



DESIGN REVIEW

Property Information

Property address or Location 3111 Avenue D, Fort Pierce, FL 34954
 Parcel ID #(s) 2408-123-008-000-2
 Project description installation of an unmanned wireless facility consisting of 195' Monopole with an overall height of 199' inclusive of appurtenances with associated ground cabinet equipment located within a secured 60' x 60' compound (3600 sf) with access from Avenue D on a vacant parcel zoned GC . Monopole designed for minimum 4 carriers

The Love Center Regeneration Ministries

Property Owner(s)

PO BOX 2384

Street Address

Fort Pierce, FL 34954

City State Zip

(772) 361-5998

Phone Number

jrhyantenterprise@gmail.com

Email Address

Deborah L Martohue, Esq. AICP

Martohue Land Use Law PA

1036 23rd Avenue N

Street Address

St. Petersburg FL 33704

City State Zip

727-256-1211

dmartohuelaw@outlook.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

President of The Love C. Reg Min's Fellowship

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
 CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
 For more information, please refer to the website:
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

Design Review Application Checklist **(City Code of Ordinances 125-314)**

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 125-313.
- c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
- d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



DEVELOPMENT REVIEW

Property address or Location 3111 Avenue D, Fort Pierce, FL 34954

Parcel ID #(s) 2408-123-008-000-2

Project description installation of unmanned wireless facility consisting of a 199' overall height Monopole & associated ground equipment within a 60' x 60' secured equipment compound with access from Avenue D. Monopole to be designed for minimum 4 carriers equipment

<p>The Love Center Regeneration Ministries</p> <hr/> <p>Property Owner(s) PO BOX 2384</p> <hr/> <p>Street Address Fort Pierce, FL 34954</p> <hr/> <p>City State Zip (772) 361-5998</p> <hr/> <p>Phone Number jrhyantenterprise@gmail.com</p> <hr/> <p>Email Address</p>	<p>Deborah L Martohue Esq., AICP Martohue Land Use Law PA</p> <hr/> <p>1036 23rd Avenue N</p> <hr/> <p>St. Petersburg FL 33704</p> <hr/> <p>City State Zip 727-256-1211</p> <hr/> <p>dmartohuelaw@outlook.com</p> <hr/> <p>Email Address</p>
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Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

JR President of The Love C. Reg. Min. Fellowship

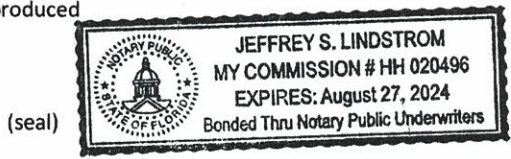
Property Owner(s) Signature(s)

STATE OF FLORIDA -- ST LUCIE COUNTY

The foregoing instrument was acknowledged before me this 5th day of DECEMBER, 2022, by

JEROME RHYANT who is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp

DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Industrial/ Ave D ROW	Municipal Boundary	Residential	Industrial

Avenue C Unimproved

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Property Identification

Site Address: 3111 Avenue D
 Sec/Town/Range: 08/35S/40E
 Parcel ID: 2408-123-0008-000-2
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 19990
 Map ID: 24/08N
 Zoning: General Co

Ownership

The Love Center Regeneration Ministries
 and Fellowship Inc
 PO Box 2384
 Fort Pierce, FL 34954

Legal Description

8 35 40 BEG 50 FT E OF SW COR OF SW 1/4 OF NW 1/4 OF NE 1/4, TH N 315.05 FT, TH E 210 FT, TH N 314.05 FT TO S R/W OF AV D, TH E 150 FT, TH S 630 FT M/L, TH W 360 FT TO POB (OR 1183-2594)

Current Values

Just/Market Value: \$30,600
 Assessed Value: \$30,600
 Exemptions: \$0
 Taxable Value: \$30,600



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 3.74
 Land Size (SF): 162,914

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 29, 1998	1183 / 2594	XX01	WD	Piowaty James W	\$50,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Image
 or
 Sketch
 unavailable
 for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:	\$0
Land:	\$30,600
Just/Market:	\$30,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$30,600
Exemption(s):	\$0
Taxable:	\$30,600

Current Year Special Assessment Breakdown

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
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2022	\$30,600	\$30,600	\$0	\$30,600
2021	\$30,600	\$30,600	\$0	\$30,600
2020	\$30,600	\$30,600	\$0	\$30,600
2019	\$30,600	\$30,600	\$30,600	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F99-000921	Sep 9, 1999	Commercial New Construction	\$50,000	\$50,000
F01-00001401	Oct 18, 2001	Roof	\$0	\$0
F01-1508	Nov 9, 2001	Alterations/Remodeling	\$0	\$0
F01-1508B	Nov 9, 2001	Alterations/Remodeling	\$50,000	\$0
RF20051132	Mar 10, 2005	Roof	\$3,000	\$155
0800000339	Apr 16, 2008	Fence	\$3,000	\$100
BP10-2692	Dec 9, 2010	Electric	\$75	\$75
BP11-0326	Feb 9, 2012	Alterations/Remodeling	\$7,500	\$129
BP12-0695	Apr 20, 2012	Demolition	\$3,000	\$515

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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AFFIDAVIT OF MAILING

I, the undersigned, KATHE POST, being 18 years of age or older, hereby certify that I have mailed to the following 57 named property owners attached as Exhibit A, as obtained from the St. Lucie County Property Appraiser website, on November 14, 2022 within the residential area bounded by the subject property located at 3111 Avenue D, Fort Pierce, FL to the East, Avenue D to the North, N. 29th Street to the East, and the canal south of Avenue C to the South, a community outreach letter notifying residents located in the aforescribed area of Towercom VIII-B LLC's proposed wireless communications facility intent to file a zoning application for the project. Said Outreach Letter with enclosures is attached as Composite Exhibit B and was mailed this 15th day of November, 2022.

KMP

KATHE POST

DATED: November 15th, 2022

STATE OF North Carolina

COUNTY OF Wake

The foregoing instrument was acknowledge by me this 15th day of November, 2022, by Kathe Post, who is personally known to me or has produced Driver's License as identification.

Caitlin Bossert Emelio

SIGNATURE OF NOTARY PUBLIC – STATE OF North Carolina

Caitlin Bossert Emelio

SEAL:

PRINTED NAME OF NOTARY PUBLIC
My commission expires Aug. 14th 2023





November 28, 2022

AFFIDAVIT OF COLOCATION

Project: Love Ministries

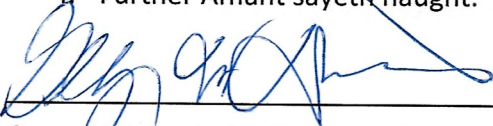
Property Location: 3111 Avenue D., Ft. Pierce FL

Parcel ID: 2408-123-0008-000-2

Jurisdiction: City of Fort Pierce

Affiant, GEORGE W. DAVIS, as SVP & Managing Partner, of TOWERCOM VIII-B, LLC, the Applicant /Lessee at the captioned location, do hereby acknowledge and affirm:

1. I am 18 years of age or older.
2. The proposed Love Ministries Wireless Telecommunications Tower with an overall proposed height of 199' will be structural design to enable the colocation of a minimum of four communications carriers.
3. Towercom VIII-B LLC will act in good faith to allow the colocation of wireless communications antennas by other communications carriers at a reasonable market rate.
4. Further Affiant sayeth naught.

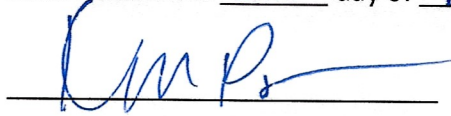


 George W. Davis, VP & Managing Partner, Towercom

STATE OF NORTH CAROLINA

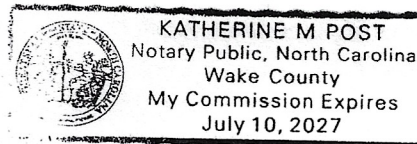
COUNTY OF Durham

Sworn to and subscribed before me by means of (Check one) physical presence OR online notarization this 29th day of November, 2022 by GEORGE W. DAVIS.



 (Signature of Notary Public)

SEAL:



KATHERINE M POST

 (Print Name of Notary Public)

Commission expires 7/10/2027

(Check One) Personally appeared OR produced identification _____.

Type of identification produced _____



November 28, 2022

City of Ft. Pierce
Planning Department
100 North U.S.1
Fort Pierce, FL 34950

RE: AUTHORIZED AGENT LETTER
Property Location: 3111 Avenue D., Ft. Pierce FL
Parcel ID: 2408-123-0008-000-2
Jurisdiction: City of Fort Pierce

TO WHOM IT MAY CONCERN:

I, GEORGE W. DAVIS, as SVP & Managing Partner, of TOWERCOM VIII-B, LLC, the Applicant /Lessee at the captioned location, do hereby authorize MARTOHUE LAND USE LAW PA/ DEBORAH L. MARTOHUE, ESQ., AICP and JEFF LINDSTROM to act as my agents. This consent and authorization includes, but is not limited to, the submittal/resubmittal of all development and building permit applications, including required materials and documents, and to attend and represent Towercom VIII-B, LLC at all meetings and public hearings, as well as any administrative appeals as appropriate or necessary, pertaining to the subject Applications regarding the proposed communications tower.

George W. Davis
Vice President & Managing Partner - TowerCom

STATE OF NORTH CAROLINA

COUNTY OF Durham

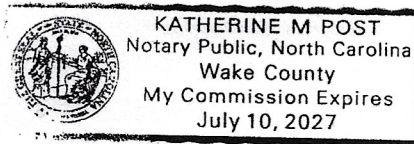
Sworn to and subscribed before me by means of (Check one) physical presence OR online notarization this 29th day of November, 2022 by GEORGE W. DAVIS.

(Signature of Notary Public)

KATHERINE M POST

(Print Name of Notary Public)

SEAL:



Commission expires 7/10/2027

(Check One) Personally appeared OR produced identification .

Type of identification produced _____

1-A CERTIFICATION

Date: July 18, 2022

RE: Site Name: Love Ministries

Ground Elevation: 21.9'

City Name: Fort Pierce **County:** St. Lucie **State:** Florida

I certify that the Latitude of 27 Degrees 27 Min. 05.969 Sec. North and the Longitude of 80 Degrees 21 Min. 27.918 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).

Decimal Format

27.451658 Latitude
-80.357755 Longitude

State of Florida

Date: 7/18/22

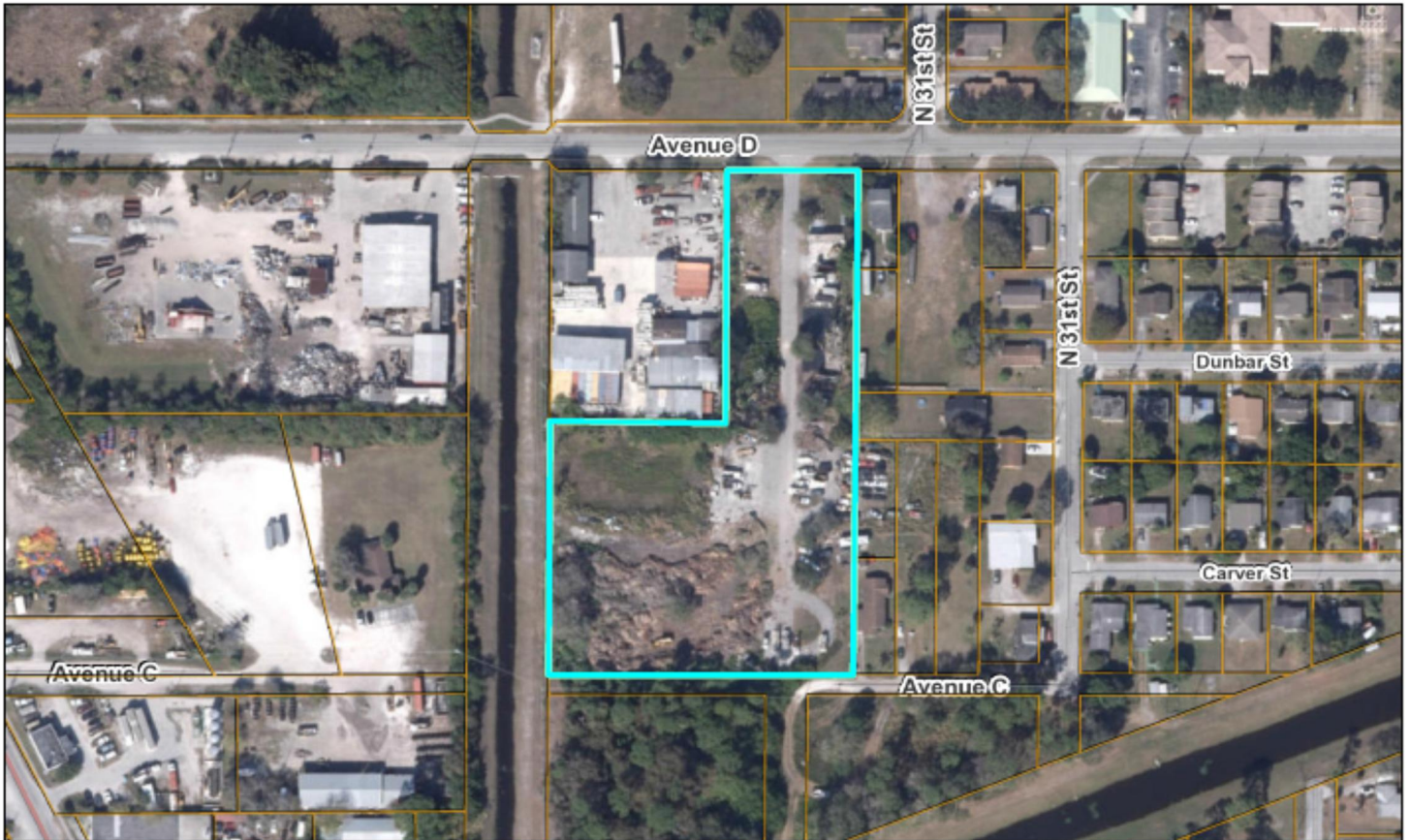


William H. Sommerville, III
Florida Registered No. 0006141
SMW Job No. 22-1231
Prepared By: BMS



Parcel Information:

Parcel ID	Site Address	Owner	Finished Area	Acres	Land Use	District Group	Owner1	Owner2	Owner3	Mailing Address 1	Mailing Address 2	Mailing City State Zip	Last Sale Date	Last Sale Price
2408-123-0008-000-2	3111 Avenue D	The Love Center Regeneration Ministries and Fellowship Inc		3.73999081726	1000 - Vac Comm	9022 - Fort Pierce	The Love Center Regeneration Ministries and Fellowship Inc			PO Box 2384		Fort Pierce, FL 34954-2384	10/29/1998	50000



PHOTOS

Looking North



Looking East



Looking South



Looking West



Compound Area



Closest Power



This Instrument Prepared By
and Return to:
Michael D. Fowler, Esquire
NEILL, GRIFFIN, JEFFRIES, FOWLER,
TIERNEY & NEILL
311 South Second Street
Fort Pierce, Florida 34950
Courthouse Box #50

RECORDED
0151 2711 80
0240 212

* DOC ASSUMP: \$ 0.00
* DOC Tax : \$ 0.70
* Int Tax : \$ 0.00

PARCEL I.D. NO. 2409-816-0006-000/8

[Space Above This Line For Recording Data]

QUITCLAIM DEED

This Indenture made and executed this 15 day of March, 1999, by and between CHRISTIAN FELLOWSHIP ALIVE MINISTRIES, INC., (hereinafter "Grantor"), whose post office address is P. O. Box 8422, Port St. Lucie, FL 34985-8422, and THE LOVE CENTER REGENERATION MINISTRIES, INC., whose post office address is P. O. Box 2384, Fort Pierce, FL 34954, of the County of St. Lucie, State of Florida, (hereinafter "Grantee").

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 10 and the West 5 feet of Lot 11, Block One, of W. W. Carlton's Subdivision, as per plat thereof, recorded in Plat Book 4, Page 25, of the Public Records of St. Lucie County, Florida

SUBJECT TO restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 1998;

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

CHRISTIAN FELLOWSHIP ALIVE
MINISTRIES, INC.

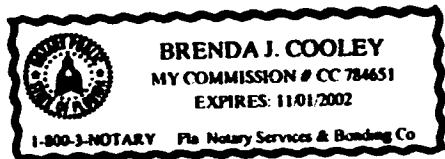
Elizabeth K. Jorgensen
Print Name: Elizabeth K. Jorgensen

By: Michael Baumgartner
Michael Baumgartner, President

Brenda J. Cooley
Print Name: Brenda J. Cooley

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 15 day of March, 1999, by MICHAEL BAUMGARTNER, as President of CHRISTIAN FELLOWSHIP ALIVE MINISTRIES, INC., who is personally known to me, or who has produced his driver's license as identification.

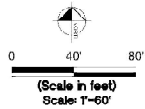
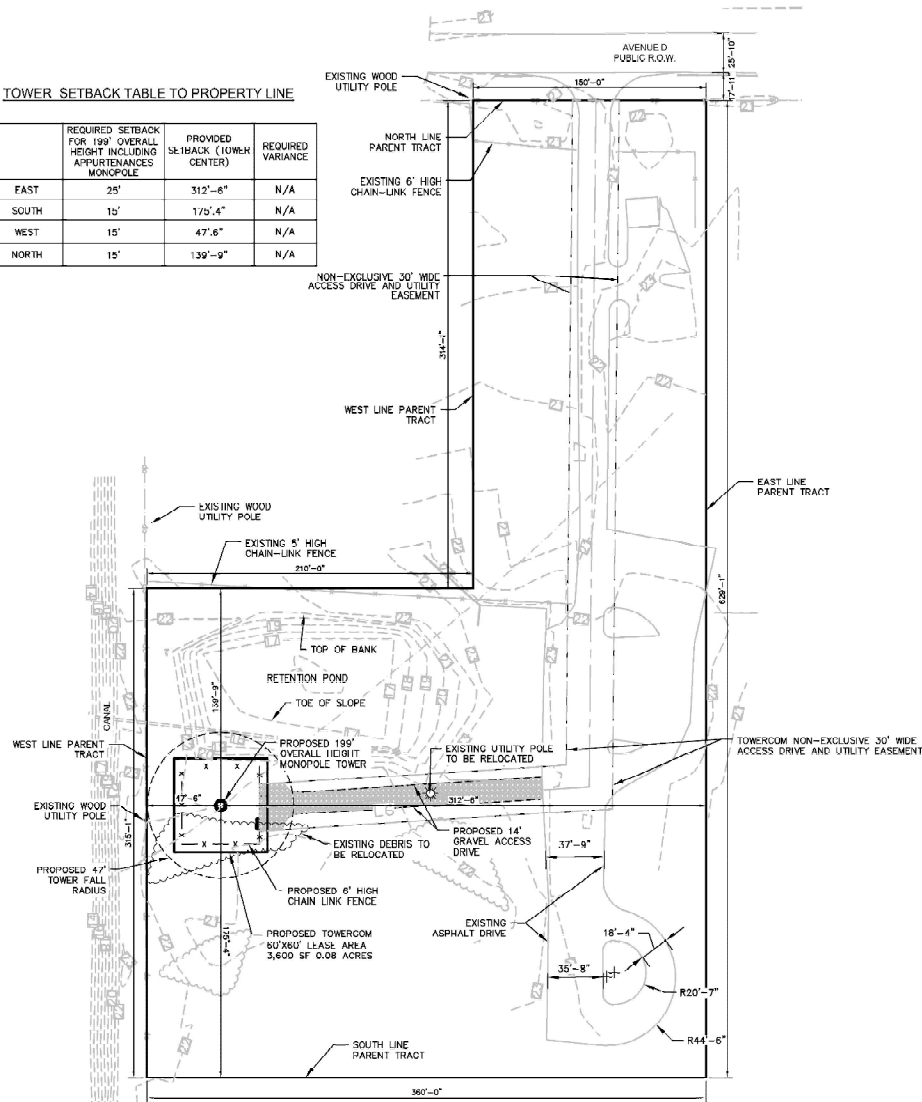


(NOTARY SEAL)

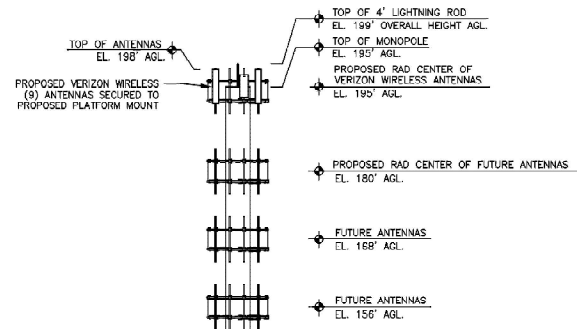
Brenda J. Cooley
Notary Public
Print Name: Brenda J. Cooley
STATE OF FLORIDA AT LARGE
My Commission Expires:

TOWER SETBACK TABLE TO PROPERTY LINE

	REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE	PROVIDED SETBACK (LOWEN CENTER)	REQUIRED VARIANCE
EAST	25'	312'-6"	N/A
SOUTH	15'	175'-4"	N/A
WEST	15'	47'-6"	N/A
NORTH	15'	139'-9"	N/A

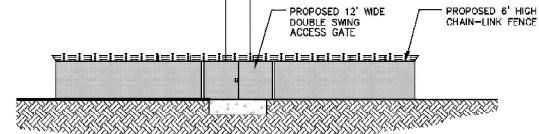


This document, together with the contracts and design instrument herein, is an integral part of the project. It is intended for the specific project and shall not be used for any other project. It is the responsibility of the user to ensure that the information herein is accurate and up-to-date. No liability shall be assumed by the author for any errors or omissions. The user shall be held liable for any reproduction or distribution of this document without the authorization and approval by the author and Associates, Inc. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author and Associates, Inc.



TOWER ELEVATION
N.T.S.

- NOTE:**
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
 2. TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
 3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
 4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).
 5. NO FAA LIGHTING REQUIRED.



TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Noptuno Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

SEPTEMBER 2022

ISSUED FOR:

ZONING DRAWINGS

REV. DATE: DESCRIPTION:

REV. DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIYA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK., APV.,

GD	LF	KKM

JASON R. LEE PE 67472
KEVIN K. MARAJI PE 71455

SHEET TITLE:

TOWER ELEVATION &
SETBACK TABLE

SHEET NUMBER: REVISION:

C-2

KHA Job #:

241044000

Parcel ID	Site Address	Owner	Finished			DistrictGroup	Owner1
			Area	Acres	Land Use		
2408-123-0001-000-3	421 N 31st ST	Lorenzo A Jones	1003	0.110192837	0100 - SF Res	9022 - Fort Pierce	Lorenzo A Jones
2408-123-0002-000-0	419 N 31st ST	Angela Williams	829	0.154958678	0100 - SF Res	9022 - Fort Pierce	Angela Williams
2408-123-0002-010-3	417 N 31st ST	Angela Williams	829	0.154958678	0100 - SF Res	9022 - Fort Pierce	Angela Williams
2408-123-0003-000-7	3103 Avenue D	Robert E Brown	676	0.137741047	0100 - SF Res	9022 - Fort Pierce	Robert E Brown
2408-123-0004-000-4	Avenue D	Jesse O Walker		0.619834711	0000 - Vac Res	9022 - Fort Pierce	Jesse O Walker
2408-123-0005-000-1	3109 Avenue D	Jesse O Walker	1928	0.137741047	0100 - SF Res	9022 - Fort Pierce	Jesse O Walker
2408-123-0006-000-8	TBD	Jesse O Walker		0.14	0000 - Vac Res	9022 - Fort Pierce	Jesse O Walker
2408-123-0007-000-5	413 N 31st ST	Mercedes K Laney	1152	0.330578512	0100 - SF Res	9022 - Fort Pierce	Mercedes K Laney
2408-123-0011-000-6	Avenue D	Laprina Hall		0.17	0000 - Vac Res	9022 - Fort Pierce	Laprina Hall
2408-123-0012-000-3	3110 Avenue C	Mary Ann Gabriel and James Davis Jr and Patricia L Jackson	1392	0.172176309	0100 - SF Res	9022 - Fort Pierce	Mary Ann Gabriel
2408-123-0013-000-0	Avenue C	2nd Generation Building Corporation		0.688705234	0000 - Vac Res	9022 - Fort Pierce	2nd Generation Building Corporation
2408-123-0015-000-4	409 N 31st ST	Jeanne Arias	805	0.20661157	0100 - SF Res	9022 - Fort Pierce	Jeanne Arias
2408-123-0016-000-1	407 N 31st ST	Laconia C Boatwright	2082	0.20661157	0100 - SF Res	9022 - Fort Pierce	Laconia C Boatwright
2408-123-0018-000-5	403 N 31st ST	Booker T Eckles Jr	1500	0.129132231	0800 - M-F < 10U	9022 - Fort Pierce	Booker T Eckles Jr
2408-504-0001-000-2	3009 Avenue D	Lenders Plus Inc		0.141460055	1000 - Vac Comm	9022 - Fort Pierce	Lenders Plus Inc
2408-504-0002-000-9	2901 Avenue D	Saint Lucie Building LLC	20296	1.334641873	0300 - M-F >= 10U	9022 - Fort Pierce	Saint Lucie Building LLC
2408-504-0012-000-2	2902 DUNBAR ST	Olive Tree Realty LLC	624	0.140748393	0100 - SF Res	9022 - Fort Pierce	Olive Tree Realty LLC
2408-504-0013-000-9	2904 DUNBAR ST	Milonet Lochard	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Milonet Lochard
2408-504-0014-000-6	2906 DUNBAR ST	Milonet Lochard	976	0.132575758	0100 - SF Res	9022 - Fort Pierce	Milonet Lochard
2408-504-0015-000-3	2908 DUNBAR ST	JJ & MF Holdings LLC	942	0.132575758	0100 - SF Res	9022 - Fort Pierce	JJ & MF Holdings LLC
2408-504-0016-000-0	2910 DUNBAR ST	Betty Dunbar and Clarence B Taylor Jr	904	0.132575758	0100 - SF Res	9022 - Fort Pierce	Betty Dunbar
2408-504-0017-000-7	2912 DUNBAR ST	Joseph Brown (EST)	1322	0.132575758	0100 - SF Res	9022 - Fort Pierce	Joseph Brown (EST)
2408-504-0018-000-4	3002 DUNBAR ST	Anthony Wilson and Angela Wilson	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Anthony Wilson
2408-504-0019-000-1	3004 DUNBAR ST	Cynthia C Howard	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Cynthia C Howard
2408-504-0020-000-1	3006 DUNBAR ST	Shirley Lyons and David Reed and Donald Reed	904	0.132575758	0100 - SF Res	9022 - Fort Pierce	Shirley Lyons
2408-504-0021-000-8	3008 DUNBAR ST	Paul J Hemmers and Jessie M Hemmers	881	0.132575758	0100 - SF Res	9022 - Fort Pierce	Paul J Hemmers
2408-504-0022-000-5	420 N 31st ST	Ramon Olivo and Mariela Olivo	958	0.141460055	0100 - SF Res	9022 - Fort Pierce	Ramon Olivo
2408-504-0023-000-2	3009 DUNBAR ST	Dan Williams	904	0.141460055	0100 - SF Res	9022 - Fort Pierce	Dan Williams
2408-504-0024-000-9	3007 DUNBAR ST	Arrie L Carlton and Adrian D Speed	932	0.132575758	0100 - SF Res	9022 - Fort Pierce	Arrie L Carlton
2408-504-0025-000-6	3005 DUNBAR ST	Lillie M Jones (EST)	1135	0.132575758	0100 - SF Res	9022 - Fort Pierce	Lillie M Jones (EST)
2408-504-0026-000-3	3003 DUNBAR ST	US Bank Trust NA (TR)	1372	0.132575758	0100 - SF Res	9022 - Fort Pierce	US Bank Trust NA (TR)
2408-504-0027-000-0	3001 DUNBAR ST	James Hatfield	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	James Hatfield
2408-504-0028-000-7	2911 DUNBAR ST	Jonathan Mason and Kadeem Hawkins and Sarah Young	797	0.132575758	0100 - SF Res	9022 - Fort Pierce	Jonathan Mason
2408-504-0030-000-4	2907 DUNBAR ST	Derrick Bailey and Yvonne P Bailey	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Derrick Bailey
2408-504-0031-000-1	2905 DUNBAR ST	Jabarey D Warren	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Jabarey D Warren
2408-504-0032-000-8	2903 DUNBAR ST	Richard Ruggiero	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Richard Ruggiero
2408-504-0033-000-5	2901 DUNBAR ST	Stephen E Bailey	1048	0.140564738	0100 - SF Res	9022 - Fort Pierce	Stephen E Bailey
2408-504-0034-000-2	2902 CARVER ST	Eugene Jenkins and Cappie L Mims (EST) and McClenton Jenkins (ES	805	0.139830119	0100 - SF Res	9022 - Fort Pierce	Eugene Jenkins
2408-504-0035-000-9	2904 CARVER ST	Roberto Garcia and Roslia Garcia	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Roberto Garcia
2408-504-0036-000-6	2906 CARVER ST	Parnes Realty One And Two LLC	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Parnes Realty One And Two LLC
2408-504-0037-000-3	2908 CARVER ST	Parnes Realty One And Two LLC	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Parnes Realty One And Two LLC

Parcel ID	Site Address	Owner	Finished			DistrictGroup	Owner1
			Area	Acres	Land Use		
2408-504-0038-000-0	2910 CARVER ST	Walter U Escobar Cordero	1647	0.132575758	0100 - SF Res	9022 - Fort Pierce	Walter U Escobar Cordero
2408-504-0039-000-7	2912 CARVER ST	Kenneth Dentson	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Kenneth Dentson
2408-504-0040-000-7	3002 CARVER ST	Norris Copeland	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Norris Copeland
2408-504-0041-000-4	3004 CARVER ST	Regina Williams	906	0.132575758	0100 - SF Res	9022 - Fort Pierce	Regina Williams
2408-504-0042-000-1	3006 CARVER ST	Ruth M Hall (EST)	1014	0.132575758	0100 - SF Res	9022 - Fort Pierce	Ruth M Hall (EST)
2408-504-0043-000-8	3008 CARVER ST	Ebony M Anderson	988	0.132575758	0100 - SF Res	9022 - Fort Pierce	Ebony M Anderson
2408-504-0044-000-5	3010 CARVER ST	Yvonne Jones	676	0.141460055	0100 - SF Res	9022 - Fort Pierce	Yvonne Jones
2408-504-0045-000-2	3009 CARVER ST	Annie M Barnes and Traci Barnes-Davidson	1207	0.141460055	0100 - SF Res	9022 - Fort Pierce	Annie M Barnes
2408-504-0046-000-9	3007 CARVER ST	Beatrice Noble	1111	0.132575758	0100 - SF Res	9022 - Fort Pierce	Beatrice Noble
2408-504-0047-000-6	3005 CARVER ST	Marthaniel L Alexander	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Marthaniel L Alexander
2408-504-0048-000-3	3003 CARVER ST	Simon Galarza and Sandra Galarza	1302	0.132575758	0100 - SF Res	9022 - Fort Pierce	Simon Galarza
2408-504-0049-000-0	3001 CARVER ST	Juan Rafael Nunez Quinones	676	0.138888889	0100 - SF Res	9022 - Fort Pierce	Juan Rafael Nunez Quinones
2408-504-0050-000-0	2911 CARVER ST	Ronald Argrett and Shirlene Argrett	676	0.524793388	0100 - SF Res	9022 - Fort Pierce	Ronald Argrett
2408-506-0061-000-6	TBD	Monika Woloszyn		0.218112948	0000 - Vac Res	9022 - Fort Pierce	Monika Woloszyn
2408-506-0065-000-4	TBD	Jorge C Gordillo		2.653236915	0000 - Vac Res	9022 - Fort Pierce	Jorge C Gordillo
2408-506-0065-000-4	TBD	Jorge C Gordillo		2.653236915	0000 - Vac Res	9022 - Fort Pierce	Jorge C Gordillo

Parcel ID	Site Address	Owner2	Owner3	Mailing Address 1	Mailing Address 2	Mailing City State Zip	LastSaleDate	LastSalePrice
2408-123-0001-000-3	421 N 31st ST			421 N 31st ST		Fort Pierce; FL 34947-2616	1/24/2008	100
2408-123-0002-000-0	419 N 31st ST			PO Box 2034		Fort Pierce; FL 34954-2034	7/16/2006	42500
2408-123-0002-010-3	417 N 31st ST			PO Box 2034		Fort Pierce; FL 34954-2034	7/16/2006	42500
2408-123-0003-000-7	3103 Avenue D			601 N 15th ST		Fort Pierce; FL 34950-2815	2/8/2021	100
2408-123-0004-000-4	Avenue D			3002 Juanita AVE		Fort Pierce; FL 34946-7119	4/8/2013	100
2408-123-0005-000-1	3109 Avenue D			3002 Juanita AVE		Fort Pierce; FL 34946-7119	11/19/2004	100
2408-123-0006-000-8	TBD			3002 Juanita AVE		Fort Pierce; FL 34946-7119	11/19/2004	100
2408-123-0007-000-5	413 N 31st ST			413 N 31st ST		Fort Pierce; FL 34947-2616	12/26/2018	84000
2408-123-0011-000-6	Avenue D			4120 Waverly DR		West Palm Beach; FL 33407-3552	1/25/2006	100
2408-123-0012-000-3	3110 Avenue C	James Davis Jr	Patricia L Jackson	214 N 39th ST		Fort Pierce; FL 34947-2575	9/25/2006	0
2408-123-0013-000-0	Avenue C			966 NW Leonardo CIR		Port St Lucie; FL 34986-4350	10/11/2021	100
2408-123-0015-000-4	409 N 31st ST			223 N 2nd ST		Fort Pierce; FL 34950-4433	1/8/2018	0
2408-123-0016-000-1	407 N 31st ST			407 N 31st St		Fort Pierce; FL 34947-2616	6/4/2009	47500
2408-123-0018-000-5	403 N 31st ST			5008 El Nueva Ave		Fort Pierce; FL 34946-1038	7/21/1998	100
2408-504-0001-000-2	3009 Avenue D			1228 Chinaberry DR		Weston; FL 33327-2016	2/26/2004	900000
2408-504-0002-000-9	2901 Avenue D			710 NE 126th ST		North Miami; FL 33161-4823	6/1/2008	925000
2408-504-0012-000-2	2902 DUNBAR ST			893 Central AVE		Woodmere; NY 11598-2146	1/11/2019	55000
2408-504-0013-000-9	2904 DUNBAR ST			2821 S 28th St		Fort Pierce; FL 34981	3/3/1995	42500
2408-504-0014-000-6	2906 DUNBAR ST			2821 S 28th St		Fort Pierce; FL 34981	3/3/1995	42500
2408-504-0015-000-3	2908 DUNBAR ST			7958 Pines BLVD; Unit # 130		Pembroke Pines; FL 33024-6918	8/12/2015	100
2408-504-0016-000-0	2910 DUNBAR ST	Clarence B Taylor Jr		2910 Dunbar St		Fort Pierce; FL 34981	5/9/2008	100
2408-504-0017-000-7	2912 DUNBAR ST			2912 Dunbar ST		Fort Pierce; FL 34947-2643	7/5/1966	0
2408-504-0018-000-4	3002 DUNBAR ST	Angela Wilson		1200 N 37th ST		Fort Pierce; FL 34947-2393	2/7/2020	100
2408-504-0019-000-1	3004 DUNBAR ST			3004 Dunbar St		Fort Pierce; FL 34947-2621	3/8/2010	100
2408-504-0020-000-1	3006 DUNBAR ST	David Reed	Donald Reed	641 SW Curtis ST		Port St Lucie; FL 34983-1932	7/1/2022	0
2408-504-0021-000-8	3008 DUNBAR ST	Jessie M Hemmers		4 Palmetto DR		Stuart; FL 34996-6745	3/3/2022	145000
2408-504-0022-000-5	420 N 31st ST	Mariela Olivo		3291 SW Martin ST		Port St Lucie; FL 34953-4714	12/14/2021	150000
2408-504-0023-000-2	3009 DUNBAR ST			PO Box 2034		Fort Pierce; FL 34954-2034	3/14/2017	20000
2408-504-0024-000-9	3007 DUNBAR ST	Adrian D Speed		1048 Myrtle Ln		Cocoa; FL 32922-6749	9/13/1996	2400
2408-504-0025-000-6	3005 DUNBAR ST			3005 Dunbar St		Fort Pierce; FL 34947-2655	1/1/1900	0
2408-504-0026-000-3	3003 DUNBAR ST			c/o Hudson Homes Management LLC	3701 Regent Blvd Ste 200	Irving; TX 75063-2296	2/12/2018	29100
2408-504-0027-000-0	3001 DUNBAR ST			PO Box 4447		Fort Pierce; FL 34948-4447	6/5/2017	0
2408-504-0028-000-7	2911 DUNBAR ST	Kadeem Hawkins	Sarah Young	2911 Dunbar ST		Fort Pierce; FL 34947-2642	4/27/2017	100
2408-504-0030-000-4	2907 DUNBAR ST	Yvonne P Bailey		2203 N 51st St		Fort Pierce; FL 34946-1068	6/27/2001	21000
2408-504-0031-000-1	2905 DUNBAR ST			2905 Dunbar ST		Fort Pierce; FL 34947-2642	12/23/2020	121500
2408-504-0032-000-8	2903 DUNBAR ST			2783 Harson Way		Fort Pierce; FL 34946-1714	12/17/2013	8400
2408-504-0033-000-5	2901 DUNBAR ST			1004 N 17th ST; Unit # A		Fort Pierce; FL 34950-3258	1/24/2008	27000
2408-504-0034-000-2	2902 CARVER ST	Cappie L Mims (EST)	McClenton Jenkins (EST)	510 Hawthorne DR		Fayetteville; GA 30214-1217	9/15/1992	0
2408-504-0035-000-9	2904 CARVER ST	Roslia Garcia		285 NW Biltmore St		Port St Lucie; FL 34983	3/28/2012	11500
2408-504-0036-000-6	2906 CARVER ST			893 Central AVE		Woodmere; NY 11598-2146	2/10/2017	0
2408-504-0037-000-3	2908 CARVER ST			893 Central AVE		Woodmere; NY 11598-2146	4/20/2017	50000

Parcel ID	Site Address	Owner2	Owner3	Mailing Address 1	Mailing Address 2	Mailing City State Zip	LastSaleDate	LastSalePrice
2408-504-0038-000-0	2910 CARVER ST			405 S 23rd ST		Fort Pierce; FL 34950-6216	1/7/2022	100
2408-504-0039-000-7	2912 CARVER ST			2912 Carver ST		Fort Pierce; FL 34947-2631	2/9/2004	100
2408-504-0040-000-7	3002 CARVER ST			426 N 19 St		Fort Pierce; FL 34950-2707	1/1/1900	0
2408-504-0041-000-4	3004 CARVER ST			3004 Carver St		Fort Pierce; FL 34950	6/10/2004	65800
2408-504-0042-000-1	3006 CARVER ST			3006 Carver St		Fort Pierce; FL 34947-2652	1/1/1900	0
2408-504-0043-000-8	3008 CARVER ST			6950 30th Sq Apt 204		Vero Beach; FL 32966-8869	3/30/2012	7500
2408-504-0044-000-5	3010 CARVER ST			3010 Carver ST		Fort Pierce; FL 34947-2652	1/17/2008	24000
2408-504-0045-000-2	3009 CARVER ST	Traci Barnes-Davidson		3009 Carver St		Fort Pierce; FL 34947-2630	12/17/2001	100
2408-504-0046-000-9	3007 CARVER ST			3007 Carver St		Fort Pierce; FL 34947-2630	1/1/1900	0
2408-504-0047-000-6	3005 CARVER ST			3005 Carver ST		Fort Pierce; FL 34947-2630	7/1/2015	100
2408-504-0048-000-3	3003 CARVER ST	Sandra Galarza		4706 Buchanan DR		Fort Pierce; FL 34982-7108	6/26/2020	110000
2408-504-0049-000-0	3001 CARVER ST			3001 Carver ST		Fort Pierce; FL 34947-2630	9/16/2022	80000
2408-504-0050-000-0	2911 CARVER ST	Shirlene Argrett		1504 Juanita Ave		Fort Pierce; FL 34946-1254	2/10/2006	100
2408-506-0061-000-6	TBD			775 Amberton Close		Suwanee; GA 30024-3032	10/17/2017	0
2408-506-0065-000-4	TBD			4196 Worlington Terr		Fort Pierce; FL 34947	10/31/2014	12000
2408-506-0065-000-4	TBD			4196 Worlington Terr		Fort Pierce; FL 34947	10/31/2014	12000



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Lorenzo A Jones
421 N 31st ST
Fort Pierce FL 34947-2616

Parcel ID & Address: 2408-123-0001-000-3 & 421 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

In selecting any site, including this one, we strive to find and lease one that is located within a commercial/industrial area that is nearby to the residents and businesses that our wireless communications providers need to improve service to its customers. It is a years long process just to get to this point when we have an anchor tenant onboard, a site selected and plans prepared that we can share with the community.

This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base



within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

We are enclosing the proposed site plan for your review. The landscape buffer will include 6 shade trees and a continuous hedge surrounding the fence except for the access gate. The FAA will not require any tower lighting. We are required and will comply with all FCC regulations which include ensuring that our communications signals will not interfere with other communications signals by other wireless providers, local public safety communications or television broadcast or streaming services. In fact, our communications tower will enhance 911 wireless services in your area by providing more reliable and stronger communications signals from Verizon and other future providers.

We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Angela Williams
PO Box 2034
Fort Pierce FL 34954-2034

Parcel ID & Address: 2408-123-0002-000-0 & 419 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Angela Williams
PO Box 2034
Fort Pierce FL 34954-2034

Parcel ID & Address: 2408-123-0002-010-3 & 417 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Robert E Brown
601 N 15th ST
Fort Pierce FL 34950-2815

Parcel ID & Address: 2408-123-0003-000-7 & 3103 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

In selecting any site, including this one, we strive to find and lease one that is located within a commercial/industrial area that is nearby to the residents and businesses that our wireless communications providers need to improve service to its customers. It is a years long process just to get to this point when we have an anchor tenant onboard, a site selected and plans prepared that we can share with the community.

This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base



within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

We are enclosing the proposed site plan for your review. The landscape buffer will include 6 shade trees and a continuous hedge surrounding the fence except for the access gate. The FAA will not require any tower lighting. We are required and will comply with all FCC regulations which include ensuring that our communications signals will not interfere with other communications signals by other wireless providers, local public safety communications or television broadcast or streaming services. In fact, our communications tower will enhance 911 wireless services in your area by providing more reliable and stronger communications signals from Verizon and other future providers.

We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jesse O Walker
3002 Juanita AVE
Fort Pierce FL 34946-7119

Parcel ID & Address: 2408-123-0004-000-4 & Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jesse O Walker
3002 Juanita AVE
Fort Pierce FL 34946-7119

Parcel ID & Address: 2408-123-0005-000-1 & 3109 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jesse O Walker
3002 Juanita AVE
Fort Pierce FL 34946-7119

Parcel ID & Address: 2408-123-0006-000-8 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Mercedes K Laney
413 N 31st ST
Fort Pierce FL 34947-2616

Parcel ID & Address: 2408-123-0007-000-5 & 413 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Laprina Hall
4120 Waverly DR
West Palm Beach FL 33407-3552

Parcel ID & Address: 2408-123-0011-000-6 & Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Mary Ann Gabriel and James Davis Jr and Patricia L Jackson
214 N 39th ST
Fort Pierce FL 34947-2575

Parcel ID & Address: 2408-123-0012-000-3 & 3110 Avenue C

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

2nd Generation Building Corporation
966 NW Leonardo CIR
Port St Lucie FL 34986-4350

Parcel ID & Address: 2408-123-0013-000-0 & Avenue C

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jeanne Arias
223 N 2nd ST
Fort Pierce FL 34950-4433

Parcel ID & Address: 2408-123-0015-000-4 & 409 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Laconia C Boatwright
407 N 31st St
Fort Pierce FL 34947-2616

Parcel ID & Address: 2408-123-0016-000-1 & 407 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base



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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Booker T Eckles Jr
5008 El Nueva Ave
Fort Pierce FL 34946-1038

Parcel ID & Address: 2408-123-0018-000-5 & 403 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Lenders Plus Inc
1228 Chinaberry DR
Weston FL 33327-2016

Parcel ID & Address: 2408-504-0001-000-2 & 3009 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Saint Lucie Building LLC
710 NE 126th ST
North Miami FL 33161-4823

Parcel ID & Address: 2408-504-0002-000-9 & 2901 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Olive Tree Realty LLC
893 Central AVE
Woodmere NY 11598-2146

Parcel ID & Address: 2408-504-0012-000-2 & 2902 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Milonet Lochar
2821 S 28th St
Fort Pierce FL 34981

Parcel ID & Address: 2408-504-0013-000-9 & 2904 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Milonet Lochar
2821 S 28th St
Fort Pierce FL 34981

Parcel ID & Address: 2408-504-0014-000-6 & 2906 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

JJ & MF Holdings LLC
7958 Pines BLVD; Unit # 130
Pembroke Pines FL 33024-6918

Parcel ID & Address: 2408-504-0015-000-3 & 2908 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Betty Dunbar and Clarence B Taylor Jr
2910 Dunbar St
Fort Pierce FL 34981

Parcel ID & Address: 2408-504-0016-000-0 & 2910 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base



within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Joseph Brown (EST)
2912 Dunbar ST
Fort Pierce FL 34947-2643

Parcel ID & Address: 2408-504-0017-000-7 & 2912 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Anthony Wilson and Angela Wilson
1200 N 37th ST
Fort Pierce FL 34947-2393

Parcel ID & Address: 2408-504-0018-000-4 & 3002 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Cynthia C Howard
3004 Dunbar St
Fort Pierce FL 34947-2621

Parcel ID & Address: 2408-504-0019-000-1 & 3004 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Shirley Lyons and David Reed and Donald Reed
641 SW Curtis ST
Port St Lucie FL 34983-1932

Parcel ID & Address: 2408-504-0020-000-1 & 3006 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Paul J Hemmers and Jessie M Hemmers
4 Palmetto DR
Stuart FL 34996-6745

Parcel ID & Address: 2408-504-0021-000-8 & 3008 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ramon Olivo and Mariela Olivo
3291 SW Martin ST
Port St Lucie FL 34953-4714

Parcel ID & Address: 2408-504-0022-000-5 & 420 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

A handwritten signature in blue ink, appearing to read 'George Davis', with a stylized flourish at the end.

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Dan Williams
PO Box 2034
Fort Pierce FL 34954-2034

Parcel ID & Address: 2408-504-0023-000-2 & 3009 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Arrie L Carlton and Adrian D Speed
1048 Myrtle Ln
Cocoa FL 32922-6749

Parcel ID & Address: 2408-504-0024-000-9 & 3007 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Lillie M Jones (EST)
3005 Dunbar St
Fort Pierce FL 34947-2655

Parcel ID & Address: 2408-504-0025-000-6 & 3005 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base



within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

US Bank Trust NA (TR)
3701 Regent Blvd Ste 200
c/o Hudson Homes Management LLC
Irving TX 75063-2296

Parcel ID & Address: 2408-504-0026-000-3 & 3003 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

James Hatfield
PO Box 4447
Fort Pierce FL 34948-4447

Parcel ID & Address: 2408-504-0027-000-0 & 3001 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jonathan Mason and Kadeem Hawkins and Sarah Young
2911 Dunbar ST
Fort Pierce FL 34947-2642

Parcel ID & Address: 2408-504-0028-000-7 & 2911 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Derrick Bailey and Yvonne P Bailey
2203 N 51st St
Fort Pierce FL 34946-1068

Parcel ID & Address: 2408-504-0030-000-4 & 2907 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jabarey D Warren
2905 Dunbar ST
Fort Pierce FL 34947-2642

Parcel ID & Address: 2408-504-0031-000-1 & 2905 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Richard Ruggiero
2783 Harson Way
Fort Pierce FL 34946-1714

Parcel ID & Address: 2408-504-0032-000-8 & 2903 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Stephen E Bailey
1004 N 17th ST; Unit # A
Fort Pierce FL 34950-3258

Parcel ID & Address: 2408-504-0033-000-5 & 2901 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Eugene Jenkins and Cappie L Mims (EST) and McClenton Jenkins (EST)
510 Hawthorne DR
Fayetteville GA 30214-1217

Parcel ID & Address: 2408-504-0034-000-2 & 2902 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base



within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Roberto Garcia and Roslia Garcia
285 NW Biltmore St
Port St Lucie FL 34983

Parcel ID & Address: 2408-504-0035-000-9 & 2904 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Parnes Realty One And Two LLC
893 Central AVE
Woodmere NY 11598-2146

Parcel ID & Address: 2408-504-0036-000-6 & 2906 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Parnes Realty One And Two LLC
893 Central AVE
Woodmere NY 11598-2146

Parcel ID & Address: 2408-504-0037-000-3 & 2908 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Walter U Escobar Cordero
405 S 23rd ST
Fort Pierce FL 34950-6216

Parcel ID & Address: 2408-504-0038-000-0 & 2910 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Kenneth Dentson
2912 Carver ST
Fort Pierce FL 34947-2631

Parcel ID & Address: 2408-504-0039-000-7 & 2912 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Norris Copeland
426 N 19 St
Fort Pierce FL 34950-2707

Parcel ID & Address: 2408-504-0040-000-7 & 3002 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Regina Williams
3004 Carver St
Fort Pierce FL 34950

Parcel ID & Address: 2408-504-0041-000-4 & 3004 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ruth M Hall (EST)
3006 Carver St
Fort Pierce FL 34947-2652

Parcel ID & Address: 2408-504-0042-000-1 & 3006 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ebony M Anderson
6950 30th Sq Apt 204
Vero Beach FL 32966-8869

Parcel ID & Address: 2408-504-0043-000-8 & 3008 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base



within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Yvonne Jones
3010 Carver ST
Fort Pierce FL 34947-2652

Parcel ID & Address: 2408-504-0044-000-5 & 3010 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'George Davis', with a stylized flourish at the end.

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Annie M Barnes and Traci Barnes-Davidson
3009 Carver St
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0045-000-2 & 3009 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Beatrice Noble
3007 Carver St
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0046-000-9 & 3007 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Marthaniel L Alexander
3005 Carver ST
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0047-000-6 & 3005 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Simon Galarza and Sandra Galarza
4706 Buchanan DR
Fort Pierce FL 34982-7108

Parcel ID & Address: 2408-504-0048-000-3 & 3003 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Juan Rafael Nunez Quinones
3001 Carver ST
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0049-000-0 & 3001 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ronald Argrett and Shirlene Argrett
1504 Juanita Ave
Fort Pierce FL 34946-1254

Parcel ID & Address: 2408-504-0050-000-0 & 2911 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
 Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Monika Woloszyn
775 Amberton Close
Suwanee GA 30024-3032

Parcel ID & Address: 2408-506-0061-000-6 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

In selecting any site, including this one, we strive to find and lease one that is located within a commercial/industrial area that is nearby to the residents and businesses that our wireless communications providers need to improve service to its customers. It is a years long process just to get to this point when we have an anchor tenant onboard, a site selected and plans prepared that we can share with the community.

This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base



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We are enclosing the proposed site plan for your review. The landscape buffer will include 6 shade trees and a continuous hedge surrounding the fence except for the access gate. The FAA will not require any tower lighting. We are required and will comply with all FCC regulations which include ensuring that our communications signals will not interfere with other communications signals by other wireless providers, local public safety communications or television broadcast or streaming services. In fact, our communications tower will enhance 911 wireless services in your area by providing more reliable and stronger communications signals from Verizon and other future providers.

We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jorge C Gordillo
4196 Worlington Terr
Fort Pierce FL 34947

Parcel ID & Address: 2408-506-0065-000-4 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

A handwritten signature in blue ink, appearing to read 'George Davis', with a stylized flourish at the end.

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map



**ASAC SITE SPECIFIC EVALUATION
FOR**

Site Name: Love Ministries

Site Number:

Site Location: Fort Pierce, FL

Requestors Name: Kathe Post

Company Name: TowerCom IV, LLC

Street Address: 5561 NC Highway 55, STE 201

City and Zip: Durham, NC. 27713

This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.

EXECUTIVE SUMMARY

- ✚ The max height that can be built at this site without notice to the FAA is 131 feet AGL or 153 feet AMSL.**
- ✚ The max No Extended Study height at this site is 201 AGL, or 223 AMSL.**
- ✚ The max no hazard height at this site is 297 AGL, or 319 AMSL.**
- ✚ The max no marking and lighting height at this site is 200 AGL, or 222 AMSL.**

SITE DATA

Structure Type: Antenna Tower

Coordinates of site:	Lat:	27°27'5.96"
	Long:	80°21'27.91"
	Datum:	NAD 83

Site ground elevation:	22
Total height above the ground of the entire structure (AGL):	199
Total height above mean sea level (AMSL):	221

AIRPORT/HELIPORT INFORMATION

Nearest public use or Government Use (DOD) facility: Treasure Coast International.

This structure will be located 2.8 NM or 17365 FT from the airport on a bearing of 343 degrees true to the airport.

Nearest private use landing facility is: HCA Florida Lawnwood Hospital.

This structure will be located 1.2 NM from the helipad on a bearing of 151 degrees true to the helipad.

STUDY FINDINGS

FAA FAR Part 77 paragraph 9 (FAR 77.9): (Construction or Alteration requiring notice.) (These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes.)

This structure does require notification to the FAA.

FAA FAR Part 77 paragraph 17(FAR 77.17): (Standards for Determining Obstructions.)(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)

This structure does not exceed these surfaces.

**FCC Notice Requirements:
(FCC Rules, Part 17)**

This structure does require notification to the FAA or FCC based on these rules.

**FAA EMI:
(The FAA protects certain air navigational aids, radio transmitters, and RADAR facilities from possible interference. The distance and direction are dependent on the type of facility being evaluated. Some of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)**

This site would not affect any FAA air navigational aids or transmitters.

Military Airspace:

(This would include low level visual and instrument routes along with operations areas and special use airspace.)

This structure will not affect this airspace.

AM Facilities:

(The FCC protects AM radio stations from possible interference for a distance of 3.0 km for directional facilities, and 1.0 km for non-directional facilities. New changes to the FCC critical distances are calculated based on the AM transmission Movement Method Proof evaluation.)

This site was evaluated against the FCC's AM antenna database using the Movement Method proof calculations and will require further evaluation by your AM contractor. This site is located near AM station WJNX.

MARKING AND LIGHTING

FAA Advisory Circular 70/7460-1:

Marking and lighting is not required for this structure.

RECOMMENDATIONS

This site was evaluated in accordance with the requirements specified by the FAA under Federal Aviation Rules part 77, and found not to be a hazard to air navigation.

