, other than Section 6.08.12.S. shall not apply to replacement towers, as provided herein.

N/A – this proposal is for a new Antenna Tower.

4. For the purposes of this Section, an Antenna Tower that has received final approval in the form of either a Special Use, Variance or Building Permit, but has not yet been constructed, shall be considered an existing Structure so long as such approval is valid and unexpired.

N/A – this proposal is for a new Antenna Tower.



5. No rezoning, Special Use or Variance shall be required to locate an Antenna on an existing Structure, provided however, that the Antenna does not extend more than twenty (20) feet above the existing Structure. Such Structures may include, but are not limited to, Buildings, water towers, existing Antenna Towers, recreational Light Fixtures and other essential public service Structures. Structures supporting only Ham/CB/TV Antennas that are under seventy (70) feet in height, or with a setback greater than one hundred percent (100%) of the Structure height shall be exempt from this Section provided those Structures meet applicable Building Codes, manufacturer's specifications and recommendations. Applicants proposing Ham/CB/TV Antennas greater than seventy (70) feet with a setback of less than one hundred percent (100%) shall provide documentation showing compliance with the Structural Maintenance and RF radiation standards of this Section.

N/A – this proposal is for a new Antenna Tower.

6. Structures supporting only Ham/CB/TV Antennas that are under seventy (70) feet in height, or with a setback greater than one hundred percent (100%) of the Structure height shall be exempt from this Section provided those Structures meet applicable Building Codes, manufacturer's specifications and recommendations. Applicants proposing Ham/CB/TV Antennas greater than seventy (70) feet with a setback of less than one hundred percent (100%) shall provide documentation showing compliance with the Structural Maintenance and RF radiation standards of this Section.

N/A – this is not for HAM/CB/TN antennas.

### C. Location on Lot

An Antenna Tower may be located on a Lot utilized for other principal Uses on a Parcel or portion of a Parcel smaller than the Minimum Lot Area required in the zoning district. This area for the Antenna Tower and related equipment shall be considered as the "Tower Site." The Tower Site, but not the entire Lot, shall be subject to all of the requirements of this Section, except as specifically provided herein.

The proposed Antenna Tower will be within a 50'x50' lease area on a larger parcel that supports other uses, as shown on the site plan submitted with this application package. The site will comply with all requirements of this section.

### D. Antenna Towers In or Near Residential Zoning Districts

1. Regardless of the zoning district in which the Antenna Tower is located, any tower proposed to be within two hundred, fifty (250) feet of the nearest Lot line of any residential zoning district or Open Rural (OR) district shall be reviewed as a Special Use.

The proposed Antenna Tower is located within 250 feet of the nearest lot line of a residential zoning district (RG-2 to the South of the subject parcel). As a result, a Special Use is required.

2. The distances shall be measured from the center of the base of the Antenna Tower to the Lot line of the applicable residential zoning district or Parcel, as the case may be.

All distances have been measured in compliance with this requirement.

3. Notwithstanding anything to the contrary in this Code, except as provided in Section 6.08.12.B. above, no Antenna Tower other than an un-guyed monopole tower or Alternative Tower Structure shall be located in any residential zoning district.

The proposed Antenna Tower is an un-guyed, monopole tower, which will measure 160' tall.

## E. Maximum Height

The maximum height of Antenna Towers shall be:

1. In all residential districts:
  - a. If constructed for a single user, up to ninety (90) feet in height; or
  - b. If constructed for two or more users, up to one hundred fifty ( ) feet in height.

If located in a residential district, the Antenna Tower shall not exceed the minimum height requiring lighting as designated by the FAA and shall not be lighted.

2. In all other zoning districts:
  - a. If constructed for a single user, up to one hundred fifty (150) feet in height;
  - b. If constructed for two users, up to two hundred fifty (250) feet in height;
  - c. If constructed for three or more users, up to three hundred (300) feet in height.

The proposed Antenna Tower is an un-guyed monopole tower, which will measure 160' tall. It is located within an OR zoning district and will provide a total of (4) colocation positions for future carriers.

3. An Antenna Tower shall be considered to be constructed for more than one user if it is constructed so as to provide sufficient excess capacity over the initial single user loading for one or more additional comparable users.

As per the zoning drawings submitted with this application packet, there will be capacity for a total of (4) users to collocate equipment on the tower and to place ground equipment within the compound area.

4. Measurement of Antenna Tower height shall include, base pad, and other all appurtenances and shall be measured from the finished grade of the

Tower Site to the top of the tower or the top of the highest appurtenance whichever is higher.

The height of the proposed Antenna Tower is 160'. There will be a 10' lightning rod on top of the tower.

#### **F. Collapse Zone Distance Requirement**

The distance of an Antenna Tower from the closest Residential Dwelling, school, or emergency evacuation shelter, measured radially from the Antenna Tower, shall be equal to or greater than the designed Collapse Zone. The Collapse Zone shall be certified by a registered engineer. If the designed Collapse Zone extends beyond the Tower Site, covenants and restrictions or other legal document acceptable to the County, granted by the fee Owner(s) of all residential and OR property within the radius from an Antenna Tower equal to the designed Collapse Zone shall be recorded which prohibits Residential Dwellings within such distance of the Tower. No Residential Dwellings, schools, or designated emergency evacuation shelters shall be allowed within the Collapse Zone; However, all other non-residential uses may be allowed within the Collapse Zone subject to zoning restrictions contained in this Code and all other federal, state and County regulations. The fenced Yard of the Tower Site shall be at least large enough to contain the Antenna Tower and all other equipment and/or Buildings required for the Antenna Tower. For a guyed tower, the fenced Yard shall contain the Antenna Tower and guy wires plus an additional ten (10) feet.

The fall zone letter submitted with this application packet has been certified by a Professional Engineer licensed in the State of Florida. The design ensures that the collapse zone does not impact any residential dwellings, schools, or emergency evacuation shelters. The monopole will be designed as a "bend-over" pole, limiting the fall radius in the unlikely event of a tower failure. The proposed tower is structurally designed to have a fall radius of up to 40-ft.

#### **G. Illumination**

No signals, lights, or illumination shall be permitted on the Antenna Tower, unless required by a federal, state, or local agency, or such lighting or illumination is part of the design of a camouflage scheme, or County approved security lights. If a federal, state or local agency requires lighting, the most unobtrusive method of lighting available shall be requested from the regulating agency.

No illumination or lighting is proposed or required.

#### **H. Finished Color**

Antenna Towers not requiring FAA painting/markings shall have either a galvanized finish or a dull blue or gray finish unless at the time the application is initially submitted, the applicant provides a written petition to the County requesting use of an alternative color. The petition shall include the proposed alternative color and/or shade and a statement specifically detailing how the alternative color will be more effective in mitigating the visual impact of the proposed Antenna Tower. The County Administrator, or designee, shall approve all petitions seeking use of an alternative

color in writing. Requests for changes in color made after initial submission of the application shall be granted in writing by the County Administrator or designee when required by State or Federal law or upon a satisfactory showing that the requested change will be more effective in minimizing the adverse visual and aesthetic impacts on the area surrounding the proposed Antenna Tower.

To ensure minimal visual impact, the proposed Antenna Tower will have a galvanized finish, giving it a dull/blue gray colored finish.

## **I. Structural Design**

Antenna Towers shall be designed and constructed to ensure that the structural failure or collapse of the tower shall not create an unreasonable safety hazard, according to all applicable County Building Codes. A Professional Engineer shall seal all plans for the Construction of towers. Further, any Improvements and/or additions (i.e. Antenna, satellite dishes, etc.) beyond the original design to existing Antenna Towers less than seven hundred (700) feet in height, and any Structural Modification to towers higher than seven hundred (700) feet shall require submission of Site Plans and structural verification sealed and verified by a Professional Engineer which demonstrates compliance with the applicable Building Codes. Said plans shall be submitted to and reviewed and approved by the Building Department at the time Building Permits are requested.

The proposed Antenna Tower has been designed in compliance with all county building codes to ensure that the tower shall not create a safety hazard. The site development plans and fall zone letter submitted with this application package have been signed and sealed by a Professional Engineer.

## **J. Fencing**

A minimum eight-foot finished masonry wall or decay-resistant fence, other than chain link, with not less than seventy-five percent (75%) opacity shall be required around all Antenna Towers located in a residential or commercial zoning district; provided however, in all other zoning districts, the fence may be any type of security fence. Access to the tower shall be through a locked gate.

The compound will be enclosed by an 8-ft PVC fence. There will be an 8'x12' PVC access gate that will be secured with a padlock.

## **K. Required Signs**

A Sign, measuring no more than thirty (30) inches wide by twenty-four (24) inches high, identifying the primary party responsible for the operation and maintenance of the facility, the address and telephone number of that party, and the FCC/FAA registration number of the Structure shall be permanently attached to the fence or wall surrounding the Antenna Tower. The E-911 address shall also be displayed in a conspicuous place.

All required signage and information will be properly displayed at the proposed Antenna Tower site.

## **L. No Advertising**

Neither the Antennas, Antenna Tower, nor the Tower Site shall be used for advertising purposes and shall not contain any Signs for the purposes of advertising.

**There will be no advertising on the Antenna Tower or any associated structures.**

## **M. Landscaping**

The visual impacts of residentially or commercially located Antenna Towers shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary Structures.

1. The following landscaping and buffering of Antenna Tower shall be required around the perimeter of the tower and Accessory Structures:

- a. A row of shade Trees a minimum of ten (10) feet tall and a maximum of ten (10) feet apart shall be planted around the perimeter of the fence;

**A proposed row of canopy trees (Live Oak) that will be taller than 10-ft to be planted a maximum of 10-ft apart around the proposed compound as required in this section. This is shown on page L1, Landscaping Plan, of the site development plans.**

- b. A continuous hedge at least thirty-six (36) inches high at the time of planting, capable of growing to at least forty-eight (48) inches in height within eighteen (18) months, shall be planted in front of the Tree line referenced above;

**A proposed continuous row of Clusia hedges will be planted in front of the required shade tree line as required in this section. This is shown on page L1, Landscaping Plan, of the site development plans.**

- c. All required landscaping shall be of the evergreen variety;

**The proposed landscaping will comply with this requirement.**

- d. All required landscaping shall be native drought tolerant species and/or irrigated and properly maintained to ensure good health and vitality.

**Required landscaping per this section will be properly planted and maintained to ensure good health and vitality. See page L1, Landscaping Plans, of the site development plans for more details, including a watering schedule and landscape materials list.**

2. Required landscaping shall be installed outside the fence or wall.

**The landscaping required by this section will be installed outside of the compound fence.**

3. Existing vegetation shall be preserved to the maximum extent practicable and may be credited as appropriate toward landscaping requirements.

**The existing vegetation will be preserved to the maximum extent practicable.**

4. These standards may be waived by the Board of County Commissioners for those sides of the proposed tower that are located adjacent to undevelopable lands and lands not in public view.

Acknowledged, understood and agreed.

5. Vegetation shall be maintained in a healthy state and vegetation that perishes or fails to thrive shall be replaced.

Best practices will be taken to ensure that the vegetation shall be properly maintained to ensure survival. See page L1, Landscaping Plan, of the site development plans for additional details.

#### **N. Abandonment**

1. In the event the use of any Antenna Tower has been discontinued for a period of one hundred eighty (180) consecutive days, or if required obstruction lights are out of service for sixty (60) consecutive days, or if the electrical power is turned off for sixty (60) consecutive days then, the tower shall be deemed to be abandoned. Determination of the abandonment shall be made by St Johns County based on documentation and/or affidavits from the Antenna Tower Owner/operator regarding the issue of tower usage. Upon St Johns County's determination of such abandonment, the Owner/operator of the tower shall have an additional one hundred eighty-five (185) days within which to:
  - a. Reactivate use of the tower or transfer the tower to another Owner/operator who makes actual use of the tower, or
  - b. Dismantle and remove the tower.
2. At the earlier of one hundred eighty-five (185) days from the date of abandonment without reactivation or upon completion of dismantling and removal, any Special Use Permit, Special Use and/or Variance approval for the tower shall automatically expire.

Acknowledged, understood and agreed.

#### **O. Antenna Tower Applications for Special Uses and Variances**

Part 9.03.00 deals with the procedures for obtaining applications and forms provided by the County Administrator. The County Administrator will provide the information required for Special Use and Variance submittals.

Acknowledged, understood and agreed.

#### **P. Special Uses**

The Antenna Tower shall be compatible with the existing contiguous Uses or with the general character and aesthetics of the neighborhood or the area, considering the design and height of the Antenna Tower, the mitigating effect of any existing or proposed Buildings or Structures in the area, the proximity of the Antenna Tower to existing or proposed Buildings or Structures, and similar factors. The Antenna Tower shall not have any significant detrimental impact on adjacent property values.

The proposed Antenna Tower is compatible with the existing uses and general aesthetics of the surrounding areas. The proposed structure will not be a detriment to the area nor have negative impacts upon adjacent properties or their property values or quality of life.

## Q. Special Antenna Tower Zones

Areas in the County with no suitable Existing Structures have been designated Special Tower Zones. These Zones are designated on the County GIS maps. After the first applications for Antenna Towers in these areas, the zone shall be considered no longer existent. The Applicant shall certify that it plans to complete Construction of the Antenna Tower within one hundred eighty (180) days of approval by the Board of County Commissioners, that the Antenna Tower is designed and located to permit Collocation and that the height of the Antenna Tower is the minimum required.

**N/A – the proposed Antenna Tower is not located in a Special Antenna Tower Zone.**

## R. Collocation

1. Prior to applying for approval or permitting of a new Antenna Tower under this Section, the Applicant shall use reasonable efforts to collocate on Reasonable Collocation Terms, or place Antennas proposed to be located on a new Antenna Tower on other currently permitted facilities or Structures. Prior to granting of an application for a new Antenna Tower, the applicant shall demonstrate that there are no other suitable existing antenna Towers or structures on which the applicant/provider can reasonable place its antennas, by providing evidence of any of the following:
  - a. No existing Antenna Towers or tall Structures (those that exceed the zoning district height limits) are located within the Search Area.
  - b. Existing Antenna Towers or tall Structures are not of sufficient height to meet engineering requirements of the Provider proposed to be located on the tower.
  - c. Existing Antenna Towers or tall Structures do not have sufficient structural strength to support Provider's proposed Antenna and related equipment.
  - d. The Provider's proposed Antenna would cause electromagnetic interference with the Antenna on the existing Antenna Towers or tall Structures, or the Antenna on the existing Antenna Towers or tall Structures would cause interference with the Provider's proposed Antenna.
  - e. The fees, costs or contractual provisions required by the owner in order to use an existing Antenna Tower or tall Structure or to adapt an existing Antenna Tower or tall Structure for use are unreasonable. Costs exceeding new Antenna Tower development are presumed to be unreasonable.
  - f. The applicant demonstrates that there are other limiting factors that render existing Antenna Towers and tall Structures unsuitable.