Wood Academy

N 25th St

Ave D

Angle Rd



68



La Haciendita Super Taqueria

Dreamland

Park

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO



3000 ft



Notice of Proposed Construction or Alteration - Off Airport

[Add a New Case \(Off Airport\) - Desk Reference Guide V_2018.2.1](#)

[Add a New Case \(Off Airport\) for Wind Turbines - Met Towers \(with WT Farm\) - WT-Barge Crane - Desk Reference Guide V_2018.2.1](#)

Project Name: TOWER-000741889-22	Sponsor: Tower Com (KP)
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Details for Case : Love Ministries

[Show Project Summary](#)

Case Status ASN: 2022-ASO-32720-OE Status: Accepted Public Comments: None		Date Accepted: 08/19/2022 Date Determined: Letters: None Documents: None Project Documents: None																																																																																																																																																																																					
Construction / Alteration Information Notice Of: Construction Duration: Permanent <i>if Temporary :</i> Months: Days: Work Schedule - Start: Work Schedule - End: <i>*For temporary cranes-Does the permanent structure require separate notice to the FAA? To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed. If it is not filed, please state the reason in the Description of Proposal.</i> State Filing:		Structure Summary Structure Type: POLE Monopole Structure Name: Love Ministries FDC NOTAM: NOTAM Number: FCC Number: Prior ASN:																																																																																																																																																																																					
Structure Details Latitude: 27° 27' 5.96" N Longitude: 80° 21' 27.91" W Horizontal Datum: NAD83 Site Elevation (SE): 22 (nearest foot) PASSED Structure Height (AGL): 199 (nearest foot) Current Height (AGL): (nearest foot) <i>* For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal</i> Minimum Operating Height (AGL): (nearest foot) <i>* For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.</i> Requested Marking/Lighting: None <i>Other :</i> Recommended Marking/Lighting: Current Marking/Lighting: None <i>Other :</i> <input type="text"/> Nearest City: Fort Pierce Nearest State: Florida Description of Location: see map <i>On the Project Summary page upload any certified survey.</i> Description of Proposal: Proposed new construction with standard frequencies.		Proposed Frequency Bands <table border="1"> <thead> <tr> <th>Low Freq</th> <th>High Freq</th> <th>Freq Unit</th> <th>ERP</th> <th>ERP Unit</th> </tr> </thead> <tbody> <tr><td>6</td><td>7</td><td>GHz</td><td>55</td><td>dBW</td></tr> <tr><td>6</td><td>7</td><td>GHz</td><td>42</td><td>dBW</td></tr> <tr><td>10</td><td>11.7</td><td>GHz</td><td>55</td><td>dBW</td></tr> <tr><td>10</td><td>11.7</td><td>GHz</td><td>42</td><td>dBW</td></tr> <tr><td>17.7</td><td>19.7</td><td>GHz</td><td>55</td><td>dBW</td></tr> <tr><td>17.7</td><td>19.7</td><td>GHz</td><td>42</td><td>dBW</td></tr> <tr><td>21.2</td><td>23.6</td><td>GHz</td><td>55</td><td>dBW</td></tr> <tr><td>21.2</td><td>23.6</td><td>GHz</td><td>42</td><td>dBW</td></tr> <tr><td>614</td><td>698</td><td>MHz</td><td>1000</td><td>W</td></tr> <tr><td>614</td><td>698</td><td>MHz</td><td>2000</td><td>W</td></tr> <tr><td>698</td><td>806</td><td>MHz</td><td>1000</td><td>W</td></tr> <tr><td>806</td><td>901</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>806</td><td>824</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>824</td><td>849</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>851</td><td>866</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>869</td><td>894</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>896</td><td>901</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>901</td><td>902</td><td>MHz</td><td>7</td><td>W</td></tr> <tr><td>929</td><td>932</td><td>MHz</td><td>3500</td><td>W</td></tr> <tr><td>930</td><td>931</td><td>MHz</td><td>3500</td><td>W</td></tr> <tr><td>931</td><td>932</td><td>MHz</td><td>3500</td><td>W</td></tr> <tr><td>932</td><td>932.5</td><td>MHz</td><td>17</td><td>dBW</td></tr> <tr><td>935</td><td>940</td><td>MHz</td><td>1000</td><td>W</td></tr> <tr><td>940</td><td>941</td><td>MHz</td><td>3500</td><td>W</td></tr> <tr><td>1670</td><td>1675</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>1710</td><td>1755</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>1850</td><td>1910</td><td>MHz</td><td>1640</td><td>W</td></tr> <tr><td>1850</td><td>1990</td><td>MHz</td><td>1640</td><td>W</td></tr> <tr><td>1930</td><td>1990</td><td>MHz</td><td>1640</td><td>W</td></tr> <tr><td>1990</td><td>2025</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>2110</td><td>2200</td><td>MHz</td><td>500</td><td>W</td></tr> <tr><td>2305</td><td>2360</td><td>MHz</td><td>2000</td><td>W</td></tr> <tr><td>2305</td><td>2310</td><td>MHz</td><td>2000</td><td>W</td></tr> <tr><td>2345</td><td>2360</td><td>MHz</td><td>2000</td><td>W</td></tr> <tr><td>2496</td><td>2690</td><td>MHz</td><td>500</td><td>W</td></tr> </tbody> </table>		Low Freq	High Freq	Freq Unit	ERP	ERP Unit	6	7	GHz	55	dBW	6	7	GHz	42	dBW	10	11.7	GHz	55	dBW	10	11.7	GHz	42	dBW	17.7	19.7	GHz	55	dBW	17.7	19.7	GHz	42	dBW	21.2	23.6	GHz	55	dBW	21.2	23.6	GHz	42	dBW	614	698	MHz	1000	W	614	698	MHz	2000	W	698	806	MHz	1000	W	806	901	MHz	500	W	806	824	MHz	500	W	824	849	MHz	500	W	851	866	MHz	500	W	869	894	MHz	500	W	896	901	MHz	500	W	901	902	MHz	7	W	929	932	MHz	3500	W	930	931	MHz	3500	W	931	932	MHz	3500	W	932	932.5	MHz	17	dBW	935	940	MHz	1000	W	940	941	MHz	3500	W	1670	1675	MHz	500	W	1710	1755	MHz	500	W	1850	1910	MHz	1640	W	1850	1990	MHz	1640	W	1930	1990	MHz	1640	W	1990	2025	MHz	500	W	2110	2200	MHz	500	W	2305	2360	MHz	2000	W	2305	2310	MHz	2000	W	2345	2360	MHz	2000	W	2496	2690	MHz	500	W
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[← Previous](#) [Back to Search Result](#) [Next](#)

Date: 11/18/2022

Customer Name: TowerCom VIII-B

Attn: To Whom It May Concern

SUBJECT: Project Number: 569549
Site Name: Love Ministries
Pole Designed with a Theoretical Fall Radius of 0-ft

Communications monopole structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer. This standard has been approved by ANSI/ASCE, which has dealt with the design of antenna support structures for over 50 years. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. Its core philosophy is first and foremost to safeguard and maintain the health and welfare of the public.

Valmont's communication poles have proven to be very reliable products. To our knowledge Valmont has never experienced an in-service failure of a communication pole due to weather induced overloading. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we maintain our unblemished record for quality.

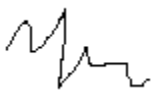
This structure is designed to the following criteria:

- Exposure Category B
- Topographical Category 1, and a Crest height of 0 feet
- Risk Category II Site Elevation 15 feet
- 158 MPH Ultimate Wind Speed (no ice) per ASCE 7-16
- 30 MPH with 0 inch ice per ANSI/TIA-222-H

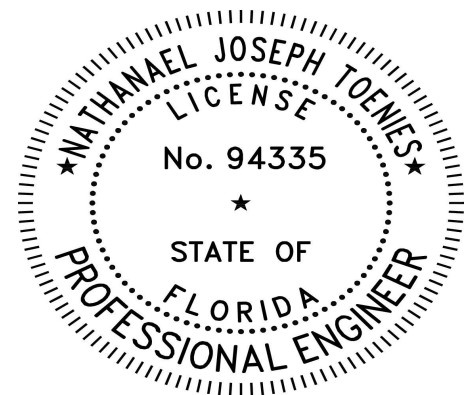
The theoretical failure point is at the structure midpoint or above by purposely over designing the structural components below this point. The predicted mode of wind induced failure would be local buckling of the shafts at or above the midpoint with the upper sections folding over onto the intact lower sections. The result, if it were to fail, would be a theoretical "zero fall zone" at ground level.

I hope these comments address any issues that you might encounter relative to the anticipated performance of this structure.

Sincerely,



Yatong Zeng, P.E.
Design Engineer



AFFIDAVIT OF OWNER

Project: Love Ministries
Property Location: 3111 Avenue D., Ft. Pierce FL
Parcel ID: 2408-123-0008-000-2
Jurisdiction: City of Fort Pierce

Affiant, Jerome Rhyant, as President of The Love Center Regeneration Ministries and Fellowship Inc., the Owner of the captioned parcel of land do hereby acknowledge and affirm:

1. I am 18 years of age or older.
2. I am duly authorized to execute this Affidavit on behalf of The Love Center Regeneration Ministries and Fellowship Inc.
3. I accept the requirements of abandonment set forth in Section 125-365, Ft. Pierce Land Development Code. The proposed Love Ministries Wireless Telecommunications Tower with an overall proposed height of 199' will be structural design to enable the colocation of a minimum of four communications carriers.
4. Further Affiant sayeth naught.

[Handwritten Signature]
Signature

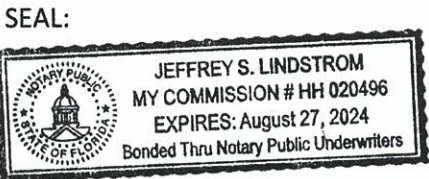
Jerome Rhyant - President
Print Name & Title

STATE OF FLORIDA
COUNTY OF ST LUCIE

Sworn to and subscribed before me by means of (Check one) physical presence OR online notarization this 5th day of DECEMBER, 2022 by JEROME RHYANT.

[Handwritten Signature]
(Signature of Notary Public)

JEFFREY S LINDSTROM
(Print Name of Notary Public)



(Check One) Personally appeared OR produced identification _____.
Type of identification produced _____

TOWERCOM VIII-B, LLC

241 ATLANTIC BLVD, STE 201
NEPTUNE BEACH, FL. 32266

WIRELESS TELECOMMUNICATIONS TOWER LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954

LATITUDE 27°27'05.969"N, LONGITUDE 80°21'27.918"W

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.: DATE: DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley & Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

COVER SHEET

SHEET NUMBER: REVISION:

T-1

KHA Job #:

241044000



VICINITY MAP

FROM TOWERCOM OFFICE, PROCEED SOUTH TOWARD LEMON ST, TURN RIGHT ONTO LEMON ST, TURN LEFT ONTO 3RD ST, USE THE RIGHT LANE TO TAKE THE FL-202 W/BUTLER BLVD RAMP TO I-95/JACKSONVILLE, CONTINUE ONTO FL-202 W/BUTLER BLVD, USE THE RIGHT 2 LANES TO MERGE ONTO I-295 S TOWARD DAYTONA BEACH, KEEP LEFT AT THE FORK TO CONTINUE ON FL-9B S, FOLLOW SIGNS FOR US-1/ST AUGUSTINE, USE THE LEFT 2 LANES TO TAKE THE EXIT 4B TO MERGE ONTO I-95 S TOWARD DAYTONA BEACH, TAKE EXIT 131 TO MERGE ONTO FL-68 E/ORANGE AVE, MERGE ONTO FL-68 E/ORANGE AVE, TURN LEFT ONTO N 39TH ST, TURN RIGHT ONTO MARIAH CIR, CONTINUE ONTO AVE D, TURN RIGHT, THE SITE WILL BE ON THE RIGHT.

DRIVING DIRECTIONS

CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DESIGN:
7TH EDITION (2020) FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-16)
ULTIMATE WIND SPEED = 160 MPH
NOMINAL WIND SPEED = 124 MPH
RISK CATEGORY II
WIND EXPOSURE = C

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 7TH EDITION (2020) FLORIDA BUILDING CODE
- 2017 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS.
- ANSI/TIA/EIA APPLICABLE STANDARDS
- LIFE SAFETY CODE NFPA-101-2021
- 7TH EDITION (2020) FLORIDA FIRE PREVENTION CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
- UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES
- NFPA 55 (2016)

CODE COMPLIANCE

APPLICANT

MDCMC NAME: TOWERCOM VIII-B, LLC.
PROJECT MANAGER: ROBIN CLEMENT, PMP
PHONE: (919) 666-2904

PROPERTY INFORMATION

OWNER: THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP INC.
P.O. BOX 2384
FORT PIERCE, FL 34954

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

JURISDICTION: FORT PIERCE

PCN: 2408-123-0008-000-2

ZONING: COMMERCIAL-VACANT LAND

PROJECT INFORMATION

EQUIPMENT LOCATION: OUTDOOR INDOOR

ANTENNA LOCATION: GUY TOWER
 SELF SUPPORT TOWER
 MONOPOLE
 ROOF TOP
 NEW TOWER (MONOPOLE)
 OTHER

PROJECT SUMMARY

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

STRUCTURAL ENGINEER:

N/A

ELECTRICAL ENGINEER:

N/A

SURVEYOR:

SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
(205-252-6985)

TOWER ENGINEER:

N/A

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
	SURVEY	0
C-1	GENERAL NOTES	0
C-1	PARENT TRACT DETAIL AND NOTES	0
C-1A	PARENT TRACT WITH AERIAL OVERLAY	0
C-2	TOWER ELEVATION & SITE PLAN	0
C-3	ACCESS EASEMENT DETAIL	0
C-4	ENLARGED TOWERCOM LEASE AREA	0
C-4A	DRAINAGE AND EROSION CONTROL PLAN	0
C-5	FENCE AND GATE DETAILS	0
C-6	PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES	0
C-7	CONSTRUCTION DETAILS	0
C-8	VERIZON WIRELESS ANTENNA LAYOUT PLAN	0
C-9	VERIZON WIRELESS CONSTRUCTION DETAILS	0
C-10	VERIZON WIRELESS GENERATOR DETAILS	0
L-1	LANDSCAPE PLAN	0
L-2	LANDSCAPE DETAILS AND NOTES	0
L-3	IRRIGATION PLAN	0
L-4	IRRIGATION DETAILS AND NOTES	0
E-1	TOWER ELECTRICAL NOTES AND RISER DIAGRAM	0
E-2	TOWER ELECTRICAL SITE AND GROUNDING PLAN	0
E-3	VERIZON ELECTRICAL SITE AND GROUNDING PLAN	0
E-4	VERIZON ELECTRICAL PLAN	0
E-5	ELECTRICAL DETAILS	0

SHEET INDEX

ISSUED FOR:
CONSTRUCTION DRAWINGS
DATE: NOVEMBER 2022

STANDARD PROVISIONS

INTENT

- A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THE TOWERCOM, LLC SITE.
- B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED ON BOTH.
- C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS.
- D. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE OR PERMITTED BY TOWERCOM, LLC WITHOUT A CHANGE ORDER.

CONFLICTS

- A. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE TOWERCOM, LLC CONSTRUCTION PROJECT MANAGER (CPM) FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.
- B. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING ABOUT WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.

CONTRACTS AND WARRANTIES

- A. EACH CONTRACTOR IS RESPONSIBLE FOR HELPING TO OBTAIN THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND PROVIDE SAID JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION.

STORAGE

- A. DO NOT USE THE EXISTING BUILDING SPACE FOR STORAGE OF TOOLS OR MATERIALS WITHOUT THE CONSTRUCTION PROJECT MANAGER AND/OR BUILDING OWNER APPROVAL.
- B. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER THAT WILL NOT OBSTRUCT THE FLOW OF OTHER WORK. ANY EQUIPMENT OR MATERIAL STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER.

PROTECTION

- A. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.
- B. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.
- C. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY CPM.

REPAIRS AND REPLACEMENTS

- A. IN EVENT OF DAMAGE, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AND AT NO ADDITIONAL COST TO TOWERCOM, LLC AND/OR BUILDING OWNER.

TEMPORARY FACILITIES

- A. WATER:
WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE.
- B. LIGHT AND POWER:
LIGHT AND POWER ARE NOT AVAILABLE ON SITE.
- C. TELEPHONE:
EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED.
- D. IF PERMANENT POWER IS COMPLETED, ALL CONTRACTORS MAY USE THE SERVICE CONNECTION FOR PRODUCTION WORK ONLY, PROVIDED THAT ELECTRICAL CORDS AND CONNECTIONS ARE FURNISHED BY THE CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.

CLEAN UP

- A. THE CONTRACTORS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, EQUIPMENT AND SURPLUS MATERIALS, AND SHALL LEAVE THE WORK CLEAN AND READY FOR USE.
- B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WATER MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.
 1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.

CHANGE ORDER PROCEDURE

- A. CHANGE ORDER MAY BE INITIATED BY THE CPM, AND/OR THE CONTRACTOR. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE CPM SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE CPM FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES TO THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE CPM, SHALL BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RELATED DOCUMENTS AND COORDINATION

- A. GENERAL CARPENTRY, ELECTRICAL, AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

PRODUCTS AND SUBSTITUTIONS

- A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
- B. ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHALL PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS, AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE CPM, SUBMIT ACTUAL SAMPLES TO THE CPM FOR APPROVAL IN LIEU OF CUT SHEETS.

COMPLIANCE

- A. ALL MATERIALS, DESIGN, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME OF WHICH ARE LISTED BELOW), ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE TOWERCOM, LLC WITH A CERTIFICATE OF OCCUPANCY (IF REQUIRED) AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCE. WHERE NO CODES EXIST, THE WORK SHALL CONFORM WITH THE 7TH EDITION 2020 FLORIDA BUILDING CODE, AND/OR THE SPECIFICATIONS HEREIN, WHICHEVER IS MORE STRINGENT, AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE CPM OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.

REFERENCE TO ANY STANDARD OR CODE OF PRACTICE IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS, OR AS DIRECTED BY THE CPM.

PERMITS AND LICENSES

- A. TOWERCOM, LLC SHALL OBTAIN ALL REQUIRED LOCAL, STATE, AND/OR COUNTY CONSTRUCTION PERMITS AND LICENSES. COPIES OF ALL PERMITS SHALL BE SENT TO CPM. APPROVALS FROM RELEVANT PLANNING BOARDS, ENVIRONMENTAL BOARDS, AND/OR OTHER COMMITTEES WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE SITE ACQUISITION SPECIALIST PRIOR TO THE APPLICATION FOR CONSTRUCTION PERMITS.
FAA APPROVAL WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE CPM PRIOR TO THE COMMENCEMENT OF WORK.
- B. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER FOR RESOLUTION AND INSTRUCTION AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSE.
- C. THE CONTRACTOR SHALL BE EQUIPPED WITH A MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A CELLULAR PHONE OR A PAGER.
- D. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY INCLUDING BUT NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE SITE CONSTRUCTION PERIOD. HE SHALL TAKE ALL REASONABLE PRECAUTIONS TO PLACE AND MAINTAIN BARRICADES, LAMPS, SIGNS, AND THE LIKE IN ACCORDANCE WITH OSHA SAFETY ACT AND ANSI OCCUPATIONAL GUIDELINES.

- E. PROVIDE WEEKLY UPDATES ON SITE PROGRESS, EITHER VERBAL OR WRITTEN TO CPM.

COORDINATION WITH PUBLIC UTILITY AUTHORITIES

THE CONTRACTOR SHALL COORDINATE WITH RELEVANT AUTHORITIES THE WORKS THEY ARE TO BE CARRIED OUT. HE SHALL CONDUCT HIS OPERATIONS SO AS TO NOT INTERFERE WITH THE OPERATIONS OF PUBLIC AND/OR PRIVATE UTILITY AUTHORITIES, INSTALLING SERVICES ON THE SITE.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF SUCH FACILITIES AND STRUCTURES DURING CONSTRUCTION OF THIS SITE.

INSPECTIONS

SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT ALL RELEVANT AUTHORITY INSPECTIONS ARE CARRIED OUT IN A TIMELY MANNER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DESIGNATED ENGINEERING FIRM TO OBTAIN ALL REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

ENVIRONMENTAL PROTECTION

NOISE LEVEL: THE CONTRACTOR SHALL ENSURE THAT STATE AND LOCAL REGULATIONS ARE COMPLIED WITH IN REGARD TO NOISE LEVELS PRODUCED BY HIS OR HIS SUB-CONTRACTOR'S EQUIPMENT OR METHODS OF CONSTRUCTION.

DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO LIMIT THE CREATION OF ANY DUST NUISANCE THAT MIGHT ARISE DURING CONSTRUCTION TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND THE BUILDING OWNER. THE CPM MAY DIRECT THAT WORK CEASE UNTIL SUCH TIME AS ANY PARTICULAR DUST NUISANCE IS CONTROLLED TO THE SATISFACTION OF THE CPM, LOCAL AUTHORITIES, AND BUILDING OWNERS.

REINSTATEMENT

ANY PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES, DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS.

AS-BUILTS DRAWINGS

THE CONTRACTOR SHALL PREPARE A RED LINED SET OF AS-BUILT DRAWINGS. THE FORM OF MARKED UP CONSTRUCTION PLANS SHALL BE STANDARD ACCEPTABLE TO TOWERCOM, LLC. SUCH DRAWINGS SHALL BE SUBMITTED TO TOWERCOM, LLC WITHIN TWO WEEKS FROM PRACTICAL COMPLETION AND PRIOR TO APPROVAL OF THE CONTRACTOR'S FINAL INVOICE.

PRACTICAL COMPLETION

THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED TO TOWERCOM, LLC PRIOR TO THE DATE OF PRACTICAL COMPLETION:

1. WARRANTIES AND MAINTENANCE MANUALS, IF APPLICABLE
2. GROUND SYSTEM RESISTANCE TEST
3. CERTIFICATE OF OCCUPANCY

INSURANCE AND BONDS

- A. EACH CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED A CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE GENERAL CONTRACTOR WHO SHALL, IN TURN, FORWARD A COPY OF ALL CERTIFICATES TO THE CPM.

TOWERCOM VIII-B, LLC

241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.: DATE: DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley-Horn

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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

GENERAL NOTES

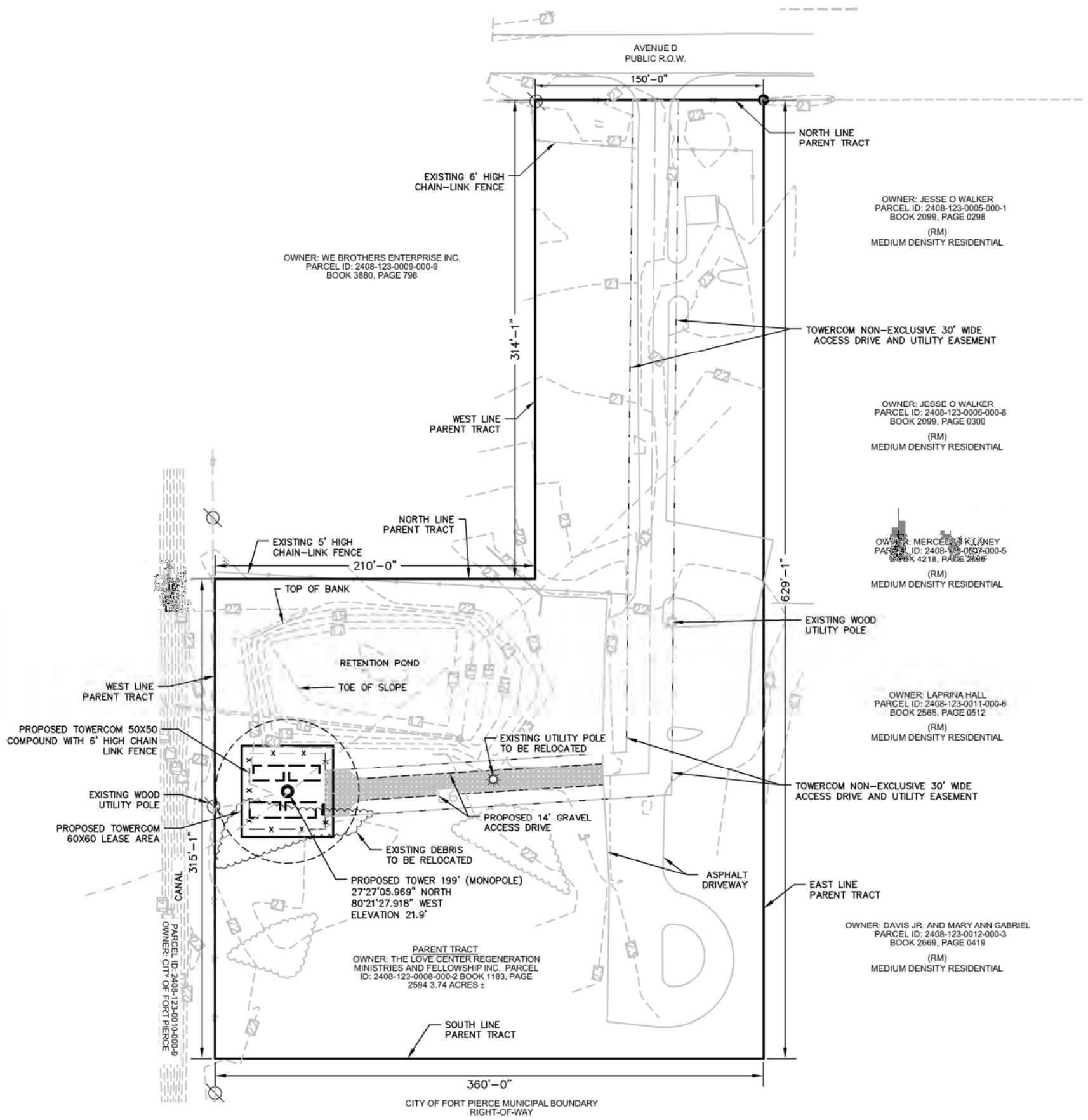
SHEET NUMBER: REVISION:

G-1

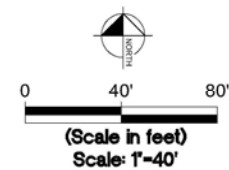
KHA Job #:

241044000

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\CD\A\Love Ministries_Cds_2022.11.11.dwg C-1 Nov 18, 2022 12:56pm by: gorydoniel



PARENT TRACT DETAIL(SEE SURVEY)



PROJECT DESCRIPTION
 THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE WITH OVERALL HEIGHT OF 199' INCLUDING APPURTENANCES COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)
 LAT: 27°27'05.969" N (NAD 83)
 LONG: 80°21'27.918" W (NAD 83)
 ELEVATION: 21.9± NAVD'88 (PER SURVEY)
 PARCEL ID: 2408-123-0008-000-2

PARENT TRACT & LEASE AREA SITE DATA:
 SITE AREA: 162914.4± SF = 3.74± AC
 LEASE PARCEL AREA: 3,600± SF = 0.826± AC
 COMPOUND AREA: 3,600± SF = 0.0826± AC
 CURRENT USE: VACANT
 EXISTING ZONING: C3
 FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES
 THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS
 THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY
 THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMPERVIOUS COVERAGE
 PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

PARKING
 THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

SITE DATA:

MINIMUM LOT AREA: 10,000	PROVIDED: 162,914.4 S.F.
MINIMUM LOT WIDTH: 70'	PROVIDED: 150'
MINIMUM LOT DEPTH: 90'	PROVIDED: 629'-1"
MINIMUM FRONT YARD: 25'	PROVIDED: 314'-1"
MINIMUM LOT FRONTAGE: 50'	PROVIDED: 314'-1"

TOTAL IMPERVIOUS AREA:

EXISTING PARENT TRACT:	162,914.4 ± S.F.	(100.0%)
TELECOMMUNICATION TOWER FOOTPRINT:	38 ± S.F.	(0.0002%)
TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12)':	192 ± S.F.	(0.001%)
TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	3,600 ± S.F.	(0.022%)

TOTAL IMPERVIOUS AREA: 3,830 ± S.F. (0.024%)

TOTAL SEMI IMPERVIOUS AREA:

TELECOMMUNICATION 12' GRAVEL ACCESS ROAD:	2,550.46 ± S.F.	(0.016%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F.	(0.022%)

TOTAL SEMI PERVIOUS AREA: 6,150.46 ± S.F. (0.038%)

TOTAL PERVIOUS AREA:

TOTAL SEMI PERVIOUS AREA:	6,150.45 ± S.F.	(0.038%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)

TOTAL COMBINED AREA: 9,980.45± S.F. (0.062%)

- NOTES:**
- FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
 - EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
 - "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
 - 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
 - WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
 - UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.
 - NO DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
 241 Atlantic Blvd, Suite 201
 Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
 3111 AVENUE D
 FORT PIERCE, FL 34954
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SEAL:

PLANS PREPARED BY:

Kimley & Horn
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 WEST PALM BEACH, FLORIDA 33411
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 FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.: APV.:
 GD LF KKM

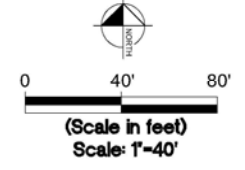
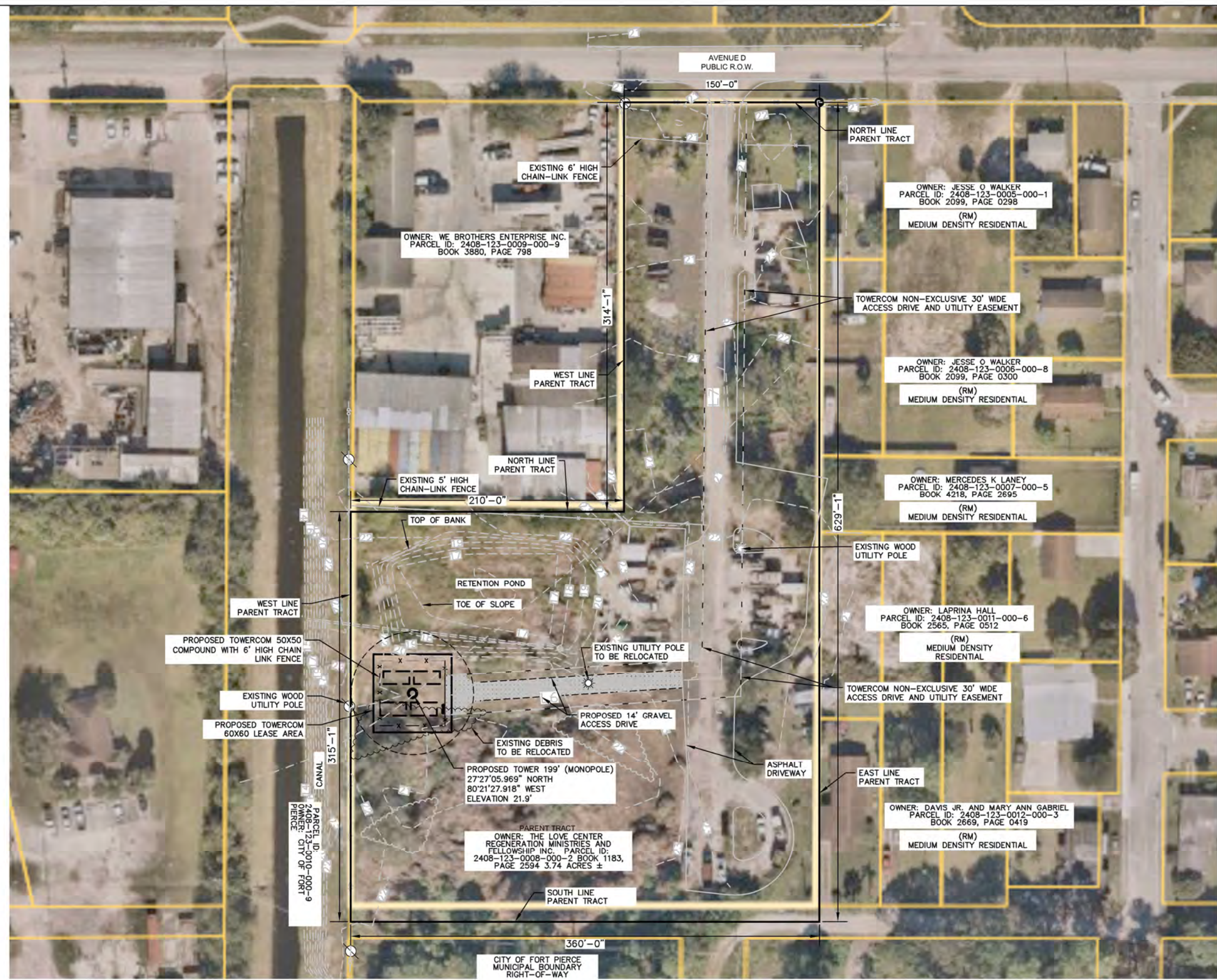
LICENSURE:
 JASON R. LEE PE 67472
 KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: REVISION:
C-1

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\001\Love Ministries_Cds_2022.11.11.dwg C-1A Nov 29, 2022 8:44am by: gary.daniel



PARENT TRACT WITH AERIAL OVERLAY

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.: DATE: DESCRIPTION:

REV.	DATE	DESCRIPTION

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PLANS PREPARED BY:

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WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:



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GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

PARENT TRACT WITH AERIAL OVERLAY

SHEET NUMBER: REVISION:

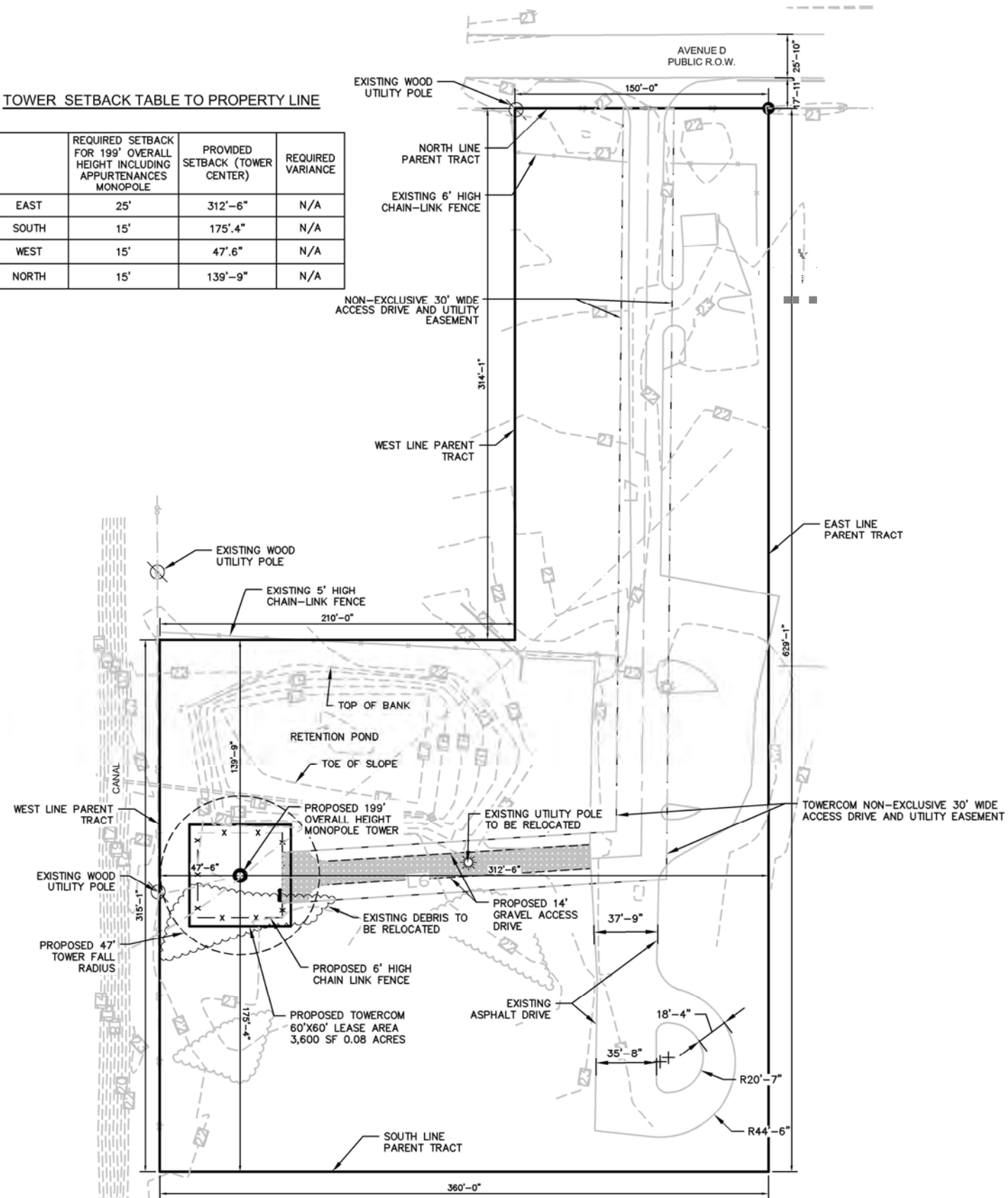
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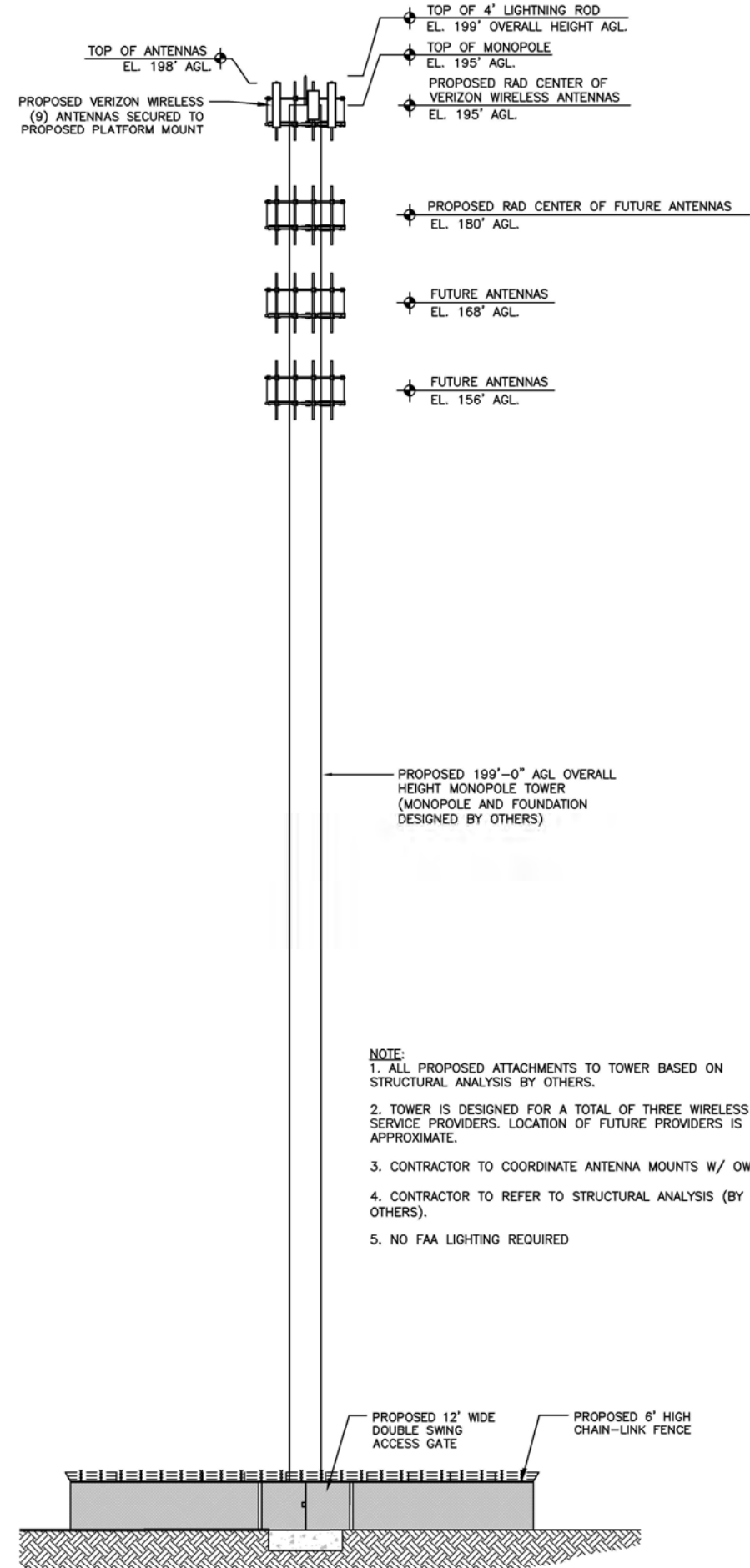
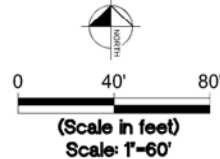
241044000

TOWER SETBACK TABLE TO PROPERTY LINE

	REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE	PROVIDED SETBACK (TOWER CENTER)	REQUIRED VARIANCE
EAST	25'	312'-6"	N/A
SOUTH	15'	175'-4"	N/A
WEST	15'	47'-6"	N/A
NORTH	15'	139'-9"	N/A



SITE PLAN



TOWER ELEVATION
N.T.S.

TOWERCOM VIII-B, LLC
 241 Atlantic Blvd, Suite 201
 Neptune Beach, FL 32266

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 3111 AVENUE D
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DRAWN BY: CHK.: APV.:
 GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
 KEVIN K. MARAJH PE 71455

SHEET TITLE:

TOWER ELEVATION & SITE PLAN

SHEET NUMBER: REVISION:

C-2

KHA Job #:

241044000

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\CD\A\Love Ministries_Cds_2022.11.11.dwg C-2 Nov 18, 2022 12:56pm by: gary.daniel

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Neptune Beach, FL 32266

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LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

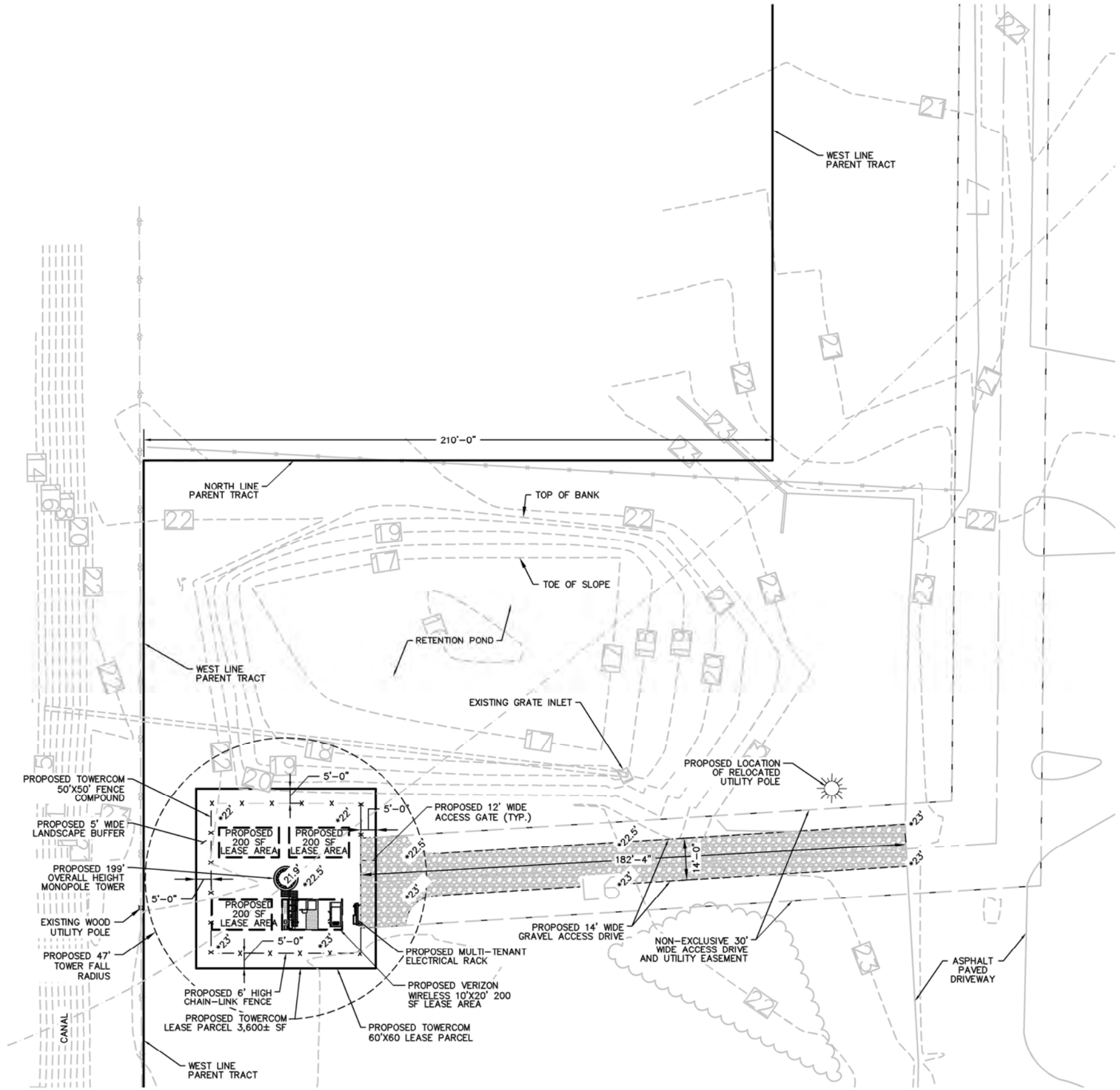
ACCESS EASEMENT DETAIL

SHEET NUMBER: REVISION:

C-3

KHA Job #:

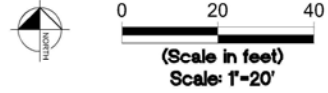
241044000



LEGEND

- 21.9' EXISTING SPOT ELEVATION
- 22.3' PROPOSED SPOT ELEVATION

ACCESS EASEMENT DETAIL



Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\00\A\Love Ministries_Cds_2022.11.11.dwg C-3 Nov 22, 2022 7:32am by: gorydomil

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Neptune Beach, FL 32266

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LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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PROVIDER:



DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

ENLARGED TOWERCOM
LEASE AREA

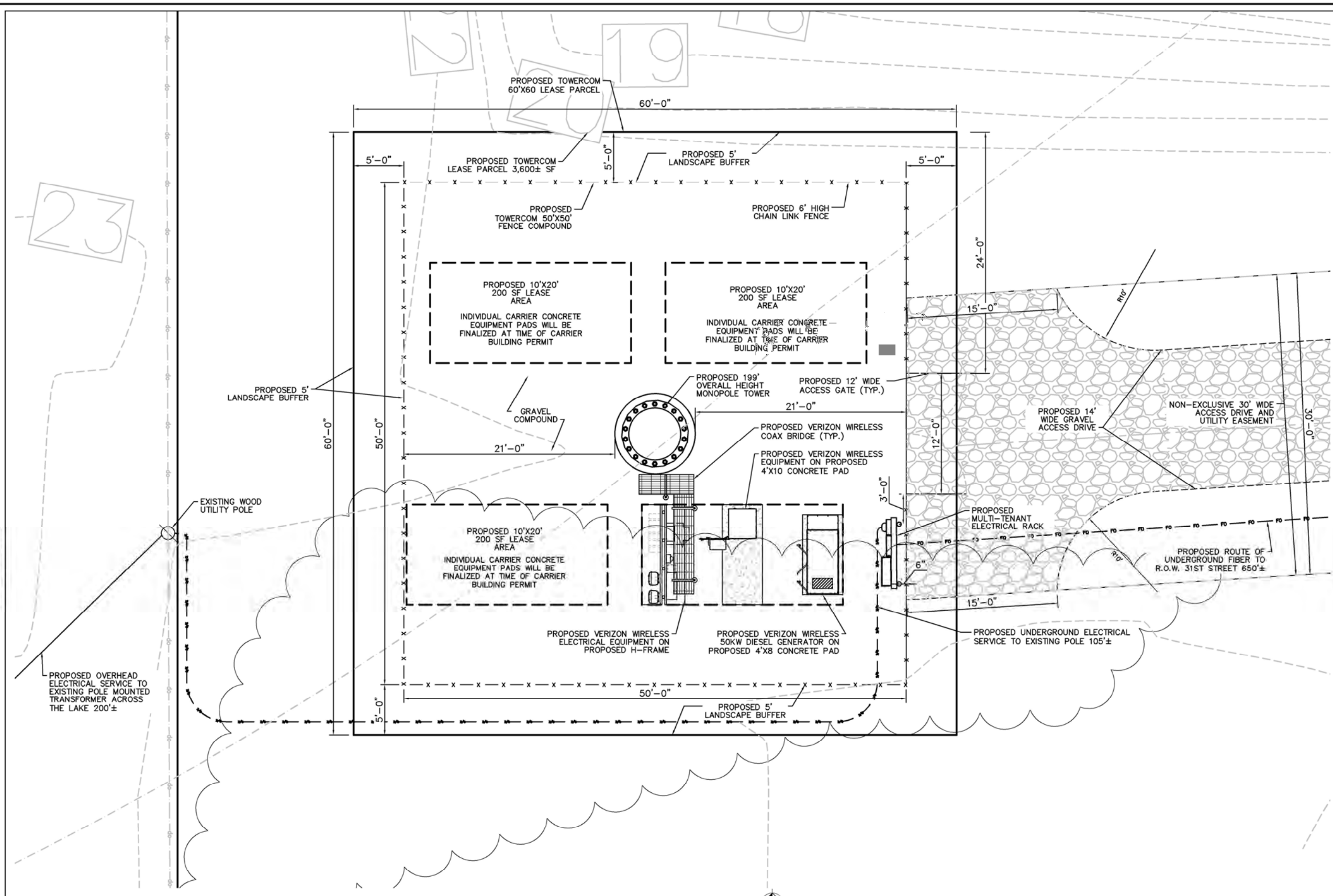
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C-4

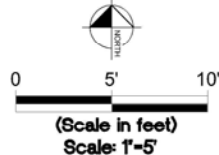
KHA Job #:

241044000

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TOWERCOM LEASE AREA DETAIL



NOTE:

1. SITE PLAN BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

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 241 Atlantic Blvd, Suite 201
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LOVE MINISTRIES
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 FORT PIERCE, FL 34954
 ST. LUCIE COUNTY

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GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
 KEVIN K. MARAJH PE 71455

SHEET TITLE:

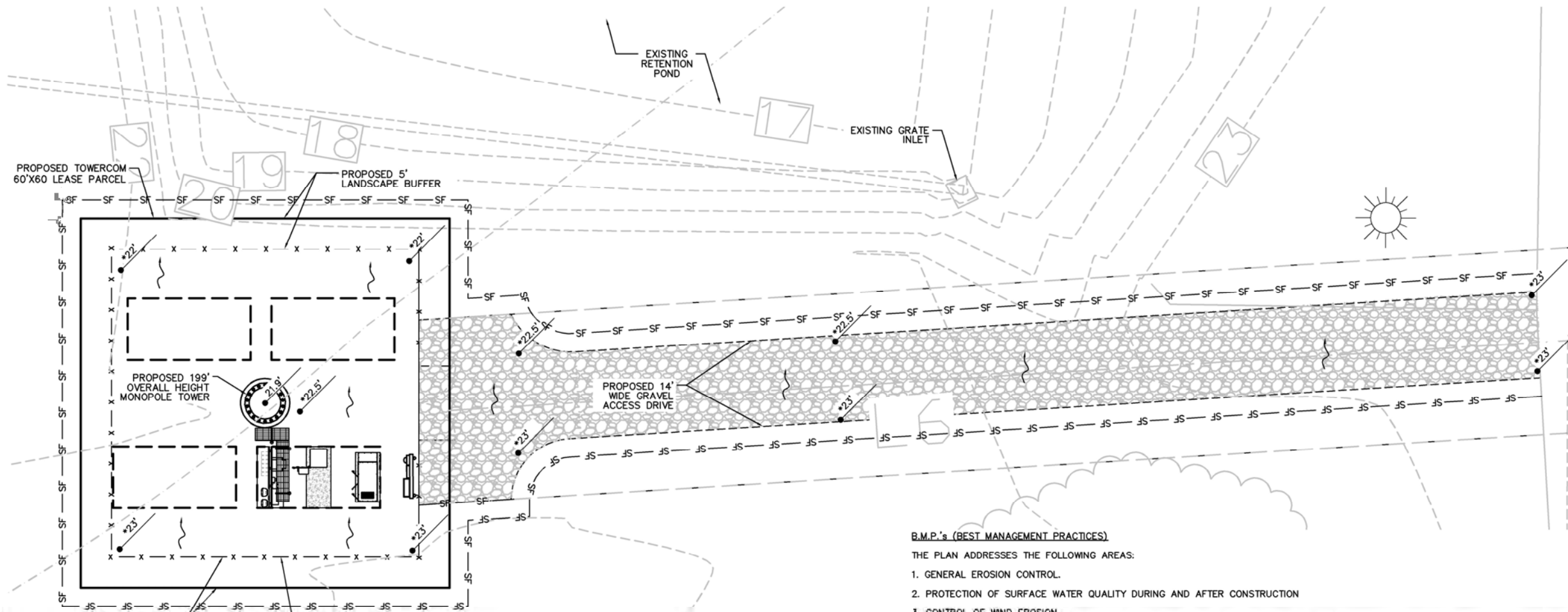
DRAINAGE AND EROSION
 CONTROL PLAN

SHEET NUMBER: REVISION:

C-4A

KHA Job #:

241044000



B.M.P.'s (BEST MANAGEMENT PRACTICES)

THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION, INCLUDING ALL REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), ENVIRONMENTAL RESOURCE.

SECTION 1 GENERAL EROSION CONTROL

- 1.1 GENERAL EROSION CONTROL BMPs SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.
- 1.2 CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUND COVER.
- 1.3 SLOPES OF BANKS OF DRY DETENTION AREAS SHALL BE CONSTRUCTED NOT STEEPER THAN 4H:1V FROM TOP OF BANK.
- 1.4 ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED AS SOON AS PRACTICAL AFTER THEIR CONSTRUCTION.
- 1.5 SOD SHALL BE PLACED FOR A 3-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS AS REQUIRED BY PLAN. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
- 1.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A DETENTION AREA OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL THE GROUND DRAINING TO THE SUMP IS STABILIZED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING & AFTER CONSTRUCTION

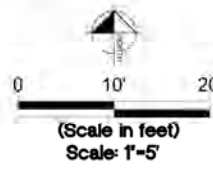
- 2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMPs IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.
- 2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
- 2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
 - A) IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
 - B) STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN.
 PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

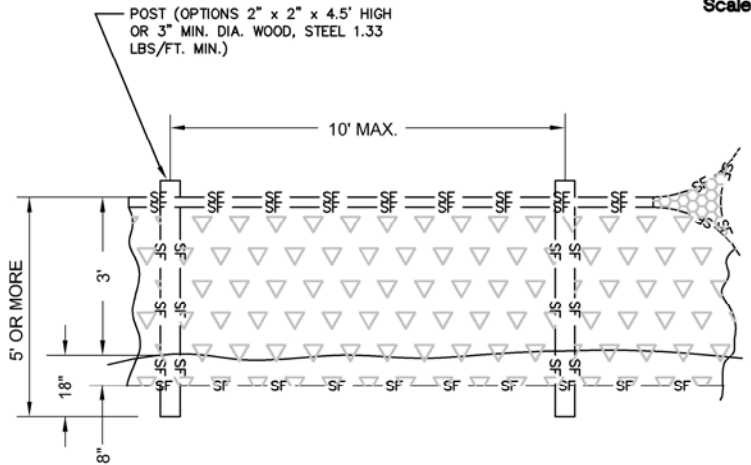
2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

SECTION 3 CONTROL OF WIND EROSION

- 3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
 - A) BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
 - B) AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.
 - C) AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE, AS SHOWN, EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.



EROSION CONTROL PLAN



**ELEVATION
 TYPICAL SILT FENCE**
 N.T.S.

LEGEND

- STORM WATER FLOW DIRECTION
- SILT FENCE
- EXISTING ELEVATION
- PROPOSED ELEVATION

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\GD\A\Love Ministries_Cds_2022.11.11.dwg C-4A Nov 29, 2022 11:01am by: gary.daniel
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TowerCom
TOWER SPACE AVAILABLE FOR LEASE

SITE NAME: name here
FCC NUMBER: number here
TOWER HEIGHT: -- ft.
Contact: 904.880.8887

18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON COMPOUND GATE

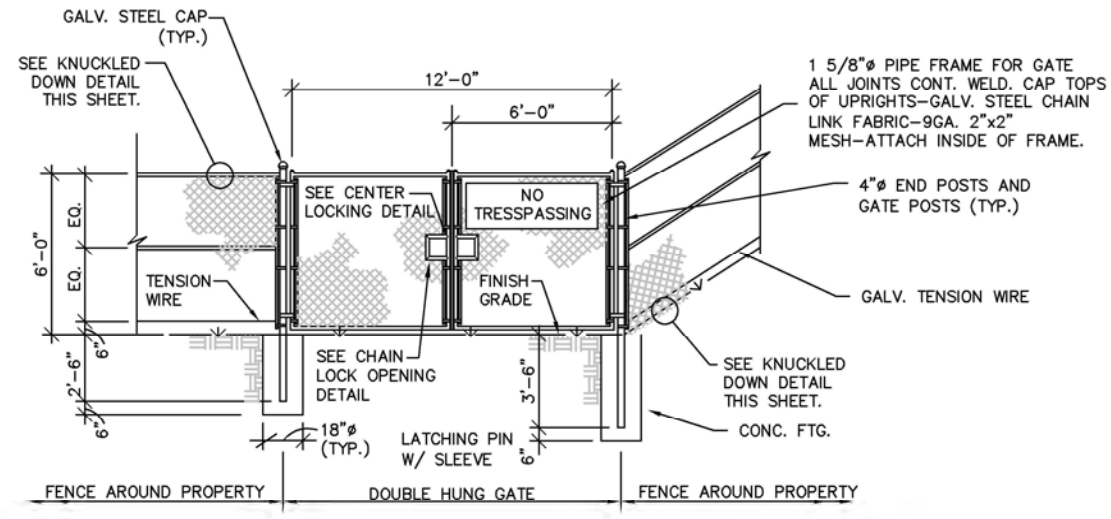


18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON ACCESS ROAD GATE IF APPLICABLE



12"x18" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON COMPOUND GATE

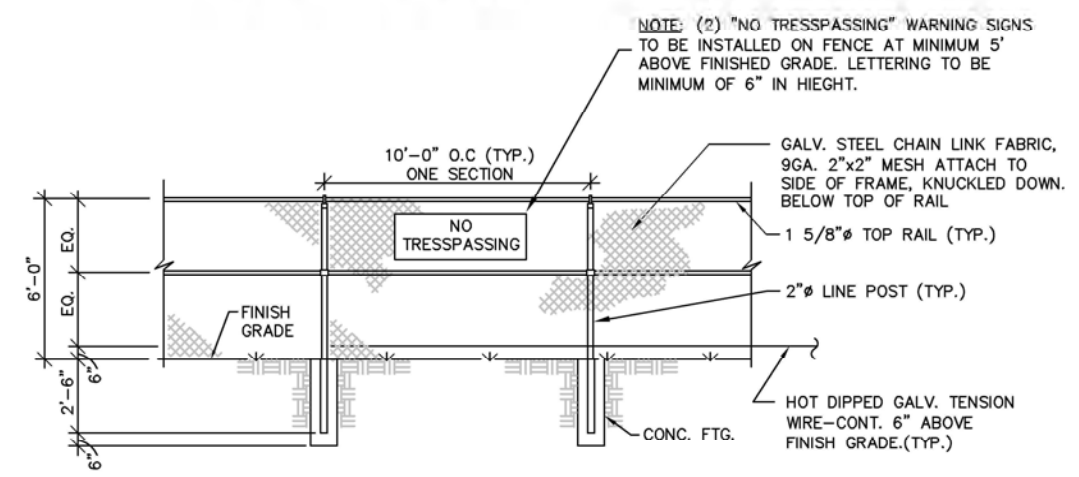
SIGN DETAIL
N.T.S.



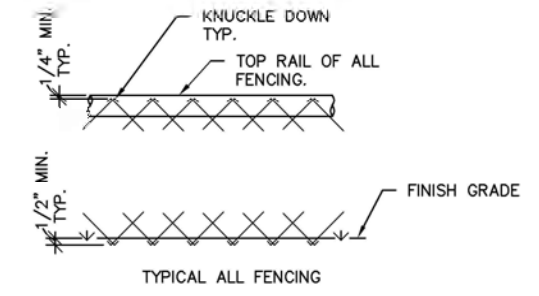
12' GATE ELEVATION
N.T.S.

FENCING NOTES:

- ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
- ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
- ALL WELD POINTS SHALL BE CLEANED AND PAINTED WITH POWDERED ZINC PRIMER.
- ALL GALVANIZED STEEL PIPE TO BE A.S.A. SCH. 40.
- GATE SHALL HAVE HEAVY DUTY HINGES AND LOCKING DEVICE.
- SPLICES SHOULD ONLY OCCUR AT CROSSRAILS.
- CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
- USE ONLY A HEAVY DUTY LATCH ON GATE.
- CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.



FENCE ELEVATION
N.T.S.



KNUCKLED DOWN DETAIL
N.T.S.