In the event a dispute arises as to whether an Applicant has met this requirement, the County may require a third-party technical study at the expense of any or all of the parties to the proposed or feasible Collocation.

2. The Owner of an Antenna Tower shall, in return for reasonable compensation, allow location on the Antenna Tower of Antennas by any party or entity that applies for such provided that such new Antenna does not substantially degrade the existing communication Uses of the facility or cause significant and utilitarian impairment of any other electro-magnetic device.
3. Failure to comply with the Collocation requirements of this Section may result in the denial of a Variance, Special Use and/or Permit request, revocation of an existing Permit for the specific Antenna Tower, or other code enforcement action as permitted by this Code and/or State statute.
4. The Board of County Commissioners may waive the Collocation requirements of this Section upon finding that enforcing such requirement in a given instance does not substantially further established public purposes or is in violation of State or Federal Law.
  - a. All applicants shall demonstrate reasonable efforts in developing a Collocation alternative for their proposal.
  - b. Failure to comply with the Collocation requirements of the Section may result in the denial of a Permit request or revocation of an existing Permit for the specific tower.

The tower is designed to support (4) future carriers and their ground equipment, promoting collocation to minimize the need for additional towers. After a thorough search for a reasonable location to place antennas, it has been determined that there are no suitable existing Antenna Towers or Structures within the geographic region (Item 1.a above) provided by the service provider, that can accommodate the proposed antennas needed to allow the essential coverage and capacity needed in the area. A Radio Frequency study prepared by the service provider has been included in this application package to demonstrate the need of the existing network.

## **S. Antenna Tower Removal**

Notwithstanding any other provision of this Section, each approval by St. Johns County of a Development Order or Permit as defined in Chapter 163, F.S. which would have the effect of allowing or approving the location or Construction of an Antenna Tower, shall be conditioned upon receipt by the County of the following:

1. Either a surety bond, third-party controlled escrow account, insurance policy (which may be a blanket policy) or standby letter of credit, in each case reasonably acceptable to the County Administrator as to form and financial condition of the issuer, securing the obligations of the Applicant to dismantle the Antenna Tower as required by Section 6.08.12.N. The bond, insurance policy or letter of credit shall be payable to the Board of County Commissioners of St. Johns County and shall provide to the County funds equal to the lesser of twenty-five thousand dollars (\$25,000) or one hundred fifty percent (150%) of the estimated cost of dismantling the Antenna Tower (net of salvage value), as evidenced by a certificate of a Florida Professional Engineer or other evidence reasonably satisfactory to the County Administrator. Each such bond, insurance policy, or letter of



credit shall be maintained in force for a minimum of fifteen (15) years and thereafter for additional periods designated by the County Administrator if the Antenna Tower remains in place at the end of the original fifteen year term. Such financial security shall be payable to the County if the Applicant is in default of its obligation under Section 6.08.12.N. to dismantle the Antenna Tower and all proceeds shall be used to pay the cost of such dismantling and removal.

2. A valid Easement, in favor of St. Johns County, to adequately access the Antenna Tower site for removal of the subject tower not complying with the time periods established within Section 6.08.12.N. Written permission from all record Owners, beneficial Owners and leaseholders of the tower in a form acceptable to the County, for County staff, Agents or contractors to enter upon the subject site and to remove the subject Antenna Tower located there if it is found to be in violation of Section 6.08.12.N.
3. Written permission from all record Owners, beneficial Owners and leaseholders of the tower in a form acceptable to the County, for County staff, Agents or with contractors to enter upon the subject site and to remove the subject Antenna Tower located there if it is found to be in violation of Section 6.08.12.N.

Financial security measures will be in place to ensure the tower's removal as required, subsequent to zoning approval and prior to building permit approval.

#### **Antenna Tower Structural Analysis and Maintenance**

##### **4. Structure Analysis**

A Structure Analysis shall be performed when the Structure is first designed. Further, a reanalysis of the Structure shall be performed when, additions or changes to the tower loading beyond the original design are proposed, or the Structure or foundation has been damaged, as required by the county's building codes.

##### **5. Non-structural Maintenance**

Antenna Towers, foundations and attachments shall be maintained in such a way so that they present the most visually unobtrusive appearance practical. Lighting and markings shall be maintained to retain compliance with federal, state and local regulation. Electrical power and grounding systems shall be maintained to retain compliance with state and local Building regulation. Landscaping, drainage, fencing, security, and signage shall be maintained to retain compliance with local regulation.

An initial structural analysis and regularly scheduled structural analysis and maintenance will be performed on the Antenna Tower to ensure safety and compliance with all regulations of St. Johns County.

## **T. Temporary Antenna Support Facilities**

A Temporary Antenna Support Facility may be used by a Provider in any zoning district for purpose of providing temporary wireless service for special short-term events such as political events, sporting events, or entertainment events; to allow for modification replacement and/or repairs to a permanent Antenna Tower; or as necessary to aid in post- disaster relief efforts. A Temporary Use Permit shall be required prior to placement of a Temporary Antenna Support Facility as provided in Section 2.02.05.

**N/A – this is not for a temporary facility.**

## **U. Antenna Towers Located on Scenic Highways**

No Antenna Tower shall be built or erected within six hundred (600) feet of the center line of any designated Scenic Highway or Scenic Roadway without the final approval of the Board of County Commissioners, after consideration and recommendation by the Planning and Zoning Agency. The use of an Alternative Tower Structure shall be considered in the approval of an Antenna Tower within six hundred (600) feet of a designated Scenic Highway or Scenic Roadway.

The Board of County Commissioners shall not issue an approval for the location of an Antenna Tower within six hundred (600) feet of any designated Scenic Highway or Scenic Roadway as defined in Article XII of this Code unless the applicant establishes that disapproval of such tower would prohibit communications service to a particular area.

When the location of an Antenna Tower is proposed within six hundred (600) feet of any designated Scenic Highway or Scenic Roadway as defined in Article XII of this Code, the Board of County Commissioners shall specifically consider the visual impact and aesthetics of locating the Antenna Tower within six hundred (600) feet of the designated Scenic Highway or Scenic Roadway, with priority on minimizing the visual impact of the proposed Antenna Tower and preserving the aesthetic characteristics of the designated Scenic Highway or Scenic Roadway. In addition to other applicable grounds for denial of the Antenna Tower, the Board of County Commissioners may deny approval for the location of a proposed Antenna Tower if, after consideration, it finds that one of the following circumstances exists: (1) there is a suitable existing Tower or Structure reasonably available for use by the carrier within the carrier's same Search Ring; or (2) there is an alternative site/location within the same Search Ring available to the carrier at commercially reasonable terms that is located outside of the 600-foot distance.

**N/A – this project is not within 600-ft of a designated Scenic Highway or Roadway.**

## **V. Additional Requirements for Tower Applications**

1. Recognizing the public interest associated with the placement, location construction, and/or installation of Antenna Towers in or near residential neighborhoods, applicants for Antenna Towers proposed to be located within two hundred and fifty (250) feet of the nearest Lot line of any Residential Use,

Residential zoning district, or residential portion of a Planned Development shall conduct at least one neighborhood workshop. The applicant shall conduct the neighborhood workshop within fourteen (14) days of submitting the initial Antenna Tower application. Written notice of the neighborhood workshop, evidenced by certificate of mailing, shall be provided to all property owners within 500 feet of the Tower site and to the St. Johns County planning staff at least ten (10) days before the workshop is conducted. If required, conducting a neighborhood workshop will be deemed a pre-requisite for considering an Antenna Tower application properly complete.

**Acknowledged, understood and agreed. We request that Staff please advise when it is acceptable to schedule the required workshop.**

2. The applicant shall submit photo simulations of the view of the Antenna Tower from surrounding residentially zoned areas, publicly accessible parks, waterways, environmentally sensitive areas and public roadways from a minimum of eight (8) views (representing photo simulations from at least a North, Northeast, Northwest, South, Southeast, Southwest, East, and West, vantage point) clearly identified on the site plan or aerial map of the surrounding area. The County Administrator or designee may require the submission of additional photo simulation views to further demonstrate the potential visual impact of the proposed tower structure. The photo simulations shall incorporate before and after scenarios; a scaled color image of the proposed type of the tower at the proposed height; aerial images with the location of the views noted; and a description of the technical approach used to create the photo simulations.

**Photo simulations of the proposed Antenna Tower from a minimum of 8 viewpoints have been included with this application package to demonstrate the visual impact of the Antenna Tower. The viewpoints are from the North, Northeast, Northwest, South, Southeast, Southwest, East, and West.**

3. If the County Administrator has a reasonable belief that the submitted photo simulations do not accurately depict the proposed tower, the County Administrator or designee may require the applicant to conduct a Visual Impact Demonstration consisting of a two-hour balloon test, which shall demonstrate the maximum height of the proposed tower. During the test, the County Administrator or designee shall be provided access to the parcel (on which the propose tower is to be located) for the purpose of observing and photographing the balloon test from several locations surrounding the tower site. The County Administrator or designee will evaluate the photo simulations in light of the balloon test. If the photo simulations are not clearly representative of the proposed tower, the County Administrator or designee shall produce, or have produced by an independent consultant, additional photo simulations, at the applicant's sole expense, unless waived or reduced by the Board of County Commissioners.

**Acknowledged, understood and agreed.**

4. The applicant shall verify that the proposed height of the tower or antenna(s) is necessary to provide the carrier's designed service.

See the submitted Radio Frequency study prepared by the service provider and provided in this submission.

## **W. Criteria for Review of Antenna Towers**

1. Applications for Antenna Towers reviewed as a Use allowable by right shall be reviewed for compliance with the provisions of this Section, Part 3.04.00 and any other applicable provisions of the Land Development Code. Applications for Antenna Towers reviewed as a Use allowable by right under the requirements of a DRI or Planned Development shall also be reviewed for compliance with the applicable standards of that DRI or Planned Development.
2. Applications for Antenna Towers reviewed as a Special Use shall be reviewed for:
  - a. Compliance with the provision of Section 2.03.01-A;
  - b. Compliance with the provisions of this Section;
  - c. Compliance with the provisions of Section 2.03.26;
  - d. Compliance with the provisions of Section 3.04.00;
  - e. Compliance with all other applicable provisions of the Land Development Code; and
3. All applications for Antenna Towers shall be reviewed for compliance with applicable Federal, State, and Local laws, statutes, ordinances, policies, and/or rules.
4. The Applicant shall present competent, substantial evidence in the form of testimony, documents, plans, exhibits and the like in order to support an Antenna Tower application. The burden of demonstrating compliance with these criteria shall rest with the Applicant. Failure to adequately demonstrate compliance with all applicable criteria shall be grounds for denial of the Antenna Tower application.
5. Misrepresentation of a material fact in an application for an Antenna Tower may be grounds for denial of such application and grounds for revocation of any such application having been granted.

Acknowledged, understood and agreed regarding all of the above in sections W1 thru W5.

## **X. Completeness Review**

1. Within the time frames specified in Sections, 9.01.04, 9.03.02 and other applicable sections of the Land Development Code, but in no case greater than 20 business days of receipt of an application for an Antenna Tower, the County Administrator or designee shall determine if the application is Complete. If the application is determined not Complete, the County Administrator or designee shall notify the applicant in writing with a letter of incompleteness.

2. The letter of incompleteness shall include a list of those items that are deficient, incomplete or missing. Upon receipt of the letter of incompleteness, the applicant may resubmit a completed application or withdraw the application in its entirety
3. If the applicant resubmits materials to make the application Complete, the County Administrator or designee shall review the resubmitted materials and determine if the application is now Complete. If the application is still not Complete, the County Administrator or designee shall send the applicant another letter of incompleteness indicating the remaining deficiencies, within normal review timeframes, but in no case longer than 20 business days after the materials are resubmitted.
4. After issuance of the letter of incompleteness, if the applicant does not complete the application and submit all required items within sixty (60) days of mailing of the letter of incompleteness, nor withdraws the application by the date specified, the County shall notify the applicant that the application is closed and any fees paid are nonrefundable
5. If the County Administrator or designee does not notify the applicant in writing that the application is not Complete within 20 business days after the application is initially submitted or additional information is resubmitted, the application is deemed, for administrative purposes only, to be properly complete.
6. When the application is complete and all required items have been submitted, the County Administrator or designee shall send the applicant a letter of completion and begin processing the application

**Acknowledged, understood and agreed.**

#### **Y. Timeframes for Application Review; Automatic Approval**

1. The County Administrator or designee, the Planning and Zoning Agency or the Board of County Commissioners shall grant or deny each properly completed application for an Antenna Tower based upon the application's compliance with all applicable provisions of the County Land Development Code, and in accordance with Section 365.172(12)(d)(2) of the Florida Statutes, but in no case later than 90 business days after the date the application is determined to be Complete.
2. In accordance with Section 365.172(12)(d)(3) of the Florida Statutes, if the County Administrator or designee, the Planning and Zoning Agency or the Board of County Commissioners fails to grant or deny a properly completed application for an Antenna Tower within the timeframes set forth in subsection 6.08.12Z(1) of the Land Development Code, the application shall be deemed automatically approved. The timeframes specified in subparagraph 6.08.12Z(1) may be extended only to the extent that the application has not been granted or denied because the application requires action by the Board of County Commissioners and such action has not taken place within the timeframes specified in subsection 6.08.12Z(1). Under such circumstances, the Board of County Commissioners shall act to either grant or deny the application at its next

regularly scheduled meeting or, otherwise, the application is deemed to be automatically approved.

**Acknowledged, understood and agreed.**

This narrative addresses all applicable items from the St Johns Land Development Code Section 2.03.01-A General Provisions on Special Uses, Section 2.03.26 Antenna Towers, and Section 6.08.12 Communication Antenna Towers for the proposed 160' monopole wireless communication facility located at 1740 State Road 207, St. Augustine, FL 32086.

Please feel free to contact me at 919-703-4144 or via email at [aporter@tepgroup.net](mailto:aporter@tepgroup.net) should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "A Porter". The signature is written in a cursive, flowing style.

Abby Porter

Representative for Anthemnet  
Permit Specialist  
[aporter@tepgroup.net](mailto:aporter@tepgroup.net)

**ATTACHMENT 6  
NEIGHBORHOOD  
WORKSHOP  
MEETING PACKET**



5151 Headquarters Drive  
Suite 170  
Plano, TX 75024

## **TOWER 2024-03 - Entrada**

### **Neighborhood Meeting Summary**

As per Section 33 of the Development Review Manual, Anthemnet hosted a Public Neighborhood Meeting on January 6, 2025 at 6:00pm to discuss a Special Use Permit Request related to St. Johns County Project Tower 2024-03/"Entrada".

The meeting was held at Freedom Baptist Church, 1740 FL-207, St. Augustine, FL 32086.

The attendants of the meeting consisted of:

- **Karina Fournier, Anthemnet**
- **Harold Timmons, TEP Group**
- **Abby Porter, TEP Group**
- **Evan Walskovich, St. Johns County Planner**
- **Clay Murphy, St. Johns County Vice-Chair Commissioner, District 3**

No neighborhood patrons attended the meeting.

In preparation for the meeting and in compliance with Section 33 of the Development Review Manual, a list of property owners within 500' of the subject parcel (parcel # 1014900020) was obtained from the St. Johns County GIS Office and notices were sent to each property owner via USPS First Class Mail. None of the letters were returned to the sender. The below items have been included with this Meeting Summary:

- **Notarized Community Notice Meeting Affidavit**
- **Copy of mailer notice**
- **Picture of addressed envelopes containing mailer document**
- **Copy of newspaper ad posted in St. Augustine Record**
- **Pictures of notification sign posted at the Community Meeting location.**
- **List of Property Owners within 500-ft of parcel # 1014900020, obtained from the St. Johns County GIS Department**
- **Neighborhood Bill of Rights Notification by St. Johns County**

Please feel free to contact me at 919-703-4144 or via email at [aporter@tepgroup.net](mailto:aporter@tepgroup.net) should you have any questions.

Sincerely,

Abby Porter  
Representative for Anthemnet  
Permit Specialist  
[aporter@tepgroup.net](mailto:aporter@tepgroup.net)





St. Johns County Growth Management Department  
 Planning & Zoning Section  
 4040 Lewis Speedway  
 St. Augustine, Florida 32084  
 Phone: 904 209-0675 Fax: 904 209-0576 E-mail:  
plandept@sjcfl.us

**COMMUNITY MEETING NOTICING AFFIDAVIT**

Date: 01/12/2025

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number TOWER 2024-03 for a Community Meeting held on 01/06/2025. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

Notice Requirement	Date and Initials
<input checked="" type="checkbox"/> Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	12/14/2024 <i>AP</i>
<input checked="" type="checkbox"/> Sign(s) Posted 15 days prior to scheduled meeting	12/16/2024 <i>AP</i>
<input checked="" type="checkbox"/> Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	12/20/2024 <i>AP</i>
<input checked="" type="checkbox"/> Signs posted at location meeting	12/16/2024 <i>AP</i>
<input type="checkbox"/> Flyers posted within Northwest sector (optional)	N/A

APorter  
 Applicant Signature

01/12/2025  
 Date

STATE OF ~~FLORIDA~~ NC  
 COUNTY OF Johnston

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of Jan., 2025, by Abby Porter as \_\_\_\_\_ for \_\_\_\_\_.

**DONNA LAYTON**  
 NOTARY PUBLIC  
 JOHNSTON COUNTY, NC  
 My Commission Expires 3-20-2027

Donna Layton  
 Notary Public, State of Florida NC  
 Name: Donna Layton  
 My Commission Expires: 03/20/2025  
 My Commission Number is: 202208400010

Personally Known  OR Produced Identification \_\_\_\_\_  
 Type of Identification Produced \_\_\_\_\_



5151 Headquarters Drive  
Suite 170  
Plano, TX 75024

## **NOTICE OF COMMUNITY MEETING**

**Monday, January 6, 2025 at 6:00 p.m.**

**FREEDOM CHURCH OF ST. AUGUSTINE**

**1740 State Road 207, St. Augustine, FL 32086**

### **NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING**

**REGARDING:** Application TOWER 2024-03 **ENTRADA**. Proposal request for a Special Use Permit pursuant to Land Development Code, Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facilities in Open Rural (OR) zoning.

**NOTICE IS HEREBY GIVEN THAT** a community meeting will be held to discuss the proposed application on Monday, January 6, 2025 at 6:00 p.m. at the above-referenced address. The public is welcome to attend and participate.

**FOR MORE INFORMATION CONTACT:** Abby Porter, TEP Group at 919-703-4144 or [aporter@tepgroup.net](mailto:aporter@tepgroup.net)

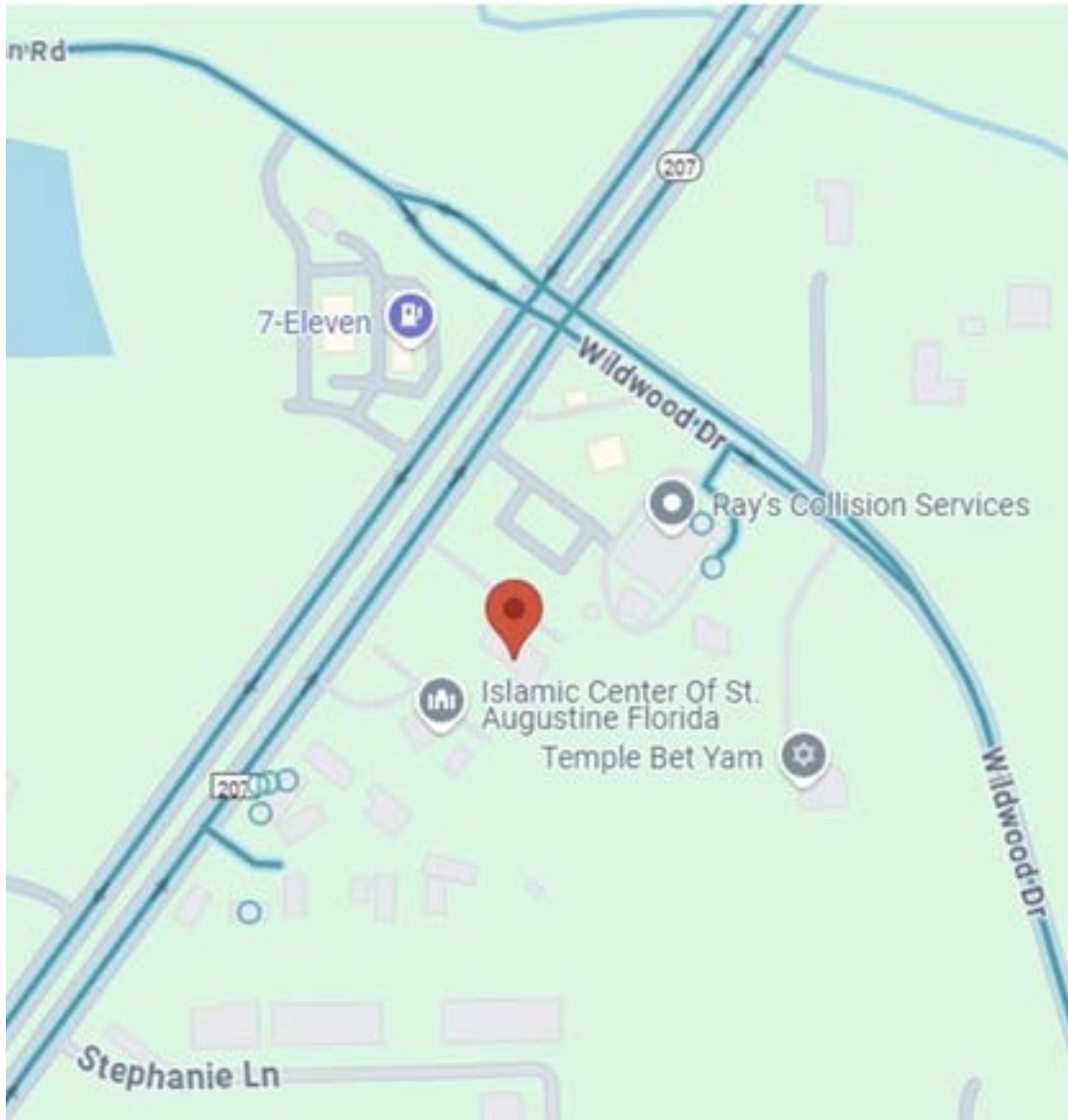
### **NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL**

**HEARING-IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact Abby Porter at (919) 703-4144. For hearing impaired individuals: Florida Relay Service: 1-800-955- 8770, no later than five (5) days prior to the date of the community meeting.



5151 Headquarters Drive  
Suite 170  
Plano, TX 75024

**LOCATION MAP:**



**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

PHYCILLA (MORNING) AFFLUENT  
14 S. HAYNES AVE STE 100  
WINDY LAKE FL 32086

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

ISLAND CENTER INC  
100 FLETCHER BLVD  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

STATE OF FLORIDA DEPT OF CLERK  
100 NORTH WASHINGTON  
TALLAHASSEE FL 32301

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

WILL FAMILY COLLECTION SERVICES  
817 SOUTH MONROE ST  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

AMERICAN INVESTMENT \* 11111  
601 FORD DR (2ND FL)  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

WILL FAMILY COLLECTION SERVICES  
817 SOUTH MONROE ST  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

WORTH COMPANY A  
500 WILSON DR  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

50 PARTNER LLC  
100 FINCHES WAY  
JACKSONVILLE FL 32206

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

WORTH PROPERTY GROUP HOME CARE  
100 FLETCHER BLVD  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

FLA DEPT OF TRANSPORTATION  
1000 SOUTHWEST  
RALEIGH PI 27603  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

WALLEN INC  
100 WILSON DR  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

FLA DEPT OF TRANSPORTATION  
1000 SOUTHWEST  
RALEIGH PI 27603

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

GENERAL HOSPITAL FLORIDA INC  
100 WILSON DR  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

WORTH INC  
100 WILSON DR  
SAFETY HARBOR FL 33556

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SAFETY HARBOR FL 33556

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Raleigh, NC 27603

WORTH INC  
100 WILSON DR  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

BLACKBY ST LLC  
100 WILSON DR  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

50 PARTNER LLC  
100 FINCHES WAY  
JACKSONVILLE FL 32206

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

WORTH INC  
100 WILSON DR  
SAFETY HARBOR FL 33556

**TEP Group**  
ATTN: Abby Porter  
326 Tryon Rd  
Raleigh, NC 27603

St. Johns County Planning  
ATTN: EMM WALSHOVICH  
4040 LEWIS SPEEDWAY  
St. Augustine, FL 32084

# NOTICE OF COMMUNITY MEETING

Monday, January 6, 2025 at 6:00 p.m.  
FREEDOM CHURCH OF ST. AUGUSTINE

1740 State Road 207, St. Augustine, FL 32086

## NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING:

Application **TOWER 2024-03 ENTRADA**. Proposal request for a Special Use Permit pursuant to Land Development Code, Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facilities in Open Rural (OR) zoning.

**NOTICE IS HEREBY GIVEN THAT** a community meeting will be held to discuss the proposed application on Monday, January 6, 2025 at 6:00 p.m. at the above-referenced address. The public is welcome to attend and participate.

**FOR MORE INFORMATION CONTACT:**  
**Abby Porter, TEP Group at 919-703-4144**  
or [aporter@tepgroup.net](mailto:aporter@tepgroup.net)

## NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-

**IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact **Abby Porter at (919) 703-4144**. For hearing impaired individuals: Florida Relay Service: 1-800-955- 8770, no later than five (5) days prior to the date of the community meeting.





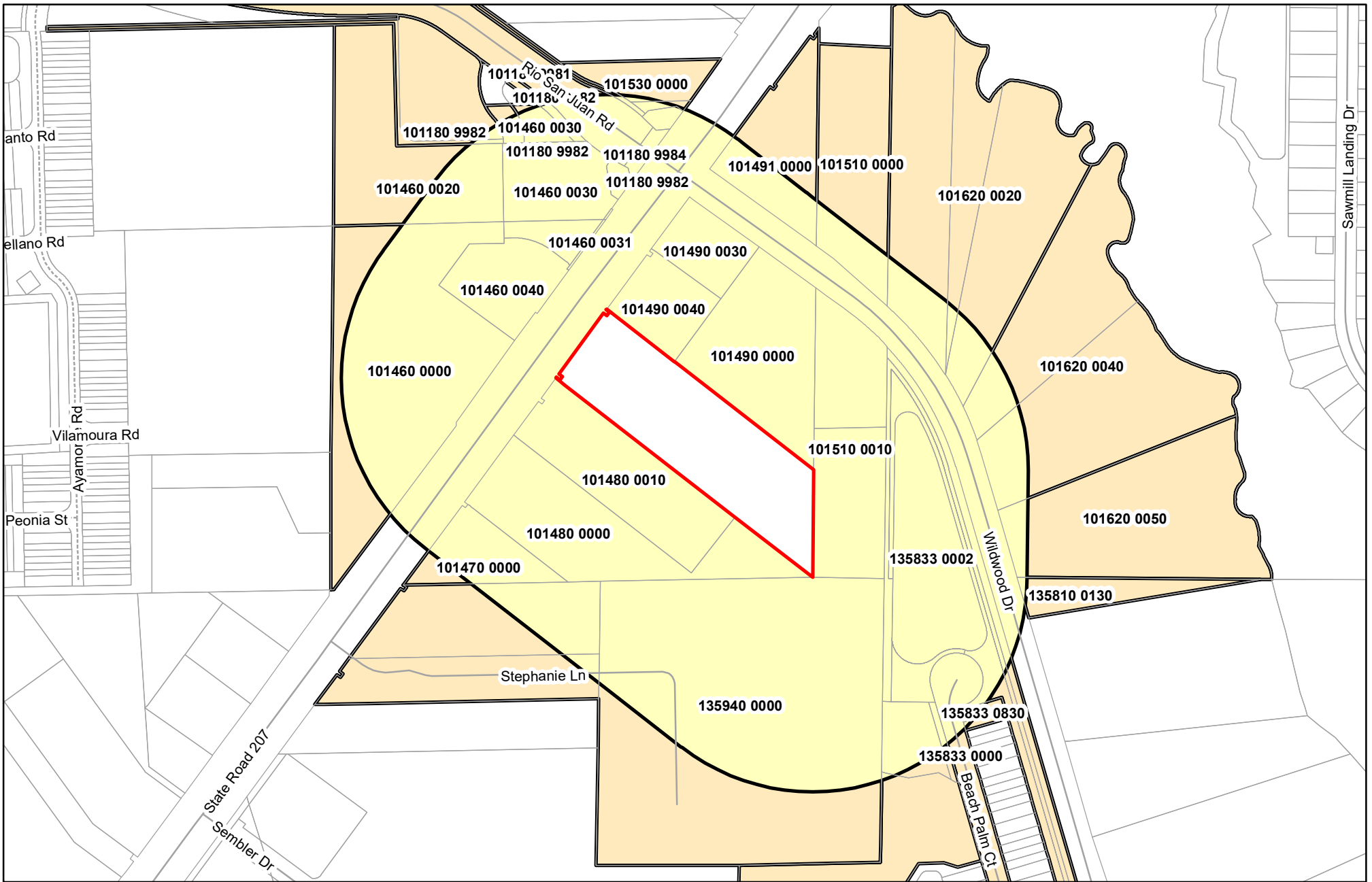
**NOTICE OF COMMUNITY MEETING**

Monday, January 6, 2025  
6:00 p.m.