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:



DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

FENCE AND GATE
DETAILS

SHEET NUMBER: REVISION:

C-5

KHA Job #:

241044000

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\CD\A\Love Ministries_CDs_2022.11.11.dwg C-5 Nov 18, 2022 12:55pm By: gary.daniel

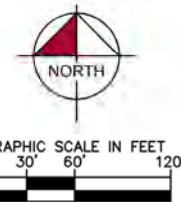
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SETBACK TABLE TO RESIDENTIAL PROPERTY

	PROVIDED SETBACK	REQUIRED VARIANCE
EAST	296'-5"±	N/A
SOUTH	168'-10"±	N/A
WEST	144'-2"±	N/A
NORTH	511'-10"	N/A



PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES

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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:



DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

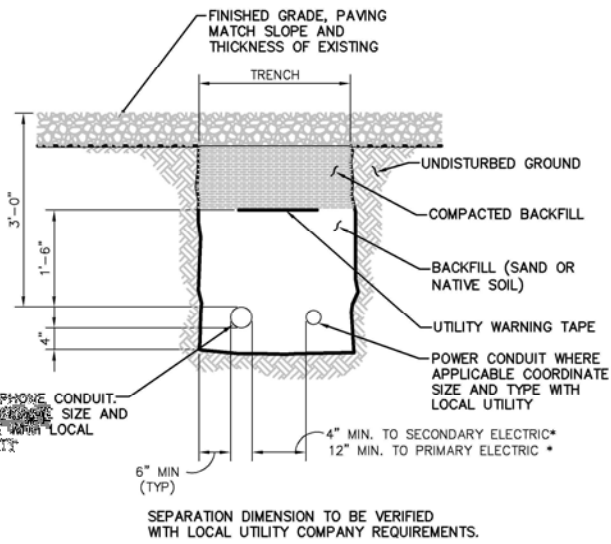
PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES

SHEET NUMBER: REVISION:

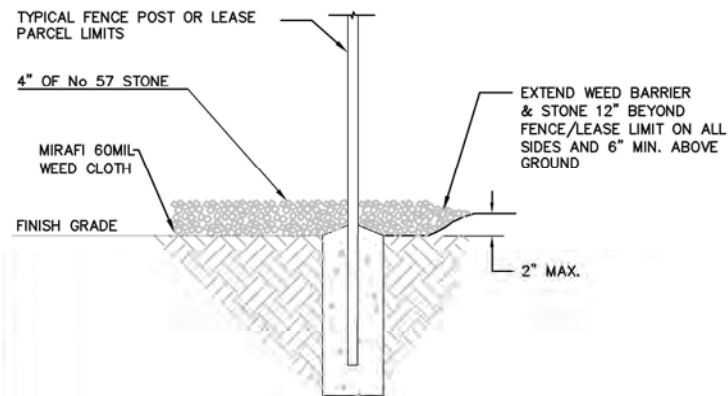
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KHA Job #:

241044000

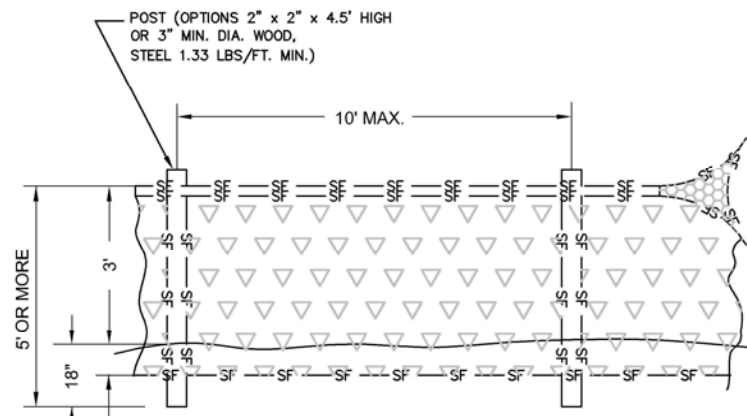


**JOINT SERVICE TRENCH BURIED CONDUIT
ELECT/ TELEPHONE**
N.T.S.



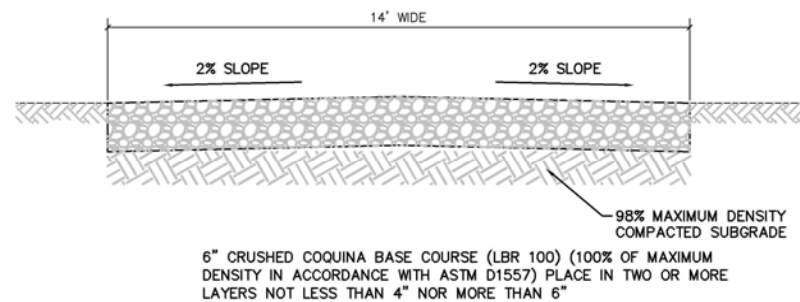
GRAVEL/WEED CLOTH DETAIL
N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



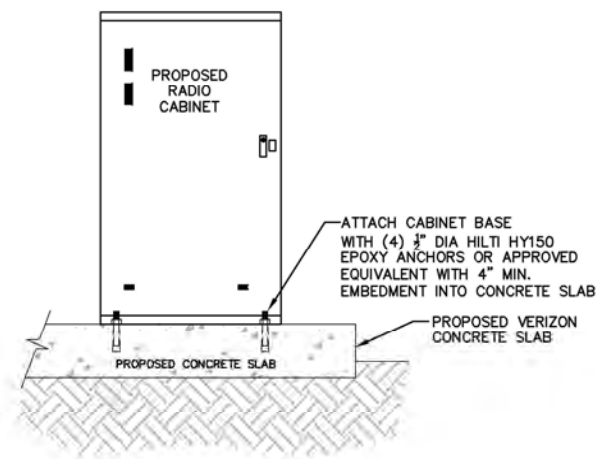
**ELEVATION
TYPICAL SILT FENCE**
N.T.S.

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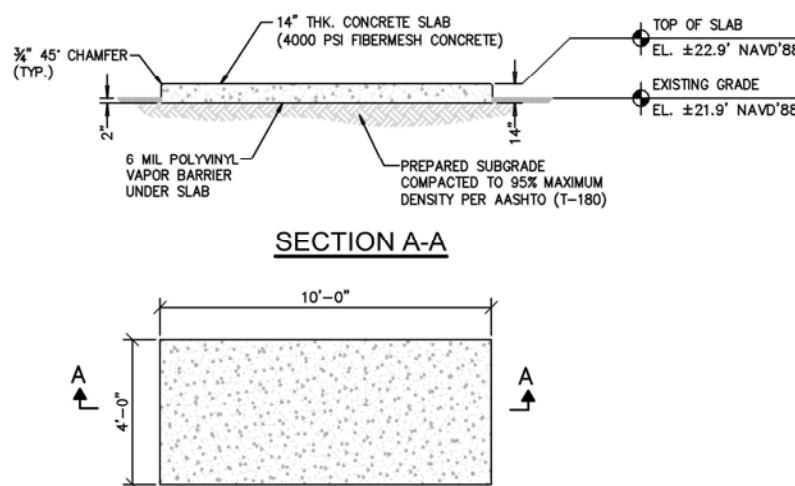


GRAVEL ACCESS ROAD SECTION
N.T.S.

NOTE: PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.



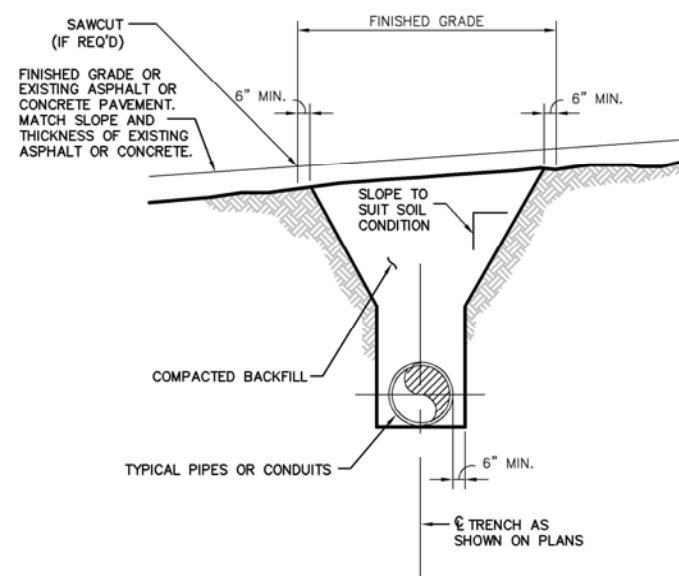
CABINET ANCHOR BOLTS DETAIL
NOT TO SCALE



CONCRETE SLAB DETAIL
NOT TO SCALE

- DESIGN:
7TH EDITION (2020) FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-16)
ULTIMATE WIND SPEED = 160 MPH
NOMINAL WIND SPEED = 124 MPH
RISK CATEGORY II
WIND EXPOSURE = C
- STRUCTURAL STEEL:
MATERIAL:
STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36 GRADE. STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B. STD PIPE AND TUBING SHALL CONFORM TO ASTM A53 AND SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
CONNECTIONS:
DESIGN SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION.
WELDING:
SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
BOLTS:
A325-X, SIZE AS SHOWN ON DRAWINGS.
STRUCTURAL SLAB:
CONCRETE:
CONCRETE FOR THE SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI, AND A MAXIMUM W/C OF 0.45. PEAROCK AGGREGATE MIX SHALL NOT BE USED.
FIBER REINFORCEMENT:
USE ONLY 100% VIRGIN POLYPROPYLENE MD FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS. APPLICATION PER CUBIC YARD SHALL EQUAL 0.1% (1.5 LBS) BY VOLUME.
- HOT DIP GALVANIZE ALL STRUCTURAL STEEL. TOUCH UP ALL FIELD WELDS AND ABRASSED AREAS WITH TWO COATS OF GALVANIZED PAINT.
- CONTRACTOR / STEEL FABRICATOR:
VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITION BEFORE ANY STEEL FABRICATION. CARE SHALL BE TAKEN BY THE CONTRACTOR TO VERIFY AND LOCATE ANY EXISTING OBSTRUCTIONS THAT MAY INTERFERE WITH THE PLACEMENT OF THE ANTENNAS. IF ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL.
- CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE AISC MANUAL OF STEEL CONSTRUCTION.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
- CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
- EXISTING VEGETATION, DEBRIS, ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM BELOW THE CONCRETE PAD / FOOTINGS. SOIL WITHIN A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PAD / FOOTINGS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST (ASTM D1557).
- ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO STANDING WATER IS ALLOWED ON THE SLAB AND WASHOUT BENEATH THE SLAB IS PREVENTED.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
- MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" UNLESS NOTED OTHERWISE. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM CONCRETE COVER OF 3".
- DESIGN BEARING PRESSURE: 2,500 psf. SOIL CLASSIFICATION: FOOTING TO BE SUPPORTED BY AT LEAST 4'-0" OF WELL COMPACTED SOIL. SEE NOTE 8.

GENERAL STRUCTURAL NOTES



TYPICAL TRENCH DETAIL
N.T.S.

TOWERCOM VLLB, LLC
241 Atlantic Blvd, Suite 201
Naples Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

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SEAL:

PLANS PREPARED BY:

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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

**CONSTRUCTION
DETAILS**

SHEET NUMBER: REVISION:

C-7

KHA Job #:

241044000

TOWERCOM VIII-B, LLC

241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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SUBJECT FOR:

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REV.	DATE	DESCRIPTION

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KEVIN K. MARAJH PE 71455

SHEET TITLE:

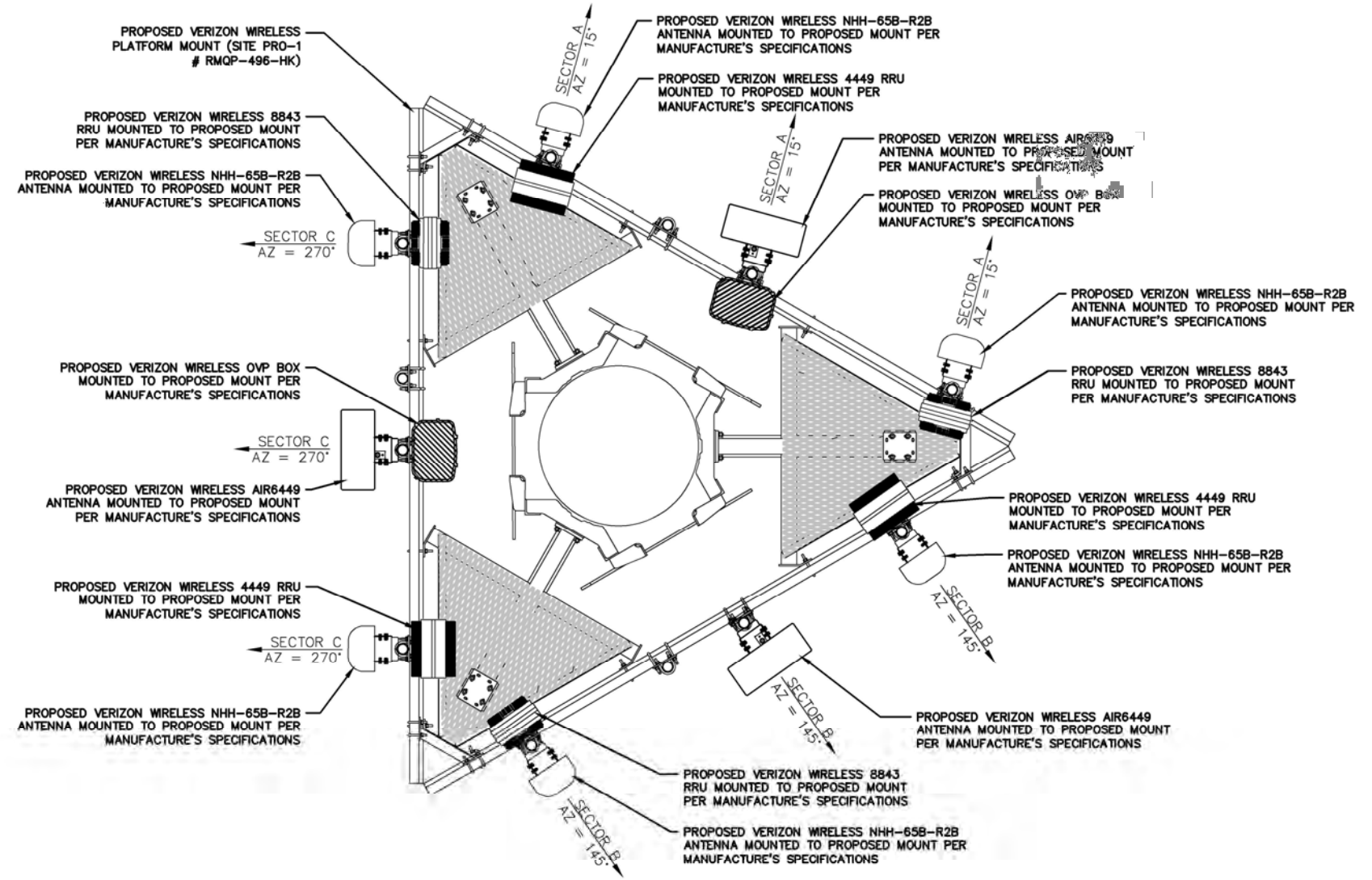
**VERIZON WIRELESS
ANTENNA LAYOUT PLAN**

SHEET NUMBER: REVISION:

C-8

KHA Job #:

241044000



ANTENNA LAYOUT PLAN

ANTENNA SCHEDULE

ANTENNA SECTOR/ MARK	PROPOSED ANTENNAS	AZIMUTH	RAD CENTER	DOWN TILT ELEC.	DOWN TILT MECH.	CABLE LENGTH	PROPOSED CABLES	PROPOSED EQUIPMENT	MINIMUM BENDING RAD.
A-1	NHH 65C R2B	15°	195'	(*)	(*)	± 220'	(1) 12/24 HYBRID CABLE	(1) RRU4449	
A-2	NHH 65C R2B	15°	195'	(*)	(*)	---	---	(1) RRU8843	
A-3	AIR 6449	15°	195'	(*)	(*)	---	---		(1) OVP-12
B-1	NHH 65C R2B	145°	195'	(*)	(*)	---	---	(1) RRU4449	
B-2	NHH 65C R2B	145°	195'	(*)	(*)	---	---	(1) RRU8843	
B-3	AIR 6449	145°	195'	(*)	(*)	± 220'	(1) 12/24 HYBRID CABLE		(1) OVP-12
C-1	NHH 65C R2B	270°	195'	(*)	(*)	---	---		
C-2	NHH 65C R2B	270°	195'	(*)	(*)	---	---	(1) RRU8843	
C-3	AIR 6449	270°	195'	(*)	(*)	---	---		
						TOTAL PROPOSED	± 220' (2) 12/24 HYBRID CABLE		

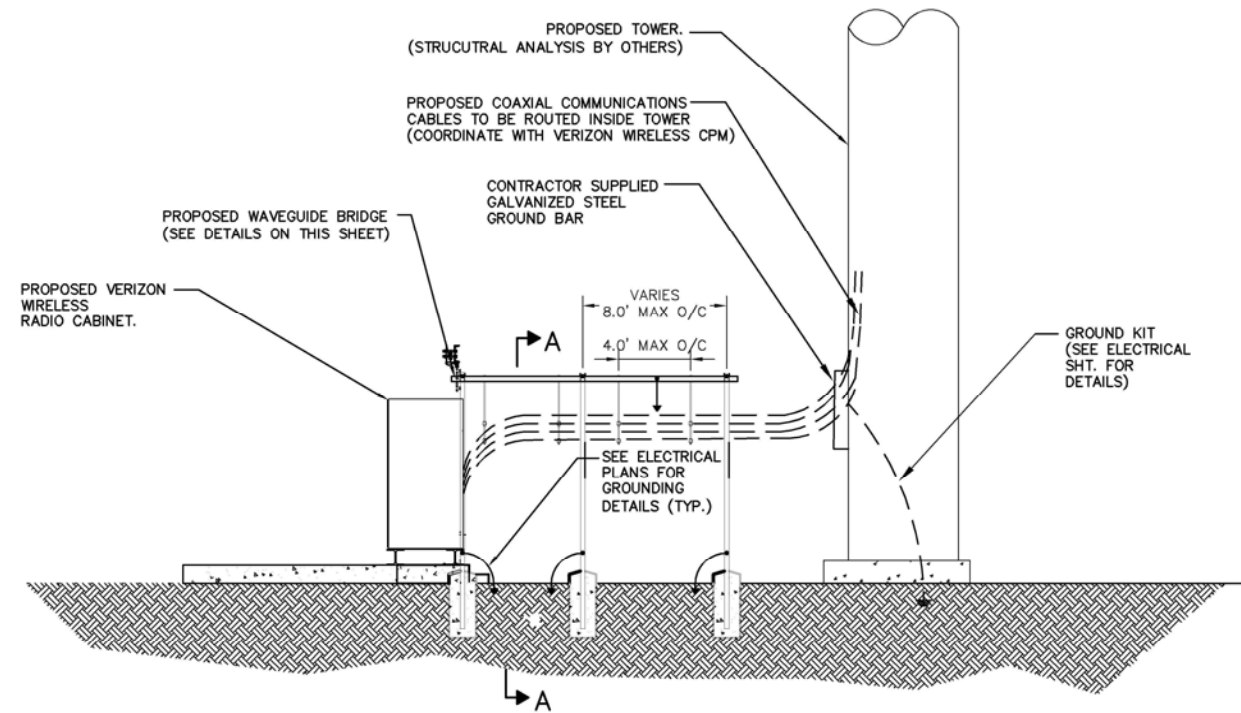
* REFER TO RFDS FOR ELECTRICAL & MECHANICAL DOWNTILTS

NOTES:
1. REQUEST CURRENT RFDS BEFORE INSTALLATION.
2. ANTENNA DIAGRAMS ARE FROM RFDS.
* REFER TO LATEST RFDS

NOTE:
CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE PER MANUFACTURER/ STRUCTURAL ANALYSIS RECOMMENDATIONS. STRUCTURAL CAPACITY OF ANTENNA MOUNTS NOT VERIFIED AS PART OF CBVR'S SCOPE OF WORK ON THIS PROJECT

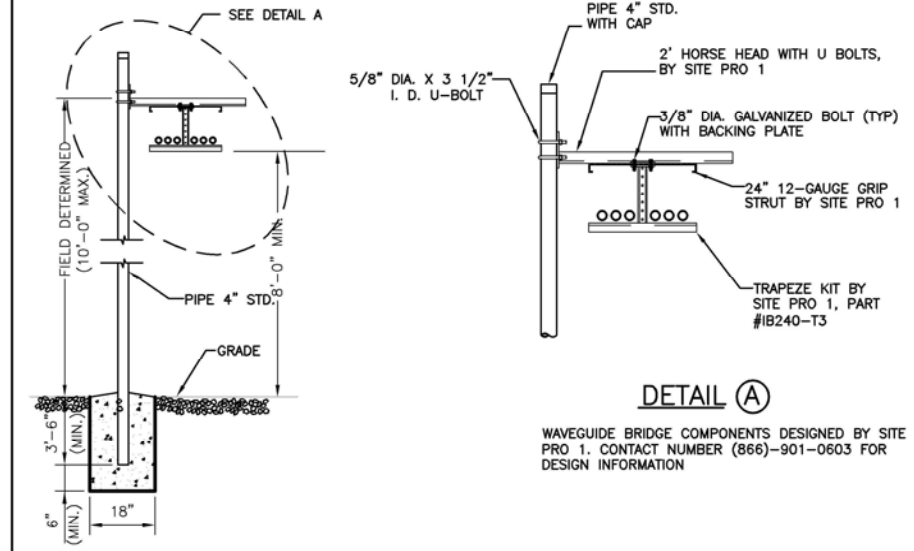
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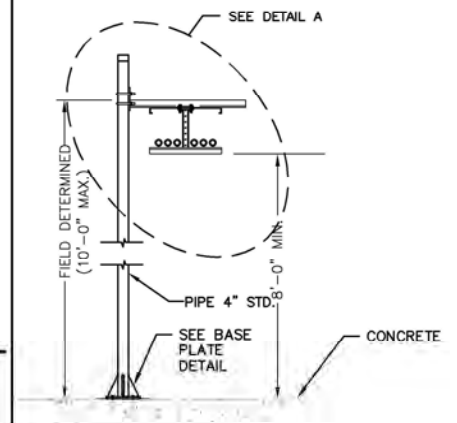
EQUIPMENT & GROUND CABLE SUPPORTS
NOT TO SCALE

- NOTES:
1. CONTRACTOR TO COORDINATE EXACT LOCATION OF COAXIAL CABLE LADDER SUPPORT WITH VERIZON WIRELESS C.P.M.
 2. SOME EXISTING CONDITIONS NOT SHOWN FOR CLARITY.
 3. ALL PROPOSED AND EXISTING ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.



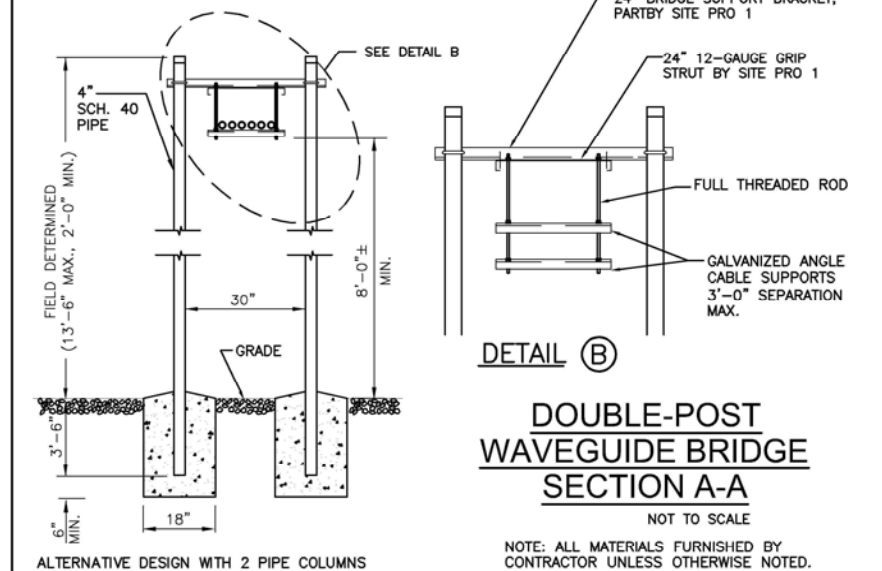
DETAIL A

WAVEGUIDE BRIDGE COMPONENTS DESIGNED BY SITE PRO 1. CONTACT NUMBER (866)-901-0603 FOR DESIGN INFORMATION



WAVEGUIDE BRIDGE SECTION A-A

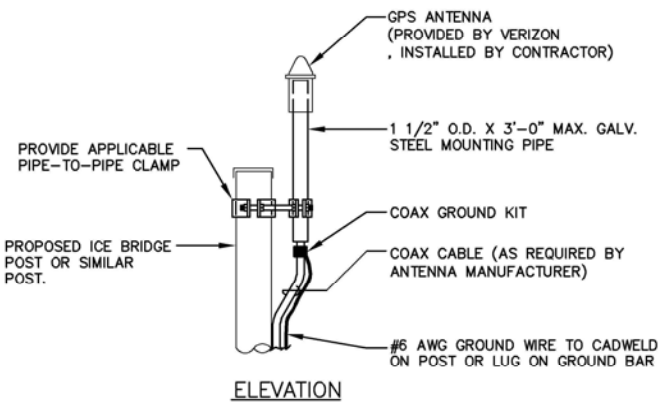
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NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



DETAIL B

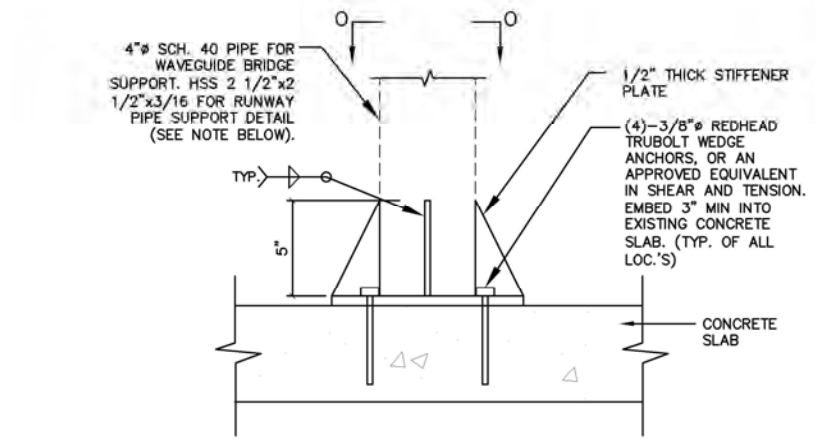
DOUBLE-POST WAVEGUIDE BRIDGE SECTION A-A

NOT TO SCALE
NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



GPS ANTENNA MOUNT
NOT TO SCALE

- NOTES:
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.



BASEPLATE DETAIL SECTION O-O
NOT TO SCALE

- NOTES:
1. VERIFY QUANTITY REQUIRED.

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

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FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

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CONSTRUCTION DRAWINGS

REVISION DATE DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley Horn

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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

VERIZON WIRELESS CONSTRUCTION DETAILS

SHEET NUMBER: REVISION:

C-9

KHA Job #:

241044000

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\CD\A\Love Ministries_Cds_2022.11.11.dwg C-9 Nov 18, 2022 12:59pm By: gary.daniel

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 ST. LUCIE COUNTY

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LICENSURE:

JASON R. LEE PE 67472
 KEVIN K. MARAJH PE 71455

SHEET TITLE:

VERIZON WIRELESS
 GENERATOR DETAILS

SHEET NUMBER: REVISION:

C-10

KHA Job #:

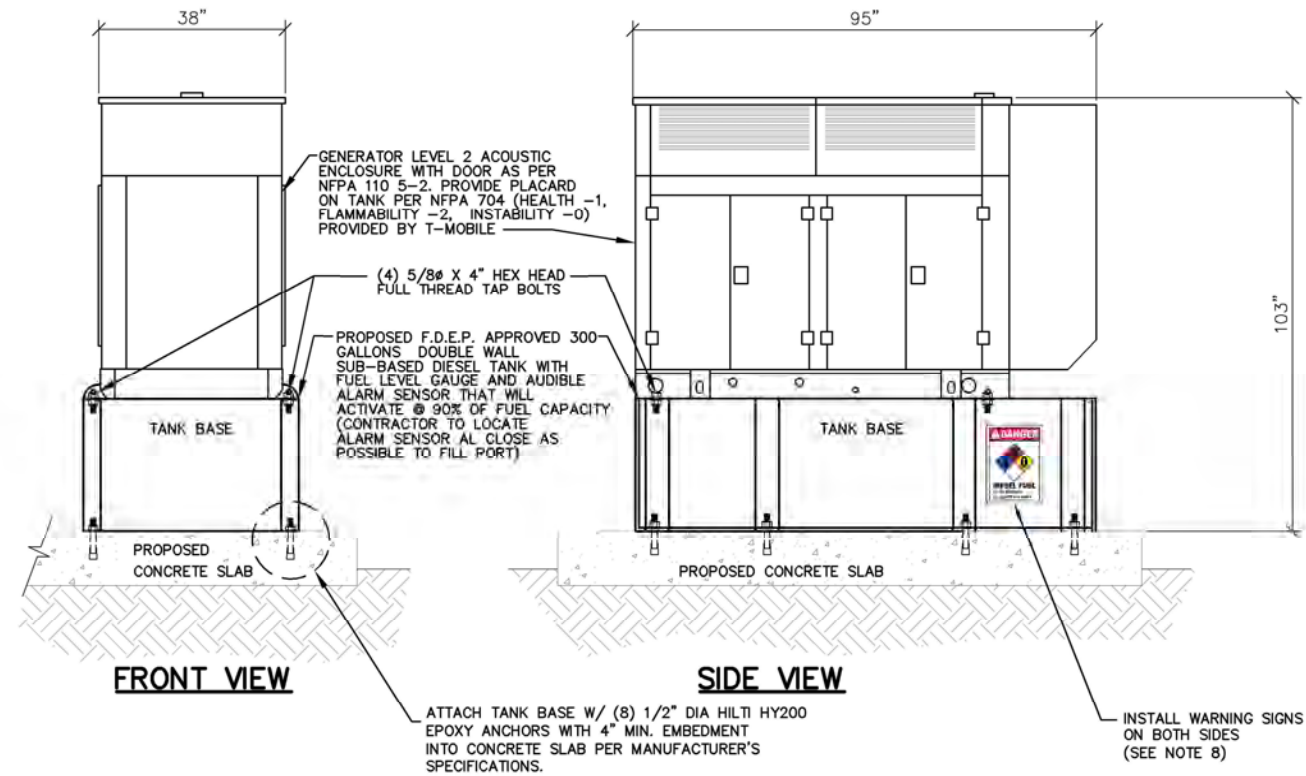
241044000

EMERGENCY PUSH BUTTON NOTE

1. PROPOSED EMERGENCY STOP BUTTON MAINTAINED 50MM RED MUSHROOM PUSH BUTTON, EMERGENCY STOP ENGRAVED, BLACK BEZEL, WITH ONE N.C. CONTACT MODEL E22JLB2N88 BY EATON OR APPROVED EQUAL IN NEMA 3R HOUSING W/P600 CONTACT RATING DESIGNATION TO BREAK IGNITION POWER OF EMERGENCY GENERATOR (VERIFY CONTACT RATING AND EXACT WIRING WITH GEN. MANUF.) SUPPLY AND INSTALL ENGRAVED PLAQUE STATING "T-MOBILE EMERGENCY STOP"
2. CONSTRUCTION INSTALLATION MAINTENANCE AND OPERATIONAL TESTING OF EPSS SHALL COMPLY THE LATEST ADOPTED EDITION OF NFPA 110.
3. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF NFPA 70 NATIONAL ELECTRICAL CODE

NOTE

1. CONTRACTOR SHALL EQUIPPED TANK WITH A 5 GAL. SPILL CONTAINMENT AT FILL PORT TO PREVENT SPILL OF FUEL DURING FILLING OPERATIONS
2. FUEL TANK SHALL BE PROVIDED WITH LEAK GAUGE FOR LEAK DETECTION IN THE INTERSTITIAL SPACE OF THE DOUBLE WALL FUEL TANK, GAUGE TO BE AN AT-A-GLANCE LEAK GAUGE BY "KRUEGER SENTRY GAUGE" OR APPROVED EQUAL
3. ALL FUEL STORAGE EQUIPMENT AND ACCESSORIES TO BE F.D.E.P. PRODUCT APPROVED
4. ABOVE GROUND DOUBLE-WALLED FUEL STORAGE WITH ABOVE GROUND PIPING INSTALLATION APPLICATION FOR EMERGENCY GENERATOR ONLY
5. CONTRACTOR SHALL PROVIDE A NON-SMOKING SIGN ON GENERATOR METAL ENCLOSURE.
6. THIS UNIT IS NOT SUBJECT TO VEHICULAR TRAFFIC.
7. GENERATOR IS CLASS 75, LEVEL 2, TYPE 60 PER THE REQUIREMENTS OF NFPA 110.
8. NFPA 704 TANKS SHALL HAVE WARNING SIGNS TO INDICATE FLAMMABLE, NO SMOKING PLACARD.



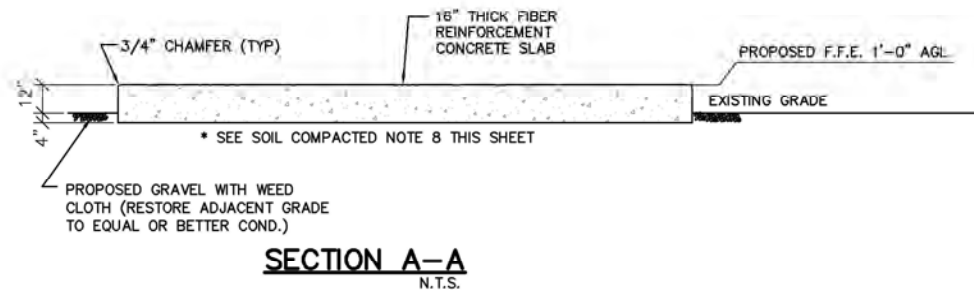
GENERATOR DETAIL

N.T.S.

STORAGE TANK INFORMATION

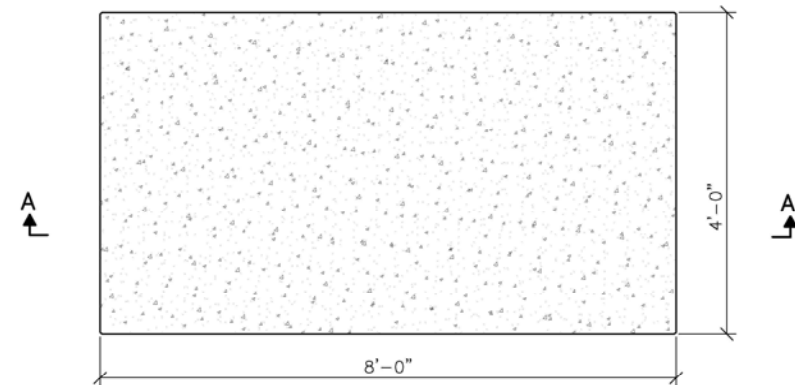
TANK NO.	TANK CAPACITY (GALLONS)	MANUFACTURER FDEP EQ#	PRODUCT STORED	OVERFILL EQUIPED	TYPE OF OVERFILL	TYPE OF INTERSTICE	PIPING CONSTRUCTION	STEEL VENT RISER HT.
1	300 GAL.	GENERAC 50KW GEN. W/ 300 GAL UL#142 DOUBLE WALL TANK	DIESEL FUEL	YES	LOCKABLE 5 GAL. FUEL CONTAINMENT	VISUAL	STEEL	3"

NOTE: THERE ARE NO DOORS OR WINDOWS WITHIN THE 10' EXHAUST BUFFER.



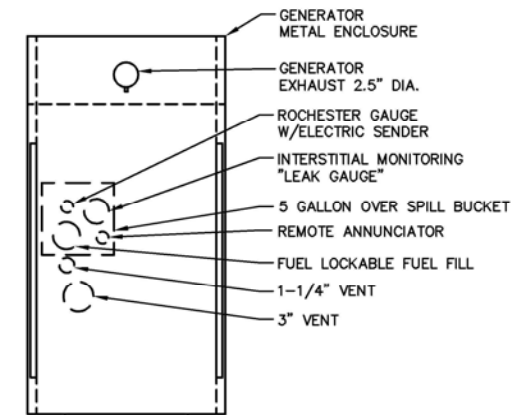
SECTION A-A

N.T.S.



GENERATOR SUPPORT PAD

NOT TO SCALE



STORAGE TANK PIPING LAYOUT

N.T.S.

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\CD\A\Love Ministries_Cds_2022.11.11.dwg C-10 Nov-18, 2022, 1:00pm by: gerydoniel

ST. LUCIE CODE COMPLIANCE SUMMARY (PER SEC. 7.10.23.G.2)	
PERIMETER BUFFER REQUIRED:	PROVIDED:
SHADE TREES 1/30 LF 170 LF / 30 LF	= 6 SHADE TREES 6 SHADE TREES
CONTINUOUS HEDGE 6' H	CONTINUOUS HEDGE 6' H

- PLANTING NOTES:**
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
 - PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
 - PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
 - ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
 - CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
 - CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
 - ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TOWERCOM VIII-B, LLC
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Neptune Beach, FL 32266

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FORT PIERCE, FL 34954
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CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV. DATE	DESCRIPTION

SEAL:
TRICIA C. RICHTER, PLA
LA #6667244
OCTOBER 2022

PLANS PREPARED BY:
Kimley»Horn
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GD LF KKM

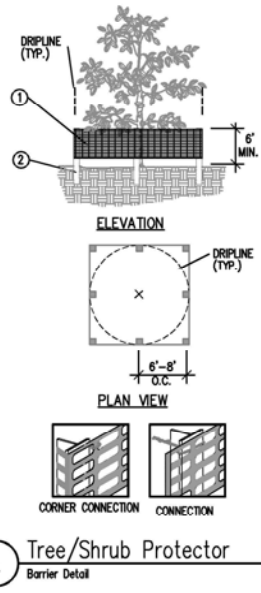
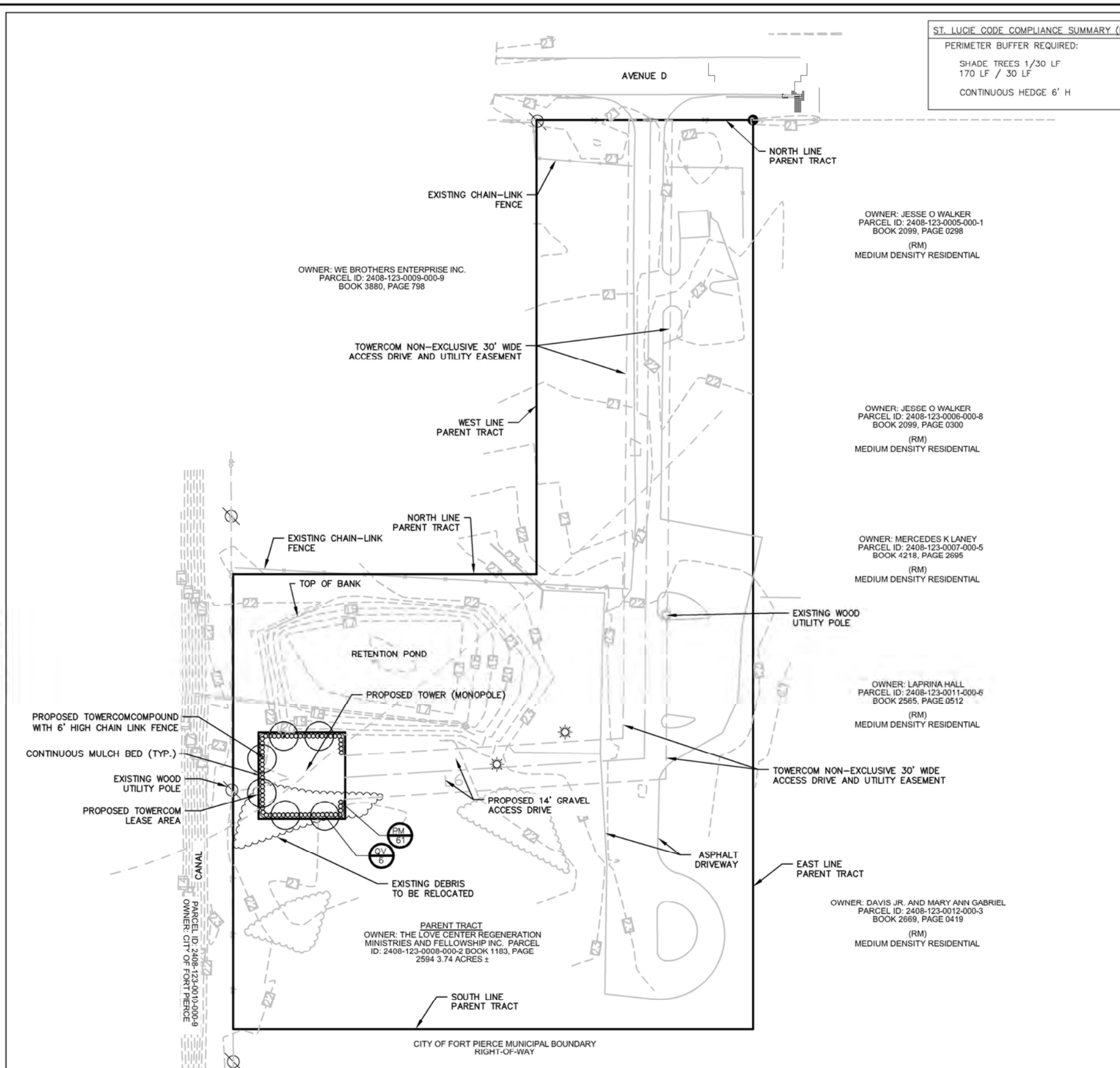
LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: L-1 **REVISION:**

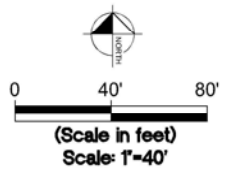
KHA Job #: 241044000

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
QV	Quercus virginiana	Southern Live Oak	F.G.	3" Cal.	12' HT x 6" SPR	6
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY
PM	Podocarpus macrophyllus	Yew Pine	Cont.	36" O.C.	6' HT	121



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SHEET TITLE:

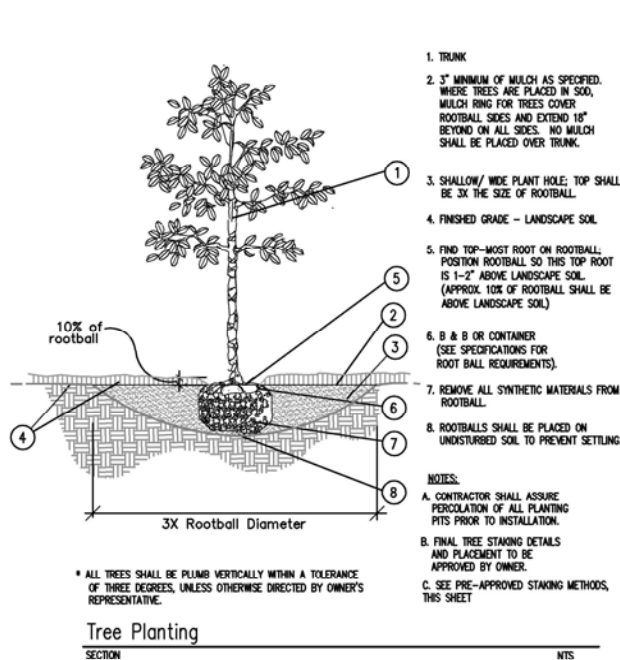
LANDSCAPE DETAILS
AND NOTES

SHEET NUMBER: REVISION:

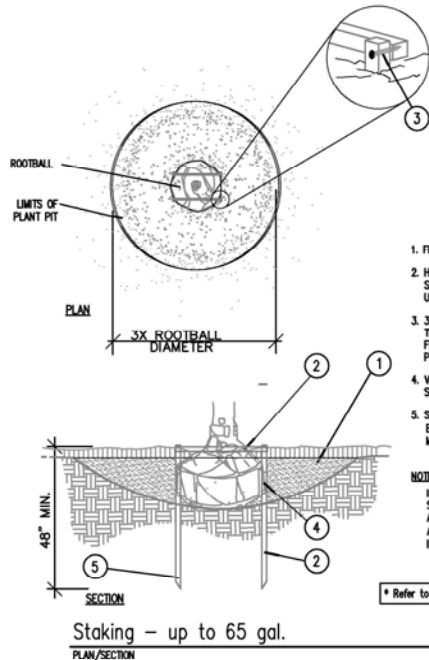
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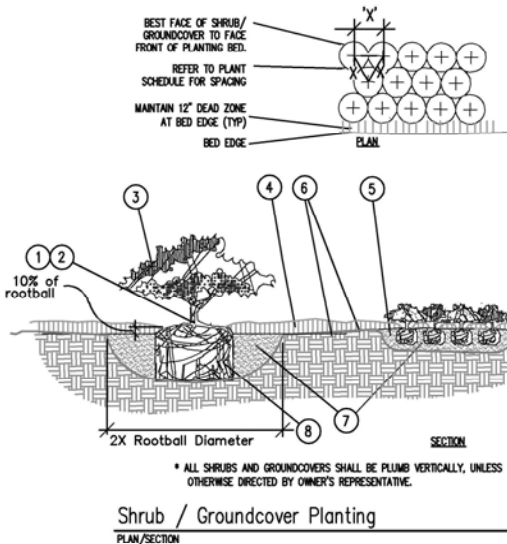
241044000



1. TRUNK
 2. 3" MINIMUM OF MULCH AS SPECIFIED WHERE TREES ARE PLACED IN SOIL. MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
 3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
 4. FINISHED GRADE - LANDSCAPE SOIL.
 5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
 6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
 8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.
- NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET.
- * ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.



1. FINISH GRADE
 2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
 3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
 4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
 5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.
- NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.
- * Refer to details B and D for planting



- NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
 2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
 3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
 4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE "WATER RINGS" ONLY COVER SIDES OF ROOTBALL WITH MULCH
 5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 6. FINISHED GRADE (SEE GRADING PLAN).
 7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
 8. SCARIFY ROOTBALL SIDES AND BOTTOM.
- * ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALLS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DROP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DROP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MESHPAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.

2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRAGILE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, SERS, SPRINKLERS, ETC. SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FORMULON," OR SHREDED EUCALYPTUS MULCH.

I. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBSTACULAR MATERIAL. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE, OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS DEEPER THAN 36" DEPTH, CONTRACTOR SHALL NOTIFY OWNER AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLASTER'S BEST PRACTICES TO ADDRESS POOR DRAINAGE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 2021, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLOUSHED INTO PLANTS WITH A SLOW FLOW HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JET STICK" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE NET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURGLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURGLAP SHALL BE PULLED FROM UNDERNEATH.

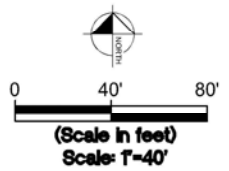
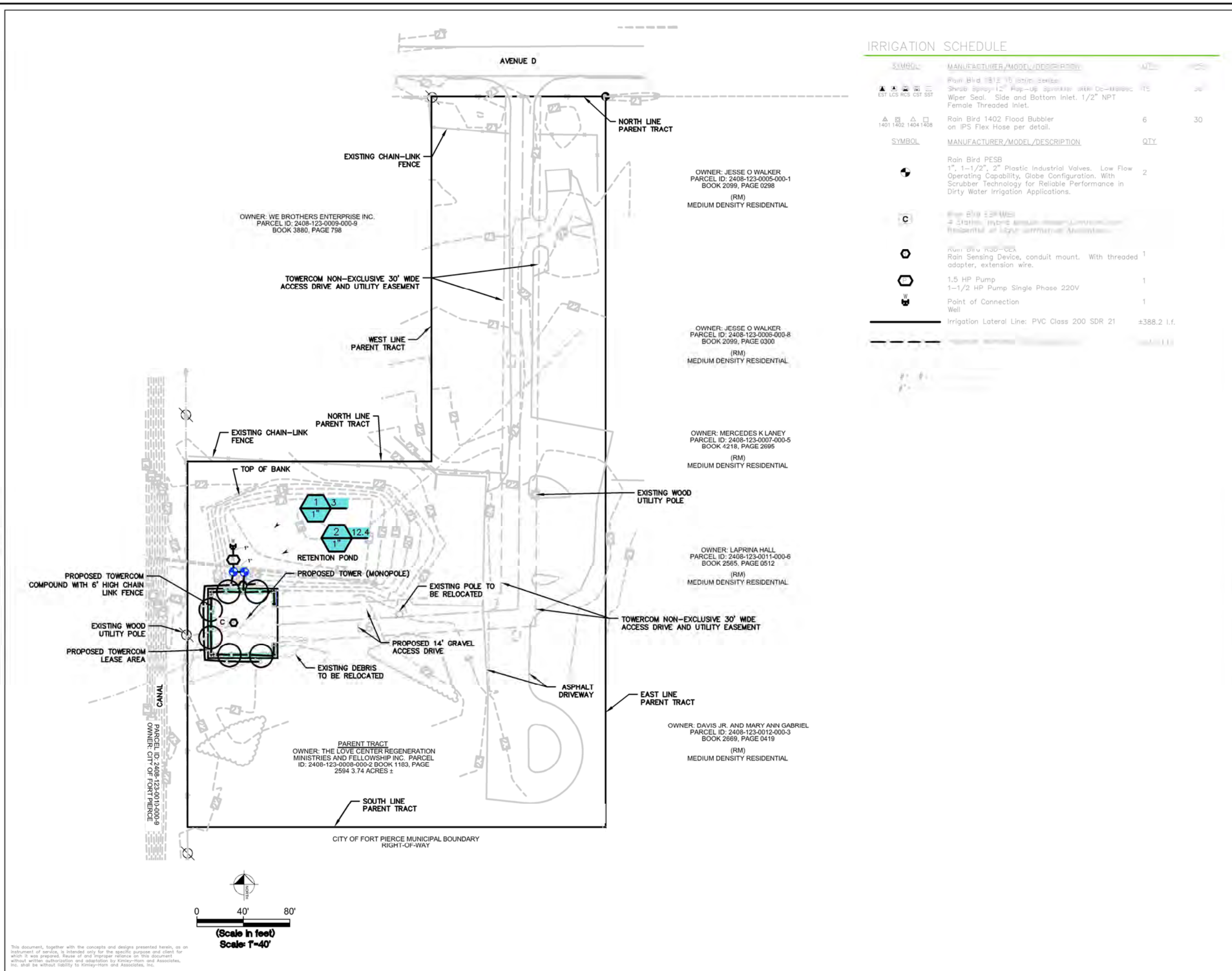
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

Drawing name: K:\WPB_Civil\CELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\GD-A\Love M...
by: gary.daniel



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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	SCALE
▲ ▲ ▲ ▲ ▲ ▲	Rain Bird 1812 18 Irriplex Series Shrub Sprinkler 1/2" Pop-Up Sprinkler with DC-Matrix Wiper Seal, Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet.	175	30'
▲ ▲ ▲ ▲ ▲ ▲	Rain Bird 1402 Flood Bubbler on IPS Flex Hose per detail.	6	30'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
●	Rain Bird PESB 1", 1-1/2", 2" Plastic Industrial Valves, Low Flow Operating Capability, Globe Configuration, With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	2	
○	Rain Bird ESP-WES 4 Station In-line Pressure Compensation Residential or Light Commercial Application.		
○	Rain Bird R30-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1	
○	1.5 HP Pump 1-1/2 HP Pump Single Phase 220V	1	
○	Point of Connection Well	1	
—	Irrigation Lateral Line: PVC Class 200 SDR 21	±388.2 l.f.	

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV. DATE DESCRIPTION:

REV.	DATE	DESCRIPTION

SEAL:

TRICIA C. RICHTER, PLA
LA #6657244
OCTOBER 2022

PLANS PREPARED BY:

Kimley-Horn
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PROVIDER:

DRAWN BY: CHK.: APV.:

GD	LF	KKM
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LICENSURE:

JASON R. LEE KEVIN K. MARAJH	PE 67472 PE 71455
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SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER: REVISION:

L-3	
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KHA Job #:
241044000

Well Specification

WS-A. REFERENCE: General Provisions of the Contract, including General, Special and Supplementary Conditions and Division One General Requirements, apply to work specified in this section.

WS-B. DESCRIPTION OF WORK:

Furnish all materials, equipment, labor, supervision and all related items necessary to complete this phase of the work as indicated on the drawings and/or specified herein.

- A. Capacity. Provide wells with minimum continuing producing capacity as follows: 32 GPM.
- C. Refer to pump specifications.
- D. Extent: of Water well work is shown on drawings.
- E. Work: Includes furnishing all materials, equipment, labor, supervisors and all related items necessary to complete this phase of work, as indicated on drawings and specified herein.
- F. Water well: Work is based on following criteria:
 1. Type and size of well will be such as to assure a constant flow of water as indicated on irrigation plans.
 2. Water shall be sand free with the minimum amount of iron or tanning possible in a given geographic location.
 3. Driven steel case wells shall be driven to a depth into best rock formation - water bearing stratus.
 4. Rotary drilled well, PVC cased shall be drilled a minimum of 5 inches larger than the casing diameter. Depth as required to obtain the best water quality available in a given geographic location.
 5. A minimum of 20 feet of slotted stainless steel mesh shall extend from bottom of casing and shall be gravel packed. (TREM-PIPED).
 6. Casing shall be grouted to meet all state well drilling codes.
 7. Applications and permits for drilling and developing wells.
 - a. Drilling for final water well depth
 - b. Development of wells
 - c. Testing and disinfection
 - d. Setting of pumps and coordination to provide power for pumps
- G. Site Inspection: Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Owner's Representative for instructions as to further action. Failure to do so will make Contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.

WS-C QUALITY ASSURANCE:

- A. Protecting Water Quality: Take precautions to prevent contaminated water or water having undesirable physical or chemical characteristics from entering stratum from which well is to draw its supply. Prevent contaminated water, gasoline, etc., from entering well either through opening or by seepage through ground surface.
- B. Contamination: If well becomes contaminated or water having undesirable physical or chemical characteristics enters well due to neglect, provide casings, seals sterilizing agents or other materials to eliminate contamination or shut off undesirable water. Provide remedial work at no cost to the Owner.
- C. Exercise Care: In performance of work to prevent breakdown or caving in of strata overlying that from which water is to be drawn. Develop, pump or bail well until water pumped from well is substantially free from sand.
- D. Protect Work: To prevent either tampering with well or entrance of foreign matter. Upon completion, provide temporary well cap.
- E. Driller's Requirements: Experienced foreman or driller to be constantly in control of well site and who has authority to take orders from Owner's Representative and, upon request, furnish well drilling information desired by Owner's Representative.
- F. Abandonment of Drilling: If it becomes necessary to abandon drilling operations before completion of water producing well, follow regulations for abandonment of well as required by local authorities having jurisdiction. Should abandonment of drilling be necessary due to poor workmanship or negligence on part of the Contractor, no compensations will be allowed. Should abandonment of drilling necessary due to inadequate supply of good quality water, or for such other reason that Owner's Representative deems to be no fault of the Contractor, compensation for work will be based on unit prices in contract.

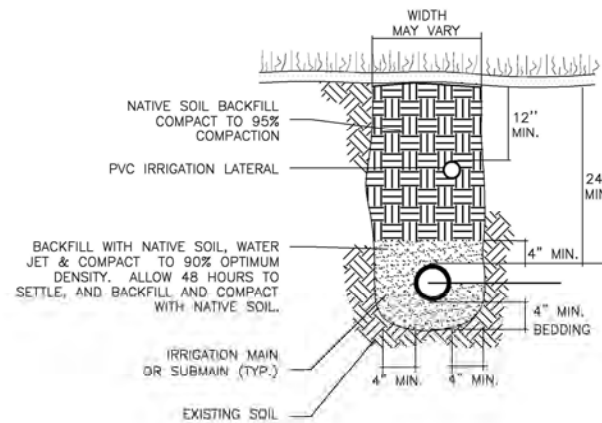
WS-D SUBMITTALS:

- A. Shop Drawings: Submit in accordance with General Conditions of the Contract for construction. Shop drawings shall include manufacturer's product specifications and installation instructions. Include other data as may be required to show compliance with these specifications. Distribute an additional copy of each installation instruction to the installer.
- B. Samples, Records and Reports: Take samples of sub-strata formation at ten-foot intervals and at changes in formation throughout entire depth of well. Furnish samples of water-bearing formation to qualified testing laboratory and well screen manufacturer for mechanical sieve analysis.
- C. Provide Owner's Representative the following information for record purposes:
 8. Casings - diameter, thickness, weight per foot of length, depth below grade
 9. Screen - diameter, opening size
 10. Pumping test - static water level, maximum safe yield, drawn down at maximum yield
 11. Log - formation log indicating strata encountered
 12. Alignment - certification that well is aligned and plumb within specified tolerances
- D. Salt Content: If well driller has knowledge that salt content may be present at 2" pilot well will be drilled not to exceed 700 P.P.M. salt content.
- E. Submit Manufacturer's specifications: installation and start-up instructions, characteristics performance curves with selection points clearly indicated, shop drawings, wiring diagrams, and maintenance data including spare parts lists, for each type in each of the following.

WS-E WARRANTY: Provide warranty covering all material, workmanship and performance of well for a period of one (1) year after Final Acceptance.