**FREEDOM CHURCH OF ST. AUGUSTINE**  
2740 State Road 207  
St. Augustine, FL 32086

Community meeting to discuss the proposal request for a Special Use Permit for a 150-ft tall wireless communication tower and support facilities within the Open Rural (OR) zoning district.





**Parcels within 500' of  
TOWER\_2024000003  
Entrada**



BLACKFIN 207 LLC  
4440 PGA BLVD STE 600  
PALM BEACH GARDENS FL 334100000

KINGSTON CAPITAL GROUP LLC  
401 S WATER ST  
NEWBURGH NY 125530000

WARD WILLIAM D,AMY E  
2050 WILDWOOD DR  
SAINT AUGUSTINE FL 320869011

EMERY JOHN A,BETTY JO  
2030 WILDWOOD DR  
SAINT AUGUSTINE FL 320869011

LANGSTON ERMA  
2060 WILDWOOD DR  
SAINT AUGUSTINE FL 320869011

ENTRADA CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 336140000

MEMORIAL HOSPITAL FLAGLER INC  
60 MEMORIAL MEDICAL PKWY  
PALM COAST FL 321640000

FLA DEPT OF TRANSPORTATION  
1109 S MARION AVE  
LAKE CITY FL 320255874

NADJAX INC  
5030 SPRING PARK RD  
JACKSONVILLE FL 322070000

FLA DEPT OF TRANSPORTATION  
1109 S MARION AVE  
MAIL STATION 2020  
LAKE CITY FL 320255874

NORTH POINTE MOBILE HOME SALES  
1800 STATE ROAD 207  
SAINT AUGUSTINE FL 320860000

GH PARTNERS LLC  
7220 FINANCIAL WAY  
JACKSONVILLE FL 322560000

SEGUI ELIZABETH A  
2020 WILDWOOD DR  
SAINT AUGUSTINE FL 320869011

HALL FAMILY COLLISION SERVICES  
8117 RIVER POINT CT  
SAINT AUGUSTINE FL 320920000

SOUTHEAST INVESTMENTS # 17 LLC  
932 FIDDLERS CREEK RD  
PONTE VEDRA BEACH FL 320820000

HALL FAMILY COLLISION SERVICES  
8117 RIVER POINTE CT  
SAINT AUGUSTINE FL 320920000

STATE OF FLORIDA DEPT OF TRANS  
1109 SOUTH MARION AVE  
LAKE CITY FL 320255874

ISLAMIC CENTER INC  
1760 STATE ROAD 207  
SAINT AUGUSTINE FL 320860000

TEMPLE BET YAM INC  
2055 WILDWOOD DR  
SAINT AUGUSTINE FL 320860000

KB HOME JACKSONVILLE LLC  
10475 FORTUNE PKWY  
STE 100  
JACKSONVILLE FL 322560000

VICTORIA CROSSING APARTMENTS L  
56 E NORTH AVE STE 1000  
NORTHLAKE IL 601640000

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
1014600040	BLACKFIN 207 LLC	4440 PGA BLVD STE 600		PALM BEACH GARDENS FL 334100000	15-3A PT OF SE1/4 OF SE1/4 LYING NW OF RD#207 & SW OF RIO SAN JUAN RD - APPROX 218 FT ON SR 207
1016200040	EMERY JOHN A,BETTY JO	2030 WILDWOOD DR		SAINT AUGUSTINE FL 320869011	10-4 & 10-6A PARTS OF SW1/4 OF SW1/4 LYING SW OF C/L OF MOULTRIE CK & NE OF WILDWOOD
1011809981	ENTRADA CDD	3434 COLWELL AVE STE 200		TAMPA FL 336140000	104/86-91 ENTRADA PHASE 1 UNIT 1 ROWS ASSESSED TO INDIVIDUAL OWNERS AS COMMON ELEMENTS
1011809982	ENTRADA CDD	3434 COLWELL AVE STE 200		TAMPA FL 336140000	104/86-91 ENTRADA PHASE 1 UNIT 1 TRACTS A THRU Q & T & U ASSESSED TO INDIVIDUAL OWNERS AS COMMON
1014600020	FLA DEPT OF TRANSPORTATION	1109 S MARION AVE	MAIL STATION 2020	LAKE CITY FL 320255874	15-2 PT OF SE1/4 OF SE1/4 LYING NW OF SR 207 DOT PARCELS 121 PT 'B' & 120 PT 'B'
1014600031	FLA DEPT OF TRANSPORTATION	1109 S MARION AVE		LAKE CITY FL 320255874	15-3RW PT OF SE1/4 OF SE1/4 LYING NW OF RD#207 & SW OF RIO SAN JUAN RD - APPROX 5 FT X 175 FT ON SR 207
1014910000	GH PARTNERS LLC	7220 FINANCIAL WAY		JACKSONVILLE FL 322560000	18-1 PT OF SE1/4 OF SE1/4 LYING SE OF RD 207 (EX R/W OF WILDWOOD DR DB241/212) ALL
1014900000	HALL FAMILY COLLISION SERVICES	8117 RIVER POINTE CT		SAINT AUGUSTINE FL 320920000	18 PT OF SE1/4 OF SE1/4 LYING SE OF RD 207 (EX R/W OF WILDWOOD DR DB241/212 & PT
1014900040	HALL FAMILY COLLISION SERVICES	8117 RIVER POINT CT		SAINT AUGUSTINE FL 320920000	18-4 PT OF SE1/4 OF SE1/4 LYING SE OF SR207 & S OF WILDWOOD DR - 175FT ON SR 207
1014800010	ISLAMIC CENTER INC	1760 STATE ROAD 207		SAINT AUGUSTINE FL 320860000	17-1 PT OF SE1/4 LYING E OF RD 207 - 165FT ON ROAD (EX 10 X 10FT TO DOT IN OR1128/26)
1358330000	KB HOME JACKSONVILLE LLC	10475 FORTUNE PKWY	STE 100	JACKSONVILLE FL 322560000	123/8-12 ORCHARD PARK PHASE 3 ROWS ASSESSED TO INDIVIDUAL OWNERS AS COMMON ELEMENTS
1358330002	KB HOME JACKSONVILLE LLC	10475 FORTUNE PKWY	STE 100	JACKSONVILLE FL 322560000	123/8-12 ORCHARD PARK PHASE 3 TRACTS B THRU Q ASSESSED TO INDIVIDUAL OWNERS
1358330830	KB HOME JACKSONVILLE LLC	10475 FORTUNE PKWY	STE 100	JACKSONVILLE FL 322560000	123/8-12 ORCHARD PARK PHASE 3 LOT 83
1358330840	KB HOME JACKSONVILLE LLC	10475 FORTUNE PKWY	STE 100	JACKSONVILLE FL 322560000	123/8-12 ORCHARD PARK PHASE 3 LOT 84

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
1014600030	KINGSTON CAPITAL GROUP LLC	401 S WATER ST		NEWBURGH NY 125530000	15-3 PT OF SE1/4 OF SE1/4 LYING NW OF RD#207 & SW OF RIO SAN JUAN RD - APPROX 190 FT ON SR 207
1015100000	LANGSTON ERMA	2060 WILDWOOD DR		SAINT AUGUSTINE FL 320869011	19 E165FT OF SE1/4 OF SE1/4 LYING NE OF WILDWOOD DR (EX PT TO DOT IN OR1109/1344) (EX
1014600000	MEMORIAL HOSPITAL FLAGLER INC	60 MEMORIAL MEDICAL PKWY		PALM COAST FL 321640000	15 ALL SE1/4 OF SE1/4 LYING NW OF RD#207(EX NE 5AC IN OR2/140 & EX OR757/1786) (EX ADD'L
1014900030	NADJAX INC	5030 SPRING PARK RD		JACKSONVILLE FL 322070000	18-3 PT OF SE1/4 OF SE1/4 LYING SE OF SR207 & S OF WILDWOOD DR 149.45FT ON SR 207
1014700000	NORTH POINTE MOBILE HOME SALES	1800 STATE ROAD 207		SAINT AUGUSTINE FL 320860000	16 PT OF SE1/4 OF SE1/4 LYING E OF RD 207 A TRI 282FT ON RD X 372 X 466FT (EX 2 SQFT & 10
1014800000	NORTH POINTE MOBILE HOME SALES	1800 STATE ROAD 207		SAINT AUGUSTINE FL 320860000	17 PT OF SE1/4 LYING E OF RD 207 (EX PT IN OR980/1745) OR4608/1703
1016200050	SEGUI ELIZABETH A	2020 WILDWOOD DR		SAINT AUGUSTINE FL 320869011	10-5 PT OF SW1/4 OF SW1/4 LYING SW OF C/L OF MOULTRIE CK & E OF WILDWOOD DRIVE 161.25FT
1358100130	SEGUI ELIZABETH A	2020 WILDWOOD DR		SAINT AUGUSTINE FL 320869011	15-13 TRI PT OF NW1/4 OF NW1/4 LYING E OF WILDWOOD DRIVE & E OF C/L OF MOULTRIE CREEK -
1015300000	SOUTHEAST INVESTMENTS # 17 LLC	932 FIDDLERS CREEK RD		PONTE VEDRA BEACH FL 320820000	20 PT OF SE1/4 OF SE1/4 LYING W OF SR207 N285.34 OF E826.88 OF W965FT ALL LYING W OF SR207
1011809984	STATE OF FLORIDA DEPT OF TRANS	1109 SOUTH MARION AVE		LAKE CITY FL 320255874	104/86-91 ENTRADA PHASE 1 UNIT 1 TRACT V (ROW) ASSESSED TO INDIVIDUAL OWNERS AS COMMON
1015100010	TEMPLE BET YAM INC	2055 WILDWOOD DR		SAINT AUGUSTINE FL 320860000	19-1 E 165FT OF SE1/4 OF SE1/4 LYING SW OF WILDWOOD DR OR1942/1505 &1958/1312-1314
1359400000	VICTORIA CROSSING APARTMENTS L	56 E NORTH AVE STE 1000		NORTHLAKE IL 601640000	1 2 & 3 PTS OF NE1/4 & NW 1/4 OF NE 1/4 OF NE 1/4 OF SEC 3 T8S R29E OR5401/704(C/Y) & OR5401/707
1016200020	WARD WILLIAM D,AMY E	2050 WILDWOOD DR		SAINT AUGUSTINE FL 320869011	10-2 10-3 & 10-6 PTS OF SW1/4 LYING N & E OF WILDWOOD DR & S & W OF MOULTRIE CREEK - 295.11

# NOTICE OF COMMUNITY MEETING

Monday, January 6, 2025 at 6:00 p.m.

FREEDOM CHURCH OF ST. AUGUSTINE

1740 State Road 207, St. Augustine, FL 32086

## NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING

**REGARDING:** Application **TOWER 2024-03 ENTRADA**. Proposal request for a Special Use Permit pursuant to Land Development Code, Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facilities in Open Rural (OR) zoning.

**NOTICE IS HEREBY GIVEN THAT** a community meeting will be held to discuss the proposed application on Monday, January 6, 2025 at 6:00 p.m. at the above-referenced address. The public is welcome to attend and participate.

**FOR MORE INFORMATION CONTACT:** Abby Porter, TEP Group at 919-703-4144 or [aporter@tepgroup.net](mailto:aporter@tepgroup.net)

## NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-

**IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact **Abby Porter at (919) 703-4144**. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.



November 2024 - January 2025

Project	Distr.	Category	Notice Date
<b>Community Meeting - TOWER 2024000003 - ENTRADA</b> NOTICE IS HEREBY GIVEN THAT a community meeting will be held to discuss the proposed application on MONDAY, 1/6/25 at 6:00 p.m. at FREEDOM CHURCH OF ST. AUGUSTINE at 1740 State Road 207, St. Augustine, FL 32086. The public is welcome to attend and participate. Regarding application TOWER 2024-03 ENTRADA, proposal request for a Special Use Permit pursuant to Land Development Code, Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facilities in Open Rural (OR) zoning. FOR MORE INFORMATION CONTACT: Abby Porter, TEP Group at 919-703-4144 or <a href="mailto:aporter@tepgroup.net">aporter@tepgroup.net</a> . NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING- IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact Abby Porter at 919-703-4144. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.	2	Meeting	1/6/2025

- Tower 2024-03 Entrada

Jan. 06  
6pm

Community Meeting: TOWER 2024-03 Entrada  
FREEDOM CHURCH OF ST. AUGUSTINE

Community Meeting: TOWER 2024-03  
Entrada

January 06 | 6pm

FREEDOM CHURCH OF ST. AUGUSTINE  
1740 State Road 207  
St. Augustine, 32086

NOTICE OF COMMUNITY PLANNING PUBLIC  
PARTICIPATION MEETING REGARDING: Application  
TOWER 2024-03 ENTRADA. Proposal request for a  
Special Use Permit pursuant to Land Development  
Code, Section 2.03.26 to allow for the construction of a  
160-foot wireless communication tower and support  
facilities in Open Rural (OR) zoning.

Abby Porter, TEP Group

T: 919-703-4144

[aporter@tepgroup.net](mailto:aporter@tepgroup.net)

[ADD TO CALENDAR](#)

[UPDATED TOWER 2024-03 ENTRADA](#)

**From:** Cheri Ng  
**Cc:** Evan Walsowich; "aporter@tepgroup.net"; Jennifer Gutt  
**Bcc:** "lizannreed@yahoo.com"; "LNorman@rizzetta.com"; "cassie.bivens@coastalrealtyfl.com"; "whitney@coastalrealtyfl.com"; "CaptainsPointePresident@gmail.com"; "arandolph@mayresort.com"; "gascoyne@bellsouth.net"; "olsonhardt@vestapropertyservices.com"; "christina.mattea@coastalrealtyfl.com"; "rodder5555@hotmail.com"; "dariescheyer@aol.com"; "Board@cypresstakesHOA3.org"; "cschulze922@gmail.com"; "kchapman@allancerm.biz"; "flaoleresstatescra@gmail.com"; "jandrambrano@bellsouth.net"; "whitney@coastalrealtyfl.com"; "mclupak@bcmcservices.net"; "bfoyl1@yahoo.com"; "dkhamer@gmail.com"; "whitney@coastalrealtyfl.com"; "arandolph@mayresort.com"; "whitney@coastalrealtyfl.com"; "aimee.kirjan@coastalrealtyfl.com"; "ospreylanding22@gmail.com"; "Longbranch206@gmail.com"; "whitney@coastalrealtyfl.com"; "DKriner@mayresort.com"; "preservewildwood@outlook.com"; "nancyreph@gmail.com"; "suewilson@watsonrealtycorp.com"; "SandDollar@CoastalrealtyFL.com"; "arandolph@mayresort.com"; "sanddollarIII@coastalrealtyfl.com"; "arandolph@mayresort.com"; "arandolph@mayresort.com"; "whitney@coastalrealtyfl.com"; "whitney@coastalrealtyfl.com"; "timothymemethy@gmail.com"; "suewilson@watsonrealtycorp.com"; "shanna@staugshores.net"; "StaugSouthIncassoc@gmail.com"; "doris@fastmail.com"; "amicheline@hotmail.com"; "DKriner@mayresort.com"; "marimpietrino@gmail.com"; "Craig@TownOfMarineland.org"; "jimballe@maymgt.com"; "ang@angibell.com"; "Jennifer@pmstjohns.com"; "dqinntreatyoaks@gmail.com"; "arandolph@mayresort.com"; "Nannywenchi@msn.com"; "windjammer@coastalrealtyfl.com"; "arandolph@mayresort.com"; "shamke123@bellsouth.net"; Commissioner Sarah Arnold; "modriver1@live.com"; "thomas.ingram@si-law.com"; "bcc3cmurphy@sjcl.us"; "purrfectsisters@aol.com"; "ospreylanding22@gmail.com"; "modriver1@live.com"; "thomas.ingram@si-law.com"; "matt@razbyfl.com"; "bcc5ataylor@sjcl.us"; "kathleen.floryan@exp Realty.com"; "modriver1@live.com"; "thomas.ingram@si-law.com"; "tarahill@bellsouth.net"; "Shartley@theqithorse.us"; "lia.sansom@floridadep.gov"; "Kathlyn.Dietz@dep.state.fl.us"; "Candace.Killian@FloridaDEP.gov"; "scott.Eastman@dep.state.fl.us"; "hastingsf2017@gmail.com"; "kenmcclain32@gmail.com"; "alabbat@yahoo.com"; "seacomunity@yahoo.com"; "burnsketo@gmail.com"; "herbhiller12@gmail.com"; "mmheckscher@gmail.com"; "colturner769@outlook.com"; "gwbigboy@aol.com"; "james.tripp@gmail.com"; "alabbat@comcast.net"; "info@sjcroundtable.org"; "beth@thekealeygroup.com"; "kimkendall@gmail.com"; "hoa.jalbbons@icloud.com"; "clmogyer@aol.com"; "news@historicity.com"; "alabbat@comcast.net"; "spradley@ncba.com"; "resident@stjohnsaudubon.com"; "david.seale@t-mobile.com"; "stjohnsdemocraticparty@gmail.com"; "joemcanamey@yahoo.com"; "bcstaug@aol.com"; "dendorc@etmnc.com"; "ibgarden63@gmail.com"; "justin.dudley@pulte.com"; Aaron Repper

**Subject:** NBR District 3: Community Meeting on 1/6/2025 re: TOWER 2024-03 Entrada  
**Date:** Thursday, December 12, 2024 11:47:00 AM  
**Attachments:** [Updated TOWER 2024-03 Entrada.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

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Good morning District # 3 recipients:

You have received this email because you have opted in to the St. Johns County Neighborhood Bill of Rights notification list. This electronic transmission and any documents accompanying it contain public information intended for the individual or entity to which it is addressed. This information will be made available to the public upon request (Florida Statute 119.01).

**[Attached please find the notice regarding the referenced above Community Meeting on January 6, 2025 at 6:00 p.m.](#)**

Please read the content carefully as it may individually cite specific provisions in the law or local regulations. The provisions of the St. Johns County Land Development Code, Comprehensive Plan and any applicable state or federal statutes prevail regardless of any statements herein. Opinions, conclusions, and other information expressed in this message are not given or endorsed by the County unless otherwise authorized pursuant to the St. Johns County Land Development Code. No Development shall be undertaken without prior authorization pursuant to the St. Johns County Land Development Code. Any misrepresentation or the withholding of material facts may invalidate the

information supplied for the individual or entity to which it is addressed.

To avoid future notifications from St. Johns County, please reply to this email with the word "UNSUBSCRIBE" as the subject line of your message and please be advised that size limitations for responses are active on this email account. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Thank you



Regards,

**Cheri Ng**

*Administrative Coordinator*

Growth Management

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0579 | [www.sjcf.us](http://www.sjcf.us)



## Cheri Ng

---

**From:** Jenna Clevinger  
**Sent:** Wednesday, December 11, 2024 3:48 PM  
**To:** Cheri Ng  
**Subject:** RE: District 3 email listing - Tower 24-03 Entrada

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### NBR Results for District 3:

Andalusia Home Owners Group - (Homeowners Association) [lizannreed@yahoo.com](mailto:lizannreed@yahoo.com)  
Ashby Landing HOA - (Homeowners Association) [LNorman@rizzetta.com](mailto:LNorman@rizzetta.com)  
Barefoot Trace Condominium Association - (Condominium Association) [cassie.bivens@coastalrealtyfl.com](mailto:cassie.bivens@coastalrealtyfl.com)  
Belle Haven Condominium Association - (Condominium Association) [whitney@coastalrealtyfl.com](mailto:whitney@coastalrealtyfl.com)  
Captain's Pointe Service Corporation, Inc. - (Homeowners Association)  
[CaptainsPointePresident@gmail.com](mailto:CaptainsPointePresident@gmail.com)  
Commodores Club - (Homeowners Association) [arandolph@mayresort.com](mailto:arandolph@mayresort.com)  
Coquina Crossing Homeowners Association - (Homeowners Association) [gascoynec@bellsouth.net](mailto:gascoynec@bellsouth.net)  
Crescent Key - (Homeowners Association) [gleonhardt@vestapropertyservices.com](mailto:gleonhardt@vestapropertyservices.com)  
Creston House Condominium Association - (Condominium Association)  
[christina.mattea@coastalrealtyfl.com](mailto:christina.mattea@coastalrealtyfl.com)  
Property Owners Association of Cypress Lakes, Inc. - (Homeowners Association)  
[rodder55555@hotmail.com](mailto:rodder55555@hotmail.com); [darfenescheyer@aol.com](mailto:darfenescheyer@aol.com)  
Cypress Lakes of St Johns Unit 3 - (Homeowners Association) [Board@cypresslakesHOA3.org](mailto:Board@cypresslakesHOA3.org)  
Deerfield Preserve Owners Assoc., Inc. - (Homeowners Association) [cschulze922@gmail.com](mailto:cschulze922@gmail.com);  
[kchapman@alliancern.biz](mailto:kchapman@alliancern.biz)  
Flagler Estates Community Redevelopment Steering - (Neighborhood Association)  
[flaglerestatescra@gmail.com](mailto:flaglerestatescra@gmail.com)  
Hideaway at Old Moultrie Homeowners Association - (Homeowners Association)  
[jandjazambrano@bellsouth.net](mailto:jandjazambrano@bellsouth.net)  
Island Cottages Homeowners Association - (Homeowners Association) [whitney@coastalrealtyfl.com](mailto:whitney@coastalrealtyfl.com)  
Kings Trace Homeowners Association, Inc. - (Homeowners Association) [mciupak@bcmsservices.net](mailto:mciupak@bcmsservices.net)  
Marsh Creek Homeowners Association - (Homeowners Association) [bfoy11@yahoo.com](mailto:bfoy11@yahoo.com)  
Moultrie Crossing Homeowners Association - (Homeowners Association) [dkharrier@gmail.com](mailto:dkharrier@gmail.com)  
Moultrie Trails Homeowner Association, Inc. - (Homeowners Association) [whitney@coastalrealtyfl.com](mailto:whitney@coastalrealtyfl.com)  
Oaks at Wildwood Condominiums - (Homeowners Association) [arandolph@mayresort.com](mailto:arandolph@mayresort.com)  
Ocean Club II Condominium Association - (Condominium Association) [whitney@coastalrealtyfl.com](mailto:whitney@coastalrealtyfl.com)  
Ocean Village Club Condominium Association - (Condominium Association)  
[aimie.kirlan@coastalrealtyfl.com](mailto:aimie.kirlan@coastalrealtyfl.com)  
Osprey Landing (of St. Johns County) Homeowners - (Homeowners Association)  
[ospreylanding22@gmail.com](mailto:ospreylanding22@gmail.com)  
Palmetto Woods Homeowners Association - (Homeowners Association) [Longbranch206@gmail.com](mailto:Longbranch206@gmail.com)  
Point Matanzas Condominium Association - (Condominium Association) [whitney@coastalrealtyfl.com](mailto:whitney@coastalrealtyfl.com)  
Ponce de Leon Villas Homeowners Association - (Homeowners Association) [DKriner@mayresort.com](mailto:DKriner@mayresort.com)  
Preserve at Wildwood HOA - (Homeowners Association) [preservewildwood@outlook.com](mailto:preservewildwood@outlook.com);  
[nancyreply@gmail.com](mailto:nancyreply@gmail.com)  
Ravenswood Forest Homeowners Association, Inc. - (Homeowners Association)  
[suewilson@watsonrealtycorp.com](mailto:suewilson@watsonrealtycorp.com)  
Sand Dollar I Condominium Association - (Condominium Association) [SandDollar@CoastalRealtyFL.com](mailto:SandDollar@CoastalRealtyFL.com)  
Sand Dollar II Condominium Association - (Condominium Association) [arandolph@mayresort.com](mailto:arandolph@mayresort.com)  
Sand Dollar III Condominium Association - (Condominium Association) [sanddollarIII@coastalrealtyfl.com](mailto:sanddollarIII@coastalrealtyfl.com)  
Sea Pines Property Owners Association, Inc. - (Homeowners Association) [arandolph@mayresort.com](mailto:arandolph@mayresort.com)  
Seagate North Homeowners Association - (Homeowners Association) [arandolph@mayresort.com](mailto:arandolph@mayresort.com)  
Seagrove Neighborhood Association - (Homeowners Association) [whitney@coastalrealtyfl.com](mailto:whitney@coastalrealtyfl.com)