IRRIGATION NOTES

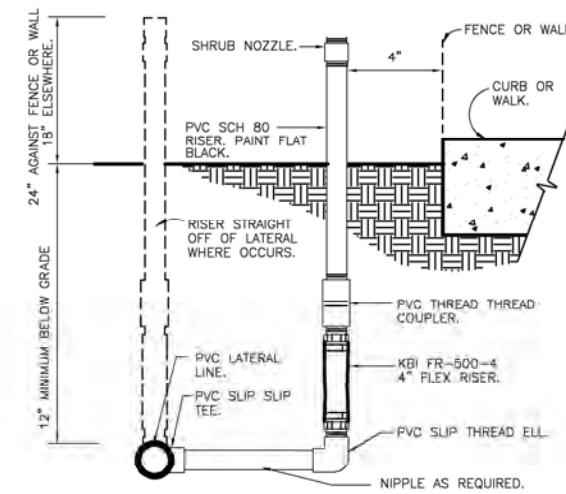
- 1) ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. QUANTITIES IN SCHEDULE ARE ESTIMATED. PLAN SHALL TAKE PRECEDENCE.
- 2) VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL VERIFY THEIR LOCATION.
- 3) ALL PRESSURE LATERALS UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPERATE, SMALLER CONDUIT.
- 4) LATERALS AND VALVES ARE SHOWN IN SCHEMATIC FORM. LOCATE AS NOTED ON PLANS.
- 5) LOCATE ALL VALVES IN MULCHED PLANTER BEDS.
- 6) CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- 7) ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.
- 8) ALL VALVES SHALL BE INSTALLED IN AN AMETEK PLASTIC VALVE BOX WITH A LOCKING LID.
- 9) IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.
- 10) VERIFY CONTROLLER LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
- 11) ELECTRIC SERVICE TO PUMP AND CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- 12) ALL 24 VAC WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
 - CONTROL WIRES - #14
 - COMMON WIRES - #12
- 13) INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
- 14) COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.



1 TRENCHING DETAIL

NOT TO SCALE

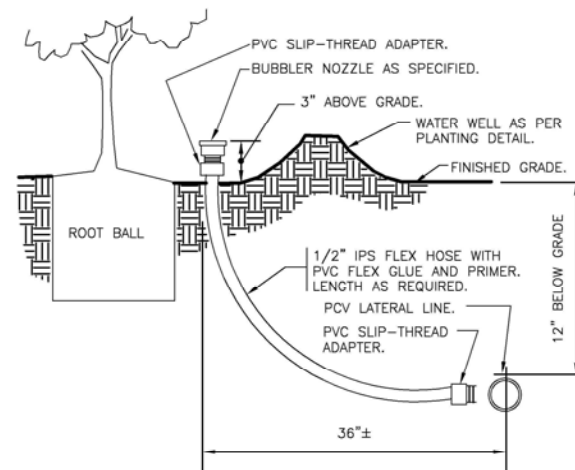
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3 SHRUB SPRAY FIXED RISER

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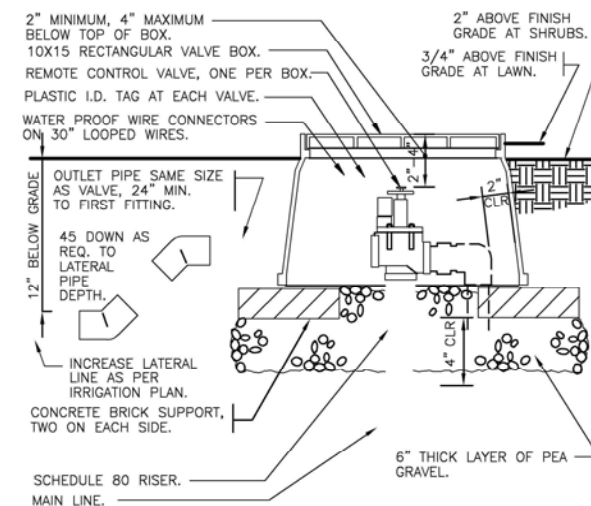
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2 BUBBLER ON FLEX HOSE RISER

3\"/>

DETAIL-FILE



4 ELECTRIC REMOTE CONTROL VALVE

1 1/2\"/>

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TOWERCOM VIII-B, LLC

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FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

IRRIGATION DETAILS
AND NOTES

SHEET NUMBER: REVISION:

L-4

KHA Job #:

241044000

ELECTRICAL NOTES

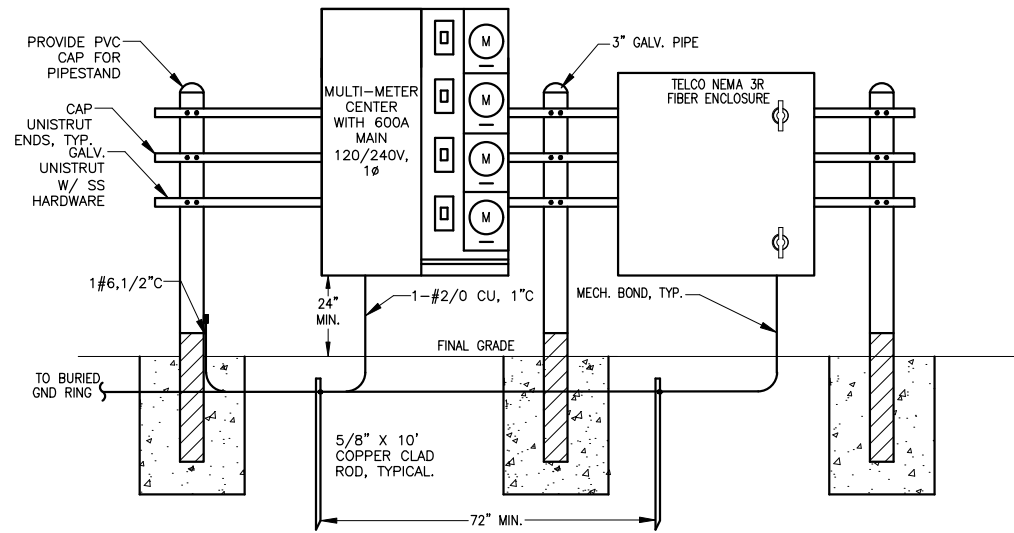
- GENERAL
 - THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS. ITEMS NOT SHOWN BUT OBVIOUSLY NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED.
 - THE CONTRACTOR SHALL COORD. W/CONST. MANAGER FOR PERMITS & INSPECTIONS. TOWER CO. SHALL OBTAIN ALL PERMITS, SCHED. INSPECTIONS, & APPROVALS.
 - ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. APPROVED.
 - THE CONTRACTOR SHALL BEFORE SUBMITTING HIS BID, VISIT THE SITE OF THE PROJECT AND BECOME FAMILIAR WITH THE CONDITIONS. NO ALLOWANCE WILL BE MADE FOR EXISTING CONDITIONS OR FAILURE OF THE CONTRACTOR TO OBSERVE THEM.
 - EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH CONST. MANAGER, THE BUILDING OWNER AND OTHER TRADES.
 - WHERE EQUIPMENT IS SPECIFIED BY MANUFACTURER AND TYPE, SUBSTITUTION SHALL ONLY BE MADE WITH THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED MATERIALS, REASON FOR CHANGE AND CHANGE IN CONTRACT AMOUNT.
- SCOPE OF WORK
 - THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED. MAIN COMPONENTS ARE AS FOLLOWS:
 - PROVIDE ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS.
 - PROVIDE SERVICE EQUIPMENT MOUNTED AS INDICATED ON DRAWINGS.
 - PROVIDE TELEPHONE CONDUIT WITH PULL WIRE AS INDICATED ON DRAWINGS.
 - COORDINATE ELECTRICAL SERVICE WITH POWER CO., CONTACT REP PRIOR TO CONSTRUCTION.
 - COORDINATE TELEPHONE SERVICE WITH TELCO CONTACT REP PRIOR TO CONSTRUCTION.
 - INSTALL WIRE AND CONDUIT AS INDICATED.
 - PROVIDE GROUNDING AS INDICATED ON DRAWINGS.
 - RESTORE ALL AREAS TO ORIGINAL CONDITION AFTER INSTALLATION OF CONDUIT. CUT AND PATCH CONCRETE AND/OR ASPHALT AS REQUIRED.
 - CONTRACTOR SHALL CLEARLY LABEL DISCONNECTS, METERS, BREAKERS, TELEPHONE TERMINAL BOX AND OTHER RELATED GEAR.
 - CONDUIT
 - CONDUIT SIZES AS SHOWN ON THE DRAWINGS ARE A MINIMUM. THE CONTRACTOR MAY INCREASE AS REQUIRED FOR EASE OF PULLING.
 - CONDUIT TYPES AS FOLLOWS:
 - ALL ABOVE GRADE CONDUIT SHALL BE RIGID GALVANIZED STEEL.
 - ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC.
 - CONCEALED CONDUIT IN WALLS OR ABOVE CEILING MAY BE EMT.
 - ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL. CONDUITS SHALL HAVE BURRS REMOVED WITH A REAMER. CONDUITS ENTERING CABINETS SHALL HAVE LOCK NUTS INSIDE AND OUT UNLESS ENTRANCE IS THREADED. NYLON INSULATED BUSHINGS SHALL BE USED ON ALL CONDUIT TERMINATIONS.
 - FLEX CONDUIT SHALL BE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT.
 - CONDUCTORS
 - CONDUCTORS SHALL BE COPPER STRANDED TYPE THWN OR XH-HW WITH 75 DEGREE C RISE INSULATION OR AS INDICATED ON DRAWINGS.
 - GROUNDING
 - PROVIDE GROUND SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
 - ALL RACEWAYS REQUIRE GROUNDING CONDUCTORS. BONDING CONDUCTORS THROUGH THE RACEWAY SYSTEM SHALL BE CONTINUOUS FROM MAIN SWITCH GROUND BUSES TO PANEL GROUND BARS, AND FROM PANEL GROUNDING BARS TO BRANCH CIRCUIT OUTLETS, MOTORS, LIGHTS, ETC. THESE GROUND CONDUCTORS ARE REQUIRED THROUGHOUT THE PROJECT REGARDLESS OF WHETHER CONDUIT RUNS SHOW GROUND CONDUCTORS ON THE DRAWINGS.

GROUNDING PROTECTION SYSTEM NOTES:

- PROVIDE "CABLE ENTRANCE GROUND BAR" (CEGB), 3"H X 6"L X 1/4"D. MOUNT AT +2'-0" AT TELCO BOARD.
- PROVIDE A GROUND RING BURIED A MINIMUM OF 18" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED 2'-0" AWAY FROM FOUNDATION (MINIMUM UNLESS SHOWN ON DRAWING).
- BOND FENCE POST TO GROUND RING USING AN EXOTHERMIC WELD. BOND FENCE GATE TO POST WITH A FLEXIBLE COPPER JUMPER STRAP MECHANICALLY OR EXOTHERMICALLY. TYPICAL FOR ALL FENCE PLANES WITHIN 12 FEET OF TOWER FOUNDATION. FOR FENCE PLANES BEYOND 12', EXTEND 1#2 TO EACH FENCE PLANE TO ANY PLANES WITHIN 50'.
- BOND DISCONNECT SWITCH, METER, TELEPHONE CABINET AND SERVICE CONDUITS TO BURIED GROUND RING AS THEY CROSS.
- EACH LEG OF THE WAVEGUIDE STRUCTURE SHALL BE INDIVIDUALLY BONDED TO THE BURIED GROUND RING. EXOTHERMICALLY WELD CONNECTIONS AT POST FOR WAVEGUIDE STRUCTURE AND BURIED GROUND RING. PLACE 5/8"x10" COPPERCLAD GROUND ROD AT 10' INTERVALS ALONG WAVEGUIDE PATH.
- BOND REBAR IN CONCRETE FOR COMMUNICATION STRUCTURE AND EQUIPMENT PAD TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 TINNED SOLID COPPER CONDUCTOR TO THE REBAR AND CONNECT TO THE BURIED GROUND RING.
- PROVIDE INSPECTION SLEEVE AT ALL BURIED GROUND RING EXOTHERMIC CONNECTIONS.
- PROVIDE BONDING CONDUCTOR(S) FROM THE BURIED GROUND RING TO THE ANTENNA CABLE BUS BAR AT POINT JUST INSIDE OF THE COMMUNICATION STRUCTURE EXIT. VERIFY EXACT LOCATION OF COPPER BUS BAR FOR PROPER CONDUCTOR LENGTH. FINAL EXOTHERMIC WELDS TO COPPER BUS BAR BY THE ANTENNA CABLE INSTALLER.
- EXOTHERMICALLY WELD BONDING CONDUCTOR TO COMMUNICATION STRUCTURE LEG AT 1'-0" ABOVE PAD AND BOND TO BURIED GROUND RING. PROVIDE A 3/4" PVC SLEEVE WITH A GRADUAL BEND IN THE CONCRETE FOUNDATION.
- 5/8"x10'-0" LONG COPPER CLAD GROUND ROD. 10' SPACING BETWEEN RODS (NON-LINEAR). TYPICAL FOR ALL GROUND RODS SHOWN. USE STAINLESS STEEL HARDWARE WHERE APPLICABLE.
- ELECTRICAL CONTRACTOR SHALL TAKE MEGGER READINGS OF GROUND. THE RESULTS SHALL NOT BE GREATER THAN 5 OHMS.
- ALL CONNECTIONS TO GROUND SYSTEM SHALL BE MADE IN LINE WITH BENDS NOMINAL 12" RADIUS IN THE DIRECTION OF CURRENT FLOW. T-CONNECTIONS WILL NOT BE ALLOWED.
- ALL BENDS IN GROUND WIRES SHALL BE NOMINAL 12" RADIUS.
- ANTENNA CABLES SHALL BE BONDED AT EACH END. RUNS GREATER THAN 150' SHALL BE BONDED TOWARDS MIDDLE OF LENGTH. COORDINATE LOCATION WITH WIRELESS PROJECT MANAGER.
- WHEN APPLICABLE, CONTRACTOR SHALL BOND FRAMES TO EACH OTHER & TO GROUND RING VIA TWO PATHS. COORD. WITH CPM.
- CONTRACTOR CAN PROVIDE ONE OF THE FOLLOWING AS DIRECTED BY PROJECT WIRELESS PROJECT MANAGER: THE SECOND OPTION IS PREFERRED.
 - CADWELD EACH CABINET GROUND WIRE TO GROUND RING AS SHOWN IN EQUIPMENT GROUNDING DETAIL.
 - CADWELD EACH WIRE TO A 1/4"x4"x12" MIN. COPPER BUS BAR LOCATED BEHIND RADIO CABINET. EXTEND A #2 WIRE FROM EACH END OF COPPER BUS BAR TO GROUND RING.
- PROVIDED BRAIDED BONDING JUMPERS BETWEEN EACH GATE AND POST.

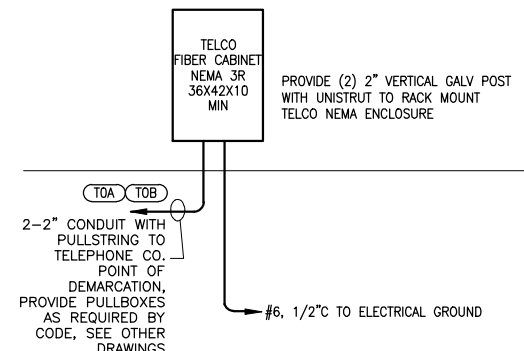
CONDUIT INSTALLATION NOTES:

- ALL CONDUIT RUNS AND EQUIPMENT LOCATIONS ARE SHOWN DIAGRAMMATICALLY CONTRACTOR TO FIELD COORDINATE WITH CPM BEFORE ANY EQUIPMENT INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC RATED, BROOKS SERIES 66, PULL BOXES WHERE REQUIRED.
- WHERE U.G. CONDUIT ROUTE IS UNDER SLAB CUT AND PATCH ASPHALT/CONCRETE AS REQUIRED, MATCH EXIST.
- WHERE NOTED ON DRAWINGS CONTRACTOR SHALL BOND GROUND RING TO PROPOSED TOWER GROUND RING AND FENCE/GATE GROUNDING, CADWELD CONNECTIONS WITH INSPECTION SLEEVE.



ELECTRICAL SERVICE RACK DETAIL

NTS



TELEPHONE RISER DIAGRAM (COMPOUND)

SYMBOLS

- ▼ CADWELD TYPE CONNECTION
- 5/8" X10'-0" COPPERCLAD GRND. ROD W/INSP. SLEEVE
- 5/8" X10'-0" COPPERCLAD GRND. ROD
- MECHANICAL TYPE CONNECTION
- #2 TINNED SOLID BARE CU WIRE
- (COT) CONDUIT TAG 1; REFER TO RISER
- (M-1,3) CONDUIT TAG 1; PANEL SCHEDULE
- △ GENERATOR RECEPTACLE
- UNDER GROUND ELECTRIC CONDUIT
- UNDER GROUND TELCO CONDUIT

ABBREVIATIONS

- | | | | |
|------|------------------------|------|-----------------------------|
| ANT | ANTENNA | EMT | ELECTRICAL METALLIC TUBING |
| AWG | AMERICAN WIRE GAUGE | DWG | DRAWING |
| BCW | BARE COPPER WIRE | LPS. | LIGHTNING PROTECTION SYSTEM |
| RWY | RACEWAY | S.S. | STAINLESS STEEL |
| TYP. | TYPICAL | PNL | PANEL |
| RGS | RIGID GALVANIZED STEEL | CLF. | CURRENT LIMITING FUSE |
| | | CPM | CONST. PROJ. MANAGER |

240V LOAD CALCULATION

TOTAL LOADS	AMPS
FUTURE WIRELESS CARRIER	100
FUTURE WIRELESS CARRIER	100
FUTURE WIRELESS CARRIER	100
FUTURE WIRELESS CARRIER	100
TOTAL CARRIER LOAD	400

METERCENTER SERVICE: 2C/Ø, 350MCM CU, 600A

SERVICE VOLTAGE DROP LESS THAN 2% PER FBC & NEC



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PHONE: 561-252-1220
FLORIDA CA #29673
RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540

TOWERCOM VIII-B, LLC

241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

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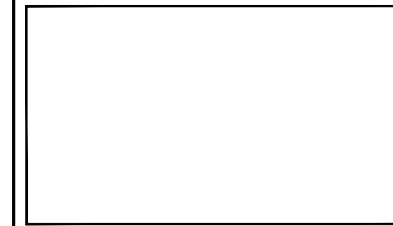
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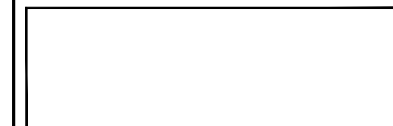
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KEVIN K. MARA.JH	PE 71455

SHEET TITLE:

**TOWER ELECTRICAL NOTES
AND RISER DIAGRAM**

SHEET NUMBER: REVISION:

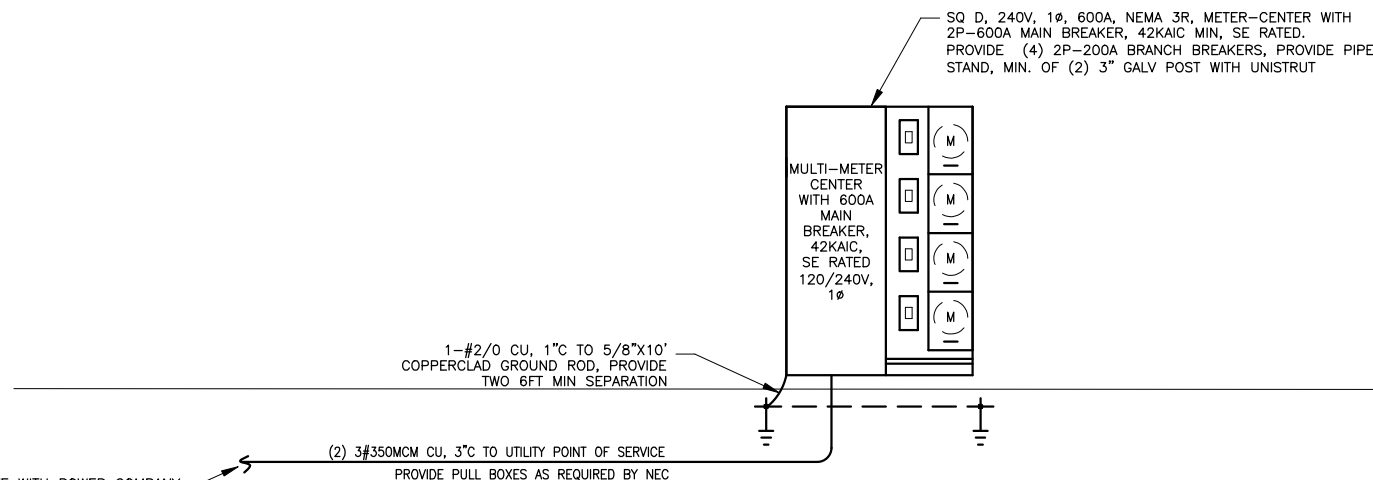
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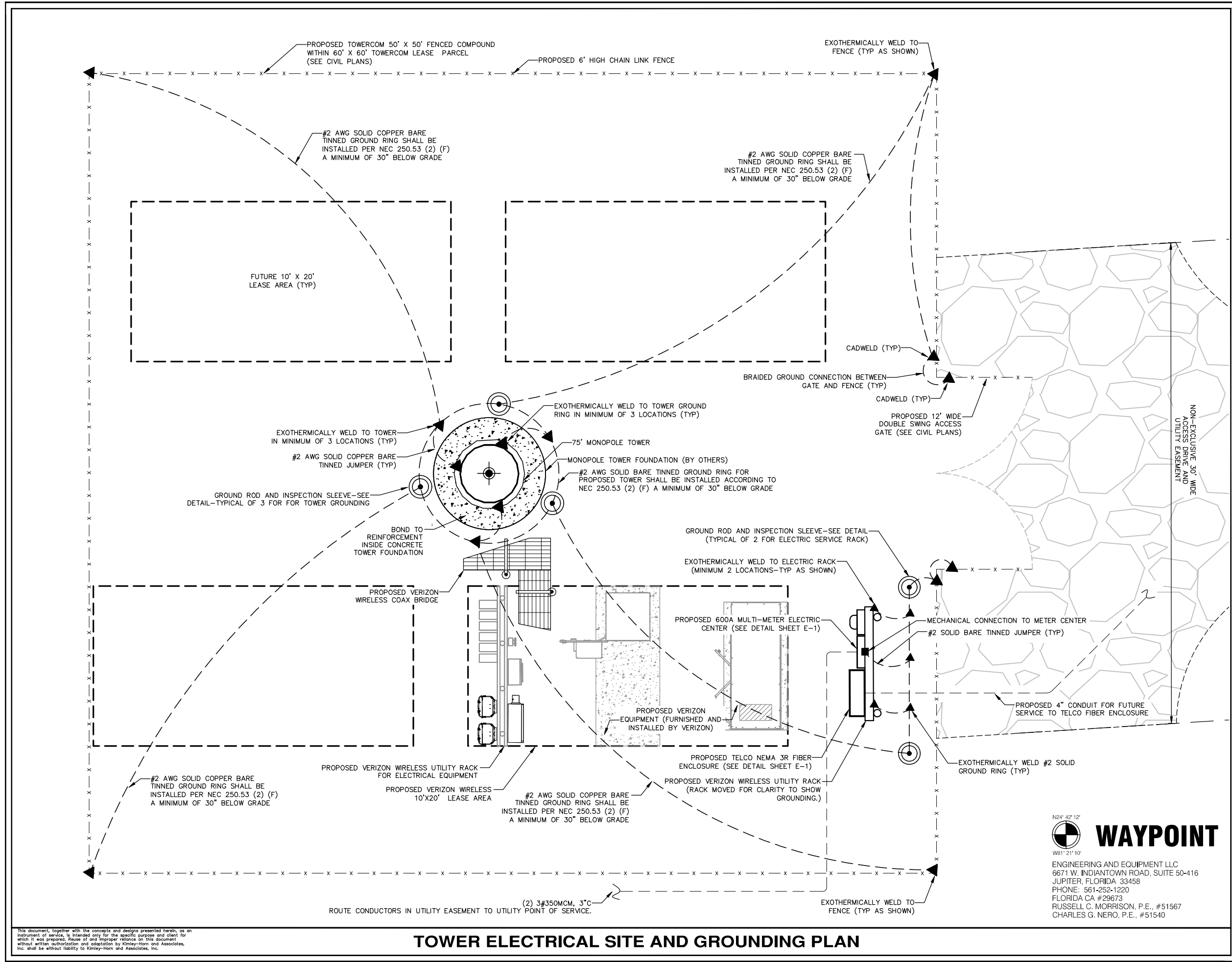
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ELECTRICAL RISER DIAGRAM





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SHEET TITLE:
TOWER ELECTRICAL SITE AND GROUNDING PLAN

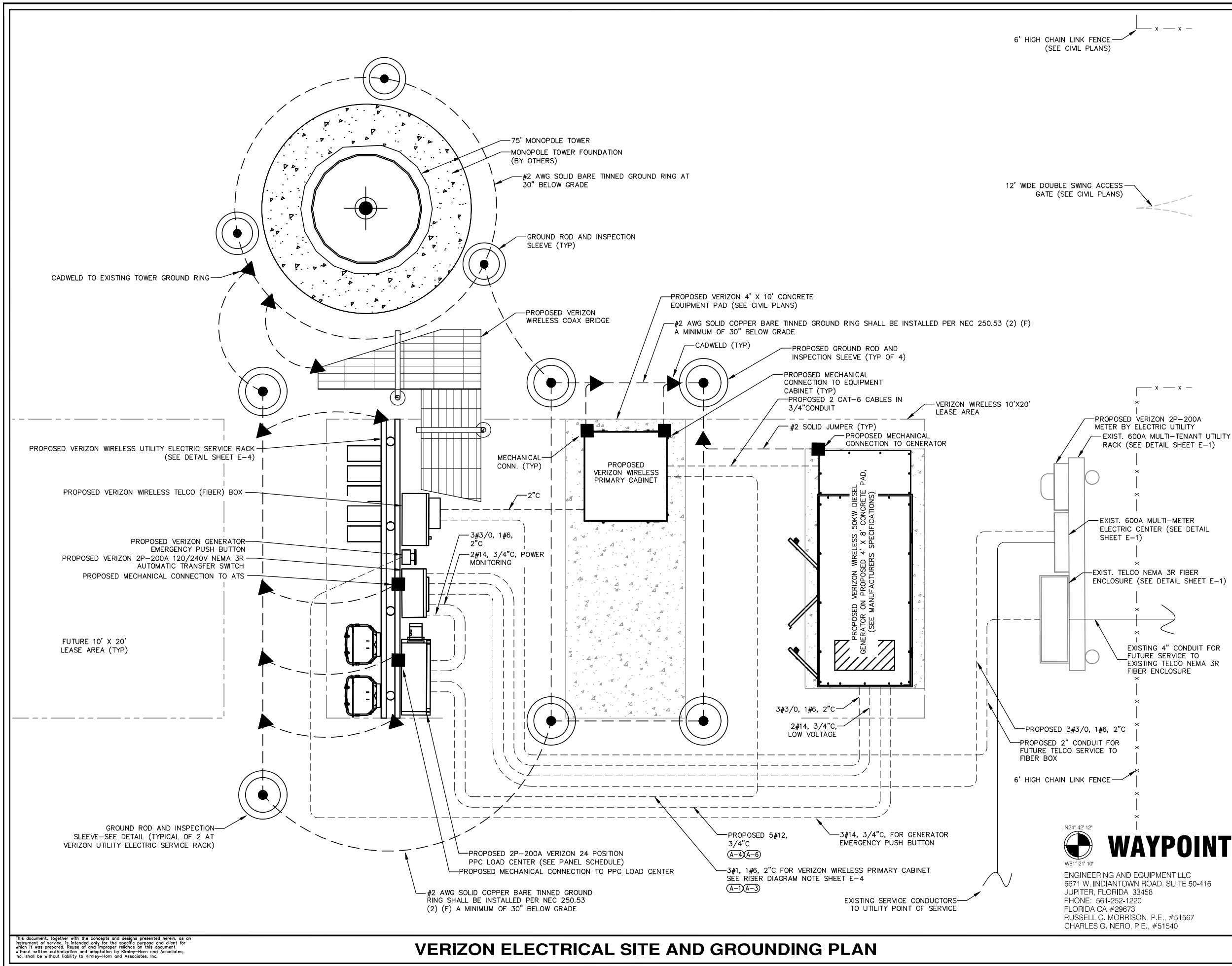
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TOWER ELECTRICAL SITE AND GROUNDING PLAN



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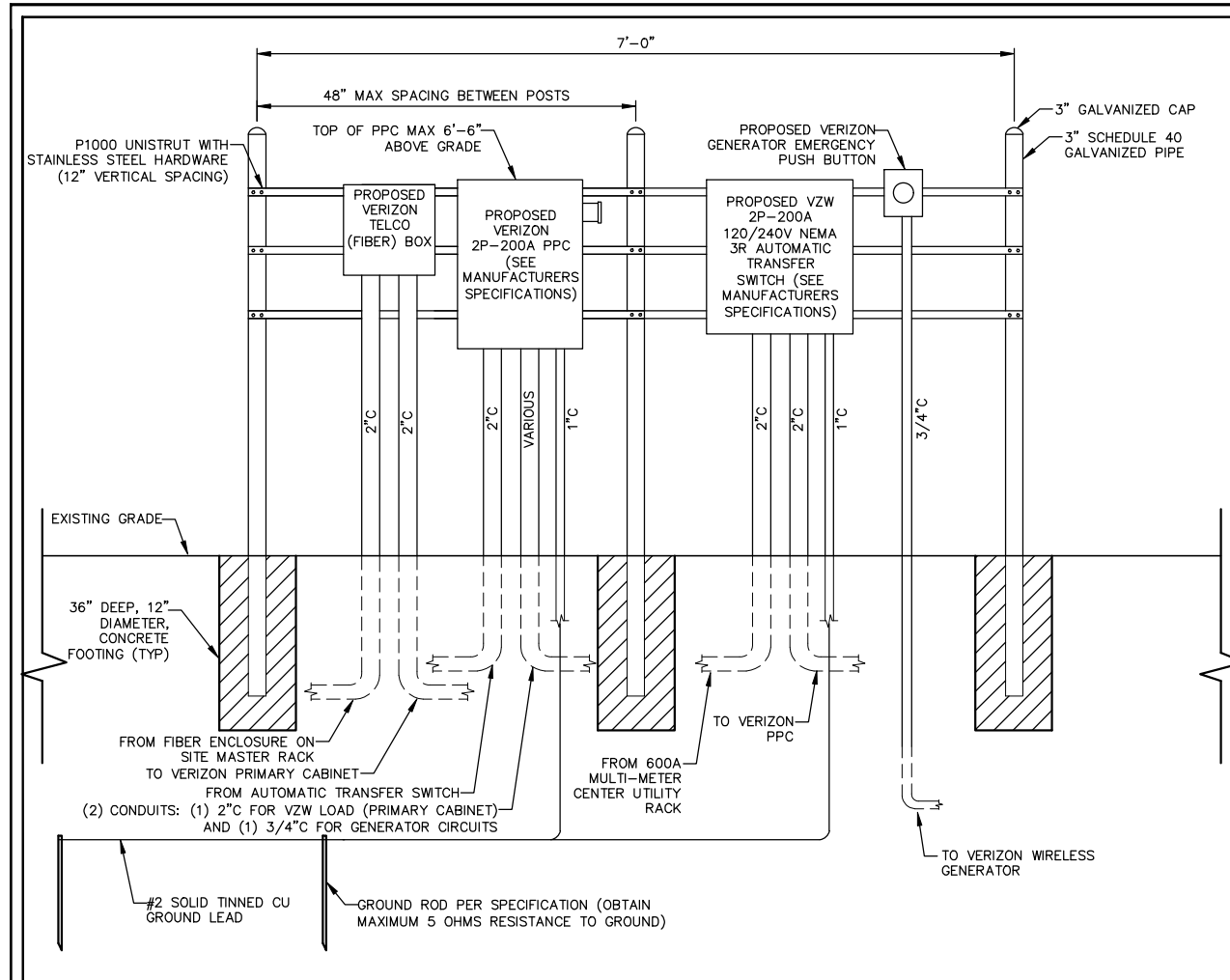
SHEET TITLE:
VERIZON ELECTRICAL SITE AND GROUNDING PLAN

SHEET NUMBER: **E-3** REVISION:

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VERIZON ELECTRICAL SITE AND GROUNDING PLAN



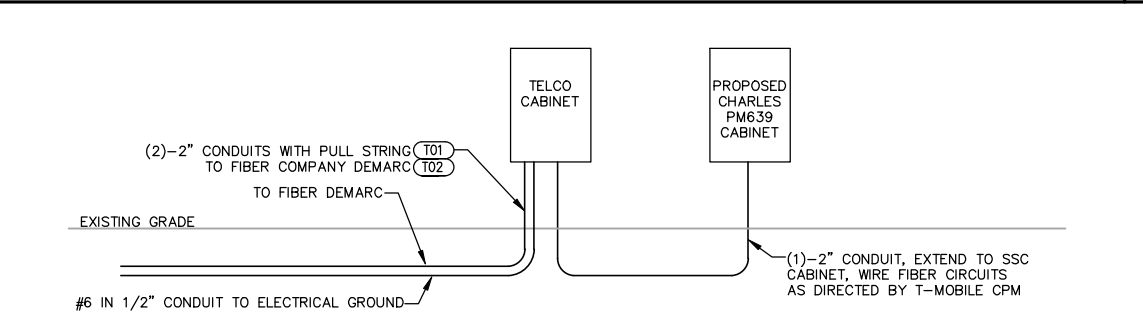
VERIZON ELECTRIC RACK DETAIL 1

PROPOSED VERIZON WIRELESS PPC (SEE MANUFACTURER'S SPECIFICATIONS)

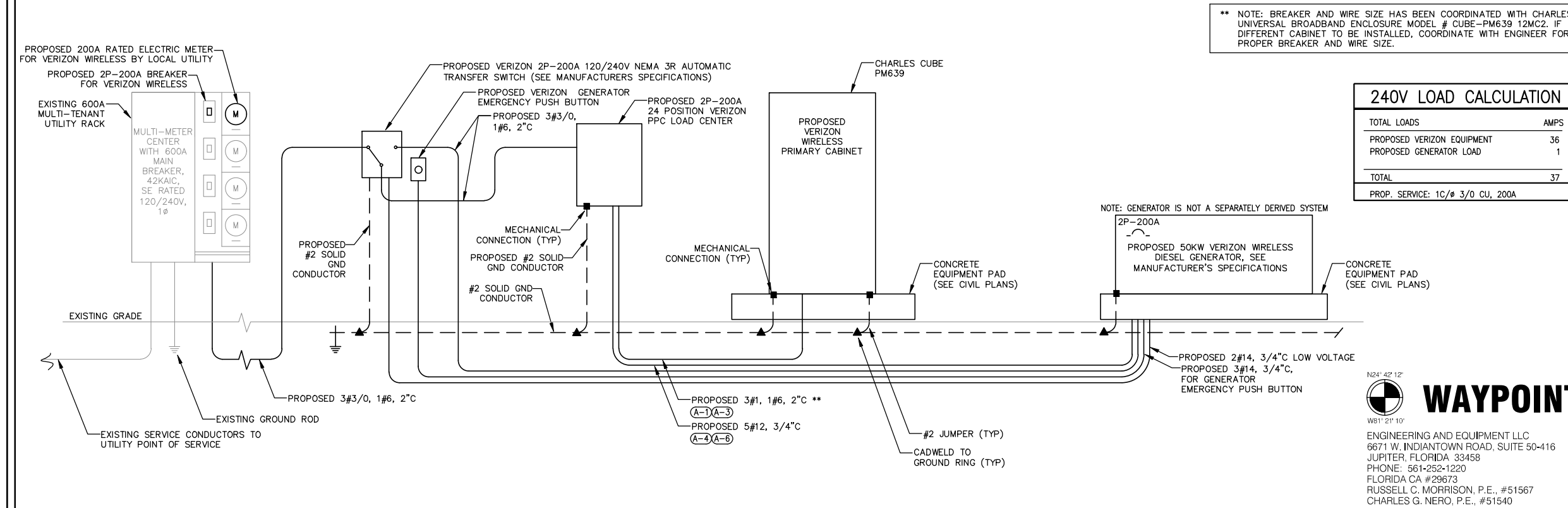
WIRE SIZE	COND SIZE	BUS AMPS		LOAD	POLES	AMPS	BUS L1		AMPS	POLES	LOAD	BUS AMPS		WIRE SIZE	COND SIZE
		L1	L2				L1	L2							
3#1 1#6	2"	35	35	VZW PRIMARY CABINET (CHARLES CUBE PM639) **	2	125	1	2	20	1	GFCI IN PPC	1			
							3	4	20	1	GENERATOR BLOCK HTR.	1		5#12	3/4"
							5	6	20	1	GENERATOR BATT. CHRGR.	1			
							7	8							
							9	10							
							11	12							
							13	14							
							15	16							
							17	18							
							19	20							
							21	22	60	2	SURGE SUPPRESSOR	0	0	4#6	1"
							23	24							

RATED VOLTAGE: 120/240 1 PHASE, 3 WIRE
 RATED AMPS: 125 200 400 600
 MAIN LUGS ONLY MAIN 200 AMPS BREAKER FUSED SWITCH
 FUSED CIRCUIT BREAKER BRANCH DEVICES
 BRANCH POLES: 12 24 30 42
 CABINET: SURFACE FLUSH HINGED DOOR
 TO BE GFCI BREAKERS
 APPROVED MFRS. NEMA 1 3R 4X
 FULL NEUTRAL BUS GROUND BUS
 ALL BREAKERS MUST BE RATED TO INTERRUPT A SHORT CIRCUIT ISC OF 10,000 AMPS SYMMETRICAL.

VERIZON PANELBOARD SCHEDULE 2



VERIZON TELCO RISER DIAGRAM 3



** NOTE: BREAKER AND WIRE SIZE HAS BEEN COORDINATED WITH CHARLES UNIVERSAL BROADBAND ENCLOSURE MODEL # CUBE-PM639 12MC2. IF DIFFERENT CABINET TO BE INSTALLED, COORDINATE WITH ENGINEER FOR PROPER BREAKER AND WIRE SIZE.

240V LOAD CALCULATION

TOTAL LOADS	AMPS
PROPOSED VERIZON EQUIPMENT	36
PROPOSED GENERATOR LOAD	1
TOTAL	37

PROP. SERVICE: 1C/Ø 3/0 CU, 200A

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VERIZON ELECTRICAL RISER DIAGRAM 4

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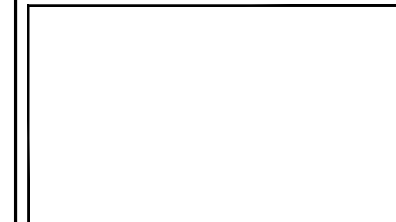
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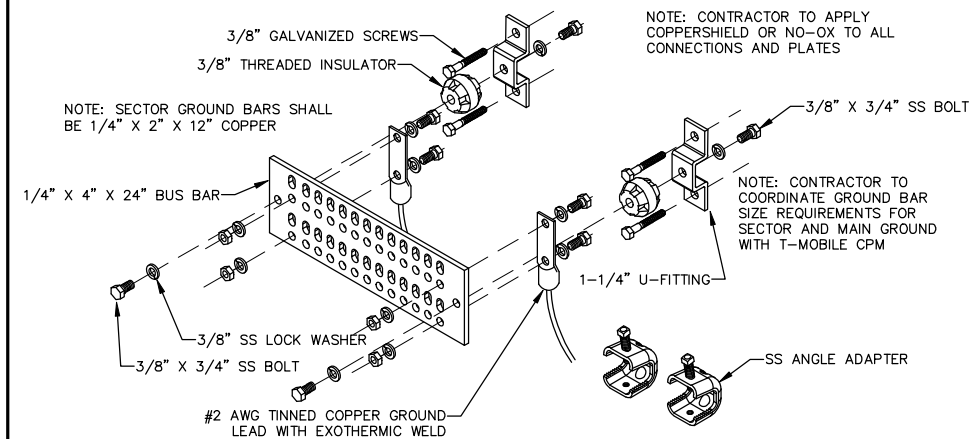
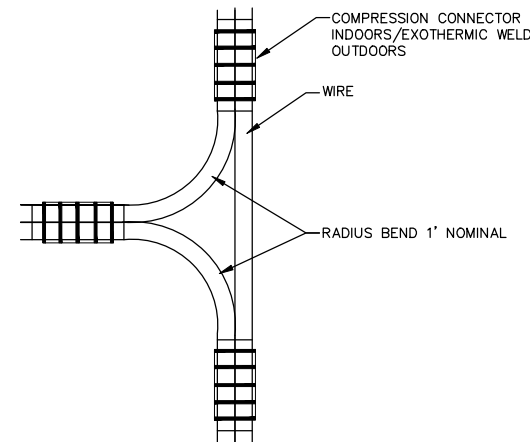
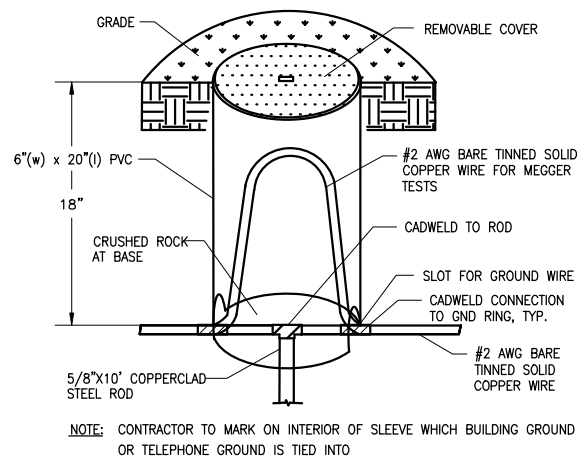
ELECTRICAL DETAILS

SHEET NUMBER: REVISION:

E-5	
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KHA Job #:

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GROUND ROD AND INSPECTION SLEEVE

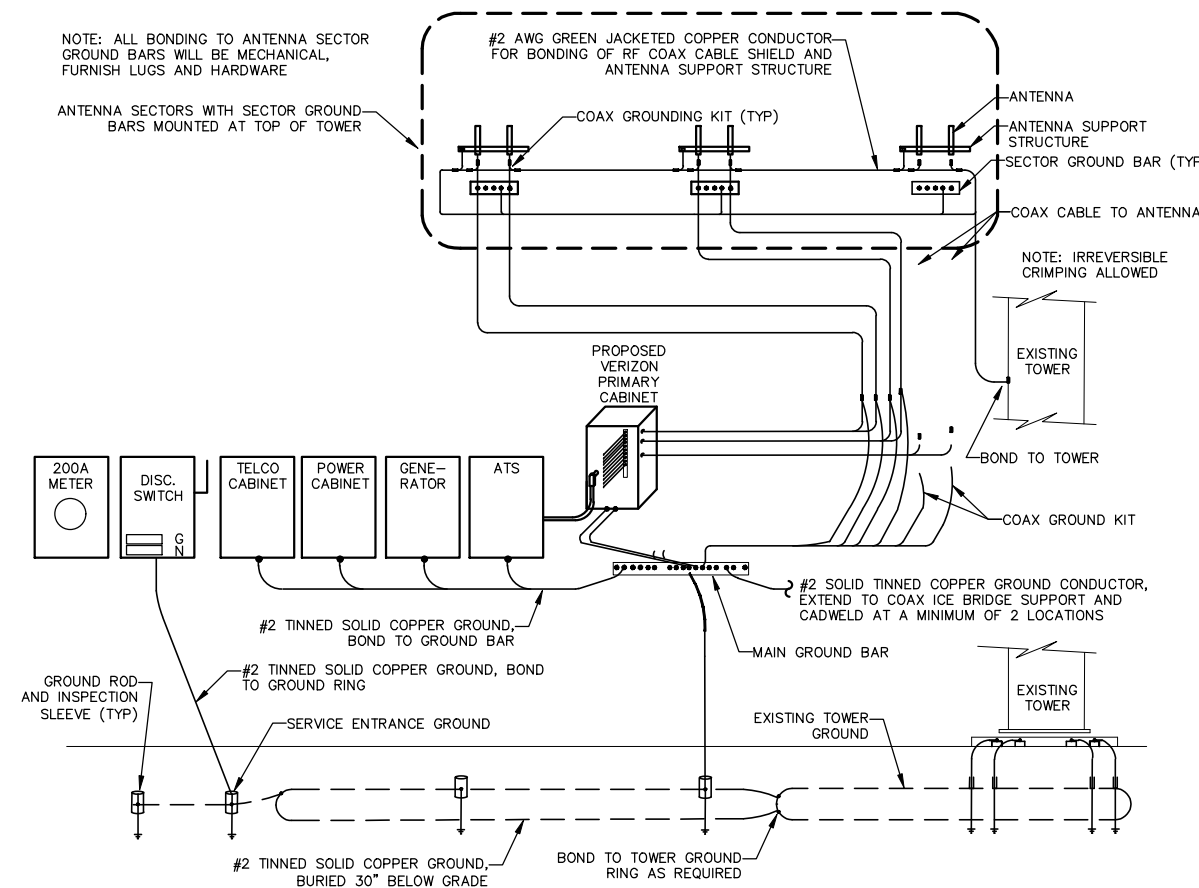
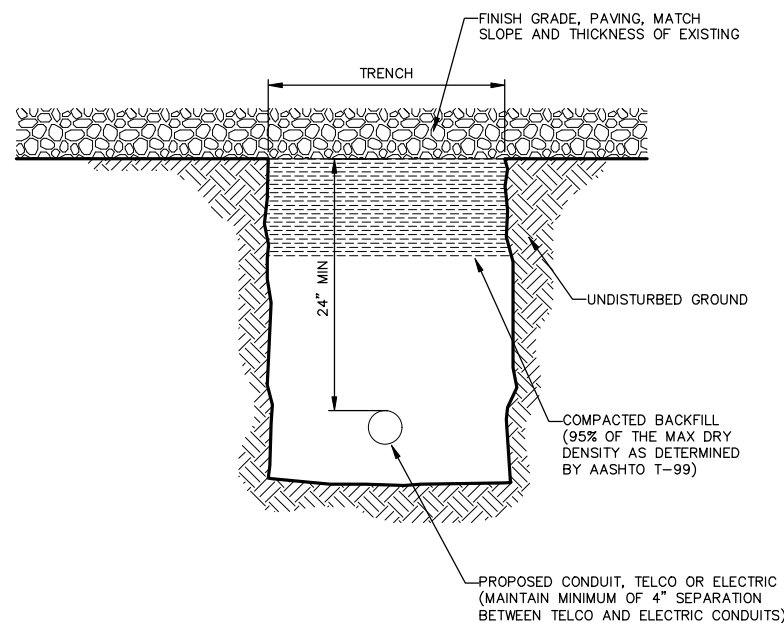
1

NON-DIRECTIONAL SPLICE

2

GROUND BAR DETAIL

3



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CONDUIT TRENCH DETAIL

4

EQUIPMENT GROUNDING DETAIL

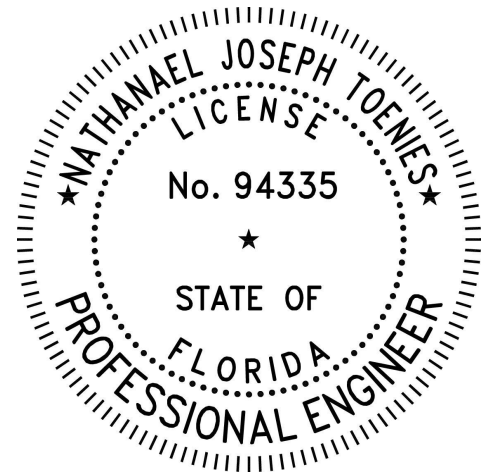
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Valmont Structures
28800 Ida Street
Valley, NE 68064
(402) 359-2201
Engineer: YZ
Reviewed by: YZ

Drilled Pier Foundation Design Calculations



By NJT1 at 8:17:07 AM, 11/18/2022

Valmont Order Number: 569549
Customer: TowerCom
Site: Love, FL
Pole Height: 194 ft (195 ft agl)

Monopole Pier Design

Customer: TowerCom
 Site: Love
 State: FL
 Project # 569549
 Drawing No. FL569549FP

Geotechnical Report ECA Project No. 22-003594 dated 11/2/2022

Geotechnical Report Water Depth 6 ft

Run Date: 11/17/22

Version: 3.13

Engineer: YZ

Address: Valley

TIA Revision: H

Checker: YZ

Seismic Design Category **A**

Pole Geometry

Pole Height = 194 ft
 Bolt Circle = 83.75 in
 Number of Bolts = 32
 Bolt Diameter = 1.75 in
 Bolt Projection = 10.00 in
 Bolt Length = 72.0 in
 Bottom Template Diameter = 87.3 in

Shrinkage/Temperature Requirement Per TIA Rev H Section 9.6

AB Clearance = 9.1 in
 Check **OK**

Pole Loads

Foundation Maximum Stress = 98 %
 Factored Moment = 9918.6 ft-kips
 Factored Shear = 68.84 kips
 Factored Weight = 73.61 kips
 Shear Height = 144.1 ft
 e (col offset) = 1584.6 in

Moment and Shear increased by maximum stress value.

Anchor Bolt Load

Factored Moment = 116643 in-kips
 Factored Shear = 67.47 kips
 Factored Weight = 73.61 kips

Plastic Anchor Bolt Force Calculation Method

Anchor Bolt Info

Grade: **A615 Gr75**
 F_u = 100.0 ksi
 F_y = 75.0 ksi
 Area tensile = 1.90 in²

TIA-G Presumptive Soil Clay TIA-H Presumptive Soil Clay
 TIA-G Presumptive Soil Sand TIA-H Presumptive Soil Sand

Passive Pressure Calculations

ϕ Factor = 0.75

N INPUT

Layer	Depth Start (ft)	Depth End (ft)	c (psf)	ϕ (degrees)	γ (pcf)	lateral pressure start (psf)	lateral pressure end (psf)	Den x Depth (psf)	Kp	Allowable Overburden	slope (psf/ft)
1	0	2	0	29	105	0	454	210	3.00	630	
2	2	6	0	30	110	473	1463	440	2.88	1873	
3	6	13.5	0	29	48	1405	2183	360	3.25	3287	
4	13.5	28.5	0	32	53	2465	4406	795	2.77	5000	
5	28.5	38.5	0	28	43	3750	4643	430	2.88	6441	
6	38.5	48.5	0	29	48	4831	5869	480	3.25	8836	
7	48.5	60	0	32	58	6627	8255	667	1.00	3382	
8	0					0	0	0	1.00	3382	
9	0					0	0	0	1.00	3382	
10	0					0	0	0	1.00	3382	

Soil Summary

Level #	Ultimate		ZERO = GROUND LINE		End Prss	Max Moment (ft)	Depth (ft)
	Pas Pressure psf Start	Pas Press Slope psf/ft	Depth Start (ft)	Depth End (ft)			
1	0	226.96	0	2	454	8.47	
2	473	247.50	2	6	1463		
3	1405	103.75	6	13.5	2183		
4	2465	129.37	13.5	28.5	4406		
5	3750	89.33	28.5	38.5	4643		
6	4831	103.75	38.5	48.5	5869		
7	6627	141.57	48.5	60	8255		
8	0	0.00	0	0	0		
9	0	0.00	0	0	0		
10	0	0.00	0	0	0		

(Depth_{Max}) Passive Pressure / ft = Applied Shear

Footing Concrete Geometry

Cap Height (Above Ground Line) = 0.5 ft
 Diameter Pier = 8.5 ft Spacing **OK** 42.75 in Anchor Bolt Radius (to outer face)
 Length (below ground) = 50 ft Template Radius 43.63 in
 Concrete Volume = 106.1 yd³ L/D Ratio = 5.9 **OK** 45.23 in Inner Edge of Hook/Rebar

Summation of shear and passive pressure forces to find LID: $\Sigma F_x = 0$

Load Inflection-Point Depth (LID) = 34.05 ft

Summation of moments about LID: $\Sigma M_{LID} = RM_{total} - OTM \geq 0$

OTM = 12297.1 ft-kips $RM_{total} = 15827$ **1.29** = RM_{total}/OTM
 Shear_{Applied} = 68.8 kips Shear_{Resisting} = 69.05 **1.00** = resisting V/applied V
 Weight = 73.6 kips

Foundation Load Properties

Level #	Passive Pressure		Zero = Ground Line		Forces		Moments		V _{max} kips
	psf Start	Pas Press Slope psf/ft	Depth Start (ft)	Depth End (ft)	Constant kips	Slope kips	Constant ft-kips	Slope ft-kips	
1	0	227	0.0	2.0	0.0	3.9	0	126	708.69
2	473	248	2.0	6.0	16.1	16.8	483	495	
3	1405	104	6.0	13.5	89.6	24.8	2177	572	
4	2465	129	13.5	28.5	314.3	123.7	4102	1305	
5	3750	89	28.5	34.0	176.9	11.7	491	22	
6	4245	89	34.0	38.5	-160.6	-7.5	357	22	
7	4831	104	38.5	48.5	-410.6	-44.1	3881	490	
8	6627	142	48.5	60.0	-84.5	-1.4	1284	21	

Footing Reinforcement Requirements

Tie Bar # 4 Ties OK Seismic Ties? No
 Tie Vertical Spacing 1.00 ft = 12"
 Number of Ties 53
 Area Ties 0.40 in² Area of Tie Cut by Vertical Section (2*Area of the tie)
 MP_Tc 4 in Thickness of Concrete Cover
 MP_Rin 45.9 in Radius of Vertical Rebar
 MP_Asteel 55.7 in² Total Area of Vertical Bars
 MP_Esteel 29000 ksi Young's Modulus
 MP_Isteel 58585 in⁴ Rebar Moment of Inertia
 EI 1698971106 in²*lbf E*I
 S 1277 in³ Rebar Section Modulus
 M₀ 126434 in-kips Applied Maximum Moment at Depth of Zero Shear on Pier
 ϕM_u 132121 in-kip Factored Moment Strength of Pier
 Bars Per Bundle 1
 Vertical Bar # 10 **OK** Bar Quantity Area Check
 Bar Count 44 33 = Min # based on area (0.005)
 ϕ_{shear} 0.85 Strength Reduction Factor for Capacity Of Steel Shear
 $\phi_{flexure}$ 0.9 Strength Reduction Factor for Capacity Of Steel Flexure
 MP_Fty_T&V 60 ksi Rebar Fty Grade 60
 MP_Fty_T&V_ALL 54 ksi Rebar Fty Allowable Pier Design includes PHI_Steel
 Shaft Bending CSR 0.96 Applied Maximum Moment / Factored Moment Strength
 ϕV_s 137.4 kips Factored Steel Shear Strength
 5.28 in Vertical Rebar Horiz Spacing
 7.83 ft Diameter of hoops
 91.75 in Diameter of vertical rebar circle
 1.27 in Diameter of Vertical Rebar

Pier Shear Check

f'_c 4500 psi Concrete compression properties
 d 6.73 ft Distance from extreme com fiber to cent of tension reaction group

Calculate the Concrete Shear Strength

$V_c = 2 * (f'_c)^{0.5} * b_w * d$ = 1106 kips 22.5.5.1
 Given: $b_w = 102$ in diameter
 $d = 80.8$ in
 $\Phi_c = 0.85$
 $\Phi_c V_c = 940$ Kips

Cross-Sectional Dimension Check

$\Phi * (V_c + 8 * \sqrt{f'_c} * b_w * d) \geq V_u$
 3761 kips \geq 708.7 kips 22.5.1.2

Calculate the Reinforcement Shear Strength

#4 horizontal ties at 12" spacing

$V_s = \frac{A_v * f_y * d}{s}$ = 137.4 Kips 22.5.10.5.3
 Given: $A_v = 0.4$ in²
 $f_y = 60$ ksi
 $d = 6.73$ Ft
 $s = 1$ Ft
 $\Phi_s = 0.85$
 $\Phi_s V_s = 137.4$ Kips

The Maximum Shear in the Pier occurs at Reaction Inflection Point 34'

$\Phi * (V_s + V_c) \geq V_u$ 22.5.10.1
 $\Phi V_c + \Phi V_s > V_u$
 940 Kips + 137.4 Kips > 708.7 kips
 1077.4 Kips > 708.7 kips ==> **OK**

Anchor Bolt Embedment Check

Development Length Demand $L_{d_min} = 12$ in 25.4.2.1
 Casting Location Factor $\Psi_t = 1$ 25.4.2.4
 Coating Factor $\Psi_e = 1$ 25.4.2.4
 Epoxy **N**
 $\Psi_t \Psi_e = 1$ 25.4.2.4
 Size Factor $\Psi_s = 1$ 25.4.2.4
 Concrete Weight Factor $\lambda = 1$ 25.4.2.4
 $c_b = 4.64$ 25.4.2.4
 Transverse Reinforcement Index $k_{tr} = 0$ 25.4.2.3
 Confinement Term $c' = 2.5000$ 25.4.2.3
 Rebar Development Length in Tension $L_d = 34.1$ in 25.4.2.2
 2 in
 Pullout Angle **35** deg 17.4
 Anchor Bolt Embedment in Concrete $Ab_e = 62$ in
 Available Development Length $L_{da} = 55.2$ in
 Required Development Length $L_{d_reqd} = 25.00$ in
 Check Anchor Engagement **OK**
 Excess Reinforcement Ratio 0.734 25.4.10.1
 Minimum Rebar Ratio 0.005 16.3.4
 Minimum Anchor Bolt Embedment 8.0 in TIA Rev H 9.6
 Check Anchor Bolt Length **OK**
 Embedment Length 62.00 in
 25 Times Diameter 43.75 in
 Concrete Pryout Check Required **No** TIA Rev H 9.6



Site: Love, FL
 Dwg: FL569549FP

By: YZ
 Check: YZ
 Date: 11/17/22

Drilled Pier Analysis
 Pole Structure
 Customer: TowerCom

Pullout Strength of Anchor in Tension

17.4.3

Net bearing area of the headed stud(s) or anchor bolt(s)
 Pullout strength in tension of a single headed stud or bolt
 Assumes the anchor is located in a region of concrete member
 where analysis indicates no cracking at service load levels.

$$N_{pn} = \psi_{c,p} N_p$$

$$A_{bg} = 4.144 \text{ in}^2$$

$$N_p = A_{bg} \phi f'_c$$

$$\psi_{c,p} = 1.4$$

$$N_p = 149.2 \text{ kips}$$

$$\phi = 0.75$$

$$N_{pn} = 208.9 \text{ kips}$$

$$\phi N_p = 156.6 \text{ kips}$$



Maximum bolt force from pole analysis $N_u = 139.03 \text{ kips}$

$\phi N_p > N_u$ Check **OK**

Concrete Side-Face Blowout Strength of Headed Anchor in Tension

17.4.4

Single Anchor:

Distance from center of anchor shaft to edge of concrete $C = C_{a1} = 9.1 \text{ in}$
 Distance from center of anchor shaft to edge of concrete in direction orthogonal to $C = C_{a1}$. $C_{a2} = 42.2 \text{ in}$

$$N_{sb} = 160cA_{brg}^{1/2} f'_c^{1/2}$$

$$C = C_{a1} = 9.1 \text{ in}$$

$$C_{a2} = 42.2 \text{ in}$$

$$C_{a2}/C_{a1} = 4.62$$

Use 3.00



Seismic Factor = 1.00
 $\phi = 0.75$
 Factor = 1.00
 $N_{sb} = 199.4 \text{ kips}$
 $\phi N_{sb} = 149.5 \text{ kips}$

$\phi N_{sb} > N_u$ Check **OK**

Multiple Anchors:

Spacing of the outer anchors along the edge of the group. $S_o = 8.22 \text{ in}$
 Effective anchor embedment depth $h_{ef} = 62 \text{ in}$
 The largest edge distance $C_{a,max} = 42.2 \text{ in}$
 Number of edges surrounding anchor or group of anchors = 2
 Controlling length $L_{ef} = 62 \text{ in}$

$$N_{sbg} = (1 + S/6C_{a1}) N_{sb}$$

$$S_o = 8.22 \text{ in}$$

$$h_{ef} = 62 \text{ in}$$

$$C_{a,max} = 42.2 \text{ in}$$

$$L_{ef} = 62 \text{ in}$$

$$N_{sbg} = 229.3 \text{ kips}$$

$$\phi N_{sbg} = 172.0 \text{ kips}$$

$\phi N_{sbg} > N_u$ Check **OK**



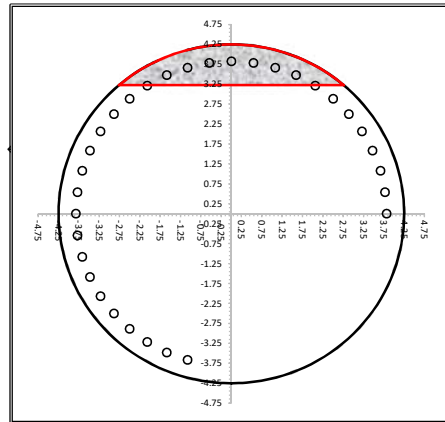
Site: Love, FL
 Dwg: FL569549FP

By: YZ
 Check: YZ
 Date: 11/17/22

Drilled Pier Analysis
 Pole Structure
 Customer: TowerCom

MAXIMUM FACTORED MOMENT OF A CIRCULAR SECTION

Reinforcement Yield Strength	60	ksi
Reinforcement Modulus of Elasticity	29000	ksi
Axial Load (Negative for Compression)	-73.61223	kips
Limiting Compressive Strain	0.003	in/in
Reinforcement Yield Strain	0.00207	in/in
Pier Diameter	8.50	ft
Vertical Rebar Diameter	1.270	in
Vertical Rebar Quantity	44	
Vertical Rebar Area	1.2668	in ²
Tie Rebar Diameter	0.500	in
Concrete Clear Cover	4.0	in
Rebar Cage Diameter (to Center of Vertical Bars)	91.730	in
Concrete Compressive Strength	4500	psi
Distance From Extreme Edge to Neutral Axis	14.87	in
ACI Factor per Table 22.2.2.4.3 (β_1)	0.8250	
Depth of Equivalent Stress Block	12.3	in
Distance from Centroid to Neutral Axis	36.1	in
Angle from Centroid to Compression Zone	40.6	deg
Area of Concrete in Compression	557.0	in ²
Distance from Centroid of Concrete in Compression to Centroid of Pier	43.7	in
Concrete Compression Force	2097	kips
Total Reinforcement Forces	-2023	kips
Axial Load	-73.61223	kips
Sum of Axial Forces	-2097	kips
Sum of Forces in Concrete	0.000	kips
Moment of Concrete in Compression	7635	ft-kips
Total Reinforcement Moment	4599	ft-kips
Nominal Strength of Column	12233	ft-kips
Tensile Strain in Extreme Layer of Reinforcement	-0.0165	in/in
ACI Strength Reduction Factor	0.900	
Factored Moment Strength of Column	132121	in-kips



OK

ACI 318-14 21.2.2



Site: Love, FL
Dwg: FL569549FP

By: YZ
Check: YZ
Date: 11/17/2022

Drilled Pier Analysis
Pole Structure
Customer: TowerCom

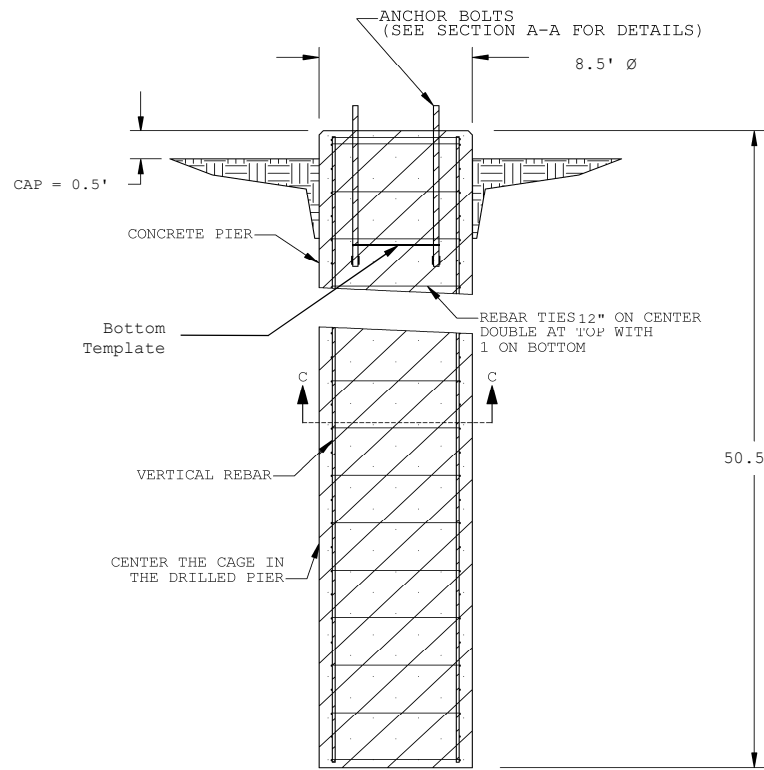
General Notes: Drilled Pier

1. Prior to excavation, check the area for underground facilities.
2. All reinforcing shall be deformed bars conforming to ASTM A615 Grade 60 (60,000 psi min. yield) and shall be provided by the foundation contractor.
3. All concrete shall have a minimum compressive strength of 4500 psi @ 28 days. The requirement for the concrete shall be as given in the ACI "Building Code Requirements for Reinforced Concrete", ACI 318, the latest edition.
4. Trowel top of pedestal smooth with slight crown for proper drainage.
5. Steel reinforcement and concrete should be placed immediately upon completion of the pier excavations. Contractor shall not allow a cold joint to form in the pier. Portion above grade should be formed. Temporary casing may be required to prevent caving prior to concrete placement.
6. The ground water was encountered at 6' below grade during boring.
7. Concrete is assumed to weigh 150 pcf.
8. Estimated concrete volume = 106.2 cubic yards total.
9. Design Based on the following loads from installation drawing for order No: 569549.