Seascape Ownership Association - (Homeowners Association) [whitney@coastalrealtyfl.com](mailto:whitney@coastalrealtyfl.com)  
 Seaview Neighborhood Association Inc. - (Neighborhood Association) [timothynemethy@gmail.com](mailto:timothynemethy@gmail.com)  
 Southwood Owners Association - (Homeowners Association) [suewilson@watsonrealtycorp.com](mailto:suewilson@watsonrealtycorp.com)  
 St Augustine Shores Service Corporation - (Homeowners Association) [shanna@staugshores.net](mailto:shanna@staugshores.net)  
 St. Augustine South Improvement Association - (Neighborhood Association)  
[Staugsouthimpassoc@gmail.com](mailto:Staugsouthimpassoc@gmail.com); [doris@fastmail.com](mailto:doris@fastmail.com); [amicheline@hotmail.com](mailto:amicheline@hotmail.com)  
 Summer Island Homeowners Association - (Homeowners Association) [Dkriner@mayresort.com](mailto:Dkriner@mayresort.com)  
 Timberwood Landing HOA - (Homeowners Association) [marimpletrimp@gmail.com](mailto:marimpletrimp@gmail.com)  
 Town of Marineland - (Neighborhood Association) [Craig@TownOfMarineland.org](mailto:Craig@TownOfMarineland.org)  
 Tradewinds Condos - (Condominium Association) [jsimballa@maymgt.com](mailto:jsimballa@maymgt.com)  
 Treasure Beach Property Owners Association - (Neighborhood Association) [angi@angibell.com](mailto:angi@angibell.com)  
 Treaty Oaks Association, Inc. - (Homeowners Association) [Jennifer@pmpstjohns.com](mailto:Jennifer@pmpstjohns.com) ;  
[dquinntreatyoaks@gmail.com](mailto:dquinntreatyoaks@gmail.com)  
 Twin Lakes - (Homeowners Association) [arandolph@mayresort.com](mailto:arandolph@mayresort.com)  
 Wildwood Pines - (Neighborhood Association) [Nannywench1@msn.com](mailto:Nannywench1@msn.com)  
 Windjammer Condominium Association - (Condominium Association) [windjammer@coastalrealtyfl.com](mailto:windjammer@coastalrealtyfl.com)  
 Woodlake Owners Association, Inc. - (Homeowners Association) [arandolph@mayresort.com](mailto:arandolph@mayresort.com);  
[shamike123@bellsouth.net](mailto:shamike123@bellsouth.net)  
 Commissioner District 2 - (Informal Group) [bcc2sarnold@sjcfl.us](mailto:bcc2sarnold@sjcfl.us); [modriver1@live.com](mailto:modriver1@live.com);  
[thomas.ingram@si-law.com](mailto:thomas.ingram@si-law.com)  
 Commissioner District 3 - (Umbrella Organization) [bcc3cmurphy@sjcfl.us](mailto:bcc3cmurphy@sjcfl.us); [purrfectsitters@aol.com](mailto:purrfectsitters@aol.com);  
[ospreylanding22@gmail.com](mailto:ospreylanding22@gmail.com); [modriver1@live.com](mailto:modriver1@live.com); [thomas.ingram@si-law.com](mailto:thomas.ingram@si-law.com); [matt@zaxbysfl.com](mailto:matt@zaxbysfl.com)  
 Commissioner District 5 - (Informal Group) [bcc5ataylor@sjcfl.us](mailto:bcc5ataylor@sjcfl.us); [kathleen.floryan@exprealty.com](mailto:kathleen.floryan@exprealty.com);  
[modriver1@live.com](mailto:modriver1@live.com); [thomas.ingram@si-law.com](mailto:thomas.ingram@si-law.com)  
 Friends of A1A Scenic & Historic Coastal Byway, Inc. - (Umbrella Organization) [tarahill@bellsouth.net](mailto:tarahill@bellsouth.net)  
 Green Acres Neighborhood Corridor - (Informal Group) [Shartley@thegifhorse.us](mailto:Shartley@thegifhorse.us)  
 Guana Tolomato Matanzas National Estuarine Research Reserve - (Umbrella Organization)  
[lia.sansom@floridadep.gov](mailto:lia.sansom@floridadep.gov); [Kaitlyn.Dietz@dep.state.fl.us](mailto:Kaitlyn.Dietz@dep.state.fl.us); [Candace.Killian@FloridaDEP.gov](mailto:Candace.Killian@FloridaDEP.gov);  
[scott.Eastman@dep.state.fl.us](mailto:scott.Eastman@dep.state.fl.us)  
 Hastings Hope Of Concerned Citizens - (Informal Group) [hastingsfl2017@gmail.com](mailto:hastingsfl2017@gmail.com);  
[kenmcclain32@gmail.com](mailto:kenmcclain32@gmail.com)  
 Northwest St. Johns County Community Coalition - (Umbrella Organization) [pjabbat@yahoo.com](mailto:pjabbat@yahoo.com)  
 SEA Community Help Resource Center Inc. - (Umbrella Organization) [seacommunity@yahoo.com](mailto:seacommunity@yahoo.com)  
 South Anastasia Communities Association - (Neighborhood Association) [burnsketo@gmail.com](mailto:burnsketo@gmail.com)  
 St. Johns River-to-Sea Loop Alliance - (Umbrella Organization) [herbhillier12@gmail.com](mailto:herbhillier12@gmail.com)  
 Surfwind - (Informal Group) [mmheckscher@gmail.com](mailto:mmheckscher@gmail.com)  
 Vermont Heights North - (Informal Group) [colturner769@outlook.com](mailto:colturner769@outlook.com)  
 West Augustine CRA Steering Committee - (Umbrella Organization) [gwbigboy@aol.com](mailto:gwbigboy@aol.com)  
 West Ocean Trace Homeowners - (Informal Group) [james.tripp@gmail.com](mailto:james.tripp@gmail.com);  
 Wm. Bartram Scenic & Historic Highway Mgmt. Group - (Umbrella Organization) [alabbat@comcast.net](mailto:alabbat@comcast.net)  
 St. Johns County Civic Roundtable - (Umbrella Organization) [info@sjcroundtable.org](mailto:info@sjcroundtable.org);  
[beth@thekesleygroup.com](mailto:beth@thekesleygroup.com)  
 St. Johns Golf & Country Club - (Homeowners Association) [kimjkendall@gmail.com](mailto:kimjkendall@gmail.com);  
[hoa.jgibbons@icloud.com](mailto:hoa.jgibbons@icloud.com)  
 Murabella Owners' Association, Inc - (Homeowners Association) [cimcgyver@aol.com](mailto:cimcgyver@aol.com)  
 Historic City News - (Informal Group) [news@historiccitcity.com](mailto:news@historiccitcity.com)  
 Wm. Bartram Scenic & Historic Highway Mgmt. Group - (Umbrella Organization) [alabbat@comcast.net](mailto:alabbat@comcast.net)  
 Northeast Florida Builders Association - (Umbrella Organization) [jspradley@nefba.com](mailto:jspradley@nefba.com)  
 St. Johns County Audubon Society - (Umbrella Organization) [president@stjohnsaudubon.com](mailto:president@stjohnsaudubon.com)  
 T-Mobile - (Umbrella Organization) [david.seale@t-mobile.com](mailto:david.seale@t-mobile.com)  
 Democratic Party of SJC - (Umbrella Organization) [stjohnsdemocraticparty@gmail.com](mailto:stjohnsdemocraticparty@gmail.com);  
[joemcanarney@yahoo.com](mailto:joemcanarney@yahoo.com); [lbcstaug@aol.com](mailto:lbcstaug@aol.com)  
 England, Thims & Miller - (Umbrella Organization) [dendorC@etmnc.com](mailto:dendorC@etmnc.com)  
 Palm Valley Harbour Homeowners Association - (Homeowners Association) [jbgarden63@gmail.com](mailto:jbgarden63@gmail.com)  
 Pulte Home Company - (Umbrella Organization) [justin.dudley@pulte.com](mailto:justin.dudley@pulte.com)  
 Dan Lopez Testing IGNORE - (Homeowners Association) 1

**ATTACHMENT 7**  
**THIRD PARTY REVIEW**



10 December 2024

**OMNICOM CONSULTING GROUP, INC.**

**TECHNICAL REVIEW REPORT**

for

**ST. JOHNS COUNTY**

for

**Anthemnet**

**160' Monopole Tower**

**Application: Tower 2024-03**

This report is in response to the St. Johns County's request to perform consulting services related to the Anthemnet application to construct a 150' monopole tower with 10' appurtenance located at 1740 State Road 207 within Parcel ID 1014900020 . Verizon Wireless is proposed as the anchor tenant in the tower application. Omnicom Consulting Group, Inc. (OCG) has been contracted to review, analyze and evaluate the propagation studies submitted by the applicant to demonstrate that the requested site and proposed antenna heights are required to meet their communications coverage needs.

The review has determined that the submitted information is accurate, based on appropriate technical criteria. When performing this review, we have considered other communication system aspects such as the support structure, the equipment housing facilities, antenna configurations, the type of antenna, the antenna mounting, and other related issues affecting signal propagation.

**Task 1**

OCG performed a tower search for any towers located within a one (1) mile radius of the preferred tower location. OCG completed this search utilizing the Antenna Structure Registration section of the Federal Communications Commission, Google Earth and other tower data bases and confirmed that there are no tower structures within one (1) mile of the proposed location.

The closest tower site to the proposed location is approximately 1.1 miles to the north north east (ASR #1036737), this tower is not in use by Verizon but is less than 1 mile from the closest active Verizon site. Given this sites close proximity to the existing Verizon site and distance from the center of the search ring it is not a viable co-location site for Verizon at this time.

**Task 2**

OCG was required to confirm the accuracy of the coverage prediction analyses submitted by the petitioner at this location.

OCG has confirmed the applicants' coverage prediction models to be substantially accurate using the parameters established by the applicant and OCG's suite of coverage prediction software,

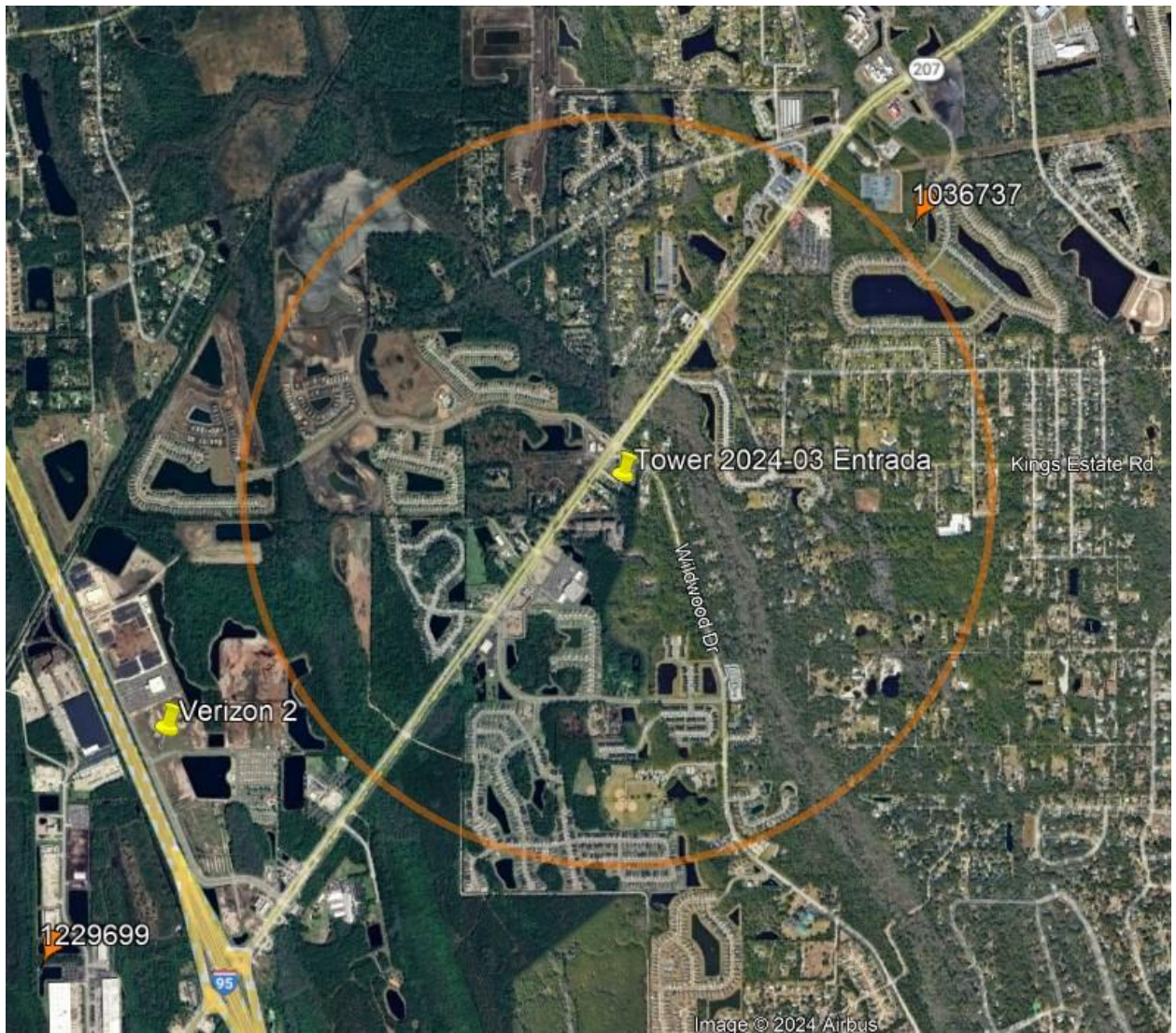
Therefore, upon completion of its review, OCG takes no exception to the findings of the petitioner based on the technical parameters submitted.

Submitted by:

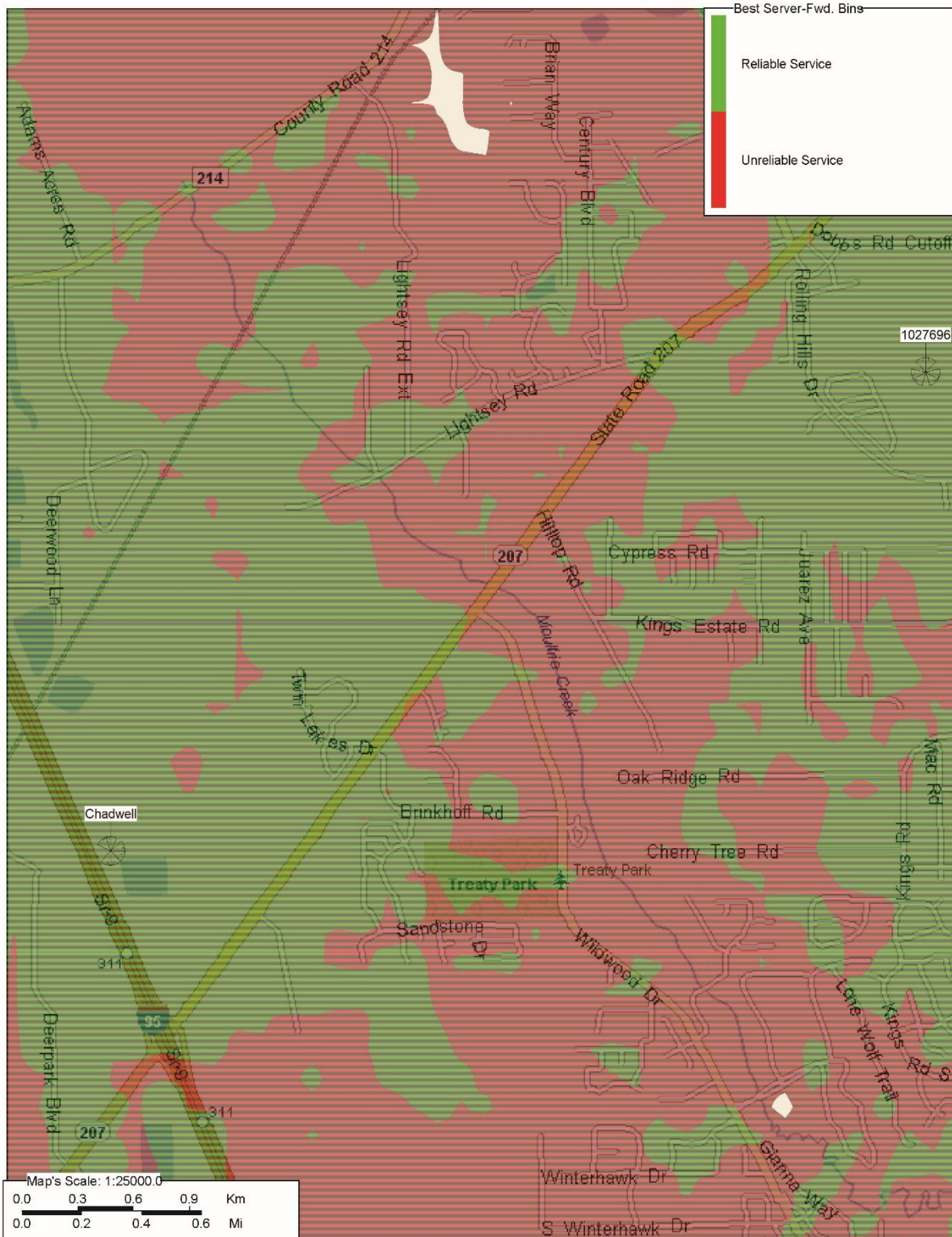
A handwritten signature in black ink, appearing to read "Chris Monzingo". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher J. Monzingo P.E., PMP  
Vice President

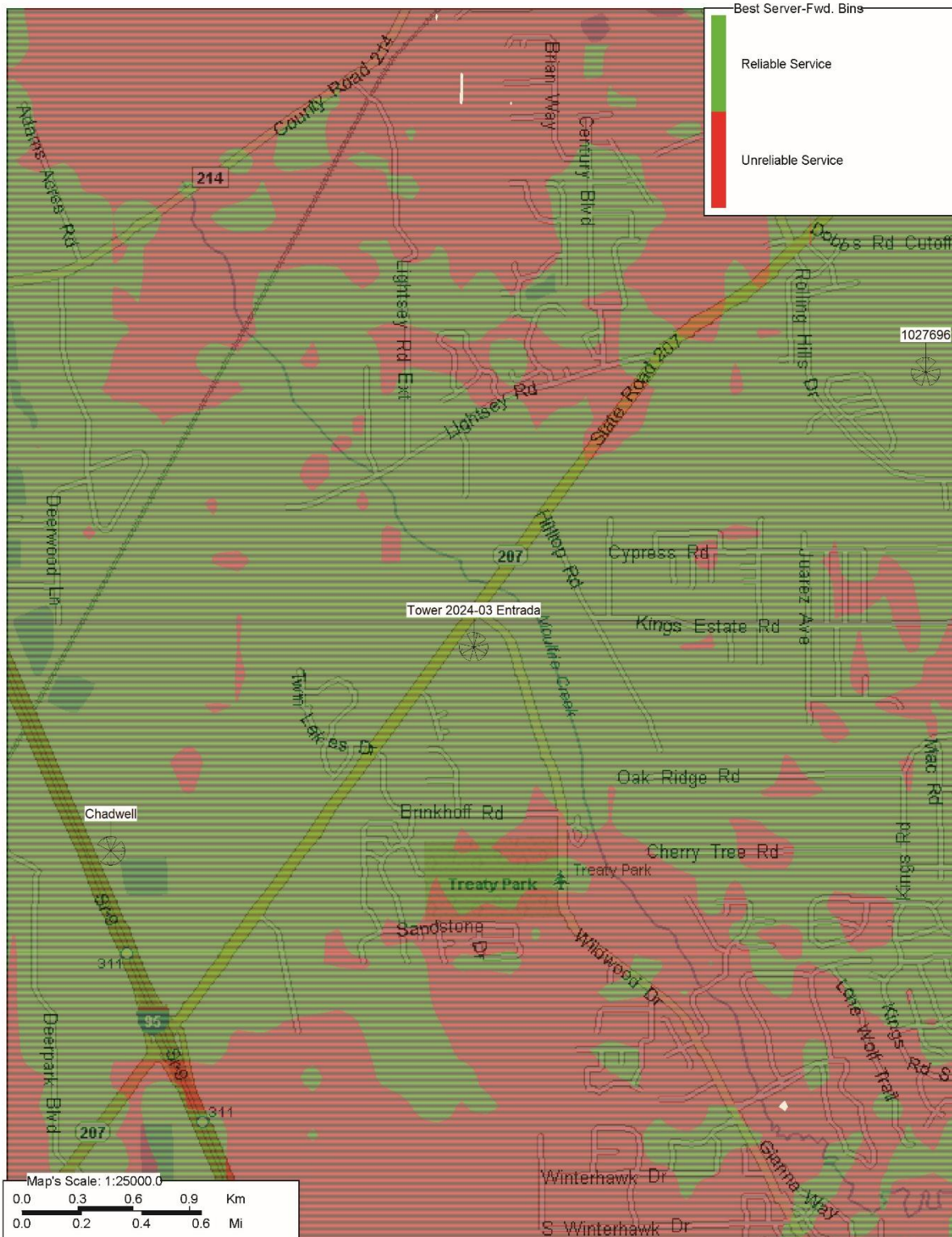
Enclosure



**Tower Search Ring**



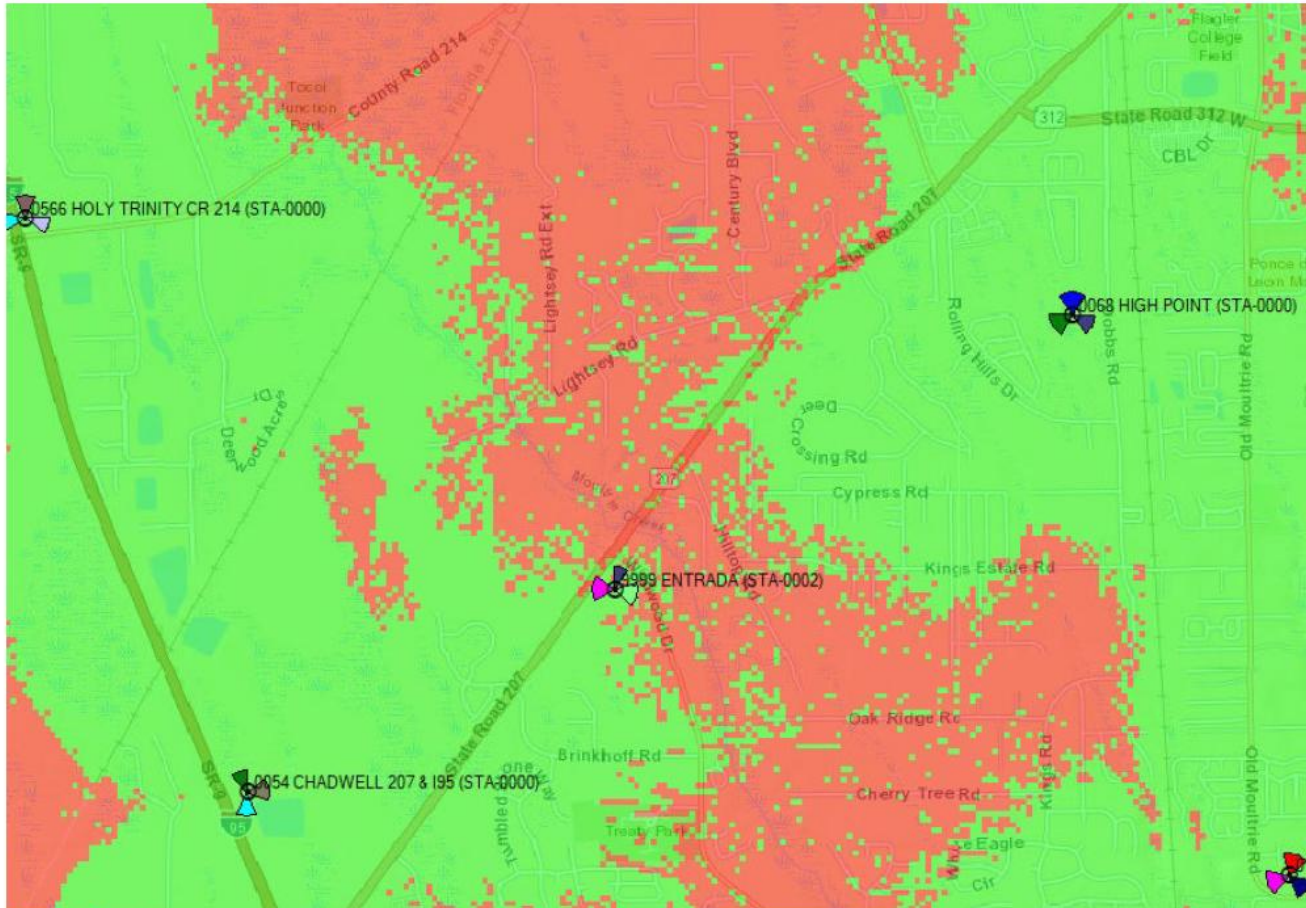
OCG Coverage maps without proposed site



OCG Coverage maps with proposed site



# Current Capacity Coverage



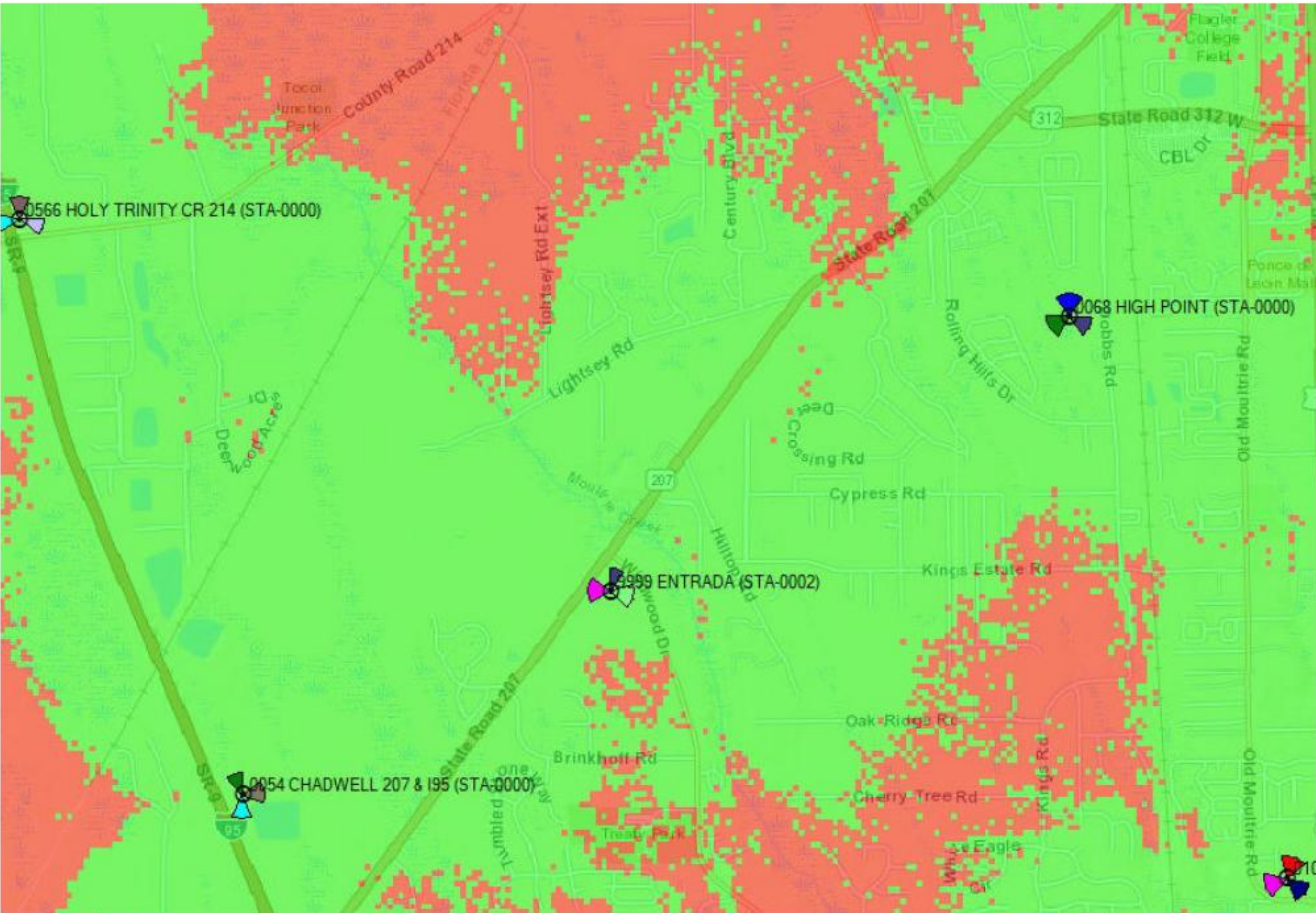
## Coverage Thresholds

- Reliable Service
- Unreliable Service

verizon

Verizon Existing Coverage

# Future Capacity Coverage with proposed site



## Coverage Thresholds

- Reliable Service
- Unreliable Service



Verizon Coverage With Proposed Site

**ATTACHMENT 8**  
**DRAFT FINAL ORDERS**  
**APPROVAL/DENIAL**



ORDER  
ST. JOHNS COUNTY, FLORIDA  
PLANNING AND ZONING AGENCY

**RE:** Anthemnet  
5944 Luther Lane, Suite 725  
Dallas, TX 75225

**FILE NUMBER:** TOWER 2024-03

**LEGAL:** Exhibit A

**SITE PLAN:** Exhibit B

**PARCEL ID:** 101490-0020

**DATE OF HEARING:** February 20, 2025

ORDER GRANTING SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facility in Open Rural (OR) zoning, specifically located at 1740 State Road 207, came before the Planning & Zoning Agency for public hearing on February 20, 2025.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Sections 2.03.01, 2.03.26, and 6.08.12, and Article XII of the Land Development Code.

5. The request is not in conflict with the Future Land Use Map designation of Mixed Use District.
6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The requested use minimizes adverse visual and aesthetic impacts through innovative design, siting, landscaping standards, including alternative tower structures, providing for co-location of new antennas.
9. The requested use will accommodate the growing demand for wireless communication services, consistent with the Federal Telecommunications Act of 1996 and the Florida Wireless Emergency Communications Act, and facilitating efficient and high-quality wireless communications networks.
10. The request avoids or minimizes potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures within a larger parcel.
11. The applicant, at the public hearing, has stated no objections to the proposed conditions.