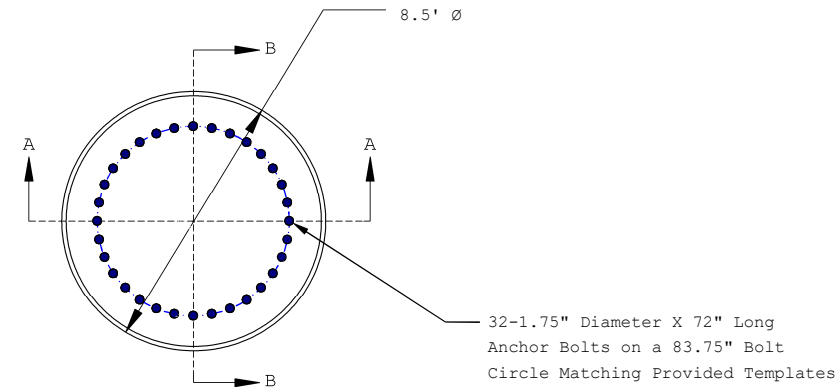
Factored Moment = 119024 in-kips
 Factored Shear = 68.84 kips
 Factored Download = 73.61 kips

10. Reference: ECA Project No. 22-003594 dated 11/2/2022

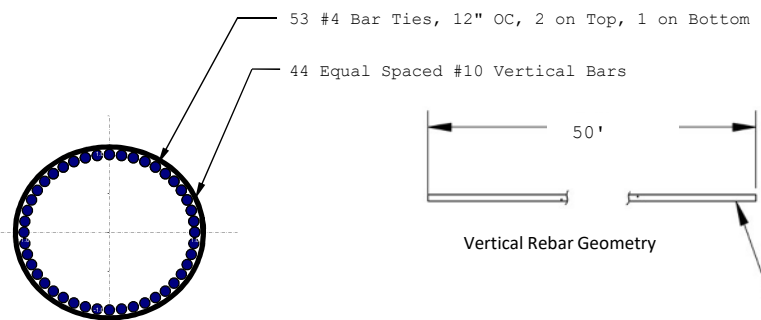
11. Concrete shall be placed using a tremie to the depth indicated on the foundation drawing.
12. Anchor bolts to be ASTM A615, Gr. 75 ksi.
13. Ref Soils Report for installation recommendations.
14. Foundation designed to not exceed 98% of monopole's capacity.



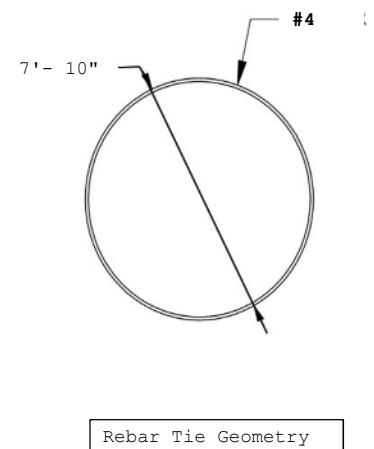
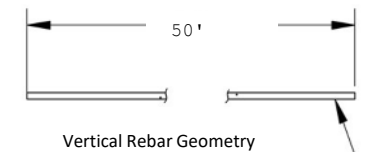
Section B-B
Pier Elevation
(No Scale)



Foundation & Anchor Bolt Layout Plan
(No Scale)



Section C-C
Pier Rebar Layout
(No Scale)



Reinforcement Steel Schedule						
-	Type	Rebar size	Rebar Spacing	Bar Weight lb/ft	Weight (lbs)	Bar Qty
1	Vertical	#10	Equal	4.3	9460	44
2	Ties	#4	12"	0.67	915	53

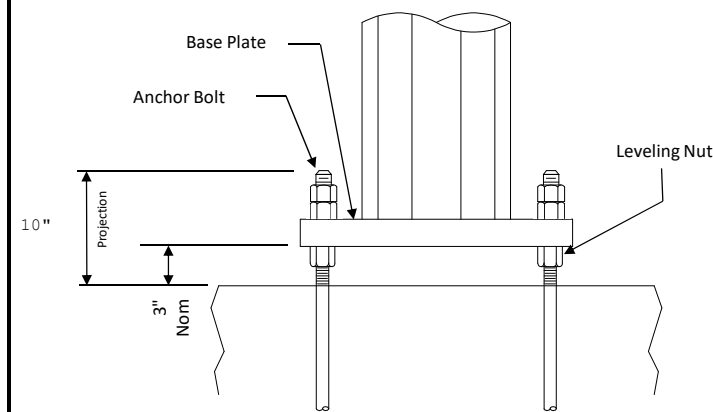
Total Steel Weight for Foundation Installation = 10375

Rebar Lap Splice Table			
Rebar Size	Rebar Grade	Concrete Strength PSI	Rebar Overlap Inches
#10	60	4500	45
#4	60	4500	14

Rebar Ties - Hook Geometry		
Rebar Size	6db* **	4db*
	Min Length	Nominal Diameter
	N/A	N/A

* db = Bar Diameter
 ** Refers to ACI 135 degree hook detail

Notes:
 Lap splice may be used when seismic hooks are not required. Overlaps and hooks at ends of adjacent circular ties shall be staggered around the perimeter enclosing the vertical bars. Adjacent hooks shall not engage the same vertical bar. Where vertical bars are to be spliced, splices shall be staggered.



Section A-A Typ
Anchor Bolt Elevation
(No Scale)

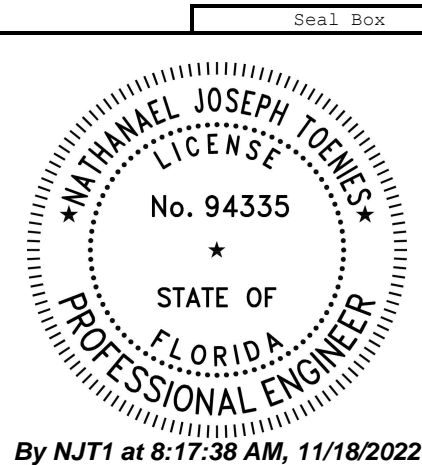
Note:
 Extreme care should be taken to ensure that all leveling nuts are level with respect to each other prior to erection of the structure. Anchor bolts shall extend through the top nut completely, fully engaging all nut threads. Distance from top of concrete to bottom of leveling nut shall not exceed the diameter of the anchor bolt.

Special Inspection

1. Inspection of reinforcing steel and placement (periodic).
2. Inspection of anchor bolts cast in concrete (periodic).
3. Verifying use of required mix design (periodic).
4. At the time fresh concrete is sampled to fabricate specimens for strength tests; perform slump and air content tests and determine temperature of concrete (continuous).
5. Inspection of concrete placement for proper application techniques (continuous).
6. Verify excavations are extended to proper depth and have reached proper material (periodic).
7. Observe drilling operations and maintain complete and accurate records for each element (continuous).
8. Verify placement locations and plumbness, confirm element diameters, lengths, and adequate end-bearing strata capacity; record concrete volume (continuous).
9. Inspect formwork for shape, location, and dimensions of the concrete member being formed (periodic).

Rev	Description	Date	By/Ck

		28800 Ida Street Valley, NE 68064 (402) 359-2201	
		Drilled Pier Foundation Layout Customer: TowerCom Site: Love, FL	



PROJECT NARRATIVE & JUSTIFICATION

LOVE MINISTRIES WIRELESS COMMUNICATIONS FACILITY

OVERVIEW

On behalf of Towercom VIII-B LLC. (“Applicant”), Martohue Land Use Law P.A., as its Authorized Agent, is submitting a Design Review Application and Development Review Application for Conditional Use with New Construction and Site Plan Review to construct a new wireless communications facility with an overall height of 199’ including appurtenances (“WCF”) on a 3.74 acre site located at 3111 Avenue D, in Fort Pierce, Florida (“Parent Tract”). Collectively referred to as the “Application” herein. See Agent Authorization letter enclosed with the Application.

The Applicant, Towercom VIII-B, LLC, is a subsidiary of Towercom LLC, both are privately-held companies with Florida corporate headquarters located in Neptune Beach, Florida. The Applicant has over 25 years of experience developing/building, owning, maintaining, and leasing numerous communication towers in the United States, including throughout Florida. With respect to the captioned project, the Applicant has already entered into a long-term lease agreement with Verizon Wireless as the anchor tenant. The Applicant will construct, maintain, and own the proposed facility and be the permit holder for the tower itself. Each wireless carrier that intends to install its equipment on-site will be responsible for any required City permits.

The purpose of this document is to provide information about the Applicant’s proposed WCF, the technical details of the proposal, and the Applicant’s efforts to find an appropriate location for the tower siting and evidence that the proposed project site is the ideal location to achieve reliable seamless network coverage with sufficient signal strength and capacity to serve the residents, businesses and traveling public within the surrounding area.

PROJECT DESCRIPTION

The Parent Tract is zoned C-3, General Commercial, with a Future Land Use designation of General Commercial. The Parent Tract is currently vacant land. Pursuant to Section 125-187 of the City of Fort Pierce’s Code of Ordinances (“LDC”), antenna support structures are permitted as a conditional use in the C-3 zoning district, subject to City Commission public hearing approval based upon a determination that the location and development plans comply with applicable standards and will not violate basic use standards specified in the C-3 Zoning District, other applicable use standards, additional zoning ordinance provisions and other City laws.

Section 125-364 requires that the antenna support structure component of a WCF that exceeds 150’ in height be structurally designed to accommodate at least three providers. The proposed 199’ WCF will be designed to accommodate a minimum of four providers, exceeding the minimum three provider minimum. The collocation design proposed will reduce future proliferation of WCFs within the immediate vicinity of the Subject Project Site, thereby minimizing new visual impacts and reducing the need for additional antenna support structures.

The WCF is unmanned and will have zero impacts on public facilities and services. It will not generate any nuisances such as odor, noise, dust, light, smoke or other pollutants. An unmanned WCF generates zero AM/PM peak traffic trips and therefore would not increase traffic or parking congestion.

Maintenance of the Facility occurs approximately monthly, except during emergencies such as storms and hurricanes. One temporary off-street parking space is provided to accommodate maintenance technician visits. The Facility will not require FAA lighting and will comply with all FAA and FCC requirements, including but not limited to emissions and signal interference. See Statements of Non-Interference and FCC Emissions Compliance included as part of the supporting application documents. Rather, the WCF, if approved, will improve communications service in the surrounding area which will improve public safety as well as support local businesses and residents.

SITE DATA

Property Address	3111 Avenue D, Ft. Pierce, FL
Parcel Control Numbers (PCNs)	2408-123-0008-000-2
Property Owner	The Love Center Regeneration Ministries and Fellowship Inc.
Parent Tract Acreage	3.74 acres
Lease Area Compound Acreage	.08 acres or 3,600 sf
Future Land Use (FLU)	General Commercial
Existing Zoning	C-3 General Commercial
Proposed Use	Wireless Communications Facility
Access	30' Wide Easement from Avenue D
Parking¹	One for monthly maintenance technician parking
Impervious Area	3,830 sf (.024%)
Semi Impervious Area	6,150 sf (.038%)

COMPLIANCE WITH C-3 GENERAL COMMERCIAL SITE DEVELOPMENT STANDARDS

REQUIRED	PROVIDED
MINIMUM LOT AREA: 10,000 SF	162,914.4 SF
MINIMUM LOT WIDTH: 70'	360' /150'
MINIMUM LOT DEPTH: 90'	629'-1"
MINIMUM FRONT YARD: 25'	314'-1"
MINIMUM LOT FRONTAGE	150'

The Applicant is not seeking any variances from the applicable development standards.

SITE & SURROUNDING AREA CHARACTERISTICS & COMMUNITY OUTREACH

The Lease Area containing the communications tower and equipment compound will have access from Avenue D with a 30' wide access easement and a 14' wide gravel access drive within the access easement. See Site Plans on Sheets C-1 & C-2 and Survey. The portion of the undeveloped Parent Tract where the Lease Area is located is South of a parcel owned by We Brothers Enterprises Inc developed with light industrial uses fronting Avenue D. The property abutting to the South is unimproved public ROW Avenue C and South of Avenue C is a vacant parcel of land with dense tree cover buffering the existing residential homes South of the canal. The parcels to the West are developed

¹ This WCF is unmanned and not for human habitation. Handicap access is not required.

with light industrial and commercial uses. The neighborhood to the East is zoned Residential Medium (RM) and represent the existing residential uses in closest proximity to the Project Site. In light of their proximity and pursuant to the Applicant Agent's discussion with Staff during the pre-application meeting, the Applicant prepared and mailed a Community Outreach letter to the 57 property owners East of the site located South of Avenue D, North of the canal and West of N 29th Street. See enclosed Community Outreach package which includes the letter + site plan+ photo sims, affidavit of mailing and mailing address list. To date, the Applicant received one general interest inquiry via email on December 3, 2022 regarding the proposed WCF project to which Towercom's principal, George Davis responded with a call. The Property owner did not answer, a voicemail was left and as of the date of this Application, the owner has not responded via telephone or email. The Applicant will continue to respond to any inquiries.

The Applicant is providing all required fencing, landscape buffers and screening required for WCF equipment compounds pursuant to Section123_37, LDC. The Applicant is not seeking any variances.

The surrounding topography is flat with a few trees on-site and a retention pond immediately North of the Lease Area. Not only will the WCF structural design accommodate a minimum of four providers to reduce proliferation of communications towers and thereby reduce visual impacts to the surrounding area, the intentional location of the 3600 sf tower and equipment compound on the southern and western area of the 3.74 acre Parent Tract abutting existing light industrial/commercial uses to the West while taking advantage of the off-site tree cover particularly to the South, and providing a 454' setback from Avenue D and a 312'-6" setback from the East property line to maximize the distance from the existing residential properties to the East, together collectively will mitigate the visual impact of the proposed WCF. The Application package includes existing site photos as well as photo simulations of critical views from residential areas and public rights-of-way surrounding the Project site as evidence of such visual mitigation. These photos demonstrate that the Applicant carefully considered the nature of uses on adjacent and nearby properties, surrounding topography, surrounding tree coverage and foliage, the design of the antenna support structure, with particular attention to specific on-site locational characteristics, to reduce or eliminate visual obtrusiveness, to the maximum extent reasonably possible.

RADIO FREQUENCY ENGINEERING CRITERIA & CONSIDERATIONS

Verizon, as a wireless carrier, is committed and mandated by its license to ensure the best coverage and service to the public and private sectors. The proposed Project Site in the City of Fort Pierce is extremely important in terms of providing coverage to an area that is underserved. The proposed antenna support structure will add capacity to help carriers, like Verizon, eliminate poor reception and dropped calls by improving signal coverage, strength and capacity.

Communication towers do not work in isolation, rather they work as part of an overall network. Accordingly, sites are not selected at random and are reliant on factors such as: site conditions, forecasted client usage patterns, the distance to existing sites, environmental clutter such as trees & buildings from one tower to the next that can obstruct or otherwise interfere with signal propagation, and the ability to lease lands with potential landowners. The Applicant and Radio Frequency Engineers ("RF Engineers") have worked hard to identify an appropriately zoned site to locate this tower within

Verizon's Search Area to fill a noticeable gap in service in the identified geographic service area as Verizon looks to deploy 5G services in your community, throughout Florida and nationwide.

In order to utilize the full suite of 5G services, equipment specifications for these technologies requires the installation of radio transceivers or "radios," in close proximity to the antennas. This proximity is important because the transmit/receive components are physically part of the antenna for some 5G antennas, 5G antennas and transceivers will not physically fit in most enclosed unipole towers, and 5G equipment is susceptible to overheating in enclosed unipole towers that do not have active or passive cooling. Accordingly, the Applicant is proposing a traditional Monopole design to maximum signal distance, strength and capacity to reduce the need for additional WCFs in the future within the surrounding area.

RF Engineering performed an engineering study, considering multiple objectives, to determine the approximate site, location and antenna height required to best fulfill Verizon's 5G service objectives within your community. From this study, RF Engineers identified a "search ring" area where a communication tower facility may be located to provide effective 5G service in the area intended to be served. See Verizon RF Engineering Report for details of their existing network, nearby tower sites and future service coverage and capacity with the addition of the proposed WCF. In sum, the RF Report concluded that there are no existing antenna support structure or other suitable structure of sufficient height or sufficient structural strength within the identified geographic search area that can accommodate the Verizon's proposed antenna. Verizon has also provided a Statement of FCC Compliance and a RF Affidavit supporting the aforementioned analysis summary.

The Applicant strongly supports co-location on existing towers and structures and has master lease agreements with major wireless providers. The use of existing structures not only minimizes the proliferation of new towers in any given area, it is generally a more cost-effective way of doing businesses. Unfortunately, there are no pre-existing towers that would work for co-location in this case as demonstrated by Verizon's RF Engineering Report. Further, given the low average height of structures in the Search Area, a rooftop installation is also not viable. Accordingly, the Applicant has designed the proposed tower to support and accommodate Verizon plus 3 additional carriers. Upon acceptance of these companion Conditional Use and Site Plan zoning applications and assignment of a project case number(s), the Applicant will provide notice to other wireless communication carriers with potential interest in co-location on the proposed antenna support structure and will provide co-location at a reasonable market rate. See Statement of Notification to Carriers and Affidavit of Colocation.

CONCLUSION

As demonstrated by the Applications, project narrative above and supporting documents, the proposed WCF use meets all applicable requirements.

PROJECT NARRATIVE & JUSTIFICATION

LOVE MINISTRIES WIRELESS COMMUNICATIONS FACILITY

OVERVIEW

On behalf of Towercom VIII-B LLC. (“Applicant”), Martohue Land Use Law P.A., as its Authorized Agent, is submitting a Design Review Application and Development Review Application for Conditional Use with New Construction and Site Plan Review to construct a new wireless communications facility with an overall height of 199’ including appurtenances (“WCF”) on a 3.74 acre site located at 3111 Avenue D, in Fort Pierce, Florida (“Parent Tract”). Collectively referred to as the “Application” herein. See Agent Authorization letter enclosed with the Application.

The Applicant, Towercom VIII-B, LLC, is a subsidiary of Towercom LLC, both are privately-held companies with Florida corporate headquarters located in Neptune Beach, Florida. The Applicant has over 25 years of experience developing/building, owning, maintaining, and leasing numerous communication towers in the United States, including throughout Florida. With respect to the captioned project, the Applicant has already entered into a long-term lease agreement with Verizon Wireless as the anchor tenant. The Applicant will construct, maintain, and own the proposed facility and be the permit holder for the tower itself. Each wireless carrier that intends to install its equipment on-site will be responsible for any required City permits.

The purpose of this document is to provide information about the Applicant’s proposed WCF, the technical details of the proposal, and the Applicant’s efforts to find an appropriate location for the tower siting and evidence that the proposed project site is the ideal location to achieve reliable seamless network coverage with sufficient signal strength and capacity to serve the residents, businesses and traveling public within the surrounding area.

PROJECT DESCRIPTION

The Parent Tract is zoned C-3, General Commercial, with a Future Land Use designation of General Commercial. The Parent Tract is currently vacant land. Pursuant to Section 125-187 of the City of Fort Pierce’s Code of Ordinances (“LDC”), antenna support structures are permitted as a conditional use in the C-3 zoning district, subject to City Commission public hearing approval based upon a determination that the location and development plans comply with applicable standards and will not violate basic use standards specified in the C-3 Zoning District, other applicable use standards, additional zoning ordinance provisions and other City laws.

Section 125-364 requires that the antenna support structure component of a WCF that exceeds 150’ in height be structurally designed to accommodate at least three providers. The proposed 199’ WCF will be designed to accommodate a minimum of four providers, exceeding the minimum three provider minimum. The collocation design proposed will reduce future proliferation of WCFs within the immediate vicinity of the Subject Project Site, thereby minimizing new visual impacts and reducing the need for additional antenna support structures.

The WCF is unmanned and will have zero impacts on public facilities and services. It will not generate any nuisances such as odor, noise, dust, light, smoke or other pollutants. An unmanned WCF generates zero AM/PM peak traffic trips and therefore would not increase traffic or parking congestion.

Maintenance of the Facility occurs approximately monthly, except during emergencies such as storms and hurricanes. One temporary off-street parking space is provided to accommodate maintenance technician visits. The Facility will not require FAA lighting and will comply with all FAA and FCC requirements, including but not limited to emissions and signal interference. See Statements of Non-Interference and FCC Emissions Compliance included as part of the supporting application documents. Rather, the WCF, if approved, will improve communications service in the surrounding area which will improve public safety as well as support local businesses and residents.

SITE DATA

Property Address	3111 Avenue D, Ft. Pierce, FL
Parcel Control Numbers (PCNs)	2408-123-0008-000-2
Property Owner	The Love Center Regeneration Ministries and Fellowship Inc.
Parent Tract Acreage	3.74 acres
Lease Area Compound Acreage	.08 acres or 3,600 sf
Future Land Use (FLU)	General Commercial
Existing Zoning	C-3 General Commercial
Proposed Use	Wireless Communications Facility
Access	30' Wide Easement from Avenue D
Parking¹	One for monthly maintenance technician parking
Impervious Area	3,830 sf (.024%)
Semi Impervious Area	6,150 sf (.038%)

COMPLIANCE WITH C-3 GENERAL COMMERCIAL SITE DEVELOPMENT STANDARDS

REQUIRED	PROVIDED
MINIMUM LOT AREA: 10,000 SF	162,914.4 SF
MINIMUM LOT WIDTH: 70'	360' /150'
MINIMUM LOT DEPTH: 90'	629'-1"
MINIMUM FRONT YARD: 25'	314'-1"
MINIMUM LOT FRONTAGE	150'

The Applicant is not seeking any variances from the applicable development standards.

SITE & SURROUNDING AREA CHARACTERISTICS & COMMUNITY OUTREACH

The Lease Area containing the communications tower and equipment compound will have access from Avenue D with a 30' wide access easement and a 14' wide gravel access drive within the access easement. See Site Plans on Sheets C-1 & C-2 and Survey. The portion of the undeveloped Parent Tract where the Lease Area is located is South of a parcel owned by We Brothers Enterprises Inc developed with light industrial uses fronting Avenue D. The property abutting to the South is unimproved public ROW Avenue C and South of Avenue C is a vacant parcel of land with dense tree cover buffering the existing residential homes South of the canal. The parcels to the West are developed

¹ This WCF is unmanned and not for human habitation. Handicap access is not required.

with light industrial and commercial uses. The neighborhood to the East is zoned Residential Medium (RM) and represent the existing residential uses in closest proximity to the Project Site. In light of their proximity and pursuant to the Applicant Agent's discussion with Staff during the pre-application meeting, the Applicant prepared and mailed a Community Outreach letter to the 57 property owners East of the site located South of Avenue D, North of the canal and West of N 29th Street. See enclosed Community Outreach package which includes the letter + site plan+ photo sims, affidavit of mailing and mailing address list. To date, the Applicant received one general interest inquiry via email on December 3, 2022 regarding the proposed WCF project to which Towercom's principal, George Davis responded with a call. The Property owner did not answer, a voicemail was left and as of the date of this Application, the owner has not responded via telephone or email. The Applicant will continue to respond to any inquiries.

The Applicant is providing all required fencing, landscape buffers and screening required for WCF equipment compounds pursuant to Section123_37, LDC. The Applicant is not seeking any variances.

The surrounding topography is flat with a few trees on-site and a retention pond immediately North of the Lease Area. Not only will the WCF structural design accommodate a minimum of four providers to reduce proliferation of communications towers and thereby reduce visual impacts to the surrounding area, the intentional location of the 3600 sf tower and equipment compound on the southern and western area of the 3.74 acre Parent Tract abutting existing light industrial/commercial uses to the West while taking advantage of the off-site tree cover particularly to the South, and providing a 454' setback from Avenue D and a 312'-6" setback from the East property line to maximize the distance from the existing residential properties to the East, together collectively will mitigate the visual impact of the proposed WCF. The Application package includes existing site photos as well as photo simulations of critical views from residential areas and public rights-of-way surrounding the Project site as evidence of such visual mitigation. These photos demonstrate that the Applicant carefully considered the nature of uses on adjacent and nearby properties, surrounding topography, surrounding tree coverage and foliage, the design of the antenna support structure, with particular attention to specific on-site locational characteristics, to reduce or eliminate visual obtrusiveness, to the maximum extent reasonably possible.

RADIO FREQUENCY ENGINEERING CRITERIA & CONSIDERATIONS

Verizon, as a wireless carrier, is committed and mandated by its license to ensure the best coverage and service to the public and private sectors. The proposed Project Site in the City of Fort Pierce is extremely important in terms of providing coverage to an area that is underserved. The proposed antenna support structure will add capacity to help carriers, like Verizon, eliminate poor reception and dropped calls by improving signal coverage, strength and capacity.

Communication towers do not work in isolation, rather they work as part of an overall network. Accordingly, sites are not selected at random and are reliant on factors such as: site conditions, forecasted client usage patterns, the distance to existing sites, environmental clutter such as trees & buildings from one tower to the next that can obstruct or otherwise interfere with signal propagation, and the ability to lease lands with potential landowners. The Applicant and Radio Frequency Engineers ("RF Engineers") have worked hard to identify an appropriately zoned site to locate this tower within

Verizon's Search Area to fill a noticeable gap in service in the identified geographic service area as Verizon looks to deploy 5G services in your community, throughout Florida and nationwide.

In order to utilize the full suite of 5G services, equipment specifications for these technologies requires the installation of radio transceivers or "radios," in close proximity to the antennas. This proximity is important because the transmit/receive components are physically part of the antenna for some 5G antennas, 5G antennas and transceivers will not physically fit in most enclosed unipole towers, and 5G equipment is susceptible to overheating in enclosed unipole towers that do not have active or passive cooling. Accordingly, the Applicant is proposing a traditional Monopole design to maximum signal distance, strength and capacity to reduce the need for additional WCFs in the future within the surrounding area.

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CONCLUSION

As demonstrated by the Applications, project narrative above and supporting documents, the proposed WCF use meets all applicable requirements.



November 29, 2022

City of Fort Pierce
Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

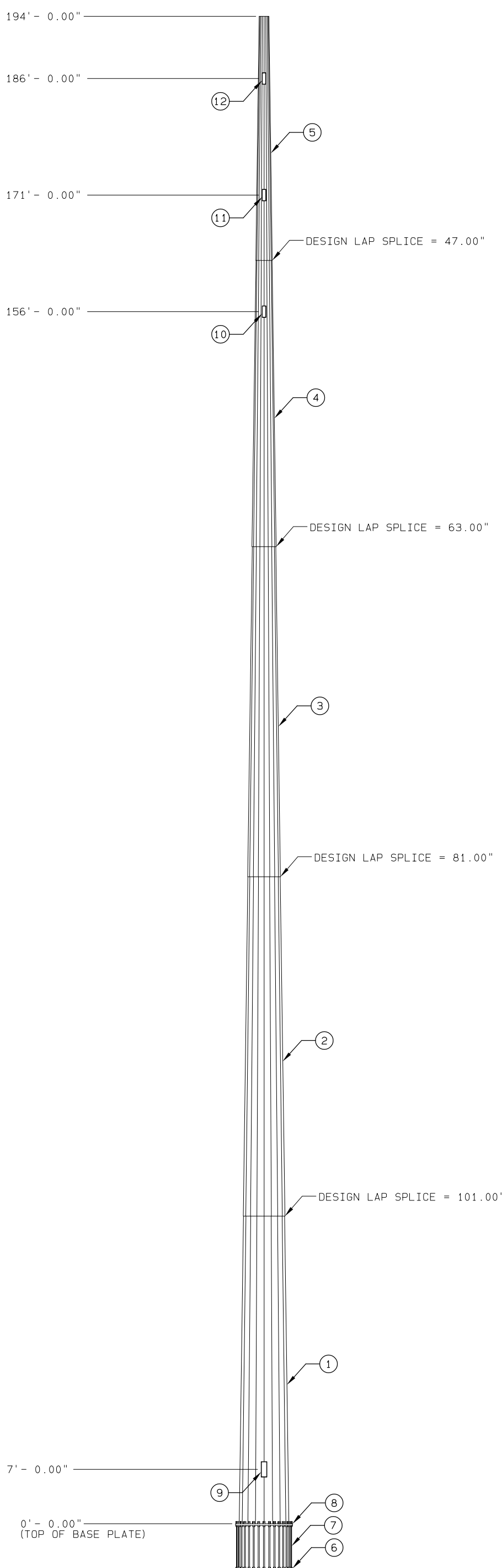
RE: Cell Tower Ground Lease
Project: Love Ministries
Property Location: 3111 Avenue D, Ft. Pierce FL
Parcel ID: 2408-123-0008-000-2
Jurisdiction: City of Fort Pierce

To whom it may concern:

Please let this letter serve as an affirmative statement as required by the City of Fort Pierce of Ordinances that upon acceptance of the zoning application for a wireless communications facility at the above-referenced address, TowerCom VIII-B, LLC will notify the three remaining cell carriers of the pending application. Verizon is presently committed to the site, and I will notify AT&T, T-Mobile and Dish Wireless upon filing.

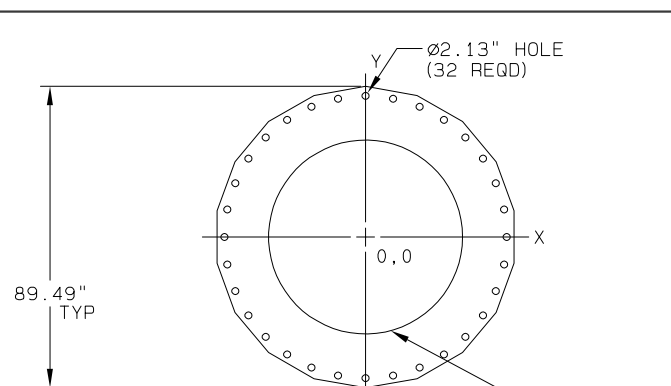
Sincerely,

George Davis, Managing Vice President
TowerCom VIII-B, LLC



ITEM ID	NO. REQD	FEATURES	UNIT WEIGHT (LBS)	WEIGHT (LBS)
1	1	SECTION A VALMONT S-22 0.438" THK (A572 GR65)	15,455	15,455
2	1	SECTION B VALMONT S-22 0.438" THK (A572 GR65)	13,188	13,188
3	1	SECTION C VALMONT S-22 0.438" THK (A572 GR65)	9,491	9,491
4	1	SECTION D VALMONT S-22 0.375" THK (A572 GR65)	4,925	4,925
5	1	SECTION E VALMONT S-22 0.219" THK (A572 GR65)	1,463	1,463
6	1	BOTTOM CAGE PLATE	169	169
7	32	1.75" ANCHOR BOLT, LENGTH=6.00' A615 GR75	69	2,183
8	1	BASE PLATE VALMONT S-56 2.750" THK (A572 GR50)	2,685	2,685
	1	TOP CAGE PLATE (REMOVE BEFORE SETTING POLE)	221	221
	1	SAFETY CLIMBING CABLE (LENGTH = 184.00')	125	125
	3	GROUNDING LUG	2	6
		GALVANIZING	761	761
	226	STEP AND CLIP (VALMONT STANDARD)	1	226
9	3	HAND HOLE HVY (9" x 24")	52	156
10	3	HAND HOLE STD (6" x 18")	18	54
11	3	HAND HOLE STD (6" x 18")	18	54
12	3	HAND HOLE STD (6" x 18")	18	54
	1	POLE CAP	13	13

HOLE COORDS (INCHES)	
X-COORD	Y-COORD
41.88	0.00
41.07	8.17
38.69	16.02
34.82	23.26
29.61	29.61
23.26	34.82
16.02	38.69
8.17	41.07
0.00	41.88



- NOTES:
1. BASE PLATE THICKNESS = 2.750"
 2. BASE PLATE ALLOWABLE STRESS (KSI) = 50
 3. ANGLES ARE MEASURED CLOCKWISE FROM 0 DEGREES
 4. BOLT CIRCLE DIAMETER = 83.75"
 5. CAGE TEMPLATE DIAMETER = 87.25"

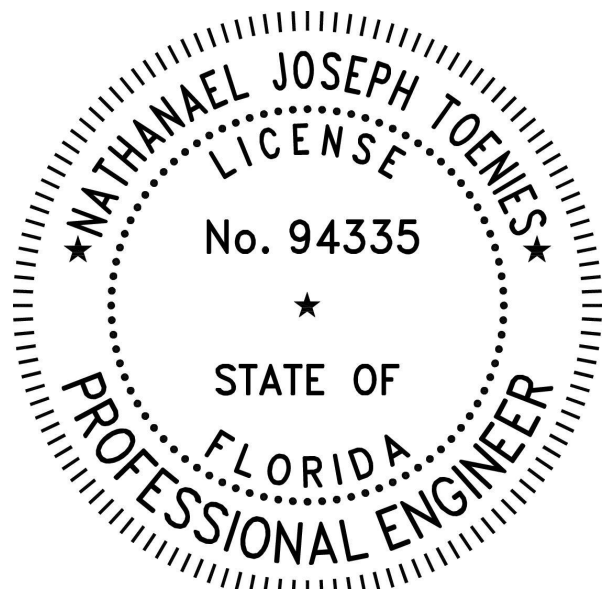
BASE PLATE / ANCHORAGE CHARACTERISTICS

NOTES:

1. FACTORED BASE REACTIONS
 MOMENT = 116,643 IN-KIPS
 SHEAR = 67,466 #
 VERTICAL = 73,612 #
2. GALVANIZED PER ASTM A-123.
3. DESIGN CRITERIA: TIA-222-H
4. THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADING:
 EXPOSURE CATEGORY = B
 TOPOGRAPHY CATEGORY = 1
 RISK CATEGORY = II
 SITE ELEVATION = 15 FT
 EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS SS = 0.05
 EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT ONE SECOND S1 = 0.03
 EARTHQUAKE SITE CLASS = E
 WIND LOAD CASES ARE BASED ON 3 SECOND GUST AND 700 YEAR MRI
 A. CASE 1: WIND = 158 MPH WIND SPEED
 B. CASE 2: WIND = 60 MPH WIND SPEED
 C. CASE 3: SEISMIC
 D. CASE 4: SEISMIC
 E. EQUIPMENT

DESCRIPTION	ABP MTG HT. (FT)	ABP CENTROID HT. (FT)	WITHOUT ICE EPA (FT**2)	WT (LBS)	WITH ICE EPA (FT**2)	WT (LBS)
1-42000 SQ IN EPA	189.00	189.00	233.36	5833	233.36	5833
1-30000 SQ IN EPA	174.00	174.00	166.64	4167	166.64	4167
1-20000 SQ IN EPA	159.00	159.00	111.12	2778	111.12	2778
1-1/2" X 4' LIGHTNING ROD LIGH	194.00	196.00	0.20	14	0.20	14

5. FEEDLINES ARE PLACED INTERIOR TO THE POLE SHAFT (UNLESS NOTED OTHERWISE)
6. TOTAL POLE HEIGHT IS 195 FT AGL
7. ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE (APPROX. 1 FT AGL)
8. 18 SIDED SHAFT
9. DESIGNED TO MEET 47' FALL ZONE
10. KA OF 0.8 APPLIED TO THE EPA VALUES PROVIDED FOR SHIELDING
11. ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.



By NJT1 at 8:15:48 AM, 11/18/2022

SECTION INFORMATION					
ITEM ID	LENGTH	BASE OD	TOP OD	THK	MATL
1	48' - 0.00"	76.80"	60.73"	0.438"	A572 65 KSI
2	50' - 5.00"	64.43"	47.55"	0.438"	A572 65 KSI
3	47' - 9.00"	50.68"	34.70"	0.438"	A572 65 KSI
4	40' - 9.00"	37.21"	23.57"	0.375"	A572 65 KSI
5	31' - 5.00"	25.32"	14.80"	0.219"	A572 65 KSI

ORDER	PROJECT	FILE ID	SCALE	DATE	ENGR	DESCRIPTION
569549		569549-P1	NONE	11/17/22	YZ70	





Deborah L. Martohue, Esq., AICP
Martohue Land Use Law, P.A.
1036 23rd Avenue N
St. Petersburg, Florida 33704
Telephone: 727.256.1211
dmartohuelaw@outlook.com

December 15, 2022

Key Freeman, Planning Director
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

RE: Conditional Use with New Construction & Site Plan Applications to permit a 199' Monopole Wireless Communications Facility
Property Location: 3111 Avenue D, Fort Pierce, FL
Parcel ID No.: 2408-123-008-000-2
Section-Township-Range:
Project Name: Love Ministries
Applicant: Towercom VIII-B, LLC
Carrier: Verizon
Authorized Agent: Martohue Land Use Law PA/ Deborah L. Martohue, Esq., AICP

Dear Mr. Freeman:

This law firm represents Towercom VIII-B, LLC ("Towercom"), the Applicant in the above captioned application. The Applicant is seeking approval of a Conditional Use with New Construction including Site Plan approval to permit a Wireless Communications Facility comprised of a Monopole with an overall height of 199' designed for a minimum of 4 communications carriers and an associated 50'x 50' fenced equipment compound surrounded by a 5' wide landscape buffer ("WCF or Facility") located on a parcel zoned C-3, General Commercial. The following documents are being transmitted electronically for sufficiency review:

1. Application for Conditional Use with New Construction;
2. Application for Site Plan Review;
3. Application for Design Review;
4. Project Narrative & Justification Statement in Word & PDF;
5. Legal descriptions in word format
6. Survey;
7. FAA- 1 A certification;
8. Zoning plans including but not limited to: site plans, landscape & irrigation plans, general location map and aerial with site plan overlay, drainage & erosion control plan and aerial with distance to nearest residential;
9. Warranty Deed;
10. Property Card for Parcel ID No.: 2408-123-008-000-2;

11. Towercom Agent Authorization Letter;
12. Redacted Lease;
13. Owner Colo & Abandonment Affidavit;
14. Towercom Colocation Affidavit;
15. Towercom Letter of Intent re Notice to Providers;
16. FAA Notice of Proposed Construction (FAA Determination of No Hazard application filing - in process);
17. ASAC Aviation Aeronautical Study Analysis & Compliance Report;
18. Statement of FCC Compliance;
19. RF Report prepared by Verizon;
20. Fall Zone Letter;
21. Structural Calculations and drawings;
22. Aerial and Existing Photos;
23. Visual Impact Analysis comprised of Photo Simulations & Key Map; and
24. Community Outreach Package including letters, enclosures, mailing list & affidavit of mailing.

Collectively the above constitutes the "Application". Should you have any questions, please contact me at dmartohuelaw@outlook.com or call 727.256.1211.

Sincerely,



Deborah L. Martohue, Esq., AICP

RF Justification for Towercom Love Ministries

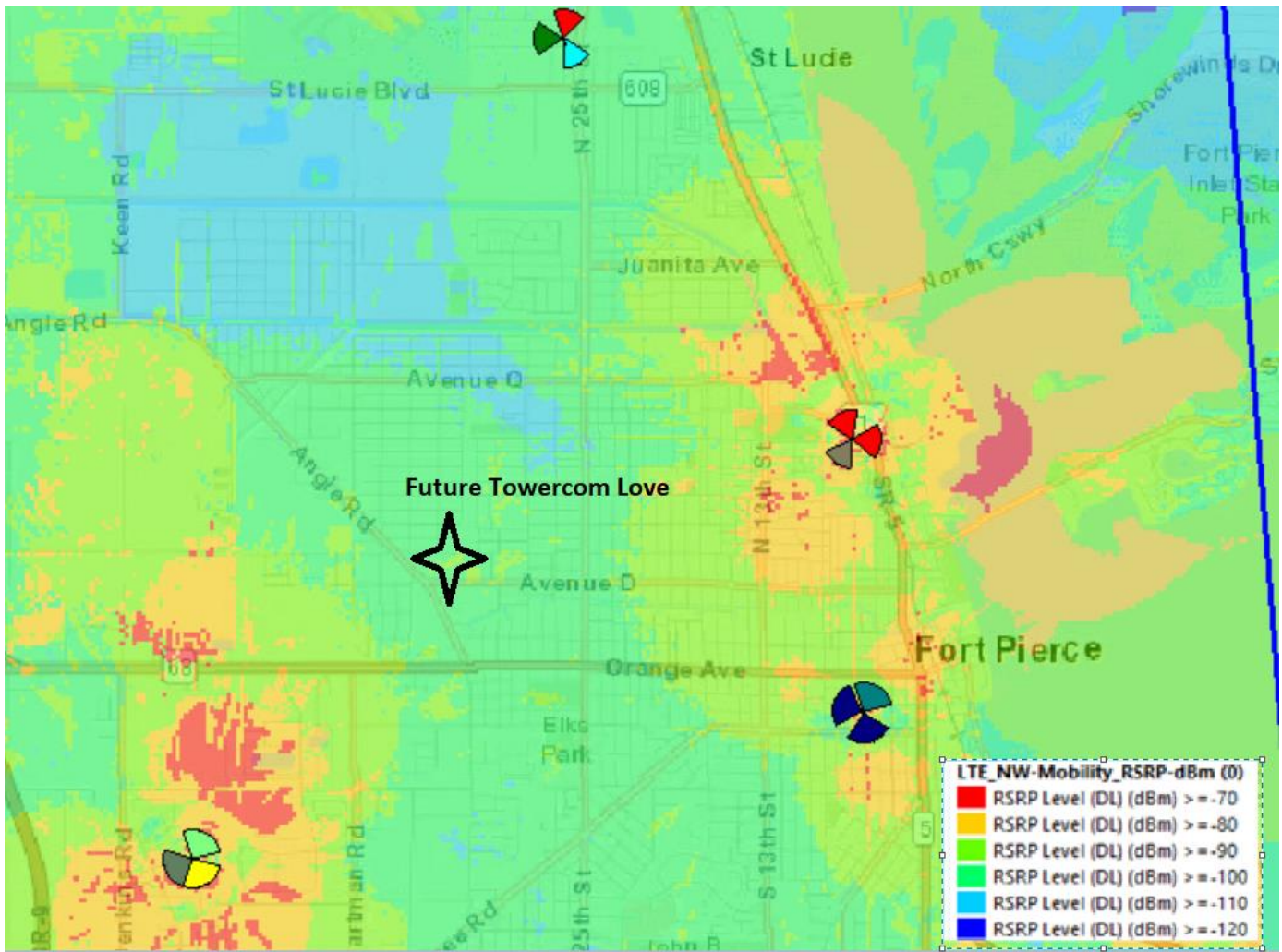
Introduction

This is a Capacity site which will help our network provide improved coverage and sustainability in communications for our customers. The proposed location will assist in alleviating the signal congestion in the Lincoln Park, the busy Angle Rd/SR 68 areas and along the congested Avenue D. Verizon Wireless current surrounding sites are heavily loaded with the usage caused by the heavy traffic in the above mentioned areas. Our coverage without Towercom Love Ministries is shown in this presentation. The coverage with Towercom Love Ministries is also shown with a vast improvement in the problematic areas.

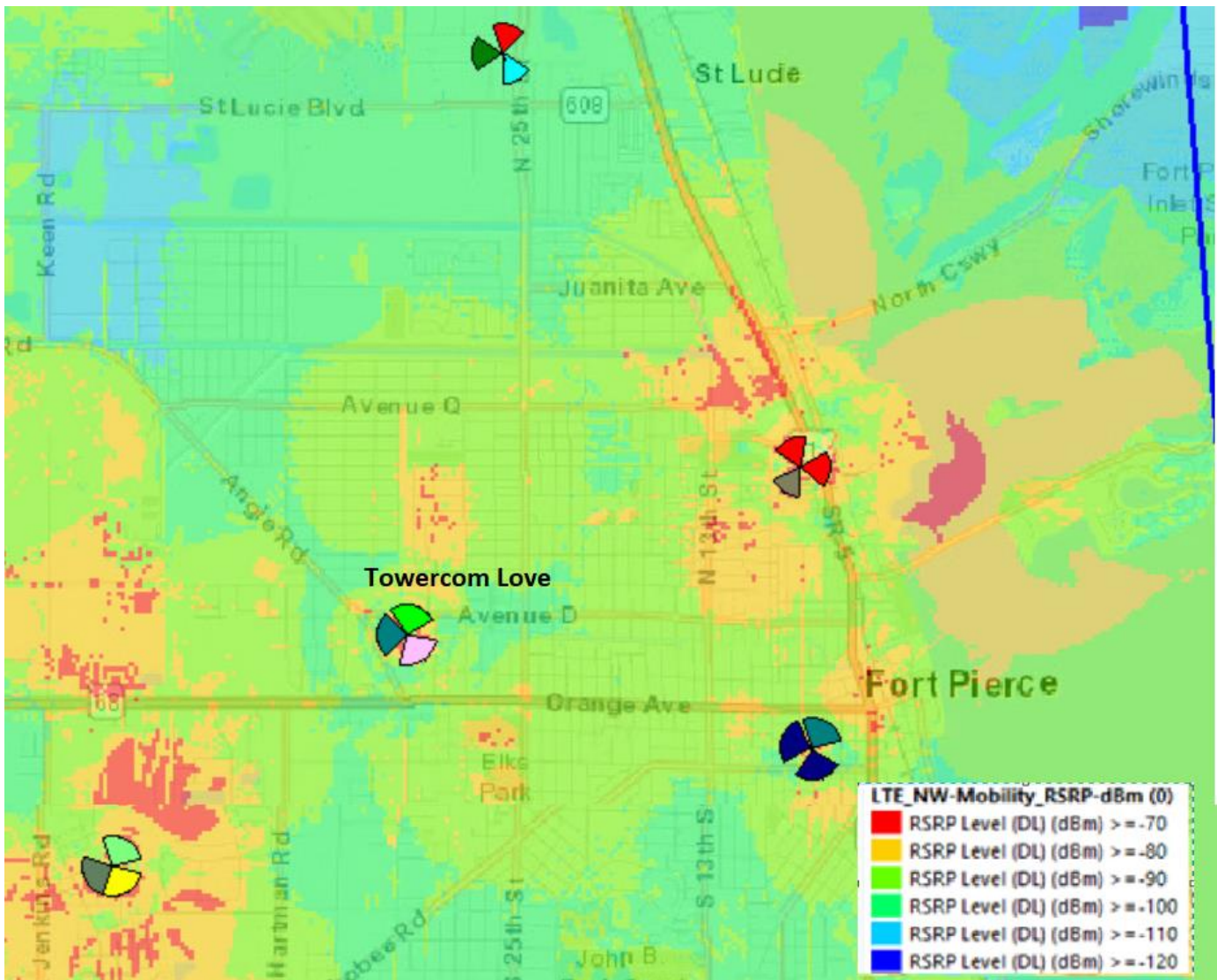
Surrounding Existing Sites

TOWER OWNER	LATTITUDE	LONGITUDE	TOWER HEIGHT(ft)	COUNTY
AERO COMMUNICATIONS	27.435774	-80.37764	465	ST LUCIE
FLORIDA HIGHWAY PATROL	27.487224	-80.350928	128	ST LUCIE
CROWN CASTLE	27.444535	-80.330004	200	ST LUCIE
CROWN CASTLE	27.461861	-80.330611	200	ST LUCIE

Current Coverage without Towercom Love



Coverage with Towercom Love



OPTION AND GROUND LEASE AGREEMENT

THIS OPTION AND GROUND LEASE AGREEMENT (this "Agreement") is made this 10 day of June, 2022, by and between **THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP, INC.**, a Florida non-profit corporation, f/k/a The Love Center Regeneration Ministries, Inc. ("Optionor"), and **TOWERCOM VIII-B, LLC**, a Delaware limited liability company ("Optionee").

I. OPTION TO LEASE

1. **Grant of Option.** For good and valuable consideration and the mutual promises herein set forth, Optionor hereby gives and grants unto Optionee and its assigns, an exclusive and irrevocable option to lease ("Option") a certain parcel of real property located at 3111 Avenue D, Ft. Pierce, Florida in Saint Lucie County ("Site") more particularly described on **Exhibit "A,"** and survey or site plan shown on **Exhibit "A-1,"** attached hereto ("Leased Premises"), together with non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along the Optionor's property, the location of said easements being shown on **Exhibit B** hereto ("Easement(s)"). The easement rights herein granted include the right and authority of Optionee to grant or assign to third parties all or some of the easement rights granted to Optionee herein. Optionor agrees and acknowledges the Optionee may, at Optionee's sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and the Easement(s), and that the legal description of the Leased Premises and the Easement(s), as shown on the survey, shall thereafter become the legal description of the Leased Premises and the Easement(s).

2. **Option Initial Term.** The initial term of this Option shall be for **twelve (12) months** from the date of this Agreement as first written above ("Option Initial Term").

3. **Consideration for Option.** Consideration for the Option Initial Term granted hereunder shall be [REDACTED] ("Option Consideration"). This payment by Optionee to Optionor shall be credited in full to the Rent (as hereinafter defined) if the Option is exercised by Optionee.

4. **Extension of Option.** This Option can be extended subject to the agreement of both parties for one (1) additional period of twelve (12) months (an "Option Renewal Term") by Optionee paying to Optionor the additional consideration of [REDACTED] for the Option Renewal Term, which payment shall be made prior to the expiration of the Option Initial Term. Any consideration paid by Optionee to extend the term of this Option shall be credited in full to the Rent due Optionor if this Option is exercised by Optionee.

5. **Optionor's Representations and Warranties.** As an inducement for Optionee to enter into and be bound by the terms of this Option, Optionor represents and warrants to Optionee and Optionee's successors and assigns that:

(a) Optionor has good and marketable fee simple title to the Leased Premises and the Easement(s) free and clear of all liens and encumbrances, other than those liens and encumbrances shown on **Exhibit "C"** attached hereto;

(b) Optionor has the authority to enter into, and be bound by, the terms of this Option without obtaining the consent of any third parties, as evidenced by the authority documents required in connection with Optionee's title policy insuring Optionee's leasehold interest in the Leased Premises and the Easements including, without limitation, an owner's title affidavit, operating agreement, partnership or corporate resolutions, by-laws, or any other reasonable documentation required by the title company;

(c) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Optionor, which may otherwise affect the Leased Premises and the Easement(s); and

(d) The Leased Premises and the Easement(s) are not presently subject to an option, lease or other contract which may adversely affect Optionor's ability to fulfill its obligations under this Option, and Optionor covenants that it shall not grant an option or enter into any contract which will affect the Leased Premises or the Easement(s) until this Option expires or is terminated by Optionee.

These representations and warranties of Optionor shall survive the exercise of the Option and the closing anticipated by the exercise of this Option.

6. **Liquidated Damages.** In the event of a default or breach of this Option by Optionee, Optionor's damages shall be fixed and liquidated to the sums paid by Optionee to Optionor as consideration for this Option. Optionor hereby expressly waives any other remedies it may have for a breach of this Option by Optionee including specific performance and damages for breach of contract.

7. **Inspections and Investigations.** Optionor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Leased Premises and the Easement(s) at any time after the date of this Option to perform, or cause to be performed site inspections, which shall include, but not be limited to, test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises and the Easement(s). Optionor shall provide Optionee with any necessary keys or access codes to the Leased Premises and the Easement(s) if needed for ingress and egress. Optionee shall not unreasonably interfere with Optionor's use of the Leased Premises or the Easement(s) in conducting these activities. Optionee shall have the right, at its cost and expense, to have the Leased Premises and the Easement(s) surveyed and to obtain a title report or commitment for a leasehold title policy covering the Leased Premises and the Easement(s) from the title insurance company of its choice. Optionor shall remove any survey or title defects, which will adversely affect Optionee's leasehold title or its ability to mortgage the leasehold interest. In the event Optionor shall fail to cure any such defects, Optionee, at its election, may terminate this Option,

and upon such termination, there shall be no further liability on the part of Optionee to Optionor hereunder.

8. **Further Acts.** Optionor shall cooperate with Optionee in executing any documents necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and the Easement(s) and to take such action as Optionee may reasonably require to effect the intent of this Option. Optionor hereby irrevocably appoints Optionee or Optionee's agent as Optionor's agent to file applications on behalf of Optionor with federal, state and local governmental authorities which applications relate to Optionee's intended use of the Leased Premises including, but not limited to, land use and zoning applications.

II. GROUND LEASE AGREEMENT

9. **Exercise of Option.** Upon the delivery of written notice by Optionee to Optionor of Optionee's exercise of the Option, the additional terms of this Section II - Ground Lease Agreement ("Lease") shall govern the relationship of the parties, and Optionor shall thereafter be referred to as Lessor, and Optionee shall hereafter be referred to as Lessee. The first day of the month following the date of the written notice to exercise the Option shall constitute the commencement date of the Lease ("Commencement Date").

10. **Use.** The Leased Premises may be used by Lessee for the transmission and receipt of wireless communication signals in any and all frequencies and the construction and maintenance of a communications tower, antennas, buildings, and related facilities and activities, and all other uses permitted under applicable zoning regulations. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Leased Premises (the "Governmental Approval"). Lessee may construct additional improvements, demolish and reconstruct improvements, or restore, replace and reconfigure improvements at any time on the Leased Premises.

11. **Initial Term.** The term of this Lease shall be **five (5) years** commencing on the Commencement Date, as that term is defined in Paragraph 9 herein, and terminating on the fifth (5th) anniversary of the Commencement Date ("Initial Term"). The parties agree that a memorandum of lease in the form attached hereto as **Exhibit "D,"** evidencing the Commencement Date and other matters, shall be executed and recorded.

12. **Renewal Terms.** Lessee shall have the right to extend this Lease for **four (4) additional five (5) year terms** (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

13. **Rent.** Commencing on the first day of the calendar month following the Commencement Date, during the Initial Term and each Renewal Term of this Lease, Lessee shall pay to Lessor an annual rental amount of [REDACTED]

to be paid in equal monthly installments of [REDACTED] (“Rent”), which shall be deemed to not include any applicable State, County or local sales or use tax. Rent shall increase annually by [REDACTED] on each anniversary of the Commencement Date. Rent shall be payable in advance on or before the fifteenth (15th) day of each calendar month, and shall be remitted to the address shown for Lessor in this Lease, or such other address as Lessor may direct by notice of writing to Lessee. It shall be the sole responsibility of the Lessee to remit payment of any applicable State, County or local sales, rent or use tax to the appropriate taxing authority. If the Commencement Date, or the date of termination (the “Termination Date”), of this Lease is other than the first (1st) day of a calendar month, rent shall be prorated. In the event of termination for any reason, other than nonpayment of Rent, all Rent paid in advance of Termination Date for that period, after the Termination Date shall be refunded to Lessee. At Lessor’s request, Lessee shall utilize direct deposit into Lessor’s bank account with regard to Rent payments, and shall cooperate with Lessor in providing all requisite information to implement such direct deposit system.

14. **Lessor’s Representation and Warranties.** Lessor represents and warrants that Lessee’s intended use of the Leased Premises as a site for the transmission and receipt of wireless communication signals and for the construction and maintenance of towers, antennas or buildings; and related facilities (“Intended Use”) is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations. Lessor further represents and warrants that there are no easements, licenses, rights of use or other encumbrances on the Leased Premises or the Easement(s) which will interfere with or constructively prohibit Lessee’s Intended Use of the Leased Premises. Lessor further represents and warrants that the execution of this Lease by Lessor will not cause a breach or an event of default of any other agreement to which Lessor is a party.

15. **Conditions Subsequent.** In the event that Lessee’s Intended Use of the Leased Premises is actually or constructively prohibited through no fault of Lessee or the Leased Premises or the Easement(s) are, in Lessee’s opinion, unacceptable to Lessee, then upon notice from Lessee, this Lease shall terminate and be of no further force or effect and Lessee shall be entitled to a refund from Lessor of any deposits or Rent paid in advance to Lessor which sums were paid prior to the date upon which Lessee gives Lessor notice of its intent to terminate this Lease pursuant to this paragraph.

16. **Interference.** Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use, any portion of adjacent real property owned by Lessor in any way which interferes with the wireless communications operation of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease or is not promptly rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon notice to Lessor.

17. **Improvements Utilities: Access.**

(a) Lessee shall have the right at Lessee's sole cost and expense, to erect and maintain on the Leased Premises improvements, personal property and facilities, including without limitation, a communications tower, a structural tower base, radio transmitting and receiving antennas, communications equipment, equipment cabinets and/or shelters and related facilities (collectively the "Tower Facilities"). The Tower Facilities shall remain the exclusive property of the Lessee throughout the term and upon termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon Lessee's tower or Lessee's other improvements, communications equipment or Easement rights. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Tower Facilities.

(b) Lessee shall have the right to install utilities, at Lessee's expense, and to improve present utilities on the Leased Premises (including, but not limited to, the installation of emergency power generators). Lessee shall have the right to permanently place all necessary or required utilities, including, but not limited to, utility wires, poles, cables, fiber optic cable, conduits and pipes over, under, or along the Easement(s) to service the Leased Premises and the Tower Facilities. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Easement(s) for ingress and egress, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute a separate written easement to the utility company providing the service for Lessee in a form which may be filed of record evidencing this right.

(c) Lessor represents and warrants to Lessee that Lessee shall have ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), at all times during this Lease, from the Leased Premises to an open and improved public road which presently exists, and which Easement(s) shall be adequate to service the Leased Premises and the Tower Facilities. If no such public road exists, or ceases to exist in the future, Lessor will grant an appropriate easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Leased Premises and the Tower Facilities. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement evidencing this right and Lessor shall maintain access to the Easement(s) in a free and open condition so that no interference is caused by Lessor, by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easement(s). Lessor shall provide such access to the Leased Premises across Lessor's adjacent property, and over all paved or unpaved roads owned or controlled by Lessor, to allow Lessee, or its sublessees, to use, maintain and repair the improvements located on the Leased Premises. Such access shall be provided twenty-four (24) hours per day, seven (7) days per week.

18. **Termination.** Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (without however, limiting any other rights available to the parties at law or equity, including an action for specific performance of any obligations hereunder); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues curing of the default to completion within a reasonable time period, the non-defaulting party shall no longer be entitled to declare a default;

(b) Upon thirty (30) days' written notice by Lessee to Lessor, if Lessee is unable to obtain or maintain through no fault of Lessee, any license, permit or other Governmental Approval necessary for the construction and operation of the Tower Facilities or Lessee's business; or

(c) By Lessee for any reason upon one (1) year's advance written notice from Lessee to Lessor.

After termination of this Lease, Lessee shall remove the Tower Facilities, which Lessee has installed or otherwise located on the Premises, including underground foundations to not more than four (4) inches below grade.

19. **Sublessee's Improvements.** Lessee's licensee(s) and sublessee(s) shall be entitled to modify the Tower Facilities and to erect additional improvements on the Leased Premises, including, but not limited to, antennas, dishes, cabling, additional storage buildings or equipment shelters on the Leased Premises as are reasonably required for the operation and maintenance of the communications equipment to be installed on the Leased Premises by said licensee(s) and sublessee(s), together with rights of ingress and egress to the Leased Premises and the right to install utilities to and on the Leased Premises and Easement(s) as if said licensee or sublessee were the Lessee under this Lease.

20. **Taxes.** Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Tower Facilities. In addition, Lessee shall pay any increase in real property taxes levied against the Leased Premises which are directly attributable to Lessee's use of the Leased Premises; provided that, Lessor furnishes proof to Lessee that such increase directly resulted from Lessee's use of the Leased Premises. In the event that Lessor fails to pay, when due, any taxes affecting the Leased Premises or the Easement(s), Lessee shall have the right, but not the obligation, to pay such taxes and deduct the full amount of the taxes paid by Lessee on Lessor's behalf from future installments of Rent. Lessor hereby represents and warrants that Lessor's property on which the Leased Premises and Easement(s) are located is not subject to any "Conservation Use Covenant," "Greenbelt Covenant," agricultural or timberland covenant, or any other conservation use program which restricts or limits development of Lessor's property. Lessor agrees to be solely responsible for payment of any penalties, roll-back or additional taxes, special assessments or other monetary amounts now or hereafter payable to any county, city, state or other party as a result of the breach of any conservation use tax program affecting the property on which the Leased Premises and Easement(s) are located or resulting from the change in the nature or character of the use of the property from its present use to a communications tower facility. Lessor does hereby covenant and agree to indemnify and hold Lessee forever harmless from any and all

liabilities, claims, demands, actions or causes of action arising from or relating to a breach of any such covenants, whether such breach occurs because of the erection of the Tower Facilities on the Leased Premises or otherwise.

21. **Destruction of Premises.** If the Leased Premises or the Tower Facilities are destroyed or damaged, so as to hinder the effective use of the Tower Facilities in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor. In such event, all rights and obligations of Lessee to Lessor shall cease as of the date of the damage or destruction, and Lessee shall be entitled to the reimbursement of any Rent prepaid by the Lessee.

22. **Condemnation.** If a condemning authority takes all of the Leased Premises or Easement(s), or a portion sufficient in Lessee's determination to render the Leased Premises or the Easement(s), in the sole opinion of Lessee, unsuitable for the use which Lessee was then making of the Leased Premises and Easement(s), this Lease shall terminate as of the date the title vests in the condemning authority. Lessee shall be entitled to file its own claims against the condemning authority for the value of its leasehold interest in the Premises and the value of its Tower Facilities, together with moving expenses, prepaid rent and business dislocation and relocation expenses. A sale of all or part of the Leased Premises and/or Easement(s) to a purchaser with the power of eminent domain, in the face of the exercise of eminent domain power, shall be treated as taking by condemnation for the purpose of this paragraph.

23. **Insurance.** Lessee shall purchase and maintain in full force and effect throughout the Initial Term and any Renewal Term public liability and property damage policies. The policy of general liability insurance shall provide a combined single limit of \$1,000,000 and shall name Lessor as an additional insured.

24. **Lessee's Environmental Covenants and Indemnity.** As used in this Lease, the term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste which is, or becomes designated as such in the future or is regulated by any agency of the United States Government or by any local governmental authority having jurisdiction, including, without limitation, any substance, material or waste that is defined or designated as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or the Clean Water Act. During the term of this Lease, Lessee shall cause the presence, use, storage and/or disposal of any Hazardous Material, on or under the Leased Premises by Lessee, its agents, employees, business invitees, contractors or sublessees to be in compliance with all applicable laws, rules, regulations and orders. Lessee shall not install or permit the installation of any underground storage tanks on the Leased Premises. Lessee shall defend, indemnify, protect and hold Lessor harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of Hazardous Materials on or under the Leased Premises caused by the acts, omissions or negligence of Lessee, its employees, business invitees, contractors or sublessees. The foregoing indemnity shall survive any termination of this Lease.

25. **Lessor's Environmental Representation and Indemnity.** Lessor represents and warrants that no Hazardous Materials have been generated, stored, disposed of or are present on or under the Leased Premises and the Easement(s) prior to the Commencement Date of this Lease. Lessor shall immediately notify Lessee in writing of (i) any release or threatened release of Hazardous Materials in, on, under, from or migrating towards the Leased Premises; (ii) any non-compliance with any environmental laws related in any way to the Leased Premises; (iii) any actual or potential environmental lien; (iv) any required or proposed remediation of environmental conditions relating to the Leased Premises; and (v) any written or oral notice or other communication relating in any way to Hazardous Materials on the Leased Premises. Lessor shall indemnify, defend, protect and hold Lessee harmless from and against any and all claims, costs, fines, judgments, liability, actions, causes of action, liens and expenses; including, without limitation, penalties and reasonable attorneys' fees, incurred or suffered by or asserted against Lessee, arising out of or in any way relating to any one or more of the following which are not caused by Lessee: (a) the presence of any Hazardous Materials in, on, or under the Leased Premises; (b) any past, present or threatened release of Hazardous Materials in, on, under or from the Leased Premises; (c) any activity by Lessor in connection with any actual, proposed or threatened use, treatment, storage, existence, disposition or other release, production, manufacturing, management, abatement, removal, handling, transfer or transportation to or from the Leased Premises of any Hazardous Materials at any time located in, under or on the Leased Premises; (d) any testing and/or remediation costs in connection with any Hazardous Materials alleged to be located in, under, on or above the Leased Premises; (e) any past or present non-compliance with or violations of any environmental laws in connection with the Leased Premises or operations thereon, including, but not limited to, any failure by Lessor to comply with any order of any governmental authority in connection with any environmental laws; and (f) the imposition, recording or filing or the threatened imposition, recording or filing of any environmental lien encumbering the Leased Premises. The foregoing representations and indemnities shall survive any termination of this Lease.

26. **Mutual Indemnification.** Lessor shall indemnify and save harmless Lessee from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessor, or Lessor's officers, agents, servants, employees, contractors, or sublessees. Further, Lessor shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessee or in which Lessee may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the following paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

Lessee shall indemnify and save harmless Lessor from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessee, or Lessee's officers, agents, servants or employees. Further, Lessee shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessor or in which Lessor may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the preceding paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

27. **Notices.** All notices required or permitted under this Agreement shall be in writing and shall be deemed effective upon personal delivery, or three (3) days after being deposited in the U.S. Mail, registered or certified, and postage prepaid, or one (1) day after being deposited with a recognized overnight delivery service. Such notices shall be addressed to the party at the addresses shown below, or at such other address or addresses as either party shall designate to the other in writing in accordance with this paragraph:

As to Lessor: The Love Center Regeneration Ministries and Fellowship, Inc.
Attention: Jerome Rhyant
907 N. 13th St.
Fort Pierce, Florida 34950



With Copy to: Simmons, Finney & Winfield, LLC
Attention: Linnes Finney, Jr., Esq.
145 NW Central Park Plaza, Suite 145
Port St. Lucie, Florida 34986



As to Lessee: TowerCom VIII-B, LLC
Attn: George Davis, Vice President
241 Atlantic Blvd., Suite 201
Neptune Beach, Florida 32266
Phone: (904) 880-8887
E-mail: gdavis@towercomenterprises.com

28. **Title and Quiet Enjoyment.** Lessor warrants and represents that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Leased Premises and the Easement(s); and (iii) the Leased Premises constitutes a legal lot that may be leased without the need for any subdivision or platting approval. Lessor covenants that Lessee shall have the quiet enjoyment of the Leased Premises during the term of the Lease. Lessor shall indemnify Lessee from and against any loss, cost, expense or damage, including attorneys' fees associated with a breach of the foregoing covenant of quiet enjoyment. This Lease shall be an estate for years and not a usufruct. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees, or agents to use any portion of any property owned or controlled by Lessor in any way which interferes with operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessee shall have the right, in addition to any other rights that it may have in law or equity, to enjoin such interference or to terminate this Lease.

29. **Subordination and Non-Disturbance.** This Lease shall be subject to and subordinate to any mortgage or deed to secure debt (collectively referred to as a "Mortgage") made by Lessor which may now or hereafter encumber the Leased Premises and Easement(s), provided that no such subordination shall be effective unless the holder of every such Mortgage shall in a separate agreement with Lessee agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Lessor's interest in the Leased Premises and Easement(s), such holder shall recognize and confirm the validity and existence of this Lease and that Lessee shall have the right to continue its use and occupancy of the Leased Premises and Easement(s) in accordance with the provisions of this Lease as long as Lessee is not in default of this Lease beyond applicable notice and cure periods. Lessee shall execute in timely fashion such instruments as may reasonably be requested to evidence the provisions of this paragraph. In the event the Leased Premises and/or Easement(s) are encumbered by a Mortgage on the date of the exercise of the Option, Lessor promptly shall obtain and furnish Lessee with a non-disturbance agreement in recordable form from the holder of each Mortgage.

30. **Assignments and Subleases.**

(a) Lessee may mortgage or grant a security interest in Lessee's leasehold estate and the Tower Facilities, and may make a conditional assignment of this Lease and the Tower Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties"). In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee, and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than thirty (30) days after the receipt of the default notice. If a termination, disaffirmation or rejection of the Lease, pursuant to any laws (including any bankruptcy or insolvency laws), by Lessee shall occur, or if Lessor shall terminate this Lease for any reason as provided for in Paragraph 18 herein, Lessor will give the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Leased Premises during a thirty (30) day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Tower Facilities. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

(b) Lessee shall have the right to sublease or assign its rights under this Lease, with the consent of Lessor, which shall not be unreasonably withheld, delayed, or conditioned. Provided however, the Lessor's consent shall not be required for any of the following:

- i. any conditional assignment of this Lease to Secured Parties as described in subparagraph (a) above;
- ii. any sublease or license of a portion of the Tower Facilities in the ordinary course of Lessee's business;
- iii. an assignment or sublease to an affiliate entity of Lessee;

- iv. an assignment to an entity in the business of developing or owning telecommunication towers.

Any such sublease or assignment shall be subject to all terms and conditions of this Lease. Upon assignment of all of its rights pursuant to this Lease, and the execution of a written assumption of all of the terms and conditions of the Lease by the assignee, Lessee shall be released from any further liability under this Lease.

31. **Successors and Assigns.** This Lease shall run with the Leased Premises described on **Exhibit "A"** and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

32. **Waiver of Lessor's Lien.** Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

33. **Waiver of Incidental and Consequential Damages.** Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Lessor as a result of the construction, maintenance, operation or use of the Leased Premises or the Easement(s) by Lessee.

34. **Lessee's Exclusivity.** Lessor agrees not to lease any of Lessor's property within a radius of five (5) miles from the Leased Premises for construction of a tower or for use as a communications facility or for the operation of an antenna site leasing business which competes directly or indirectly with Lessee.

35. **No Bifurcation of Lessor's Estate/Assignment of Lease.** Without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in this Lease or the rent or any rights hereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site.

36. **ROFR.** If at any time during the term of the Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in this Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

37. **Certifications.** Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term, (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

38. **Miscellaneous.**

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the subject matter of this option and ground lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.

(d) If either Lessor or Lessee is represented by a broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Leased Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Lessor shall cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Leased Premises and the Easement(s), and to take such action as Lessee may reasonably require to effect the intent of this Lease.

(h) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

(i) Lessor agrees that the terms of this Lease shall be strictly confidential and that Lessor shall not disclose any of the terms hereof to any third party, except with Lessee's prior

written consent. Notwithstanding the foregoing, Lessor is permitted to disclose the terms of this Lease to its attorneys, financial consultants, accountants and lenders.

(j) Whenever under this Lease the consent or approval of Lessor is required or a determination must be made by Lessor, no such consent or approval shall be unreasonably withheld, conditioned, or delayed, and all such determinations shall be made on a reasonable basis and in a reasonable manner.

(SIGNATURE PAGE FOLLOWS)

OPTION AND GROUND LEASE AGREEMENT

10 THIS OPTION AND GROUND LEASE AGREEMENT (this "Agreement") is made this day of June, 2022, by and between **THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP, INC.** a Florida non-profit corporation, f/k/a The Love Center Regeneration Ministries, Inc. ("Optionor"), and **TOWERCOM VIII-B, LLC**, a Delaware limited liability company ("Optionee").

I. OPTION TO LEASE

1. **Grant of Option.** For good and valuable consideration and the mutual promises herein set forth, Optionor hereby gives and grants unto Optionee and its assigns, an exclusive and irrevocable option to lease ("Option") a certain parcel of real property located at 3111 Avenue D, Ft. Pierce, Florida in Saint Lucie County ("Site") more particularly described on **Exhibit "A,"** and survey or site plan shown on **Exhibit "A-1,"** attached hereto ("Leased Premises"), together with non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along the Optionor's property, the location of said easements being shown on **Exhibit B** hereto ("Easement(s)"). The easement rights herein granted include the right and authority of Optionee to grant or assign to third parties all or some of the easement rights granted to Optionee herein. Optionor agrees and acknowledges the Optionee may, at Optionee's sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and the Easement(s), and that the legal description of the Leased Premises and the Easement(s), as shown on the survey, shall thereafter become the legal description of the Leased Premises and the Easement(s).

2. **Option Initial Term.** The initial term of this Option shall be for **twelve (12) months** from the date of this Agreement as first written above ("Option Initial Term").

3. **Consideration for Option.** Consideration for the Option Initial Term granted hereunder shall be **Two Thousand and 00/100 Dollars (\$2,000.00)** ("Option Consideration"). This payment by Optionee to Optionor shall be credited in full to the Rent (as hereinafter defined) if the Option is exercised by Optionee.

4. **Extension of Option.** This Option can be extended subject to the agreement of both parties for one (1) additional period of twelve (12) months (an "Option Renewal Term") by Optionee paying to Optionor the additional consideration of **Four Thousand and 00/100 Dollars (\$4,000.00)** for the Option Renewal Term, which payment shall be made prior to the expiration of the Option Initial Term. Any consideration paid by Optionee to extend the term of this Option shall be credited in full to the Rent due Optionor if this Option is exercised by Optionee.

5. **Optionor's Representations and Warranties.** As an inducement for Optionee to enter into and be bound by the terms of this Option, Optionor represents and warrants to Optionee and Optionee's successors and assigns that:

(a) Optionor has good and marketable fee simple title to the Leased Premises and the Easement(s) free and clear of all liens and encumbrances, other than those liens and encumbrances shown on **Exhibit "C"** attached hereto;

(b) Optionor has the authority to enter into, and be bound by, the terms of this Option without obtaining the consent of any third parties, as evidenced by the authority documents required in connection with Optionee's title policy insuring Optionee's leasehold interest in the Leased Premises and the Easements including, without limitation, an owner's title affidavit, operating agreement, partnership or corporate resolutions, by-laws, or any other reasonable documentation required by the title company;

(c) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Optionor, which may otherwise affect the Leased Premises and the Easement(s); and

(d) The Leased Premises and the Easement(s) are not presently subject to an option, lease or other contract which may adversely affect Optionor's ability to fulfill its obligations under this Option, and Optionor covenants that it shall not grant an option or enter into any contract which will affect the Leased Premises or the Easement(s) until this Option expires or is terminated by Optionee.

These representations and warranties of Optionor shall survive the exercise of the Option and the closing anticipated by the exercise of this Option.

6. **Liquidated Damages.** In the event of a default or breach of this Option by Optionee, Optionor's damages shall be fixed and liquidated to the sums paid by Optionee to Optionor as consideration for this Option. Optionor hereby expressly waives any other remedies it may have for a breach of this Option by Optionee including specific performance and damages for breach of contract.

7. **Inspections and Investigations.** Optionor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Leased Premises and the Easement(s) at any time after the date of this Option to perform, or cause to be performed site inspections, which shall include, but not be limited to, test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises and the Easement(s). Optionor shall provide Optionee with any necessary keys or access codes to the Leased Premises and the Easement(s) if needed for ingress and egress. Optionee shall not unreasonably interfere with Optionor's use of the Leased Premises or the Easement(s) in conducting these activities. Optionee shall have the right, at its cost and expense, to have the Leased Premises and the Easement(s) surveyed and to obtain a title report or commitment for a leasehold title policy covering the Leased Premises and the Easement(s) from the title insurance company of its choice. Optionor shall remove any survey or title defects, which will adversely affect Optionee's leasehold title or its ability to mortgage the leasehold interest. In the event Optionor shall fail to cure any such defects, Optionee, at its election, may terminate this Option,

and upon such termination, there shall be no further liability on the part of Optionee to Optionor hereunder.

8. **Further Acts.** Optionor shall cooperate with Optionee in executing any documents necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and the Easement(s) and to take such action as Optionee may reasonably require to effect the intent of this Option. Optionor hereby irrevocably appoints Optionee or Optionee's agent as Optionor's agent to file applications on behalf of Optionor with federal, state and local governmental authorities which applications relate to Optionee's intended use of the Leased Premises including, but not limited to, land use and zoning applications.

II. GROUND LEASE AGREEMENT

9. **Exercise of Option.** Upon the delivery of written notice by Optionee to Optionor of Optionee's exercise of the Option, the additional terms of this Section II - Ground Lease Agreement ("Lease") shall govern the relationship of the parties, and Optionor shall thereafter be referred to as Lessor, and Optionee shall hereafter be referred to as Lessee. The first day of the month following the date of the written notice to exercise the Option shall constitute the commencement date of the Lease ("Commencement Date").

10. **Use.** The Leased Premises may be used by Lessee for the transmission and receipt of wireless communication signals in any and all frequencies and the construction and maintenance of a communications tower, antennas, buildings, and related facilities and activities, and all other uses permitted under applicable zoning regulations. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Leased Premises (the "Governmental Approval"). Lessee may construct additional improvements, demolish and reconstruct improvements, or restore, replace and reconfigure improvements at any time on the Leased Premises.

11. **Initial Term.** The term of this Lease shall be **five (5) years** commencing on the Commencement Date, as that term is defined in Paragraph 9 herein, and terminating on the fifth (5th) anniversary of the Commencement Date ("Initial Term"). The parties agree that a memorandum of lease in the form attached hereto as **Exhibit "D,"** evidencing the Commencement Date and other matters, shall be executed and recorded.

12. **Renewal Terms.** Lessee shall have the right to extend this Lease for **four (4) additional five (5) year terms** (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

13. **Rent.** Commencing on the first day of the calendar month following the Commencement Date, during the Initial Term and each Renewal Term of this Lease, Lessee shall pay to Lessor an annual rental amount of Twenty-Four Thousand and 00/100 Dollars (\$24,000.00),

to be paid in equal monthly installments of Two Thousand and 00/100 Dollars (\$2,000.00) ("Rent"), which shall be deemed to not include any applicable State, County or local sales or use tax. Rent shall increase annually by **two percent (2%)** on each anniversary of the Commencement Date. Rent shall be payable in advance on or before the fifteenth (15th) day of each calendar month, and shall be remitted to the address shown for Lessor in this Lease, or such other address as Lessor may direct by notice of writing to Lessee. It shall be the sole responsibility of the Lessee to remit payment of any applicable State, County or local sales, rent or use tax to the appropriate taxing authority. If the Commencement Date, or the date of termination (the "Termination Date"), of this Lease is other than the first (1st) day of a calendar month, rent shall be prorated. In the event of termination for any reason, other than nonpayment of Rent, all Rent paid in advance of Termination Date for that period, after the Termination Date shall be refunded to Lessee. At Lessor's request, Lessee shall utilize direct deposit into Lessor's bank account with regard to Rent payments, and shall cooperate with Lessor in providing all requisite information to implement such direct deposit system.

14. **Lessor's Representation and Warranties.** Lessor represents and warrants that Lessee's intended use of the Leased Premises as a site for the transmission and receipt of wireless communication signals and for the construction and maintenance of towers, antennas or buildings; and related facilities ("Intended Use") is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations. Lessor further represents and warrants that there are no easements, licenses, rights of use or other encumbrances on the Leased Premises or the Easement(s) which will interfere with or constructively prohibit Lessee's Intended Use of the Leased Premises. Lessor further represents and warrants that the execution of this Lease by Lessor will not cause a breach or an event of default of any other agreement to which Lessor is a party.

15. **Conditions Subsequent.** In the event that Lessee's Intended Use of the Leased Premises is actually or constructively prohibited through no fault of Lessee or the Leased Premises or the Easement(s) are, in Lessee's opinion, unacceptable to Lessee, then upon notice from Lessee, this Lease shall terminate and be of no further force or effect and Lessee shall be entitled to a refund from Lessor of any deposits or Rent paid in advance to Lessor which sums were paid prior to the date upon which Lessee gives Lessor notice of its intent to terminate this Lease pursuant to this paragraph.

16. **Interference.** Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use, any portion of adjacent real property owned by Lessor in any way which interferes with the wireless communications operation of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease or is not promptly rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon notice to Lessor.

17. **Improvements Utilities: Access.**

(a) Lessee shall have the right at Lessee's sole cost and expense, to erect and maintain on the Leased Premises improvements, personal property and facilities, including without limitation, a communications tower, a structural tower base, radio transmitting and receiving antennas, communications equipment, equipment cabinets and/or shelters and related facilities (collectively the "Tower Facilities"). The Tower Facilities shall remain the exclusive property of the Lessee throughout the term and upon termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon Lessee's tower or Lessee's other improvements, communications equipment or Easement rights. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Tower Facilities.

(b) Lessee shall have the right to install utilities, at Lessee's expense, and to improve present utilities on the Leased Premises (including, but not limited to, the installation of emergency power generators). Lessee shall have the right to permanently place all necessary or required utilities, including, but not limited to, utility wires, poles, cables, fiber optic cable, conduits and pipes over, under, or along the Easement(s) to service the Leased Premises and the Tower Facilities. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Easement(s) for ingress and egress, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute a separate written easement to the utility company providing the service for Lessee in a form which may be filed of record evidencing this right.

(c) Lessor represents and warrants to Lessee that Lessee shall have ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), at all times during this Lease, from the Leased Premises to an open and improved public road which presently exists, and which Easement(s) shall be adequate to service the Leased Premises and the Tower Facilities. If no such public road exists, or ceases to exist in the future, Lessor will grant an appropriate easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Leased Premises and the Tower Facilities. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement evidencing this right and Lessor shall maintain access to the Easement(s) in a free and open condition so that no interference is caused by Lessor, by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easement(s). Lessor shall provide such access to the Leased Premises across Lessor's adjacent property, and over all paved or unpaved roads owned or controlled by Lessor, to allow Lessee, or its sublessees, to use, maintain and repair the improvements located on the Leased Premises. Such access shall be provided twenty-four (24) hours per day, seven (7) days per week.

18. **Termination.** Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (without however, limiting any other rights available to the parties at law or equity, including an action for specific performance of any obligations hereunder); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues curing of the default to completion within a reasonable time period, the non-defaulting party shall no longer be entitled to declare a default;

(b) Upon thirty (30) days' written notice by Lessee to Lessor, if Lessee is unable to obtain or maintain through no fault of Lessee, any license, permit or other Governmental Approval necessary for the construction and operation of the Tower Facilities or Lessee's business; or

(c) By Lessee for any reason upon one (1) year's advance written notice from Lessee to Lessor.

After termination of this Lease, Lessee shall remove the Tower Facilities, which Lessee has installed or otherwise located on the Premises, including underground foundations to not more than four (4) inches below grade.

19. **Sublessee's Improvements.** Lessee's licensee(s) and sublessee(s) shall be entitled to modify the Tower Facilities and to erect additional improvements on the Leased Premises, including, but not limited to, antennas, dishes, cabling, additional storage buildings or equipment shelters on the Leased Premises as are reasonably required for the operation and maintenance of the communications equipment to be installed on the Leased Premises by said licensee(s) and sublessee(s), together with rights of ingress and egress to the Leased Premises and the right to install utilities to and on the Leased Premises and Easement(s) as if said licensee or sublessee were the Lessee under this Lease.

20. **Taxes.** Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Tower Facilities. In addition, Lessee shall pay any increase in real property taxes levied against the Leased Premises which are directly attributable to Lessee's use of the Leased Premises; provided that, Lessor furnishes proof to Lessee that such increase directly resulted from Lessee's use of the Leased Premises. In the event that Lessor fails to pay, when due, any taxes affecting the Leased Premises or the Easement(s), Lessee shall have the right, but not the obligation, to pay such taxes and deduct the full amount of the taxes paid by Lessee on Lessor's behalf from future installments of Rent. Lessor hereby represents and warrants that Lessor's property on which the Leased Premises and Easement(s) are located is not subject to any "Conservation Use Covenant," "Greenbelt Covenant," agricultural or timberland covenant, or any other conservation use program which restricts or limits development of Lessor's property. Lessor agrees to be solely responsible for payment of any penalties, roll-back or additional taxes, special assessments or other monetary amounts now or hereafter payable to any county, city, state or other party as a result of the breach of any conservation use tax program affecting the property on which the Leased Premises and Easement(s) are located or resulting from the change in the nature or character of the use of the property from its present use to a communications tower facility. Lessor does hereby covenant and agree to indemnify and hold Lessee forever harmless from any and all

liabilities, claims, demands, actions or causes of action arising from or relating to a breach of any such covenants, whether such breach occurs because of the erection of the Tower Facilities on the Leased Premises or otherwise.

21. **Destruction of Premises.** If the Leased Premises or the Tower Facilities are destroyed or damaged, so as to hinder the effective use of the Tower Facilities in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor. In such event, all rights and obligations of Lessee to Lessor shall cease as of the date of the damage or destruction, and Lessee shall be entitled to the reimbursement of any Rent prepaid by the Lessee.

22. **Condemnation.** If a condemning authority takes all of the Leased Premises or Easement(s), or a portion sufficient in Lessee's determination to render the Leased Premises or the Easement(s), in the sole opinion of Lessee, unsuitable for the use which Lessee was then making of the Leased Premises and Easement(s), this Lease shall terminate as of the date the title vests in the condemning authority. Lessee shall be entitled to file its own claims against the condemning authority for the value of its leasehold interest in the Premises and the value of its Tower Facilities, together with moving expenses, prepaid rent and business dislocation and relocation expenses. A sale of all or part of the Leased Premises and/or Easement(s) to a purchaser with the power of eminent domain, in the face of the exercise of eminent domain power, shall be treated as taking by condemnation for the purpose of this paragraph.

23. **Insurance.** Lessee shall purchase and maintain in full force and effect throughout the Initial Term and any Renewal Term public liability and property damage policies. The policy of general liability insurance shall provide a combined single limit of \$1,000,000 and shall name Lessor as an additional insured.

24. **Lessee's Environmental Covenants and Indemnity.** As used in this Lease, the term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste which is, or becomes designated as such in the future or is regulated by any agency of the United States Government or by any local governmental authority having jurisdiction, including, without limitation, any substance, material or waste that is defined or designated as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or the Clean Water Act. During the term of this Lease, Lessee shall cause the presence, use, storage and/or disposal of any Hazardous Material, on or under the Leased Premises by Lessee, its agents, employees, business invitees, contractors or sublessees to be in compliance with all applicable laws, rules, regulations and orders. Lessee shall not install or permit the installation of any underground storage tanks on the Leased Premises. Lessee shall defend, indemnify, protect and hold Lessor harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of Hazardous Materials on or under the Leased Premises caused by the acts, omissions or negligence of Lessee, its employees, business invitees, contractors or sublessees. The foregoing indemnity shall survive any termination of this Lease.

25. **Lessor's Environmental Representation and Indemnity.** Lessor represents and warrants that no Hazardous Materials have been generated, stored, disposed of or are present on or under the Leased Premises and the Easement(s) prior to the Commencement Date of this Lease. Lessor shall immediately notify Lessee in writing of (i) any release or threatened release of Hazardous Materials in, on, under, from or migrating towards the Leased Premises; (ii) any non-compliance with any environmental laws related in any way to the Leased Premises; (iii) any actual or potential environmental lien; (iv) any required or proposed remediation of environmental conditions relating to the Leased Premises; and (v) any written or oral notice or other communication relating in any way to Hazardous Materials on the Leased Premises. Lessor shall indemnify, defend, protect and hold Lessee harmless from and against any and all claims, costs, fines, judgments, liability, actions, causes of action, liens and expenses; including, without limitation, penalties and reasonable attorneys' fees, incurred or suffered by or asserted against Lessee, arising out of or in any way relating to any one or more of the following which are not caused by Lessee: (a) the presence of any Hazardous Materials in, on, or under the Leased Premises; (b) any past, present or threatened release of Hazardous Materials in, on, under or from the Leased Premises; (c) any activity by Lessor in connection with any actual, proposed or threatened use, treatment, storage, existence, disposition or other release, production, manufacturing, management, abatement, removal, handling, transfer or transportation to or from the Leased Premises of any Hazardous Materials at any time located in, under or on the Leased Premises; (d) any testing and/or remediation costs in connection with any Hazardous Materials alleged to be located in, under, on or above the Leased Premises; (e) any past or present non-compliance with or violations of any environmental laws in connection with the Leased Premises or operations thereon, including, but not limited to, any failure by Lessor to comply with any order of any governmental authority in connection with any environmental laws; and (f) the imposition, recording or filing or the threatened imposition, recording or filing of any environmental lien encumbering the Leased Premises. The foregoing representations and indemnities shall survive any termination of this Lease.

26. **Mutual Indemnification.** Lessor shall indemnify and save harmless Lessee from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessor, or Lessor's officers, agents, servants, employees, contractors, or sublessees. Further, Lessor shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessee or in which Lessee may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the following paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

Lessee shall indemnify and save harmless Lessor from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessee, or Lessee's officers, agents, servants or employees. Further, Lessee shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessor or in which Lessor may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the preceding paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

27. **Notices.** All notices required or permitted under this Agreement shall be in writing and shall be deemed effective upon personal delivery, or three (3) days after being deposited in the U.S. Mail, registered or certified, and postage prepaid, or one (1) day after being deposited with a recognized overnight delivery service. Such notices shall be addressed to the party at the addresses shown below, or at such other address or addresses as either party shall designate to the other in writing in accordance with this paragraph:

As to Lessor: The Love Center Regeneration Ministries and Fellowship, Inc.
 Attention: Jerome Rhyant
 907 N. 13th St.
 Fort Pierce, Florida 34950
 Phone: 772-460-2445
 E-mail address: rhyantenterprise@gmail.com
 Federal ID / SS No.: 65-0618494

With Copy to: Simmons, Finney & Winfield, LLC
 Attention: Linnes Finney, Jr., Esq.
 145 NW Central Park Plaza, Suite 145
 Port St. Lucie, Florida 34986
 Phone: 772-873-5900
 E-mail: Lfinney@sfwlegalteam.com

As to Lessee: TowerCom VIII-B, LLC
 Attn: George Davis, Vice President
 241 Atlantic Blvd., Suite 201
 Neptune Beach, Florida 32266
 Phone: (904) 880-8887
 E-mail: gdavis@towercomenterprises.com

28. **Title and Quiet Enjoyment.** Lessor warrants and represents that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Leased Premises and the Easement(s); and (iii) the Leased Premises constitutes a legal lot that may be leased without the need for any subdivision or platting approval. Lessor covenants that Lessee shall have the quiet enjoyment of the Leased Premises during the term of the Lease. Lessor shall indemnify Lessee from and against any loss, cost, expense or damage, including attorneys' fees associated with a breach of the foregoing covenant of quiet enjoyment. This Lease shall be an estate for years and not a usufruct. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees, or agents to use any portion of any property owned or controlled by Lessor in any way which interferes with operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessee shall have the right, in addition to any other rights that it may have in law or equity, to enjoin such interference or to terminate this Lease.

29. **Subordination and Non-Disturbance.** This Lease shall be subject to and subordinate to any mortgage or deed to secure debt (collectively referred to as a "Mortgage") made by Lessor which may now or hereafter encumber the Leased Premises and Easement(s), provided that no such subordination shall be effective unless the holder of every such Mortgage shall in a separate agreement with Lessee agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Lessor's interest in the Leased Premises and Easement(s), such holder shall recognize and confirm the validity and existence of this Lease and that Lessee shall have the right to continue its use and occupancy of the Leased Premises and Easement(s) in accordance with the provisions of this Lease as long as Lessee is not in default of this Lease beyond applicable notice and cure periods. Lessee shall execute in timely fashion such instruments as may reasonably be requested to evidence the provisions of this paragraph. In the event the Leased Premises and/or Easement(s) are encumbered by a Mortgage on the date of the exercise of the Option, Lessor promptly shall obtain and furnish Lessee with a non-disturbance agreement in recordable form from the holder of each Mortgage.

30. **Assignments and Subleases.**

(a) Lessee may mortgage or grant a security interest in Lessee's leasehold estate and the Tower Facilities, and may make a conditional assignment of this Lease and the Tower Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties"). In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee, and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than thirty (30) days after the receipt of the default notice. If a termination, disaffirmation or rejection of the Lease, pursuant to any laws (including any bankruptcy or insolvency laws), by Lessee shall occur, or if Lessor shall terminate this Lease for any reason as provided for in Paragraph 18 herein, Lessor will give the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Leased Premises during a thirty (30) day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Tower Facilities. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

(b) Lessee shall have the right to sublease or assign its rights under this Lease, with the consent of Lessor, which shall not be unreasonably withheld, delayed, or conditioned. Provided however, the Lessor's consent shall not be required for any of the following:

- i. any conditional assignment of this Lease to Secured Parties as described in subparagraph (a) above;
- ii. any sublease or license of a portion of the Tower Facilities in the ordinary course of Lessee's business;
- iii. an assignment or sublease to an affiliate entity of Lessee;

- iv. an assignment to an entity in the business of developing or owning telecommunication towers.

Any such sublease or assignment shall be subject to all terms and conditions of this Lease. Upon assignment of all of its rights pursuant to this Lease, and the execution of a written assumption of all of the terms and conditions of the Lease by the assignee, Lessee shall be released from any further liability under this Lease.

31. **Successors and Assigns.** This Lease shall run with the Leased Premises described on **Exhibit "A"** and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

32. **Waiver of Lessor's Lien.** Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

33. **Waiver of Incidental and Consequential Damages.** Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Lessor as a result of the construction, maintenance, operation or use of the Leased Premises or the Easement(s) by Lessee.

34. **Lessee's Exclusivity.** Lessor agrees not to lease any of Lessor's property within a radius of five (5) miles from the Leased Premises for construction of a tower or for use as a communications facility or for the operation of an antenna site leasing business which competes directly or indirectly with Lessee.

35. **No Bifurcation of Lessor's Estate/Assignment of Lease.** Without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in this Lease or the rent or any rights hereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site.

36. **ROFR.** If at any time during the term of the Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in this Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

37. **Certifications.** Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term, (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

38. **Miscellaneous.**

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the subject matter of this option and ground lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.

(d) If either Lessor or Lessee is represented by a broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Leased Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Lessor shall cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Leased Premises and the Easement(s), and to take such action as Lessee may reasonably require to effect the intent of this Lease.

(h) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

(i) Lessor agrees that the terms of this Lease shall be strictly confidential and that Lessor shall not disclose any of the terms hereof to any third party, except with Lessee's prior

written consent. Notwithstanding the foregoing, Lessor is permitted to disclose the terms of this Lease to its attorneys, financial consultants, accountants and lenders.

(j) Whenever under this Lease the consent or approval of Lessor is required or a determination must be made by Lessor, no such consent or approval shall be unreasonably withheld, conditioned, or delayed, and all such determinations shall be made on a reasonable basis and in a reasonable manner.

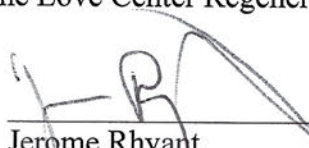
(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

LESSOR:

The Love Center Regeneration Ministries and Fellowship, Inc., a Florida non-profit corporation, f/k/a The Love Center Regeneration Ministries, Inc.

By: _____

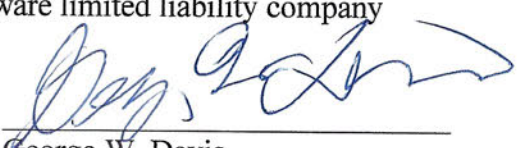

Jerome Rhyant
President and CEO

Date: 4/20, 2022

LESSEE:

TowerCom VIII-B, LLC,
a Delaware limited liability company

By: _____


George W. Davis
Vice President

Date: 6-1-, 2022

EXHIBIT "A"

Description of Real Property (Leased Premises)

A 60' by 60' parcel of land for the tower compound being located around the base of the tower, all being a portion of the parent tract described below. The legal description of the Leased Premises shall be determined by survey and shall thereafter replace this **Exhibit "A"**.

Tax Parcel I.D. # of parent tract: Saint Lucie County 2408-123-0008-000-2

Physical Address of parent tract: 3111 Avenue D
Fort Pierce, FL 34954

Optionor acknowledges and agrees that if the governmental authority requires a landscaped buffer be leased or maintained around the Leased Premises, then (1) the survey will show such additional area and (2) the Lease will be deemed to include such buffer area either within the Premises or as an appurtenant easement to the Premises, based on the applicable governmental requirements.

Parent Tract

All that tract or parcel of land being in St. Lucie County, Florida described as:

The South 315.05 feet of the East 210 feet of the West 260 feet of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 8, Township 35 South, Range 40 East, and .

Beginning at the NW corner of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 8, Township 35 South, Range 40 East, run East 260 feet to point of beginning; thence continue East 150 feet; thence South 660 feet, more or less, to the South line of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 8, Township 35 South, Range 40 East; thence West along said South line 150 feet; thence North to point of beginning.

EXHIBIT "A-1"

Survey or Site Plan

Location of the Leased Premises shall be determined by survey, and upon completion shall replace this **Exhibit "A-1"**.

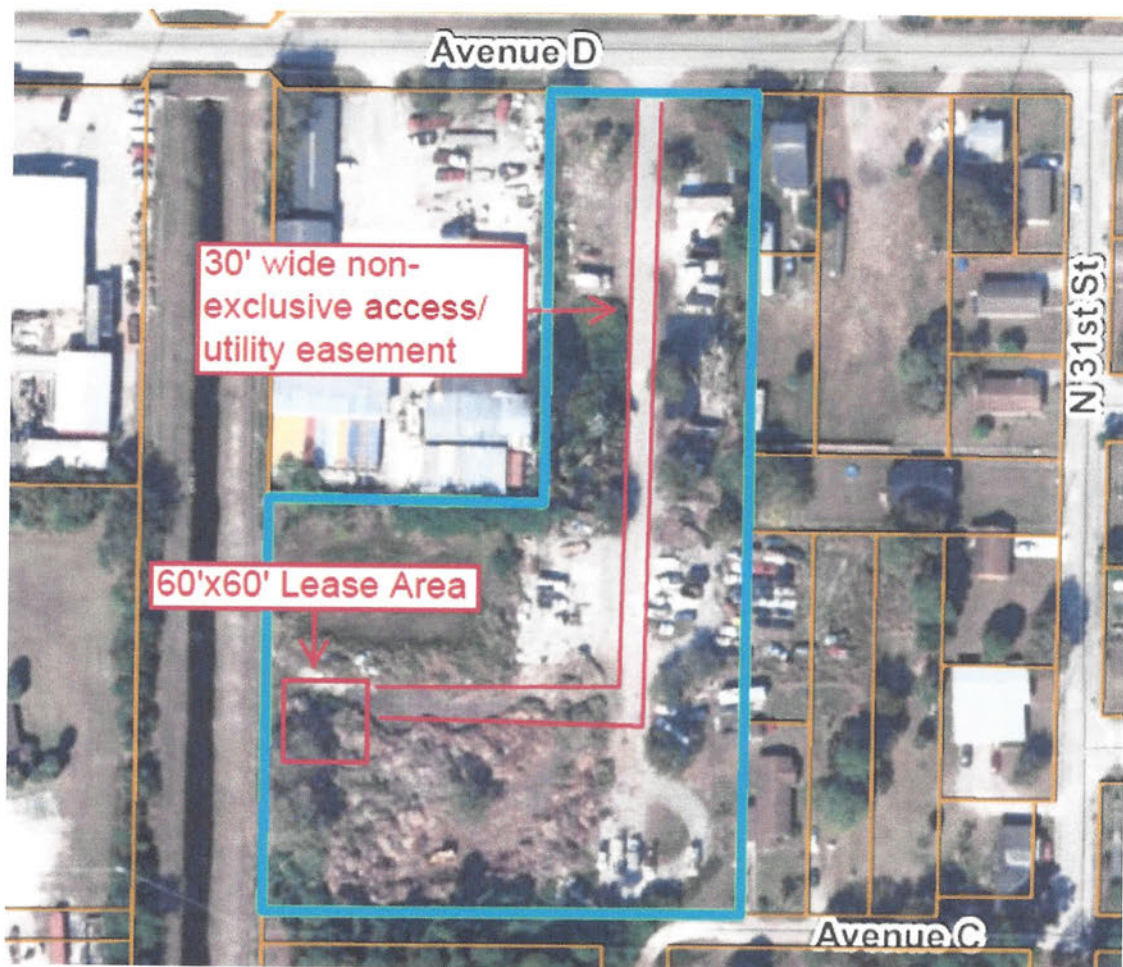


EXHIBIT "B"

Easement(s)

An approximate **30' Easement** for ingress/egress and utilities, each to be determined by survey, and upon completion of survey, shall replace this **Exhibit "B"**.



EXHIBIT "C"

Liens and Encumbrances

Holder of 1st Mortgage: The Cadle Company
Address: 100 North Center Street, Newton Falls, OH 44444
Contact Name: Michael Brown
Phone Number: 330-872-0918 Ext. 3517 or 888-462-2352
Loan Number: CCA80116

Holder of 2nd Mortgage: _____
Address: _____
Contact Name: _____
Phone Number: _____
Loan Number: _____

Other Liens/Encumbrances
(Please Describe): _____

If No Mortgage(s), check here: _____

EXHIBIT "D"

FORM OF MEMORANDUM OF LEASE

Prepared by and return to:

Holt Ney Zatcoff & Wasserman, LLP
Brian P. Cain, Esq.
100 Galleria Parkway, Suite 1800
Atlanta, Georgia 30339

Site Name: Love Ministries

MEMORANDUM OF LEASE

This Memorandum of Lease is made on _____, 2022, by and between **THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP, INC.**, a Florida nonprofit corporation, f/k/a The Love Center Regeneration Ministries, Inc. ("Lessor"), whose address is 907 N. 13th St., Fort Pierce, Florida 34950, and **TOWERCOM VIII-B, LLC**, a Delaware limited liability company ("Lessee"), whose address is 241 Atlantic Boulevard, Suite 201, Neptune Beach, Florida 32266.

1. Lessor and Lessee are parties to an Option and Ground Lease Agreement dated as of _____, 2022 (the "Lease Agreement"); the terms and provisions of which are incorporated herein by this reference. The premises covered by the Lease Agreement are located in **Saint Lucie County, Florida**, as more fully described in the legal description attached hereto as **Exhibit "A"** ("Leased Premises").
2. Pursuant to the Lease Agreement, Lessor has granted, and by these presents does grant, to Lessee non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along Lessor's property, the location of said easements being shown on **Exhibit "B"** hereto (the "Easements"). The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein.
3. The Lease Agreement provides for an initial term of five (5) years and four (4) additional five (5) year terms, which shall occur automatically unless Lessee delivers written notice of intent not to renew to Lessor at least thirty (30) days prior to the expiration of the initial term, or the renewal term then in effect.

4. The Lease Agreement provides that during the term of the Lease Agreement neither Lessor nor any tenant or person or entity claiming by or through Lessor shall be allowed to install or operate a communications facility, including a telecommunications transmission tower, or operate an antenna site leasing business which competes directly or indirectly with Lessee on the lands of Lessor within a radius of five (5) miles of the Leased Premises. The Lease Agreement also provides that, without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in the Lease Agreement or the rent or any rights thereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site. If at any time during the term of the Lease Agreement, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in the Lease Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to accept the Offer or exercise Lessee's right to purchase the Leased Premises and exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

[Separate Form to be Executed]



November 9, 2022

RE: FCC Compliance – Verizon Site ID 617287878
Address: 3111 Ave D, Ft. Pierce, FL 34947

To Whom It May Concern:

Verizon Wireless and/or affiliates ("Verizon Wireless") operates an LTE/PCS network authorized by the Federal Communications Commission (FCC) to provide state of the art digital wireless communications in many parts of the nation, including Florida. Verizon Wireless' operations and network are licensed and regulated by the FCC.

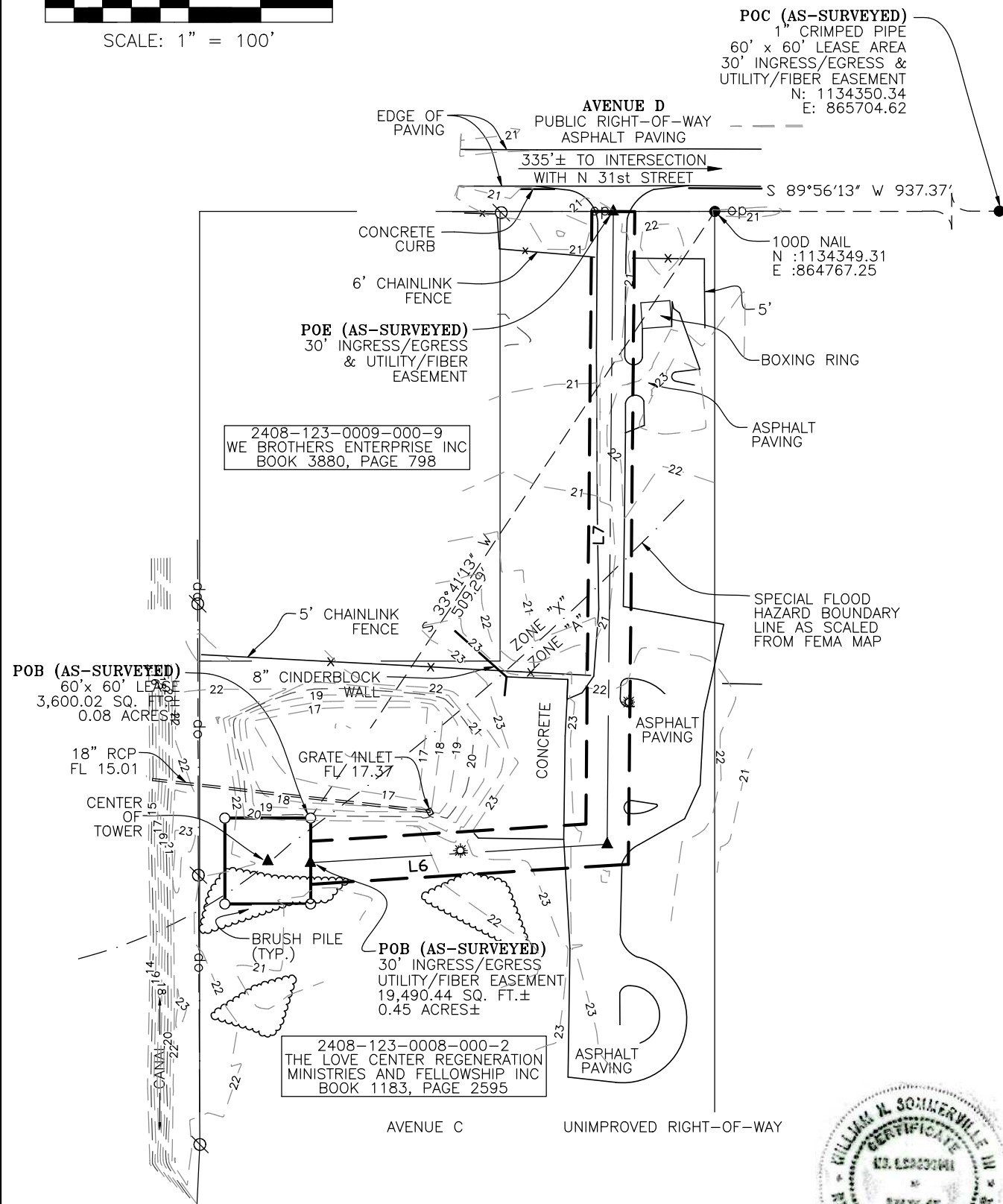
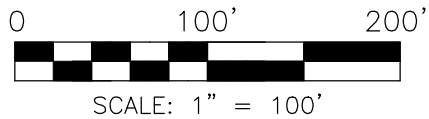
Verizon Wireless hereby certifies that the proposed installation at the above referenced address will not cause interference with the use of properly functioning radios, televisions, Emergency Management Systems (EMS) and or telephone broadcasting and reception. In addition, Verizon Wireless shall certify that the antennas installed will be in compliance with all present and future promulgated safety laws, rules and regulations concerning electromagnetic emissions standards or similar safety standards for other communications transmissions.

The RF design, as proposed for the above noted site, is in compliance with all applicable FCC requirements. In addition, the proposed site meets all applicable ANSVIEEE C95.1-1992 exposure levels, as adopted by the FCC requirements.

Sincerely,

A handwritten signature in blue ink, appearing to read "Howard Allen", with a large, stylized flourish extending to the left.