**NOW THEREFORE**, based on the said Findings of Fact, the Agency hereby grants Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facility in Open Rural (OR) zoning, specifically located at 1740 State Road 207, subject to the following conditions:

1. The Special Use Permit is granted to Anthemnet specifically for the site located at 1740 State Road 207, and shall be non-transferable to any other location or entity.
2. Approval is for the Use of a self-support communications antenna tower as provided within the application and supporting material.
3. The tower height shall not exceed 160 feet.
4. The finished color will be galvanized.
5. The Use is subject to compliance with Section 6.08.12 of the Land Development Code.
6. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at any time the Special Use is being exercised.
7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
8. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
9. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
10. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

\_\_\_\_\_  
Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

\_\_\_\_\_  
Clerk  
Growth Management Department

\_\_\_\_\_  
Date Filed

**DESCRIPTION: PARENT TRACT (AS PROVIDED BY CLIENT)**

A TRACT OF LAND SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AND RUN THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 165.0 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 171, PAGE 301 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN DEED BOOK 179, PAGE 374 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM POINT OF BEGINNING (1) RUN THENCE N50°53' W, ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 179, PAGE 374, A DISTANCE OF 757.76 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD #207. (2) THENCE RUN N 37°40' E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 200.0 FEET. (3) THENCE RUN S50°53'E, PARALLEL WITH THE NORTHEASTERLY LINE OF LAND DESCRIBED IN DEED BOOK 179, PAGE 374, A DISTANCE OF 611.29 FEET TO INTERSECT WITH THE WEST LINE OF LANDS DESCRIBED IN DEED BOOK 171, PAGE 301 OF SAID PUBLIC RECORDS. (4) THENCE RUN S.1°57'30" W, ALONG SAID WEST LINE, A DISTANCE OF 250.87 FEET TO THE POINT OF BEGINNING AND TO CLOSE. CONTAINING 3.14 ACRES MORE OR LESS.

LESS AND EXCEPT

PART "A"

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 88°53'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1,184.53 FEET; THENCE NORTH 36°21'22" EAST, A DISTANCE OF 837.47 FEET; THENCE SOUTH 53°38'38" EAST, A DISTANCE OF 52.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, AND THE POINT OF BEGINNING; THENCE SOUTH 36°21'22" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 53°38'38" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 36°21'22" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 53°38'38" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET, MORE OR LESS.

ALSO:

PART "B"

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 88°53'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1,184.53 FEET; THENCE NORTH 36°21'22" EAST, A DISTANCE OF 643.50 FEET; THENCE SOUTH 51°59'01" EAST, A DISTANCE OF 52.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, AND THE POINT OF BEGINNING; THENCE NORTH 36°21'22" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 51°59'01" EAST,

A DISTANCE OF 10.00 FEET; THENCE SOUTH 36°21'22" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 51°59'01" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET, MORE OR LESS.

PARCEL ID: 1014900020

**DESCRIPTION: PROPOSED 50'X50' ANTHEMNET LEASE AREA (AS REQUESTED BY CLIENT)**

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 07 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 626, PAGE 218, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING MARKED BY A FOUND 6"X6" CONC MONUMENT (NO IDENTIFICATION); THENCE N52°25'15"W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 757.29 FEET TO A POINT ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207, BEING MARKED BY A FOUND 6"X6" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE N36°14'29'E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.98 FEET; THENCE CONTINUE N36°14'29'E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.01 FEET; THENCE S52°25'15'E, DEPARTING SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.14 FEET; THENCE N37°34'45'E, A DISTANCE OF 15.00 FEET; THENCE S52°25'15'E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S52°25'15'E, A DISTANCE OF 50.00 FEET; THENCE S37°34'45'W, A DISTANCE OF 50.00 FEET; THENCE N52°25'15'W, A DISTANCE OF 50.00 FEET; THENCE N37°34'45'E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED 50'X50' ANTHEMNET LEASE AREA CONTAINING 2,500 SQUARE FEET.

**DESCRIPTION: PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT (AS REQUESTED BY CLIENT)**

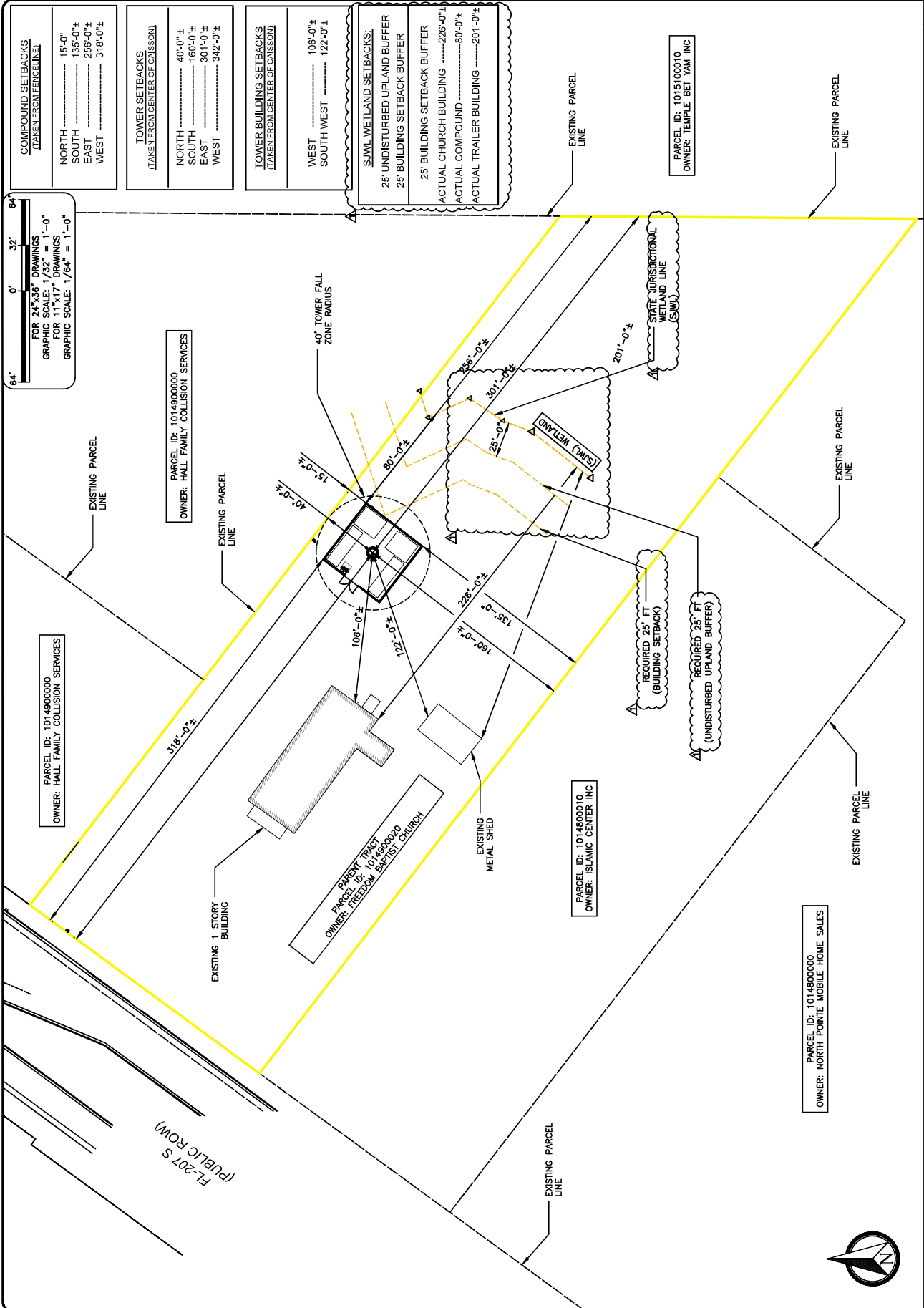
A STRIP OF LAND LYING WITHIN SECTION 34, TOWNSHIP 07 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 626, PAGE 218, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING MARKED BY A FOUND 6"X6" CONC MONUMENT (NO IDENTIFICATION); THENCE N52°25'15"W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 757.29 FEET TO A POINT ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207, BEING MARKED BY A FOUND 6"X6" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE N36°14'29'E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N36°14'29'E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.01 FEET; THENCE S52°25'15'E, DEPARTING SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.14 FEET; THENCE N37°34'45'E, A DISTANCE OF 15.00 FEET; THENCE S52°25'15'E, A DISTANCE OF 20.00 FEET; THENCE S37°34'45'W, A DISTANCE OF 50.00 FEET; THENCE N52°25'15'W, A DISTANCE OF 20.00 FEET; THENCE N37°34'45'E, A DISTANCE OF 15.00 FEET; THENCE N52°25'15'W, A DISTANCE OF 295.68 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT CONTAINING 6,918 SQUARE FEET, MORE OR LESS.



# Exhibit B: Site Plan



REV	DATE	DESCRIPTION
0	11/25/24	2DS
1	11/25/24	REVISIONS AS REQUESTED

PROJECT NO.	24-5929
DRAWN BY	J.WHITE
PROJECT MANAGER	E.CHEVA
CHECKED BY	E.CHEVA

THIS DRAWING IS COMPUTER GENERATED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

**SJM**  
ENGINEERING GROUP, INC.  
TOGETHER PLANNING A BETTER TOMORROW

1297 ANTELECOM PARKWAY  
SUITE 100  
DALLAS, TX 75242  
(972) 954-4227

CERTIFICATE OF AUTHORIZATION 28107

**ANTHEMNET**

5844 LUTHER LANE, SUITE 725  
DALLAS, TX 75225

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JEREMY D. SHART, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 616.0523.004. WITH A DIGITAL SIGNATURE, THE USER MUST INC. PLEASE REFER TO SHEET 11 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND VALID. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMY D. SHART P.E. FL LICENSE 75137

ENTRADA

1740 STATE ROAD 207  
SUITE 100  
ST. JOHNS COUNTY

SHEET NAME  
TOWER/COMPOUND SETBACKS

SHEET NUMBER  
C1A

SCALE AS NOTED 1

TOWER/COMPOUND SETBACKS



ORDER  
ST. JOHNS COUNTY, FLORIDA  
PLANNING AND ZONING AGENCY

**RE:** Anthemnet  
5944 Luther Lane, Suite 725  
Dallas, TX 75225

**FILE NUMBER:** TOWER 2024-03

**LEGAL:** Exhibit A

**PARCEL ID:** 101490-0020

**DATE OF HEARING:** February 20, 2025

ORDER DENYING SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facility in Open Rural (OR) zoning, specifically located at 1740 State Road 207, came before the Planning & Zoning Agency for public hearing on February 20, 2025.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) Zoning District, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Sections 2.03.01, 2.03.26, and 6.08.12, and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Mixed Use District.

6. The requested use is not appropriate in relationship to the neighborhood and does not promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is in conflict with the development patterns of the area.
8. The requested use results in adverse visual and aesthetic impacts.
9. The requested use will not accommodate the growing demand for wireless communication services.
10. The request does not avoid or minimize the potential damage to adjacent properties from tower failure through engineering and siting of tower structures.

**NOW THEREFORE**, based on the said Findings of Fact, the Agency hereby denies the Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facility in Open Rural (OR) zoning, specifically located at 1740 State Road 207.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

\_\_\_\_\_  
Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

\_\_\_\_\_  
Clerk  
Growth Management Department

\_\_\_\_\_  
Date Filed

**DESCRIPTION: PARENT TRACT (AS PROVIDED BY CLIENT)**

A TRACT OF LAND SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LESS AND EXCEPT

PART "A"

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CONTAINING 100 SQUARE FEET, MORE OR LESS.

ALSO:

PART "B"

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 88°53'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1,184.53 FEET; THENCE NORTH 36°21'22" EAST, A DISTANCE OF 643.50 FEET; THENCE SOUTH 51°59'01" EAST, A DISTANCE OF 52.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, AND THE POINT OF BEGINNING; THENCE NORTH 36°21'22" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 51°59'01" EAST,

A DISTANCE OF 10.00 FEET; THENCE SOUTH 36°21'22" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 51°59'01" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET, MORE OR LESS.

PARCEL ID: 1014900020

**DESCRIPTION: PROPOSED 50'X50' ANTHEMNET LEASE AREA (AS REQUESTED BY CLIENT)**

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 07 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 626, PAGE 218, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING MARKED BY A FOUND 6"X6" CONC MONUMENT (NO IDENTIFICATION); THENCE N52°25'15"W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 757.29 FEET TO A POINT ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207, BEING MARKED BY A FOUND 6"X6" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE N36°14'29'E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.98 FEET; THENCE CONTINUE N36°14'29'E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.01 FEET; THENCE S52°25'15'E, DEPARTING SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.14 FEET; THENCE N37°34'45'E, A DISTANCE OF 15.00 FEET; THENCE S52°25'15'E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S52°25'15'E, A DISTANCE OF 50.00 FEET; THENCE S37°34'45'W, A DISTANCE OF 50.00 FEET; THENCE N52°25'15'W, A DISTANCE OF 50.00 FEET; THENCE N37°34'45'E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED 50'X50' ANTHEMNET LEASE AREA CONTAINING 2,500 SQUARE FEET.

**DESCRIPTION: PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT (AS REQUESTED BY CLIENT)**

A STRIP OF LAND LYING WITHIN SECTION 34, TOWNSHIP 07 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 626, PAGE 218, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING MARKED BY A FOUND 6"X6" CONC MONUMENT (NO IDENTIFICATION); THENCE N52°25'15"W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 757.29 FEET TO A POINT ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207, BEING MARKED BY A FOUND 6"X6" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE N36°14'29'E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N36°14'29'E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.01 FEET; THENCE S52°25'15'E, DEPARTING SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.14 FEET; THENCE N37°34'45'E, A DISTANCE OF 15.00 FEET; THENCE S52°25'15'E, A DISTANCE OF 20.00 FEET; THENCE S37°34'45'W, A DISTANCE OF 50.00 FEET; THENCE N52°25'15'W, A DISTANCE OF 20.00 FEET; THENCE N37°34'45'E, A DISTANCE OF 15.00 FEET; THENCE N52°25'15'W, A DISTANCE OF 295.68 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT CONTAINING 6,918 SQUARE FEET, MORE OR LESS.