Howard Allen
Verizon Wireless
RF Design Engineer



LINE	BEARING	DISTANCE
L1	S 00°00'00" E	60.00'
L2	S 90°00'00" W	60.00'
L3	N 00°00'00" W	60.00'
L4	N 90°00'00" E	60.00'
L5	S 00°00'00" E	31.23'
L6	N 86°24'55" E	207.80'
L7	N 00°33'17" E	442.03'±



10/06/22

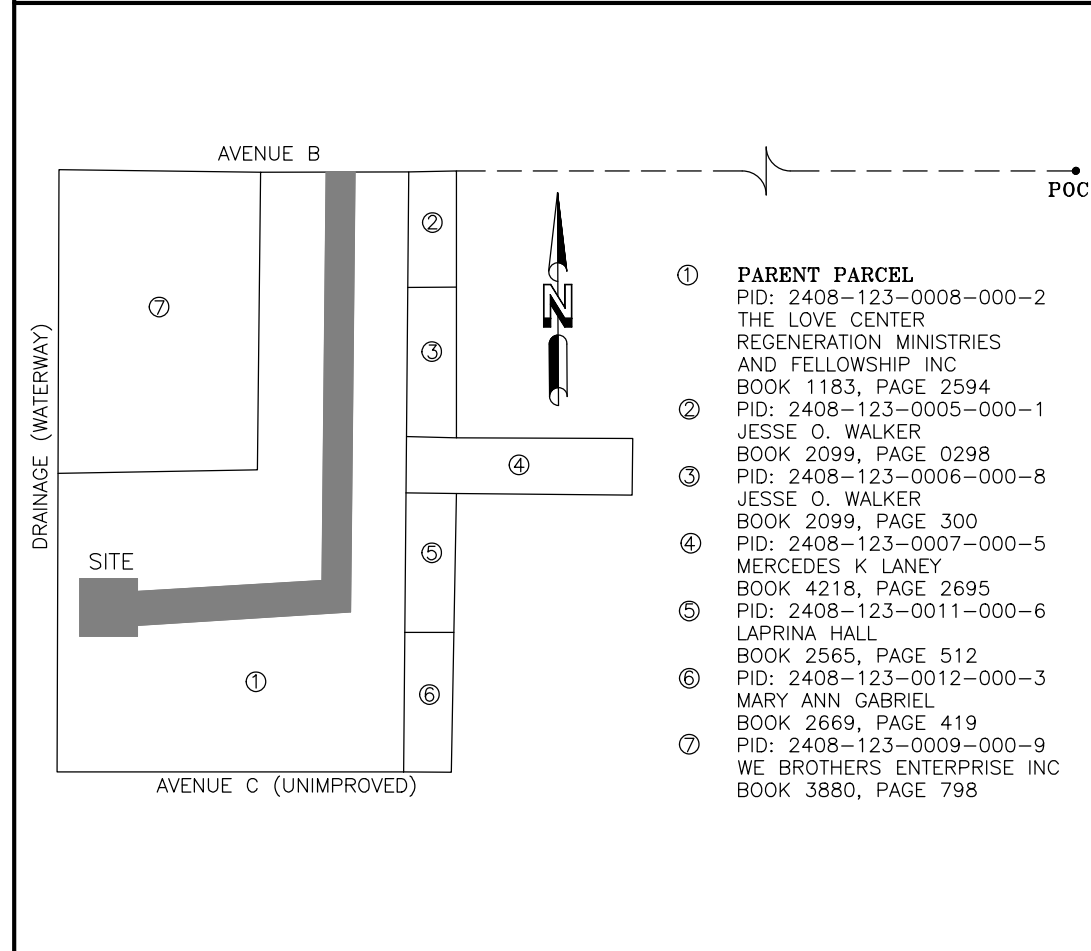
William H. Sommerville, III

William H. Sommerville, III
Florida License No. 0006141

PARENT TRACT OVERVIEW

NOT TO SCALE

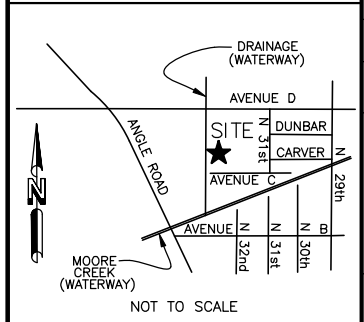
TOWER INFO



CENTER OF TOWER:
LATITUDE: 27°27'05.969" NORTH
LONGITUDE: 80°21'27.918" WEST (NAD 83)
GROUND ELEVATION: 21.9' ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
3111 AVENUE D
FORT PIERCE, FLORIDA 34954

VICINITY MAP



FLORIDA EAST

GRID NORTH
GRID TO TRUE NORTH CONVERGENCE
0°17'45.90565"
TRUE NORTH TO MAGNETIC DECLINATION
7°10' W
COMBINED SCALE FACTOR
0.99990910

LEGEND

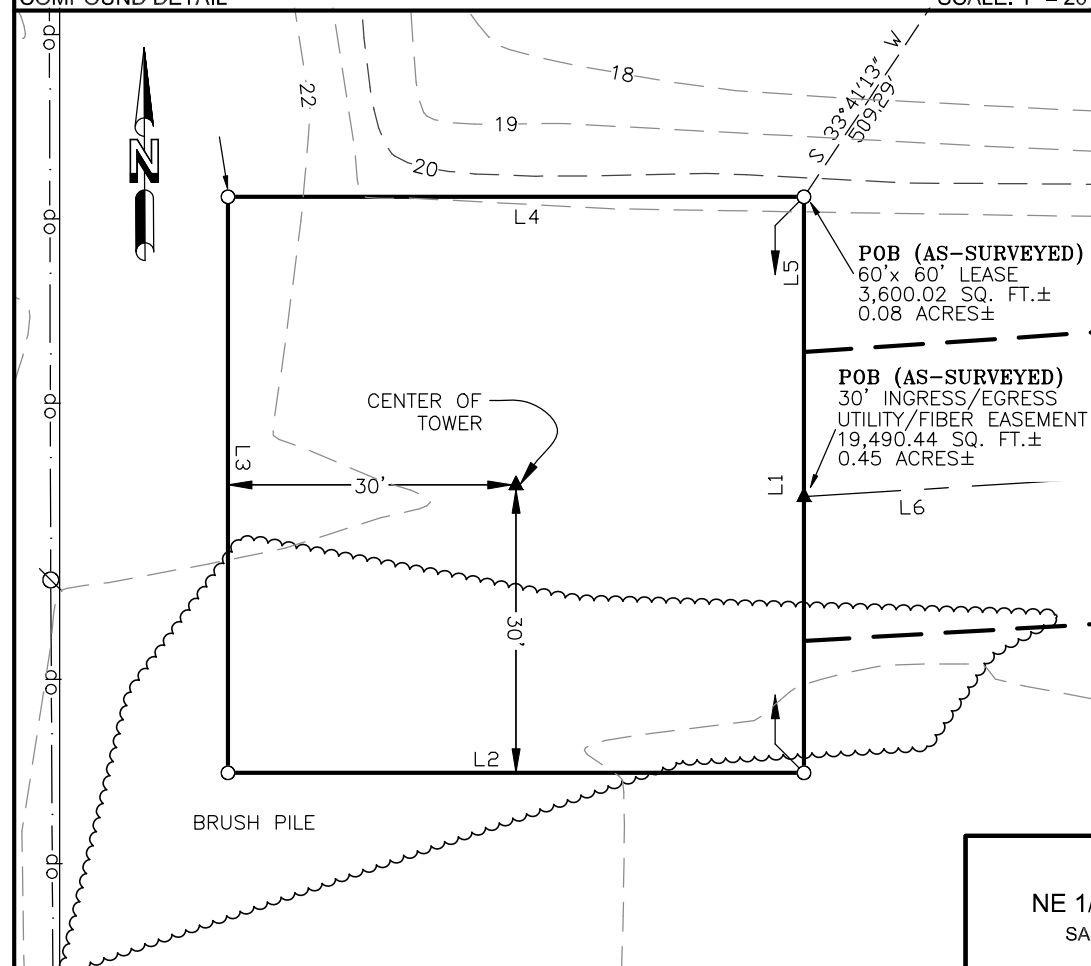
- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊗ = POWER POLE
- ⊙ = POWER POLE
- ↓ = GUY ANCHOR
- ☐ = POWER BOX
- ☐ = TELEPHONE PEDESTAL
- ⊙ = GROUNDING ROD
- ROW --- = RIGHT-OF-WAY
- - - - - OP - - - - - = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'A' of the Flood Insurance Rate Map Community Panel No. 12111C0178J, which bears an effective date of February 16, 2012 and is in a special flood hazard area. Zone 'A': A zone definition from flood map 12111C0178. Base Flood Elevation not defined.

COMPOUND DETAIL

SCALE: 1" = 20'



NO.	REVISION	DATE	BY
1	CORRECTED ACCESS/UTILITY EASEMENT	08/09/22	PKW
2	CHANGED EASEMENT	08/18/22	PKW
3	CLIENT COMMENTS	09/15/22	PKW

PROJECT NO. 22-1231

DRAWN BY: SEL
CHECKED BY: PKW
FIELD CREW: MKK
APPROVED BY: MKD
DATE: 07/29/22
SCALE: 1" = 100'
SHEET 1 OF 2

RAWLAND TOWER SURVEY
TOWERCOM VIII-B, LLC
241 ATLANTIC BOULEVARD
NEPTUNE BEACH, FLORIDA 32266

FOR:
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.simweng.com



LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

PARENT TRACT DEED (PER TITLE):

Township 35 South, Range 40 East, and Beginning at the NW corner of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East, run East 260 feet to the point of beginning; thence continue East 150 feet; thence South 660 feet, more or less, to the South line of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East; thence West along said South line 150 feet; thence North to point of beginning.

AND BEING the same property conveyed to The Love Center Regeneration Ministries, Inc., a Florida not-for-profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Warranty Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2594; AND FURTHER CONVEYED to The Love Center Regeneration Ministries, Inc., a Florida not-for-profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Quit Claim Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2595.

60' x 60' LEASE (AS-SURVEYED)

THAT PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AND RECORDED IN BOOK 1183, PAGE 2595 IN THE OFFICE OF THE CIRCUIT CLERK, SAINT LUCIE COUNTY, FLORIDA LYING IN THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" CRIMPED PIPE ON THE SOUTHERLY RIGHT-OF-WAY OF AVENUE D, HAVING FLORIDA EAST STATE PLANE COORDINATES N: 1134350.34 E: 865704.62; THENCE SOUTH 89°56'13" WEST, 937.37 FEET TO A FOUND 100D NAIL; THENCE SOUTH 33°41'13" WEST, 509.29 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING; THENCE S 00°00'00" E 60.00 FEET TO A SET 5/8" REBAR; THENCE S 90°00'00" W 60.00 FEET TO A SET 5/8" REBAR; THENCE N 00°00'00" W 60.00 FEET TO A SET 5/8" REBAR; THENCE N 90°00'00" E, 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3,600.0 SQ.FT. OR 0.08 ACRES MORE OR LESS.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

THAT PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AND RECORDED IN BOOK 1183, PAGE 2595 IN THE OFFICE OF THE CIRCUIT CLERK, SAINT LUCIE COUNTY, FLORIDA LYING IN THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" CRIMPED PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE D, HAVING FLORIDA EAST STATE PLANE COORDINATES N: 1134350.34 E: 865704.62; THENCE SOUTH 89°56'13" WEST, 937.37 FEET TO A FOUND 100D NAIL; THENCE SOUTH 33°41'13" WEST, 509.29 FEET TO A SET 5/8" REBAR AT THE NORTHEAST CORNER OF THE LEASE AREA; THENCE S 00°00'00" E, ALONG THE EASTERN BOUNDARY OF THE LEASE AREA, 31.23 FEET TO THE POINT OF BEGINNING OF AN INGRESS/EGRESS & UTILITY/FIBER EASEMENT BEING 30 FEET IN WIDTH AND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 86°24'55" EAST, 207.80 FEET; THENCE NORTH 00°33'17" EAST, 442.03 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AVENUE D AND THE POINT OF ENDING, CONTAINING 19,490.44 SQUARE FEET OR 0.45 ACRES MORE OR LESS.

PLOTTABLE EXCEPTIONS

Fidelity National Title Insurance Company
Commitment for Title Insurance Commitment No. 37364229
Date June 2, 2022
Schedule B, Section II

Exception No.	Instrument	Comment
1-7		Standard exceptions. Contain no survey matters.
⑧	D.B. 2505, Pg. 2910	Does Affect, blanket in nature.
	D.B. 4091, Pg. 329	Does Affect, blanket in nature.
⑨	Doc. No. 16-00002143	Does Not Affect.

SURVEYOR'S NOTES

1. This is Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is July 15, 2022.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID AF6647. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SURVEYOR'S CERTIFICATION

I certify to TowerCom VIII-B, LLC and Fidelity National Title Insurance Company, that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.



10/06/22

William H. Sommerville, III
Florida License No. 0006141

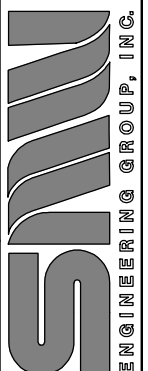
NO.	REVISION	DATE	BY
1	CORRECTED ACCESS/UTILITY EASEMENT	08/09/22	PKW
2	CHANGED EASEMENT	08/18/22	PKW
3	CLIENT COMMENTS	09/15/22	PKW

PROJECT NO.
22-1231

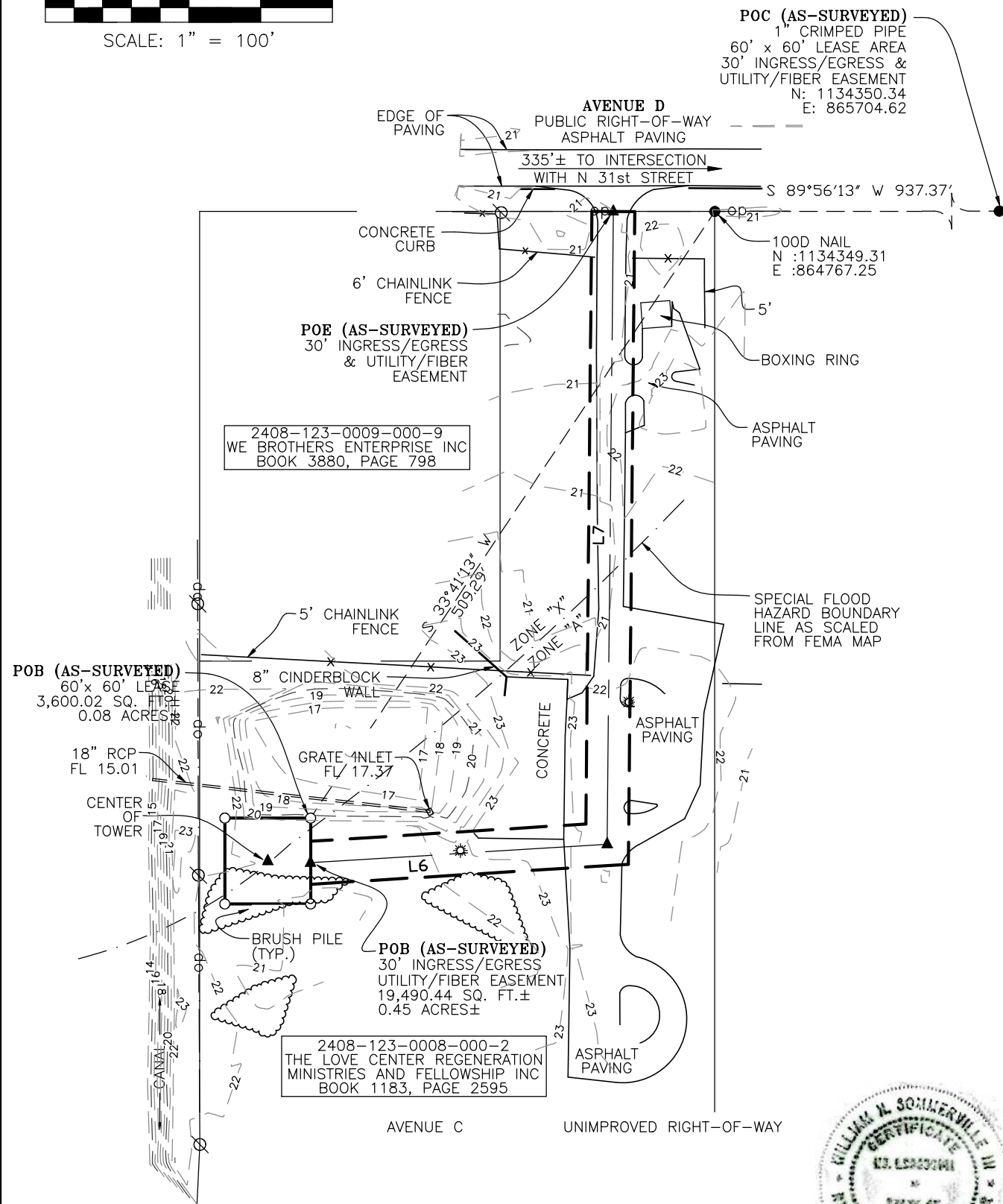
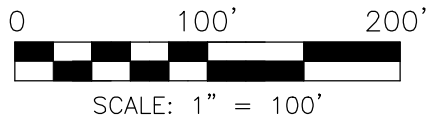
DRAWN BY: SEL
CHECKED BY: PKW
FIELD CREW: MKK
APPROVED BY: MKK
DATE: 07/29/22
SCALE: N.T.S.
SHEET 1 OF 2

RAWLAND TOWER SURVEY
FOR:
TOWERCOM VIII-B, LLC
241 ATLANTIC BOULEVARD
SUITE 201
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SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
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LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

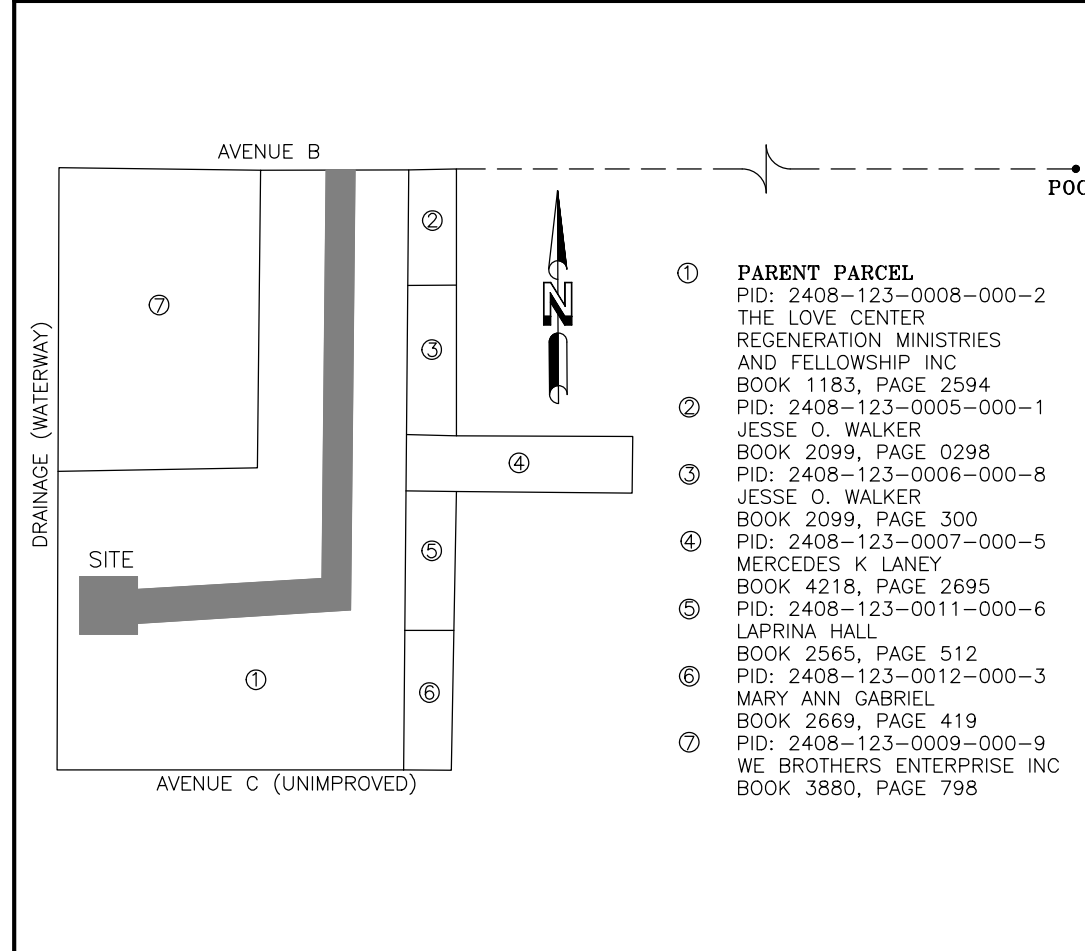


LINE	BEARING	DISTANCE
L1	S 00°00'00" E	60.00'
L2	S 90°00'00" W	60.00'
L3	N 00°00'00" W	60.00'
L4	N 90°00'00" E	60.00'
L5	S 00°00'00" E	31.23'
L6	N 86°24'55" E	207.80'
L7	N 00°33'17" E	442.03'±



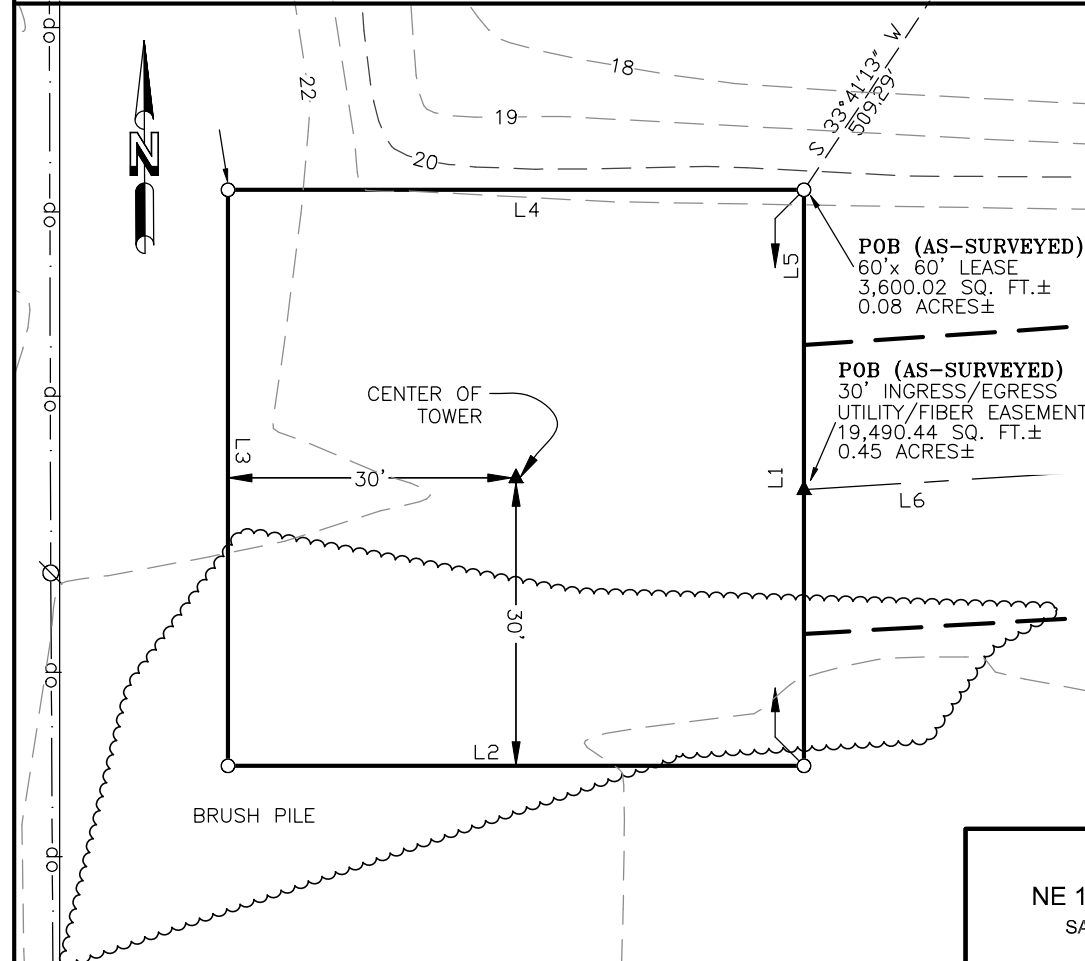
10/06/22
William H. Sommerville, III
 William H. Sommerville, III
 Florida License No. 0006141

PARENT TRACT OVERVIEW



- ① PARENT PARCEL
 PID: 2408-123-0008-000-2
 THE LOVE CENTER
 REGENERATION MINISTRIES
 AND FELLOWSHIP INC
 BOOK 1183, PAGE 2594
- ② PID: 2408-123-0005-000-1
 JESSE O. WALKER
 BOOK 2099, PAGE 0298
- ③ PID: 2408-123-0006-000-8
 JESSE O. WALKER
 BOOK 2099, PAGE 300
- ④ PID: 2408-123-0007-000-5
 MERCEDES K LANEY
 BOOK 4218, PAGE 2695
- ⑤ PID: 2408-123-0011-000-6
 LAPRINA HALL
 BOOK 2565, PAGE 512
- ⑥ PID: 2408-123-0012-000-3
 MARY ANN GABRIEL
 BOOK 2669, PAGE 419
- ⑦ PID: 2408-123-0009-000-9
 WE BROTHERS ENTERPRISE INC
 BOOK 3880, PAGE 798

COMPOUND DETAIL



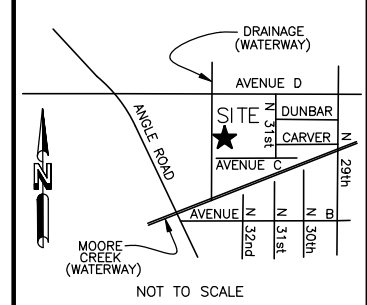
NOT TO SCALE

TOWER INFO

CENTER OF TOWER:
 LATITUDE: 27°27'05.969" NORTH
 LONGITUDE: 80°21'27.918" WEST
 (NAD 83)
 GROUND ELEVATION: 21.9'
 ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
 3111 AVENUE D
 FORT PIERCE, FLORIDA 34954

VICINITY MAP



FLORIDA EAST

GRID NORTH
 GRID TO TRUE NORTH
 CONVERGENCE
 0°17'45.90565"

TRUE NORTH TO MAGNETIC
 DECLINATION
 7°10' W

COMBINED SCALE FACTOR
 0.99990910

LEGEND

- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - (R) = REFERENCED INFORMATION
 - (M) = MEASURED
 - ⊗ = POWER POLE
 - ⊙ = POWER POLE
 - ↓ = GUY ANCHOR
 - ☐ = POWER BOX
 - ☐ = TELEPHONE PEDESTAL
 - ⊙ = GROUNDING ROD
- ROW --- = RIGHT-OF-WAY
 - - - - - OP - - - - - = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'A' of the Flood Insurance Rate Map Community Panel No. 12111C0178J, which bears an effective date of February 16, 2012 and is in a special flood hazard area. Zone 'A': A zone definition from flood map 12111C0178. Base Flood Elevation not defined.

LOVE MINISTRIES
 NE 1/4, SEC. 8, T-35-S, R-40-E
 SAINT LUCIE COUNTY, FLORIDA

BY DATE BY DATE BY DATE BY DATE
 08/09/22 PWK 08/18/22 PWK 09/15/22 PWK

REVISION NO. 1 CORRECTED ACCESS/UTILITY EASEMENT 2 CHANGED EASEMENT 3 CLIENT COMMENTS

PROJECT NO. 22-1231

DRAWN BY: SEL
 CHECKED BY: PWK
 FIELD CREW: MKK
 APPROVED BY: MKD
 DATE: 07/29/22
 SCALE: 1" = 100'

SHEET 1 OF 2

FOR: RAWLAND TOWER SURVEY
 TOWERCOM VIII-B, LLC
 241 ATLANTIC BOULEVARD
 NEPTUNE BEACH, FLORIDA 32266

SMW ENGINEERING GROUP, INC.
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

PARENT TRACT DEED (PER TITLE):

Township 35 South, Range 40 East, and Beginning at the NW corner of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East, run East 260 feet to the point of beginning; thence continue East 150 feet; thence South 660 feet, more or less, to the South line of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East; thence West along said South line 150 feet; thence North to point of beginning.

AND BEING the same property conveyed to The Love Center Regeneration Ministries, Inc., a Florida not-for-profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Warranty Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2594; AND FURTHER CONVEYED to The Love Center Regeneration Ministries, Inc., a Florida not-for-profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Quit Claim Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2595.

60' x 60' LEASE (AS-SURVEYED)

THAT PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AND RECORDED IN BOOK 1183, PAGE 2595 IN THE OFFICE OF THE CIRCUIT CLERK, SAINT LUCIE COUNTY, FLORIDA LYING IN THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" CRIMPED PIPE ON THE SOUTHERLY RIGHT-OF-WAY OF AVENUE D, HAVING FLORIDA EAST STATE PLANE COORDINATES N: 1134350.34 E: 865704.62; THENCE SOUTH 89°56'13" WEST, 937.37 FEET TO A FOUND 100D NAIL; THENCE SOUTH 33°41'13" WEST, 509.29 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING; THENCE S 00°00'00" E 60.00 FEET TO A SET 5/8" REBAR; THENCE S 90°00'00" W 60.00 FEET TO A SET 5/8" REBAR; THENCE N 00°00'00" W 60.00 FEET TO A SET 5/8" REBAR; THENCE N 90°00'00" E, 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3,600.0 SQ.FT. OR 0.08 ACRES MORE OR LESS.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

THAT PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AND RECORDED IN BOOK 1183, PAGE 2595 IN THE OFFICE OF THE CIRCUIT CLERK, SAINT LUCIE COUNTY, FLORIDA LYING IN THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" CRIMPED PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE D, HAVING FLORIDA EAST STATE PLANE COORDINATES N: 1134350.34 E: 865704.62; THENCE SOUTH 89°56'13" WEST, 937.37 FEET TO A FOUND 100D NAIL; THENCE SOUTH 33°41'13" WEST, 509.29 FEET TO A SET 5/8" REBAR AT THE NORTHEAST CORNER OF THE LEASE AREA; THENCE S 00°00'00" E, ALONG THE EASTERN BOUNDARY OF THE LEASE AREA, 31.23 FEET TO THE POINT OF BEGINNING OF AN INGRESS/EGRESS & UTILITY/FIBER EASEMENT BEING 30 FEET IN WIDTH AND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 86°24'55" EAST, 207.80 FEET; THENCE NORTH 00°33'17" EAST, 442.03 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AVENUE D AND THE POINT OF ENDING, CONTAINING 19,490.44 SQUARE FEET OR 0.45 ACRES MORE OR LESS.

PLOTTABLE EXCEPTIONS

Fidelity National Title Insurance Company
Commitment for Title Insurance Commitment No. 37364229
Date June 2, 2022
Schedule B, Section II

Exception No.	Instrument	Comment
1-7		Standard exceptions. Contain no survey matters.
⑧	D.B. 2505, Pg. 2910	Does Affect, blanket in nature.
	D.B. 4091, Pg. 329	Does Affect, blanket in nature.
⑨	Doc. No. 16-00002143	Does Not Affect.

SURVEYOR'S NOTES

1. This is Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is July 15, 2022.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID AF6647. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SURVEYOR'S CERTIFICATION

I certify to TowerCom VIII-B, LLC and Fidelity National Title Insurance Company, that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

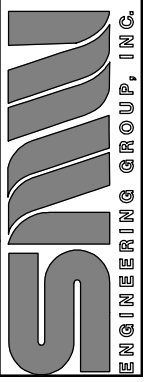


10/06/22

William H. Sommerville, III
Florida License No. 0006141

BY	DATE	REVISION	NO.	PROJECT NO.
	08/09/22	CORRECTED ACCESS/UTILITY EASEMENT	1	22-1231
	08/18/22	CHANGED EASEMENT	2	
	09/15/22	CLIENT COMMENTS	3	
DRAWN BY: SEL				SHEET 1 OF 2
CHECKED BY: PWK				
FIELD CREW: MKK				
APPROVED BY: MKD				
DATE: 07/29/22				
SCALE: N.T.S.				
RAWLAND TOWER SURVEY TOWERCOM VIII-B, LLC 241 ATLANTIC BOULEVARD SUITE 201 NEPTUNE BEACH, FLORIDA 32266				
SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.simweng.com				

LOVE MINISTRIES
 NE 1/4, SEC. 8, T-35-S, R-40-E
 SAINT LUCIE COUNTY, FLORIDA





Existing View



TOWERCOM
LOVE MINISTRIES
3111 Avenue D, Fort Pierce, FL 34954
**195ft. MONOPOLE
SIMULATION**
View #1 from Avenue C
approx. 440ft. east-southeast of site



Existing View



TOWERCOM

LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

195ft. MONOPOLE SIMULATION

View #2 from Avenue D & Angle Rd
approx. 1,240ft. west-northwest of site



Existing View



TOWERCOM
LOVE MINISTRIES
3111 Avenue D, Fort Pierce, FL 34954
195ft. MONOPOLE
SIMULATION
View #3 from Avenue B
approx. 860ft. south-southeast of site



TOWERCOM
LOVE MINISTRIES
3111 Avenue D, Fort Pierce, FL 34954
195ft. MONOPOLE
SIMULATION
View #4 from Avenue D
approximately 630ft. northeast of site



Existing View



TOWERCOM
LOVE MINISTRIES
3111 Avenue D, Fort Pierce, FL 34954
195ft. MONOPOLE
SIMULATION
View #5 from Dunbar Street
approx. 1,120ft. east-southeast of site

LOVE MINISTRIES SITE SIMULATION MAP



2

4

5

Site

1

3

+ Site
● Photograph #

Google Earth

Image Landsat / Copernicus



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FCC NEPA Environmental Checklist Report

TCNS ID 256976

TowerCom VIII-B, LLC Site Love Ministries

**3111 Avenue D
Fort Pierce, St. Lucie County,
Florida**

ECA Project No. 22-003594



SUBMITTED TO:

TowerCom VIII-B
5611 NC Hwy 55, Suite 201
Durham, NC 27713

PREPARED BY:

Environmental Corporation of America
1375 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004



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December 16, 2022

TowerCom VIII-B
5611 NC Hwy 55, Suite 201
Durham, NC 27713

Attention: Ms. Kathe Post

**Subject: FCC NEPA Environmental Checklist
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594**

Dear Ms. Post:


Environmental Corporation of America (ECA) is pleased to provide this FCC NEPA Environmental Checklist report for the construction of a proposed telecommunications facility.

Based upon our evaluation of the project area and consultation with Agency sources, the preparation of an Environmental Assessment is **not required** for the proposed facility.

We appreciate this opportunity to provide you with these professional services. If you have any questions regarding this report or the project in general, please call at your convenience.

Sincerely yours,
Environmental Corporation of America


Jesse Garbowski
Project Manager


Ryan Edson
Senior NEPA Specialist

NEPA Checklist Summary

Introduction

ECA understands that a proposed 199-foot tall overall height monopole telecommunications structure would be constructed within a proposed 60-foot by 60-foot lease area. The proposed lease area would be accessible by a proposed approximate 665-foot long by 30-foot wide access/utility easement.

ECA has used the *FCC NEPA Environmental Checklist* in our evaluation of the undertaking for FCC Environmental Compliance (Appendix A). Where applicable, we have consulted the Agency sources indicated in Appendices B through H.

NEPA Discussion

Wilderness Areas and Wildlife Preserves [47 CFR § 1.1307(a)(1) & 47 CFR § 1.1307(a)(2)]

The appropriate USGS Topographic Quadrangle Map and the National Map Viewer indicate the project area is not located within an officially designated wilderness area or wildlife preserve (Appendix B).

Protected Species [47 CFR § 1.1307(a)(3)]

The Florida Ecological Services Field Office of the United States Fish and Wildlife Service (USFWS) specifically requested that they not be sent documentation regarding proposed cell towers on projects where a “No Effect” determination has been made. Based on the information reviewed and our site inspection, ECA has found no evidence that any proposed federally listed endangered or threatened species identified by USFWS as potentially occurring within the project area are present in the project area or that any critical habitat is present within the project vicinity. Based on these findings, it is our opinion that the proposed project would not affect federally listed species. Additionally, no federally proposed threatened or endangered species are listed as occurring in the project area. The Florida Fish and Wildlife Commission (FWC) was contacted to request technical assistance on November 3, 2022. The FWC responded on December 5, 2022 stating, “We have no comments, recommendations, or objections related to state-listed species and their habitat or other fish and wildlife resources to offer on this project.” Documentation of our “No Effect” determination is included in Appendix C.

Historic Properties [47 CFR § 1.1307(a)(4)]

The New Tower Submission Packet (FCC Form 620), Section 106 Review documentation was prepared for the proposed undertaking. The Section 106 Review documentation found that the proposed project would have no effect on any Historic Properties (as described in the March 7, 2005 NPA). The Section 106 Review documentation was submitted to the Florida Division of Historical Resources (FL DHR) on October 20, 2022. The FL DHR responded in a letter dated November 2, 2022 stating, “based on the information provided, it is the opinion of this office that the proposed project will have no effect on historic properties listed, or eligible for listing, in the NRHP (Appendix D).

Indian Religious Sites [47 CFR § 1.1307(a)(5)]

ECA identified six federally recognized tribes that may attach religious and cultural significance to Historic Properties within the area of the proposed undertaking. ECA initially contacted the FCC utilizing the Tower Construction Notification System (TCNS) on October 5, 2022 (TCNS ID 256976). Each interested tribe received initial notification from the FCC by October 14, 2022. All Native American Tribes that have expressed interest within this area have either concurred with the project or expressed no further interest. Documentation of our tribal consultation is included in Appendix E.

If inadvertent discoveries of Native American cultural materials or human remains are made during construction, all work should cease and potentially affected Tribes, as well as the State Historic Preservation Office should be notified immediately. ECA recommends that a statement to this effect be incorporated into the construction plans, drawings, and documents for the facility.

Floodplains [47 CFR § 1.1307(a)(6)]

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12111C0178J dated February 16, 2012, the project area would be located within Zone A, which is a Special Flood Hazard Area of the 100-year floodplain. However, ECA understands that the finished floor elevations for the facility would be constructed at least one foot above the base flood elevation of the floodplain. Therefore, the proposed undertaking would not require the preparation of an Environmental Assessment due to being located within a Special Flood Hazard Area of the 100-year floodplain (See Appendix F).

Significant Change in Surface Features [47 CFR § 1.1307(a)(7)]

Based on the research performed and our site visit, it does not appear that jurisdictional waters or wetlands would be impacted (Appendix G). Further, the construction and operation of the proposed facility would not cause a substantial change in the character of surface features or the land used.

High Intensity White Lights [47 CFR § 1.1307(a)(8)]

We understand that high intensity white lights would not be deployed in conjunction with the proposed undertaking.

Radiofrequency Exposure [47 CFR § 1.1307(b)]

FCC licensees transmitting from antennas must comply with the established criteria regarding radiofrequency exposure limits in accordance with FCC Code of Federal Regulations [47 CFR § 1.1307, § 1.1310] published at the time of this report. For radiofrequency exposure assessment, ECA relies solely on the project engineers.

FCC Antenna Structure Registration (ASR) [47 CFR §17.4]

ECA initiated the Environmental Notification process through the Antenna Structure Registration system pursuant to 47 CFR 17.4. The local notice was published on October 13, 2022 and the national notice was published on October 20, 2022. ECA understands that no public comments were received within the 30-day comment period. We understand that the FCC has determined that the application does not require further environmental processing and Part 2 of the application can be completed.

Conclusion & Limitations

In summary, ECA has found no evidence that adverse environmental impacts or effects, as defined in the FCC Rules contained in 47 CFR Sections 1.1301 through 1.1320, would result from the proposed undertaking.

ECA notes that the findings of this report are based upon information provided by the customer, including precise locations and specifications of the proposed project activities. Any changes to the design of the proposed facility may warrant further review. Please contact us if any such changes are proposed.

APPENDICES

- Appendix A: FCC NEPA Environmental Checklist
- Appendix B: USGS Topographic Quadrangle Map / National Map Viewer
- Appendix C: Protected Species Information
- Appendix D: SHPO Information
- Appendix E: Native American Information
- Appendix F: Floodplain Information
- Appendix G: Wetlands Information
- Appendix H: ASR Registration

APPENDIX A

FCC NEPA Environmental Checklist



FCC NEPA Environmental Checklist

47 CFR 1.1307(a) & 47 CFR 17.4

Site Information

Site Name: Love Ministries	Site Number: N/A
ECA ID: 22-003594	Date: 12/16/2022

FCC NEPA Checklist [47 CFR 1.1307(a)]

NEPA Category	Yes	No
Will the facility be located in an officially designated wilderness area? <i>Special Stipulations/Contingencies: NA</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the facility be located in an officially designated wildlife preserve? <i>Special Stipulations/Contingencies: NA</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the facility affect federally listed, threatened or endangered species or designated critical habitats? <i>Special Stipulations/Contingencies: NA</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the facility likely to jeopardize the continued existence of any federally proposed endangered or threatened species or likely to result in the destruction or adverse modification of proposed critical habitats? <i>Special Stipulations/Contingencies: NA</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the facility adversely affect districts, sites, buildings, structures, objects, or other cultural resources listed, or eligible for listing, in the National Register of Historic Places? <i>Special Stipulations/Contingencies: NA</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the facility affect Indian religious sites? <i>Special Stipulations/Contingencies: NA</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the facility be located in a Special Flood Hazard Area of the 100-year floodplain [OR] will the finished floor elevation of the proposed facility be elevated less than one (1) foot above the base flood elevation of the Special Flood Hazard Area of a 100-year floodplain? <i>Special Stipulations/Contingencies: NA</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the construction of the facility involve a significant change in surface features (e.g., wetland fill, deforestation, or water diversion)? <i>Special Stipulations/Contingencies: NA</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the antenna or tower and/or supporting structure be equipped with high intensity white lights and be located in or near a residential neighborhood, as defined by the applicable zoning law? <i>Special Stipulations/Contingencies: NA</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FCC Antenna Structure Registration (ASR) Requirements [47 CFR 17.4]

ASR Environmental Notification Process	Yes	No/NA
If an ASR application was required or voluntarily submitted, has the FCC determined that additional environmental review is required prior to granting Antenna Structure Registration for the proposed facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IF ANY OF THE QUESTIONS ABOVE ARE ANSWERED "YES", FURTHER ACTION MAY BE REQUIRED FOR FCC ENVIRONMENTAL PURPOSES.

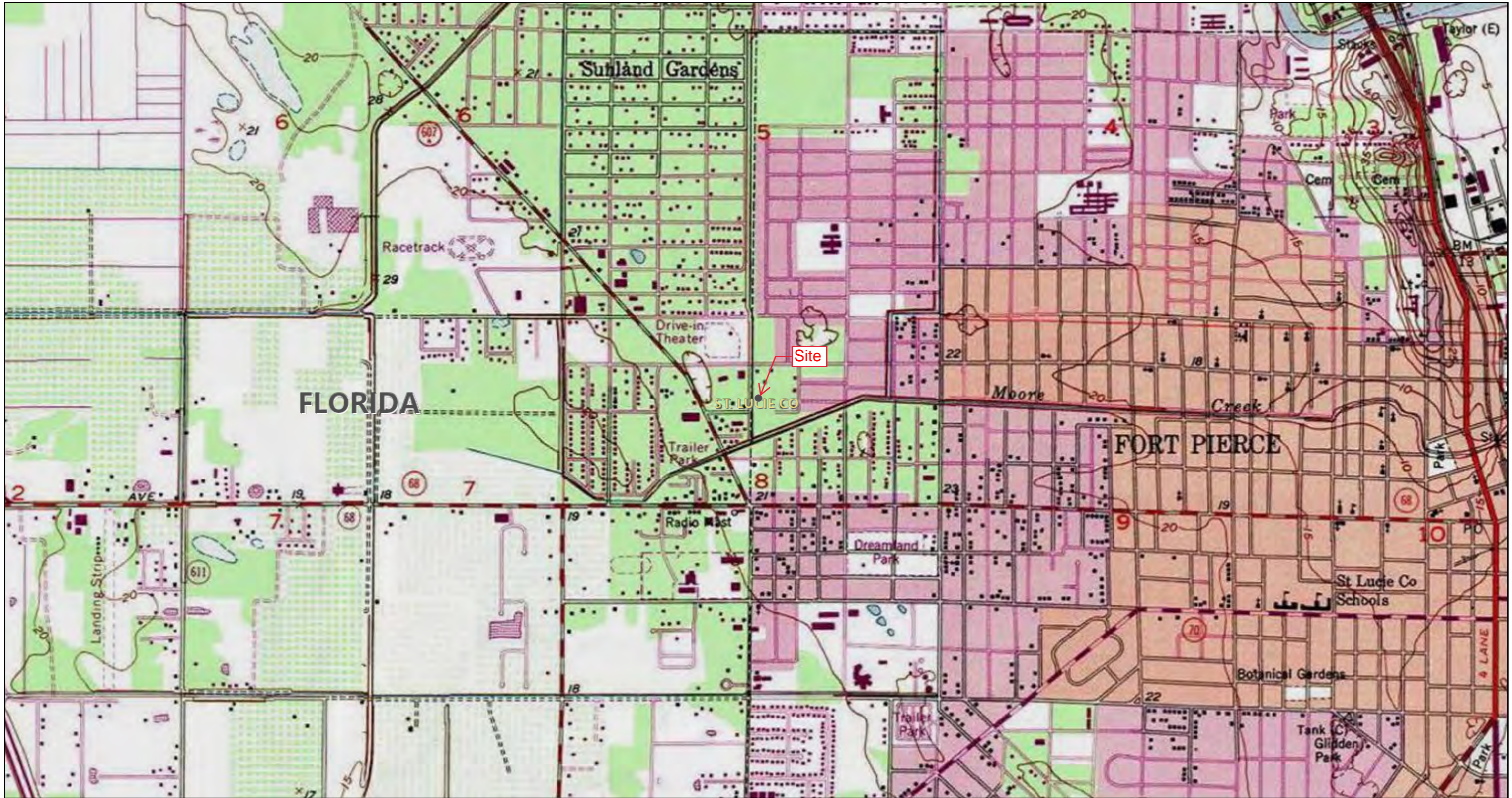
 PROJECT MANAGER

 REVIEWED BY

APPENDIX B

USGS Topographic Map & National Map Viewer

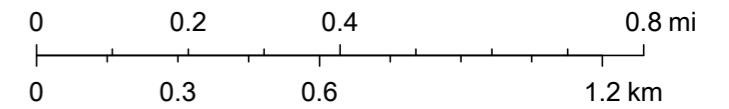
The National Map Advanced Viewer



12/1/2022, 7:29:34 AM

- US Fish & Wildlife Service
- National Forest
- National Grassland
- County or Equivalent
- National Wilderness
- State or Territory Large-Scale

1:18,056



USGS The National Map: National Boundaries Dataset.
Data Refreshed October, 2022., Copyright:© 2013
National Geographic Society, i-cubed

APPENDIX C

Protected Species Information

From: [DiGruttolo, Laura](#)
To: [Donna Campbell](#)
Cc: [Conservation Planning Services](#); [Calyniuk, Cori](#); [Cucinella, Josh](#)
Subject: Proposed Telecommunications Tower "Love Ministries" in St. Lucie County - ECA Project No. 22-003594
Date: Monday, December 5, 2022 2:24:30 PM

Dear Ms. Campbell:

Florida Fish and Wildlife Conservation Commission (FWC) staff received your group's request for review regarding a proposed TowerCom VIII-B, LLC "Love Ministries" wireless telecommunications tower within the vicinity of 3111 Avenue D, Fort Pierce, St. Lucie County. We have no comments, recommendations, or objections related to state-listed species and their habitat or other fish and wildlife resources to offer on this project. The liability to not impact or cause "take" of listed species, migratory wildlife, and other regulated species of wildlife is the responsibility of the applicant or developer associated with this site. Please refer to the Florida Administrative Code, 68A-27 for definitions of "take" and a list of species. If listed species are observed onsite in the future, FWC staff are available to provide decision support information or assist in obtaining the appropriate permits.

For additional information regarding projects like this, you may also want to review resources provided by other agencies regarding potential requirements for this project:
<https://www.fws.gov/story/incidental-take-beneficial-practices-communication-towers>

If you need further information or review, please let us know. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com and we will ensure your request is received by the appropriate staff. Thank you for contacting the FWC.

Laura DiGruttolo
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 728-5147

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November 3, 2022

Florida Fish and Wildlife Conservation Commission
8535 Northlake Boulevard
West Palm Beach, FL 33412

**Subject: Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height Including Appurtenances)
TowerCom VIII-B, LLC Site – Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594**

To Whom It May Concern:

Environmental Corporation of America (ECA) is assisting TowerCom VIII-B, LLC with Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) documentation for the proposed project.

The purpose of this letter is to request comments relative to potential effects on state listed or proposed threatened or endangered species. Please let us know if you have any questions or require any additional information in order to complete your review.

For any questions or additional information, please contact Donna Campbell by phone at 770-667-2040, by email at donna.campbell@eca-usa.com, or by mail at 1375 Union Hill Industrial Court, Alpharetta, GA 30040.

Sincerely yours,
Environmental Corporation of America

A handwritten signature in black ink that reads 'Donna Campbell'.

Donna Campbell
Project Scientist

1-A CERTIFICATION

Date: July 18, 2022

RE: Site Name: Love Ministries

Ground Elevation: 21.9'

City Name: Fort Pierce County: St. Lucie State: Florida

I certify that the Latitude of 27 Degrees 27 Min. 05.969 Sec. North and the Longitude of 80 Degrees 21 Min. 27.918 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).

Decimal Format

27.451658 Latitude
-80.357755 Longitude

State of Florida

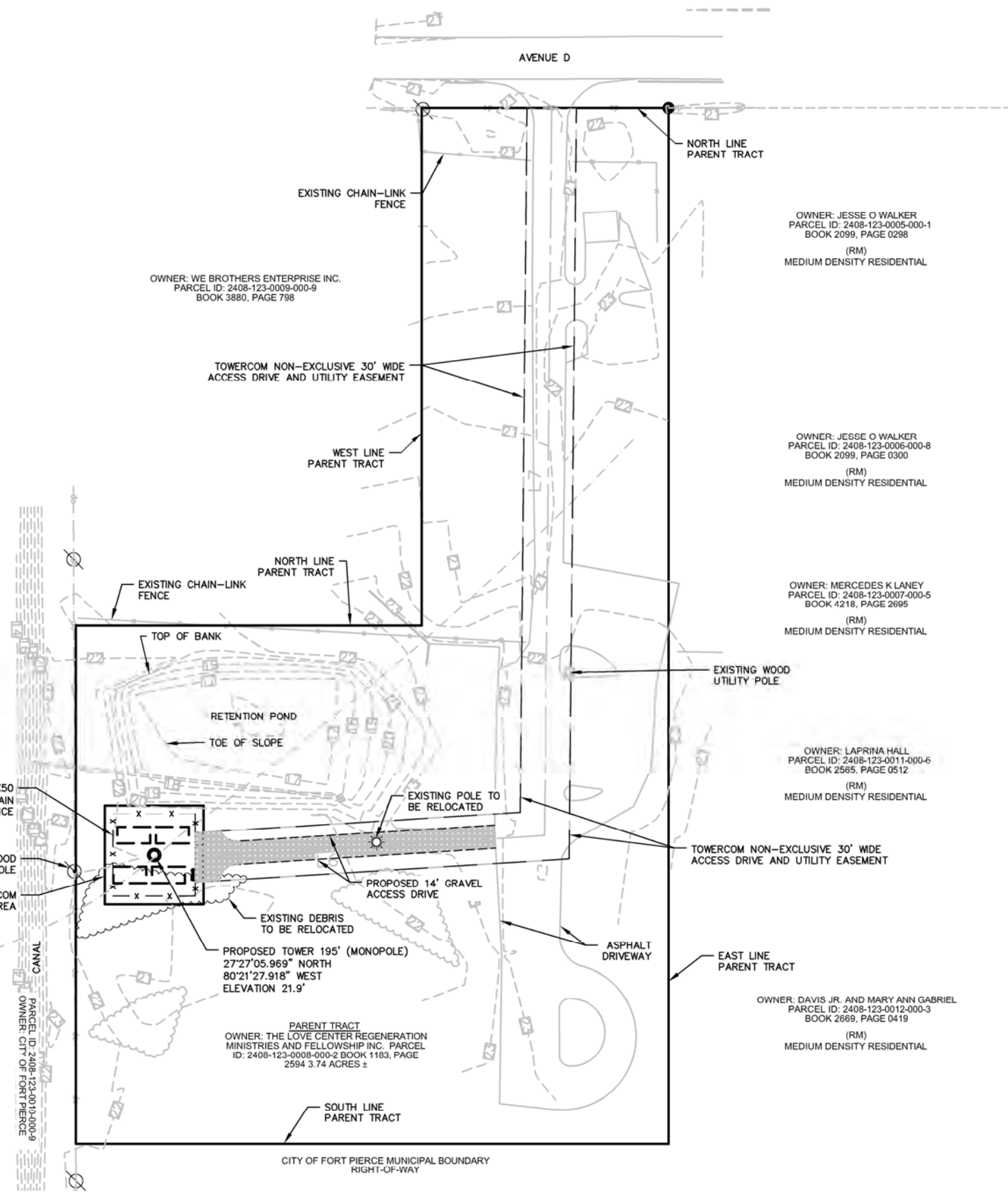
Date: 7/18/22



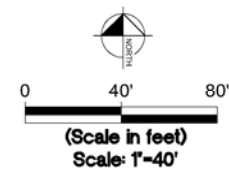
William H. Sommerville, III
Florida Registered No. 0006141
SMW Job No. 22-1231
Prepared By: BMS



Drawing name: C:\Users\gary.daniel\AppData\Local\Temp\AsPublish\21590\Love Ministries_ZDs_2022.09.12.dwg C-1 Sep 14, 2022 8:58am by: gary.daniel



PARENT TRACT DETAIL(SEE SURVEY)



PROJECT DESCRIPTION
 THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)
 LAT: 27°27'05.969" N (NAD 83)
 LONG: 80°21'27.918" W (NAD 83)
 ELEVATION: 21.9± NAVD'88 (PER SURVEY)
 PARCEL ID: 2408-123-0008-000-2

PARENT TRACT SITE DATA:
 SITE AREA: 162914.4± SF = 3.74± AC
 LEASE PARCEL AREA: 3,600± SF = 0.826± AC
 COMPOUND AREA: 3,600± SF = 0.0826± AC
 CURRENT USE: GC, GENERAL COMMERCIAL
 EXISTING ZONING: GC, GENERAL COMMERCIAL
 FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES
 THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS
 THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY
 THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMPERVIOUS COVERAGE
 PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

PARKING
 THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

TOTAL IMPERVIOUS AREA:

EXISTING PARENT TRACT:	162,914.4 ± S.F.	(100.0%)
TELECOMMUNICATION TOWER FOOTPRINT:	38 ± S.F.	(0.0002%)
TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'):	192 ± S.F.	(0.001%)
TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	3,600 ± S.F.	(0.022%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)

TOTAL SEMI IMPERVIOUS AREA:

TELECOMMUNICATION 12' GRAVEL ACCESS ROAD:	2,550.46 ± S.F.	(0.016%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F.	(0.022%)
TOTAL SEMI PERVIOUS AREA:	6,150.46 ± S.F.	(0.038%)

TOTAL PERVIOUS AREA:

TOTAL SEMI PERVIOUS AREA:	6,150.45 ± S.F.	(0.038%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)

TOTAL COMBINED AREA: 9,980.45± S.F. (0.062%)

- NOTES:**
- FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
 - EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
 - "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
 - 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
 - WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
 - UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.
 - NO DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

FLOOD ZONE INFORMATION

COUNTY NUMBER	PARCEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
 241 Atlantic Blvd, Suite 201
 Neptune Beach, FL 32266

PROJECT INFORMATION:
 LOVE MINISTRIES
 3111 AVENUE D
 FORT PIERCE, FL 34954
 ST. LUCIE COUNTY

CURRENT ISSUE DATE:
 SEPTEMBER 2022

ISSUED FOR:
 ZONING DRAWINGS

REV.: DATE: DESCRIPTION:

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SEAL:

PLANS PREPARED BY:
Kimley & Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1920 WEKIVA WAY, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 845-0665
 FBPE REGISTRY NO. 35106

PROVIDER:

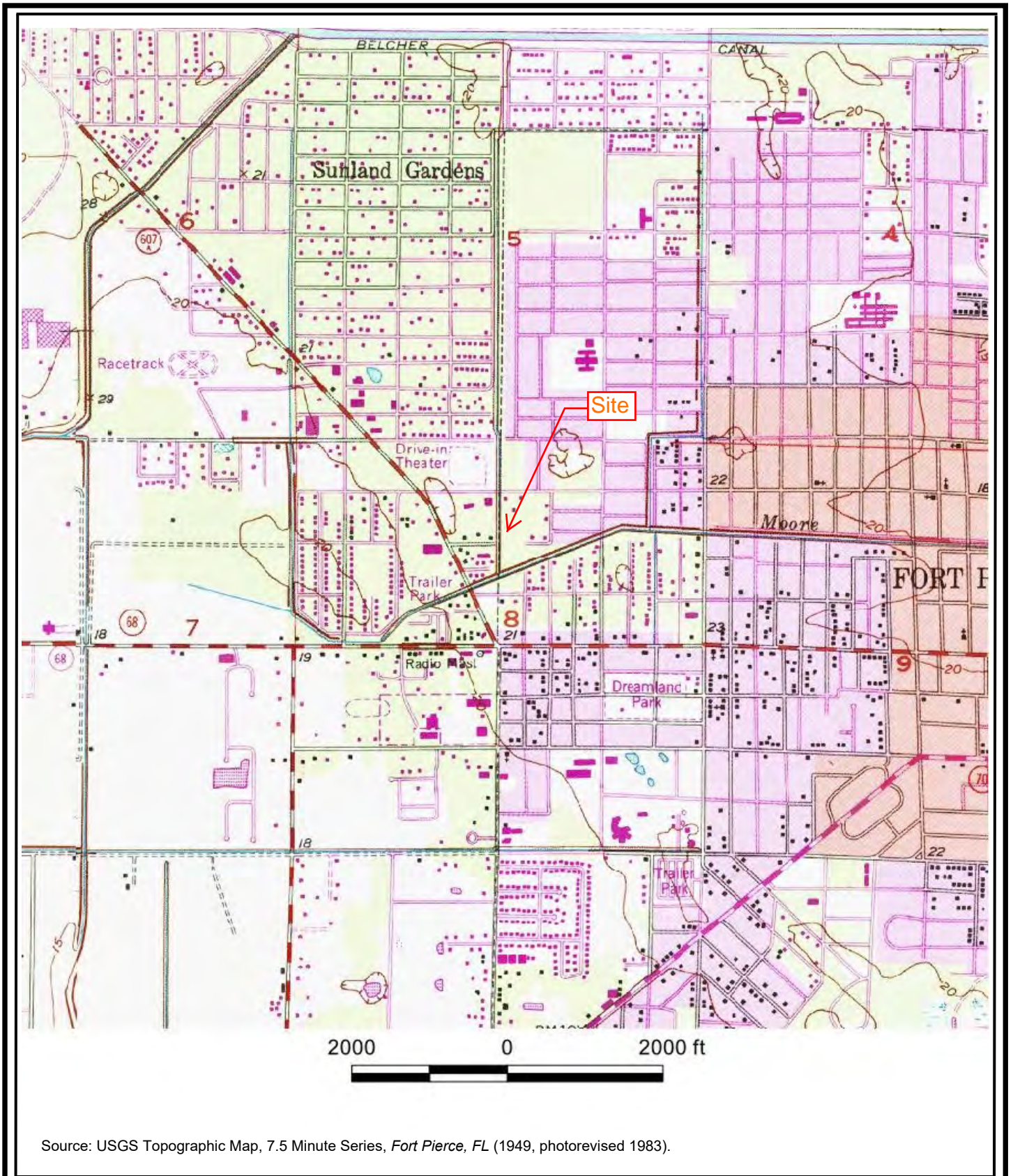
GD	LF	KKM
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LICENSURE:
 JASON R. LEE PE 67472
 KEVIN K. MARAJH PE 71455

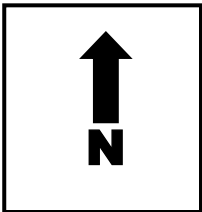
SHEET TITLE:
 PARENT TRACT DETAIL

SHEET NUMBER: REVISION:
C-1

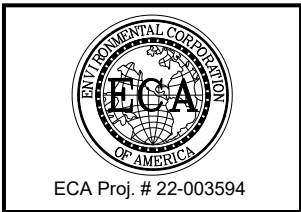
KHA Job #:
 241044000



Source: USGS Topographic Map, 7.5 Minute Series, Fort Pierce, FL (1949, photorevised 1983).



TowerCom VIII-B, LLC Site Love Ministries
 3111 Avenue D
 Fort Pierce, St. Lucie County, Florida
 Figure 1: Topographic Map



TowerCom VIII-B, LLC Site Love Ministries
 3111 Avenue D
 Fort Pierce, St. Lucie County, Florida
 ECA Proj. #22-003594

Figure 2: Site Vicinity Plan

Legend

A → Photograph Location and Direction

Commercial/Industrial Development (Owned by We Brothers Enterprise, Inc.), beyond which is Avenue D

Proposed approximate 655-foot long by 30-foot wide access/utility easement

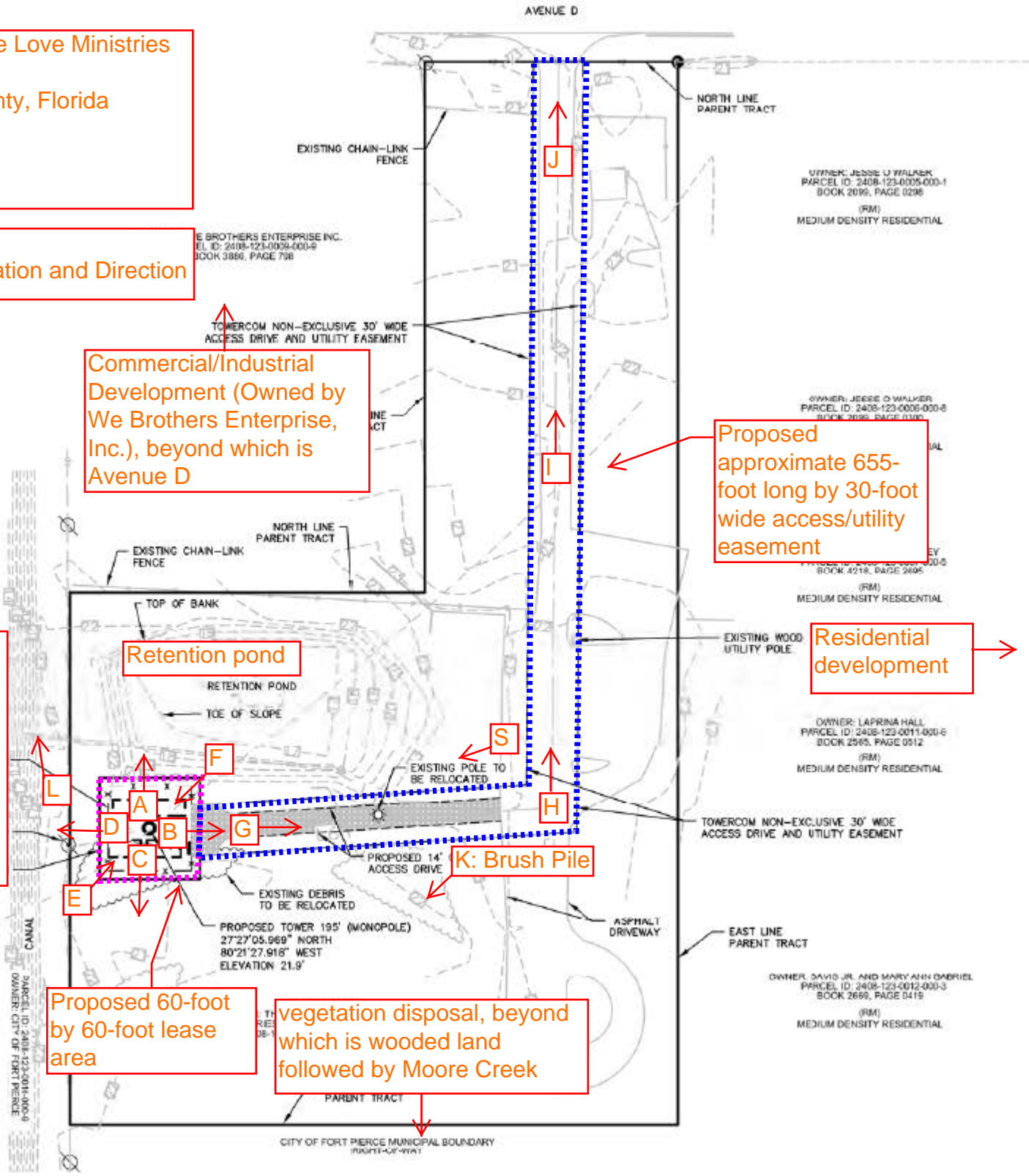
Residential development →

← A canal, beyond which is industrial development (Atlantic Coast Recycling, auto body repair shops, Cliff Berry Inc. Environmental Services)

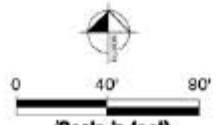
Proposed 60-foot by 60-foot lease area

vegetation disposal, beyond which is wooded land followed by Moore Creek

K: Brush Pile



PARENT TRACT DETAIL (SEE SURVEY)





Source: Google Earth 2022



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 3: Aerial Photograph

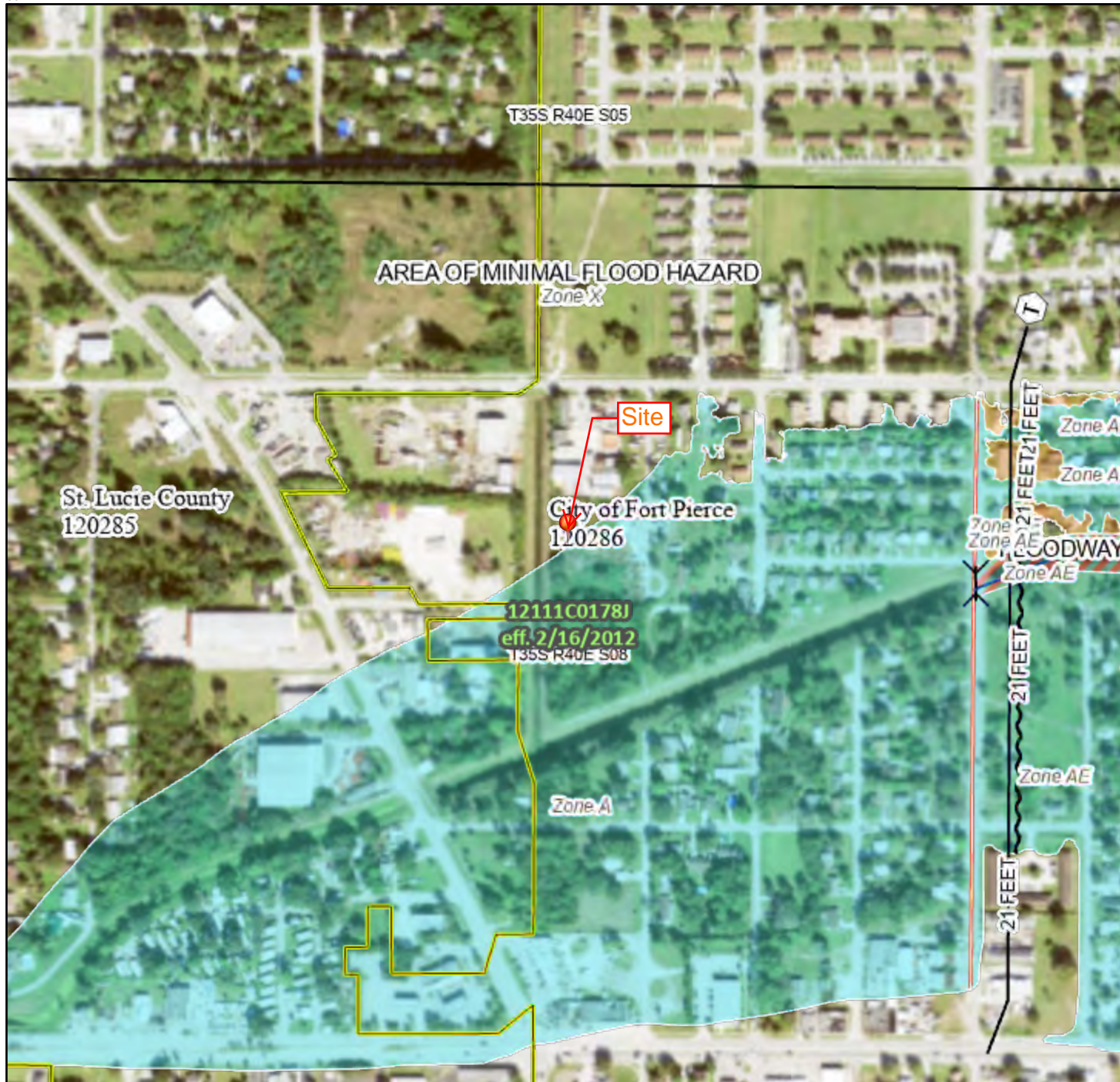


ECA Proj. # 22-003594

National Flood Hazard Layer FIRMette



80°21'47"W 27°27'22"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

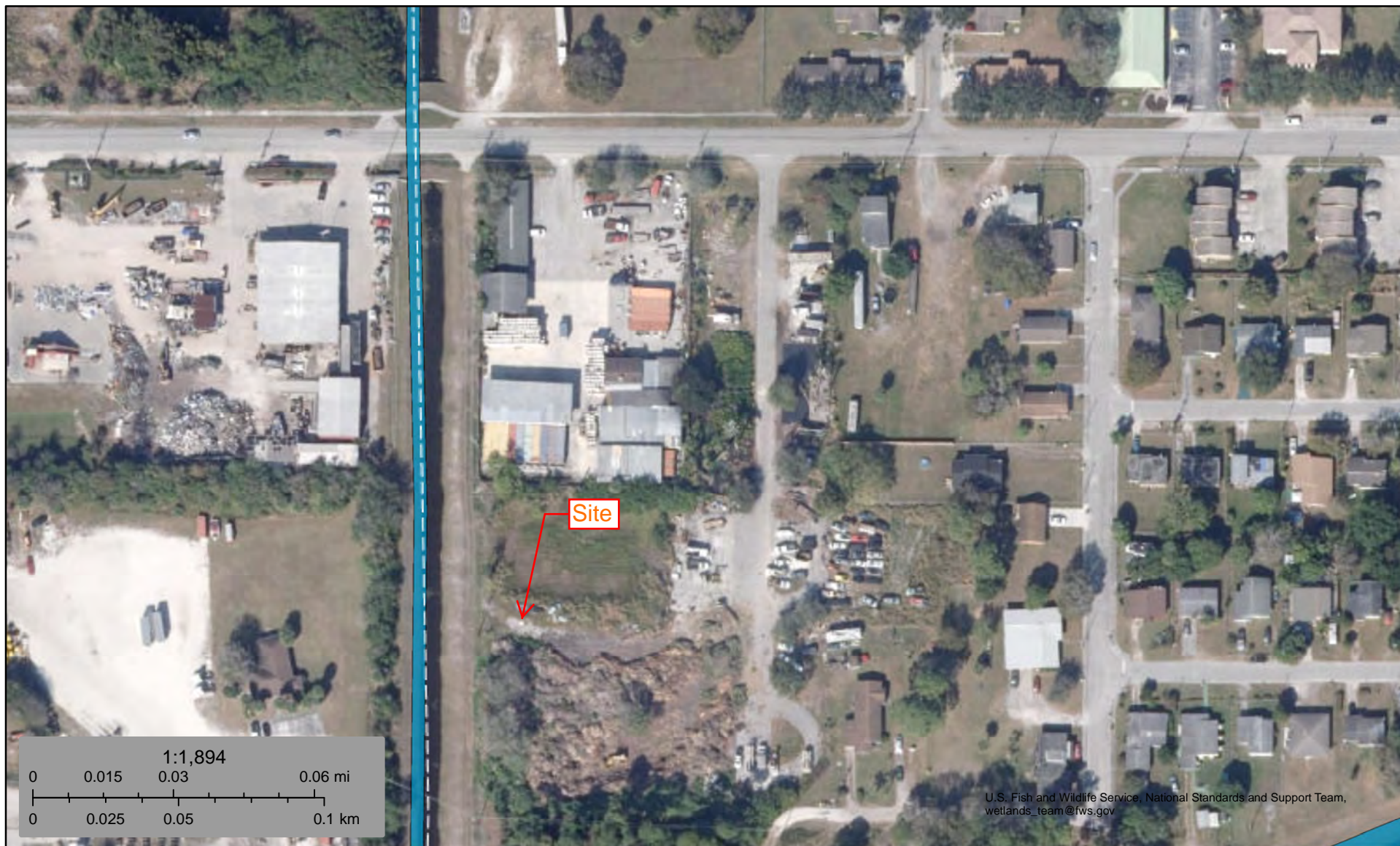
- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards





The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/3/2022 at 10:37 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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October 3, 2022

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



A: Northerly View from Near Center of Proposed Lease Area



B: Easterly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



C: Southerly View from Near Center of Proposed Lease Area



D: Westerly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



E: Northeasterly View of the Proposed Lease Area



F: Southwesterly View of the Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



G: Northeasterly View of the Proposed Access/Utility Easement



H: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



I: Northerly View of the Proposed Access/Utility Easement



J: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



K: Representative View of Brush Pile South and Southeast of Proposed Lease Area



L: Representative View of Canal West of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

November 3, 2022

TowerCom VIII-B, LLC
3455 NE 12th Terrace, Ste. 15
Oakland Park, FL 33334

Attention: Ms. Kathe Post

**Subject: Informal Biological Assessment
Threatened, Endangered, and Proposed Threatened and Endangered Species
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height Including Appurtenances)
TowerCom VIII-B, LLC – Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Fort Pierce, FL USGS Quadrangle Map
Latitude: N 27° 27' 06.0" Longitude: W 80° 21' 27.9"
ECA Project Number: 22-003594**

Dear Ms. Post:

Environmental Corporation of America (ECA) is assisting TowerCom VIII-B, LLC with Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) documentation for the proposed project.

Background

The proposed project area location is shown on Figure 1 in Attachment A. Figure 2 shows the site configuration. Figure 3 is a recent aerial photograph of the project area. TowerCom VIII-B, LLC plans to construct a 199-foot tall (overall height including appurtenances) monopole telecommunications structure within a proposed 60-foot by 60-foot lease area. The proposed lease area would be accessible by a proposed approximate 665-foot long by 30-foot wide access/utility easement. The proposed structure would not be lit and guy-wires would not be used.

The proposed lease area and the western portions of the proposed access/utility easement are occupied by grassed and cleared land and an organic debris pile (tree trunks, branches, vines) is located in the southern portions of the proposed lease area. The remainder of the proposed access/utility easement is occupied by a paved driveway. The surrounding area is generally characterized by light industrial, commercial, and residential development.

Photographs of the project area are included in Attachment B. Descriptions of the photographs are provided underneath each photograph and photograph locations are graphically depicted on Figure 2 of Attachment A.

Based on National Wetlands Inventory data, no wetlands or waters are mapped within the project area. Further, no evidence of surface waters or the three criteria required for an area to be characterized as a wetland were observed in the project area. Therefore, it does not appear that jurisdictional waters or wetlands would be impacted by the proposed undertaking.

Purpose

The purpose of this letter is to provide you with documentation of our investigations and findings relative to federally listed or proposed threatened and endangered species within the project area.

Review of Available Documentation and Site Inspection

ECA has reviewed the USFWS Information for Planning and Consultation (IPaC) System species list for the project area, the Audubon Florida EagleWatch Nest Locator, and the USFWS Critical Habitat Mapper (Attachment C). ECA has also reviewed information from various sources pertaining to the habitat requirements of the listed species. Habitat at the site was evaluated during our October 13, 2022 site visit, which was conducted by Nicolas Bowers of ECA.

Discussion of Findings

Because the proposed undertaking would not result in impacts to surface waters or wetlands, aquatic species are not a concern for this undertaking. The nearest surface waters are a retention pond located approximately 35 feet north of the proposed lease area center at its closest point and a canal located approximately 80 feet west of the proposed lease area center at its closest point. Non-aquatic species recognized by the USFWS as potentially inhabiting the project area vicinity are listed in the table below along with a habitat description and a finding of effect for each.

Common Name	Scientific Name	Federal Status	Habitat	Finding of Effect
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGEPA	Forested areas adjacent to large bodies of water, wetlands, swamps, and river; found in open country and mountains during migration	No Suitable Habitat; No Effect
Florida panther	(= <i>Felis</i>) <i>concolor coryi</i>	Endangered	Tropical hammocks, pine flatwoods, cabbage palm forests, forested wetlands, marshes; prefer dense forested wetlands	No Suitable Habitat; No Effect
Puma	(= <i>mountain Lion</i>) <i>Puma</i> (= <i>Felis</i>) <i>concolor</i> (all <i>subsp. except coryi</i>)	Similarity of Appearance (Threatened)	Pinelands, tropical hardwood hammocks, mixed freshwater swamp forests	No Suitable Habitat; No Effect

Common Name	Scientific Name	Federal Status	Habitat	Finding of Effect
Southeastern beach mouse	<i>Peromyscus polionotus niveiventris</i>	Threatened	Sand dunes along the Florida Atlantic Coast	No Suitable Habitat; No Effect
Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	Threatened	Wet prairies with cabbage palms; wooded areas with saw palmetto, cypress, scrub oaks, and pastures	No Suitable Habitat; No Effect
Eastern black rail	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Threatened	Salt and brackish marshes with dense cover or upland areas of these marshes	No Suitable Habitat; No Effect
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	Endangered	Shallow freshwater marshes and grassy lakeshores	No Suitable Habitat; No Effect
Florida grasshopper sparrow	<i>Ammodramus savannarum floridanus</i>	Endangered	Dry prairie with stunted saw palmetto and dwarf oaks, bluestems and wiregrass	No Suitable Habitat; No Effect
Wood stork	<i>Mycteria americana</i>	Threatened	Favors cypress trees in marshes and swamps	No Suitable Habitat; No Effect
Eastern indigo snake	<i>Drymarchon corais couperi</i>	Threatened	Found in upland sandhill areas, flatwoods, hammocks, coastal scrub, and can be found in gopher tortoise burrows	No Suitable Habitat; No Effect
Miami blue butterfly	<i>Cyclargus (=Hemiargus) thomasi bethunebakeri</i>	Endangered	Tropical hardwood hammocks, tropical pine rocklands, beachside scrub	No Suitable Habitat; No Effect
Fragrant prickly-apple	<i>Cereus eriophorus var. fragrans</i>	Endangered	Open coastal hammocks and shell middens of Florida's east coast. Scrubby flatwoods, maritime and xeric hammocks	No Suitable Habitat; No Effect
Lakela's mint	<i>Dicerandra immaculata</i>	Endangered	Small sandhills with sand pine scrub vegetation	No Suitable Habitat; No Effect
Tiny polygala	<i>Polygala smallii</i>	Endangered	Open grassy pineland, sandy pine rockland, scrubby flatwoods, and sandhill	No Suitable Habitat; No Effect

The proposed lease area and the western portions of the proposed access/utility easement are occupied by grassed and cleared land and an organic debris pile (tree trunks, branches, vines) is

located in the southern portions of the proposed lease area. The remainder of the proposed access/utility easement is occupied by a paved driveway.

No suitable habitat is available for any species identified by USFWS as federally listed or proposed threatened or endangered as potentially occurring within the project area vicinity. A Tower Site Evaluation Form is included in Attachment D.

Conclusions

Based on the information reviewed and our site inspection, ECA has found no evidence that any federally listed or proposed species identified by USFWS as potentially occurring within the project area vicinity. The proposed project would have no effect on any federally listed or proposed threatened or endangered species. Additionally, the proposed project would not affect any designated critical habitat and would not result in the destruction or adverse modification of proposed critical habitat.

Closure

Nicolas Bowers of ECA conducted the site visit and area inspection. Donna Campbell collected the applicable information and compiled this report. Grant Burnham, a degreed Biologist, reviewed this report. His resume is included in Attachment E. Mr. Burnham has determined a finding of “no effect” concerning federally threatened and endangered species and designated critical habitat.

We appreciate the opportunity to provide you with these professional services. Please contact (770)-667-2040 or email donna.campbell@eca-usa.com with any questions.

Sincerely yours,

Environmental Corporation of America



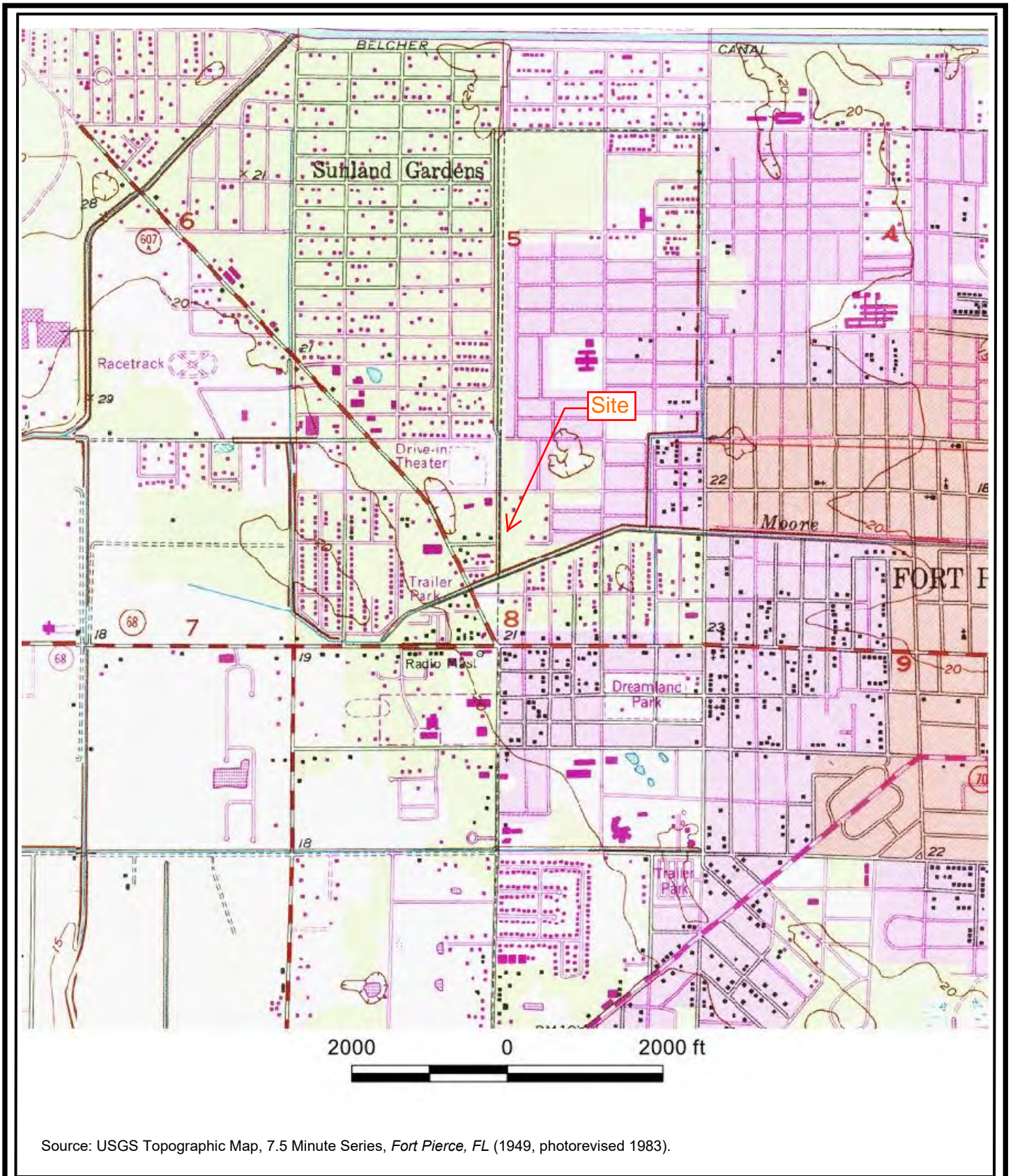
Donna Campbell
Project Manager



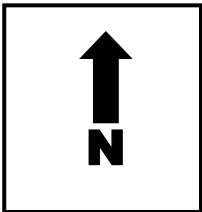
Grant Burnham
Principal Biologist

Attachment A

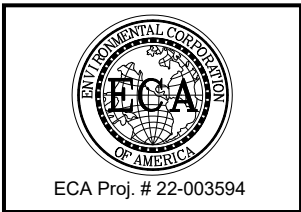
Figures



Source: USGS Topographic Map, 7.5 Minute Series, Fort Pierce, FL (1949, photorevised 1983).



TowerCom VIII-B, LLC Site Love Ministries
 3111 Avenue D
 Fort Pierce, St. Lucie County, Florida
 Figure 1: Topographic Map

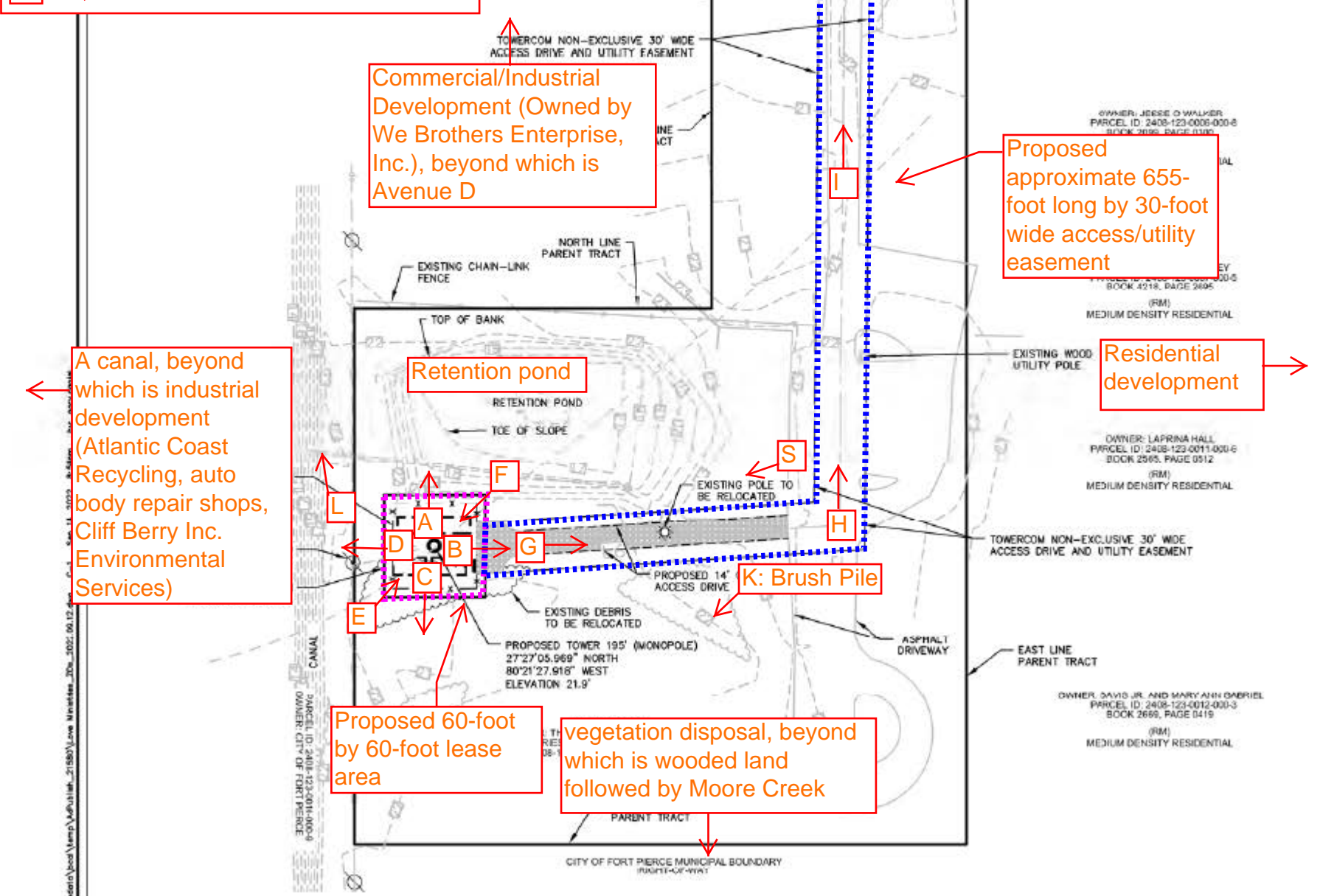


TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Proj. #22-003594

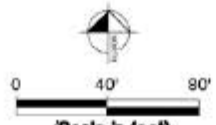
Figure 2: Site Vicinity Plan

Legend

A → Photograph Location and Direction



PARENT TRACT DETAIL(SEE SURVEY)





Source: Google Earth 2022



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 3: Aerial Photograph

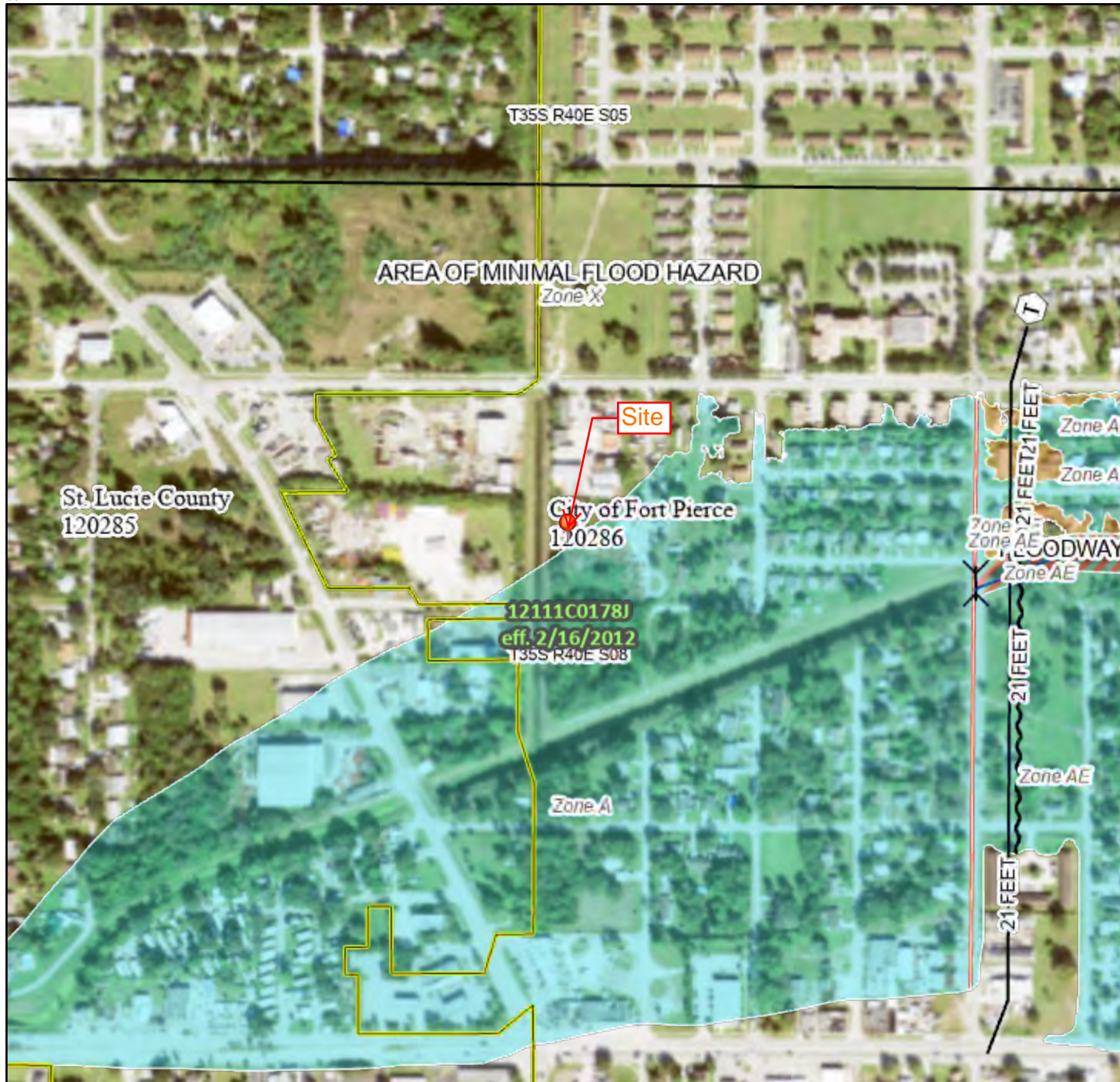


ECA Proj. # 22-003594

National Flood Hazard Layer FIRMette



80°21'47"W 27°27'22"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

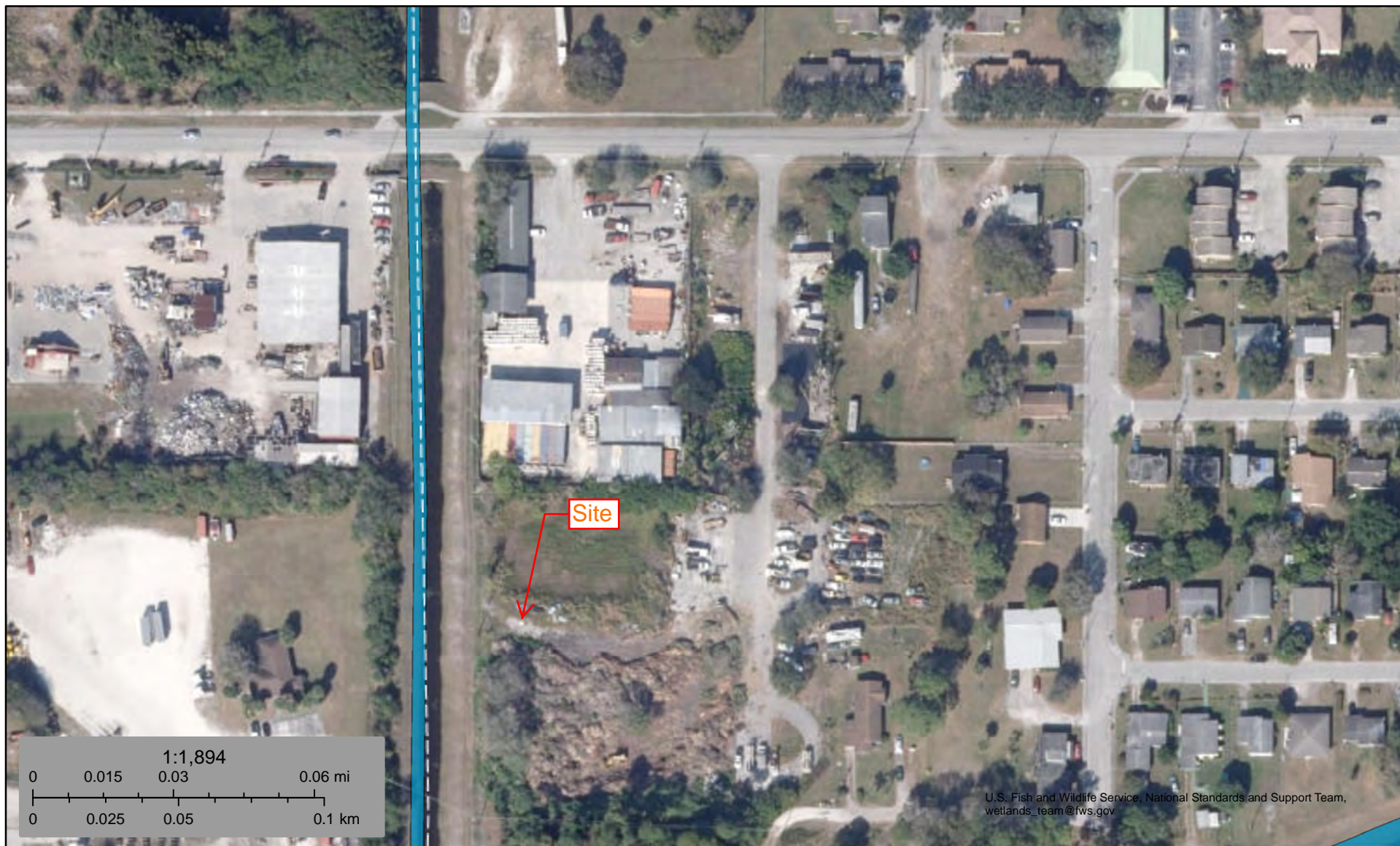
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0 250 500 1,000 1,500 2,000 Feet 1:6,000

80°21'9"W 27°26'50"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



October 3, 2022

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Other
- Freshwater Pond
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Attachment B

Photographs



A: Northerly View from Near Center of Proposed Lease Area



B: Easterly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



C: Southerly View from Near Center of Proposed Lease Area



D: Westerly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



E: Northeasterly View of the Proposed Lease Area



F: Southwesterly View of the Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



G: Northeasterly View of the Proposed Access/Utility Easement



H: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



I: Northerly View of the Proposed Access/Utility Easement



J: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



K: Representative View of Brush Pile South and Southeast of Proposed Lease Area



L: Representative View of Canal West of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594

Attachment C

Protected Species Information



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Florida Ecological Services Field Office

FL

Email Address: fw4flesregs@fws.gov

In Reply Refer To:

November 01, 2022

Project Code: 2023-0011374

Project Name: 22-003594 Love Ministries

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
, FL

Project Summary

Project Code: 2023-0011374
Project Name: 22-003594 Love Ministries
Project Type: Communication Tower New Construction
Project Description: telecommunications facility
Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@27.45222170000003,-80.3570312148457,14z>



Counties: St. Lucie County, Florida

Endangered Species Act Species

There is a total of 19 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Florida Panther <i>Puma (=Felis) concolor coryi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor (all subsp. except coryi)</i> Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

Birds

NAME	STATUS
<p>Audubon's Crested Caracara <i>Polyborus plancus audubonii</i></p> <p>Population: FL pop.</p> <p>No critical habitat has been designated for this species.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/8250</p>	Threatened
<p>Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i></p> <p>No critical habitat has been designated for this species.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/10477</p>	Threatened
<p>Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i></p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/7713</p>	Endangered
<p>Florida Grasshopper Sparrow <i>Ammodramus savannarum floridanus</i></p> <p>No critical habitat has been designated for this species.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/32</p>	Endangered
<p>Wood Stork <i>Mycteria americana</i></p> <p>Population: AL, FL, GA, MS, NC, SC</p> <p>No critical habitat has been designated for this species.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/8477</p> <p>General project design guidelines: https://ipac.ecosphere.fws.gov/project/H7DGT LH34FEMNJMBVJLFYT6UZY/documents/generated/6954.pdf</p>	Threatened

Reptiles

NAME	STATUS
<p>American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776</p>	Similarity of Appearance (Threatened)
<p>Eastern Indigo Snake <i>Drymarchon couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646</p>	Threatened
<p>Green Sea Turtle <i>Chelonia mydas</i> Population: North Atlantic DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199</p>	Threatened
<p>Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656</p>	Endangered
<p>Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493</p>	Endangered
<p>Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110</p>	Threatened

Insects

NAME	STATUS
<p>Miami Blue Butterfly <i>Cyclargus (=Hemiargus) thomasi bethunebakeri</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797</p>	Endangered
<p>Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743</p>	Candidate

Flowering Plants

NAME	STATUS
Fragrant Prickly-apple <i>Cereus eriophorus</i> var. <i>fragrans</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/982	Endangered
Lakela's Mint <i>Dicerandra immaculata</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6390	Endangered
Tiny Polygala <i>Polygala smallii</i> Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/996	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting <i>Passerina ciris</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Reddish Egret <i>Egretta rufescens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere

NAME	BREEDING SEASON
Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

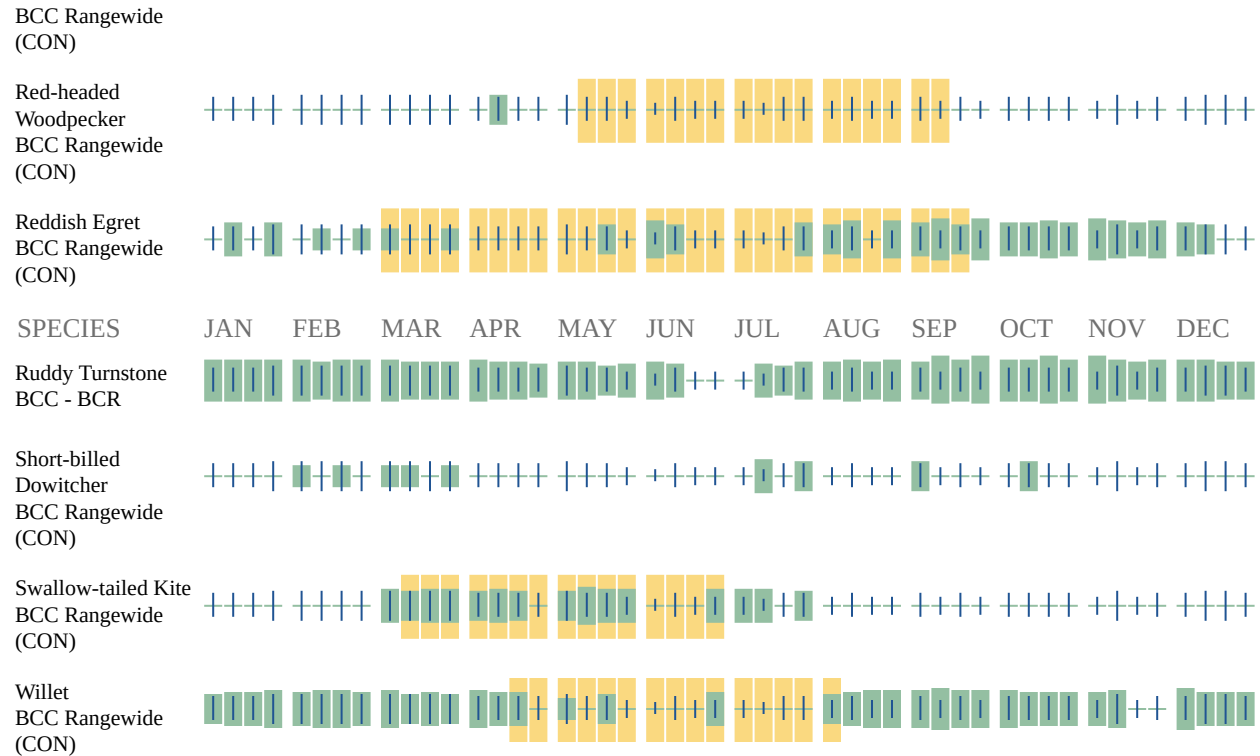
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.



Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
 2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
 3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles)
-

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

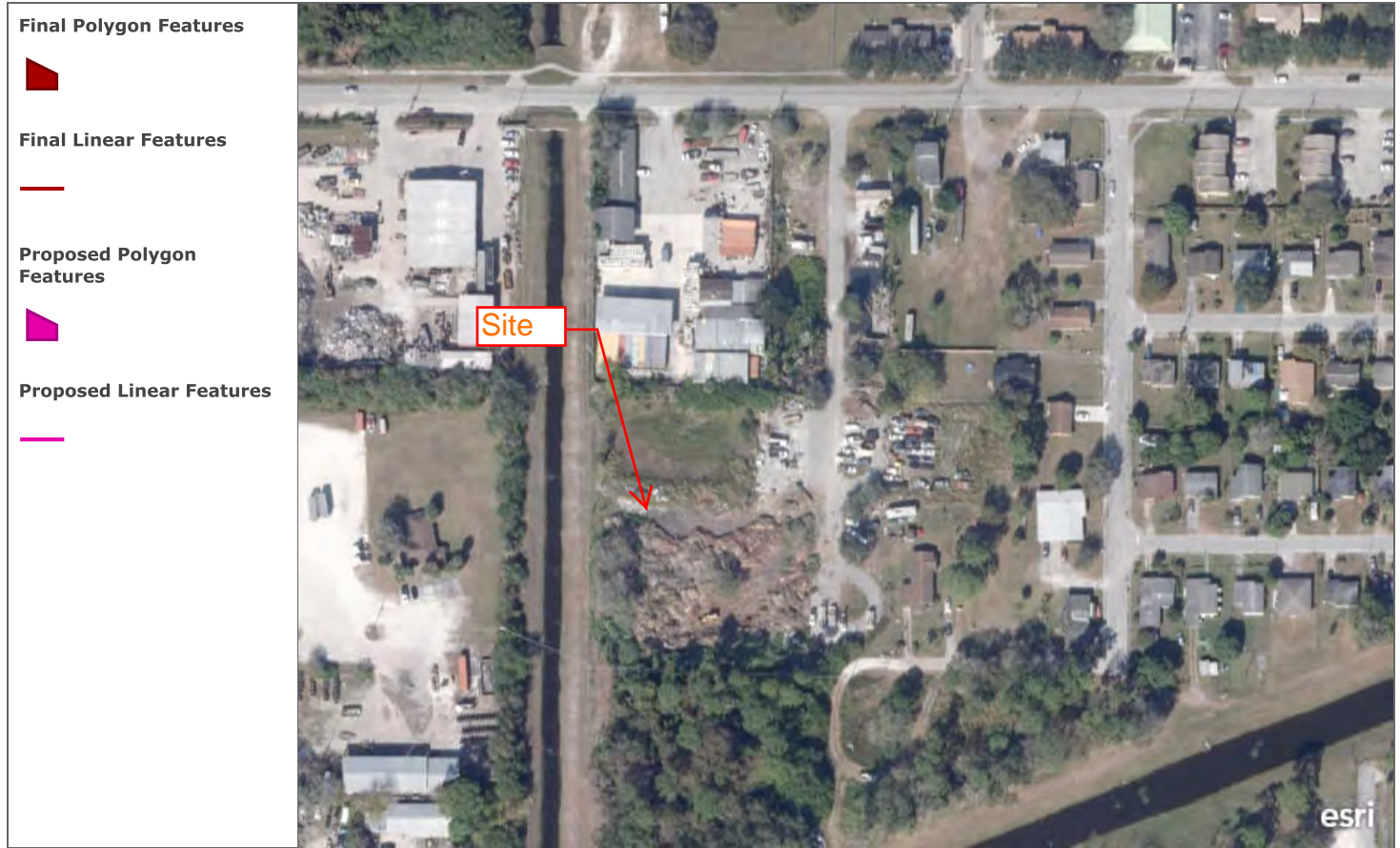
Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPaC User Contact Information

Agency: Environmental Corporation of America
Name: Donna Campbell
Address: 1375 Union Hill Industrial Ct.
Address Line 2: Suite A
City: Alpharetta
State: GA
Zip: 30004
Email: donna.campbell@eca-usa.com
Phone: 7706672040

Critical Habitat for Threatened & Endangered Species [USFWS]



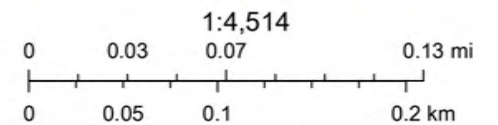
A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

U.S. Fish and Wildlife Service | State of Florida, Maxar, Microsoft

EagleWatch Map



11/1/2022, 7:49:32 PM



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ArcGIS Web AppBuilder
© 2022 Microsoft Corporation, © 2022 Maxar, ©CNES (2022) Distribution Airbus DS, © 2022 TomTom |

Attachment D

Tower Site Evaluation Form

16. Distance to nearest telecommunications tower:

17. Potential for co-location of antennas on existing towers or other structures:

18. Have measures been incorporated to minimizing impacts to migratory birds? (y/n)

19. Has an evaluation been made to determine if proposed facility may affect listed or proposed endangered or threatened species or their habitat as required by FCC regulation at 47 CFR 1.1307(a)(3)? (y/n) Yes If, yes present findings: No effect

20. Additional information required:

Attachment E

Qualified Biologist Resume



Grant Burnham, MEA, CE, PWS, REP

Technical Director of Environmental Services
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 117
grant.burnham@eca-usa.com

EDUCATION

North Carolina State University Raleigh, NC
Master of Environmental Assessment, 2012-2014

University of Georgia Athens, GA
Bachelor of Science, Ecology, 2004-2008
Bachelor of Science, Biology, 2004-2008

Short Courses/Specialized Training

The Swamp School – Antecedent Precipitation Tool Workshop	July 2020
The Environmental Institute – Phase I Environmental Site Assessments	April 2019
TDEC – Hydrologic Determination Training	August 2016
D&D W.E.S.T. – ESA Section 7, Interagency Consultation	February 2016
OSHA – 40 Hour HAZWOPER Training (and Refreshers)	November 2015
Atkins North America - Surface Water Identification and Training Course	October 2013
GDOT/USACE/GEPD/FHWA/NMFS - Ecology and Consultant Workshop	September 2013
GDOT - Worksite Erosion Control Supervisor Course	September 2013
GDOT - Planning Development Process LITE	August 2013
D&D W.E.S.T. - Wetland Plant Identification (Coastal Plain)	May 2013
GDOT - Environmental Procedures Manual (Ecology)	March 2013
NHI - Introduction to NEPA and Transportation Decision-Making	March 2013
D&D W.E.S.T. - Basic Wetland Delineation	October 2011
The Environmental Institute – Asbestos Inspection and Assessment (and Refreshers)	October 2011

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS:

Ecological Society of America, Certified Ecologist (CE), Issued 2020
Society of Wetland Scientists, Professional Wetland Scientist (PWS), Issued 2019
National Registry of Environmental Professionals, Registered Environmental Professional (REP), Issued 2015
EPA/AHERA Accredited Asbestos Inspector, Issued 2011

PROFESSIONAL EXPERIENCE

June 2008 – Present **Environmental Corporation of America** Alpharetta, GA

Position: Technical Director – Environmental Services

Responsibilities:

- Review/preparation of FCC National Environmental Policy Act (NEPA) Checklist and Environmental Assessment (EA) evaluations for proposed telecommunications facilities
- Review/preparation of Wetlands/Waters Determination/Delineations reports and Wetland Impact Permit Applications (Section 401/404 Permits, Nationwide Permits, General/Individual Permits, Pre-Construction Notification, etc.)
- Review/preparation of USFWS Request for Technical Assistance Letters, Informal Biological Assessments (IBA), and species-specific surveys
- Review/preparation of Phase I and Phase II Environmental Site Assessments (ESAs)
- Provide periodic discipline-specific training to staff and field discipline-related questions from staff employees to encourage the continual development of their skills and knowledge base.
- Client Manager responsibilities include acting as an advocate on the client's behalf when interacting with government offices and agencies, educating the client about the general processes and procedures involved in project completion, ensuring prompt delivery of quality products and services, preparing weekly updates for ongoing projects, and proposal preparation.

REPRESENTATIVE EXPERIENCE

FCC National Environmental Policy Act (NEPA) Evaluation Reports for Telecommunications Projects

Evaluation of proposed undertakings for adverse environmental impacts or effects, as defined in the FCC Rules contained in 47 CFR Sections 1.1301 through 1.1320.

Environmental Assessment (EA) Reports for Telecommunications Projects

In accordance with 47 CFR, Section 1.1307, provide a determination as to whether environmental impacts are likely to result from the installation of a proposed telecommunications facility and submit for FCC review, comment, and ultimate receipt of a Finding of No Significant Impact (FONSI) determination.

USACE Wetland/Stream Delineations and USACE/State Section 401/404 Permitting

Delineate and characterize waters and wetlands that may be located within a project area in accordance with accepted United States Army Corps of Engineers guidance throughout the United States.

USFWS Endangered/Threatened Species Surveys

Survey project areas to determine the presence of potential habitat or specific species so that recommendations considering the Endangered Species Act can be made. Species surveyed include, but are not limited to, Alabama leather leaf, Georgia aster, Indiana bat, northern long-eared bat, Missouri bladderpod, and relict trillium.

Migratory Bird Nest Evaluations/Monitoring

Determine the activity status of reported migratory bird nests so that recommendations regarding the timing of planned construction/installation/maintenance activities can be made. Monitoring construction/maintenance activities within close proximity to occupied nests so that actions are within applicable regulatory guidelines and opinions.

Section 106 Review Documentation/Archaeological Assessments for Telecommunications Projects

These reports are compiled in accordance with the Nationwide Programmatic Agreement (NPA), effective March 7, 2005, and in conjunction with the requirements of the State Historic Preservation Office to determine if proposed telecommunications projects will have adverse impacts on Historic Properties within the Area of Potential Effects.

Phase I and Phase II Environmental Site Assessment Reports

Determine whether a "recognized environmental conditions (REC)" exists in connection with the Property, in accordance with the current ASTM E1527 standard, by means of record reviews, site reconnaissance, interviews, and preparation of the report. Should a REC be identified, sampling and analysis of soil and/or groundwater for potential contaminants (such as BTEX, PCBs, VOCs, PAHs, Lead, etc.) may be applicable.

Operations and Maintenance Plans/Soil and Groundwater Management Plans for Hazardous Materials

Define the general protocols to be followed by personnel engaged in construction and ongoing operations that may involve contact with hazardous materials within the project area and/or at the subject facility.

Asbestos-Containing Materials Surveys

Determine whether suspect building materials that may be disturbed by installation activities, or otherwise, contain greater than 1% asbestos in accordance with AHERA guidelines. Recommendations with respect to AHERA, OSHA, NESHAP, or other federal/state/municipal regulations are made.

Lead-Based Paint Surveys

Determine the lead concentrations of painted building components that may be disturbed during construction, renovation, and/or installation activities. Recommendations with respect to OSHA, RCRA, and/or other federal/state/municipal regulations are made.

Radon Surveys

Determine whether elevated levels of radon are present within a building.

OTHER RELATED EXPERIENCE

January 2006 – May 2008

University of Georgia

Athens, GA

Positions/Responsibilities:

- Marine Science Laboratory Technician
- Aquatic Ecology Laboratory Technician
- Organismal Biology Teaching Intern
- Freshman Chemistry II Peer Tutor

APPENDIX D

SHPO Information



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Jesse Garbowski
1375 Union Hill Industrial Ct.,
Suite A, Alpharetta, GA, 30004
jesse.garbowski@eca-usa.com

November 2, 2022

RE: DHR Project File No.: 202207393, Received by DHR: October 25th, 2022
Project: *3111 Avenue D, Fort Pierce, Florida, 34947. ECA Project # 22-003594*
County: St. Lucie

To Whom It May Concern,

Thank you for your transmittal regarding the above referenced project. The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

Based on the information provided, it is the opinion of this office that the proposed project will have **NO EFFECT** on historic properties listed, or eligible for listing, in the NRHP.

If you have any questions, please contact Dr. Kyra Lucas, Historic Preservationist II, by email at kyra.lucas@dos.myflorida.com, or by telephone at 850.245.6339.

Sincerely,

Alissa Lotane
Director, Division of Historical Resources
& State Historic Preservation Officer



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

INKLYNK LLC
2300 BETHELVIEW RD STE 110-302

CUMMING, GA 30040

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

10/13/2022

Sana Kanitz

Subscribed and sworn to before on October 13, 2022:

Kathleen Allen

Notary, State of WI, County of Brown

1-7-05

My commission expires

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754.

ENVIRONMENTAL EFFECTS - Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554.
HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@e-ca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. JIG 22-003594.
Pub Oct. 13th 2022
TCN5440882

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Ad No: 0005440882
Customer No: 6788242330INKLE
PO #: 22-003594

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

Love Ministries

Report Title (exactly as on title page)

Proposed 199-Foot Monopole Telecommunications Support Structure

Report Authors (as on title page)

- 1. Environmental Corporation of America
- 2. Jesse Garbowski
- 3. Matthew Beazley
- 4. _____

Publication Year 2022

Number of Pages in Report (do not include site forms) 100

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Environmental Corporation of America, Alpharetta, 22-001008

Supervisors of Fieldwork (even if same as author) Names _____

Affiliation of Fieldworkers: Organization Environmental Corporation of America City Alpharetta

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name TowerCom VIII-B. LLC Organization _____

Address/Phone/E-mail 5611 NC Hwy 55, Suite 201

Recorder of Log Sheet Jesse Garbowski

Date Log Sheet Completed 10-20-2022

Is this survey or project a continuation of a previous project? No Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)

- 1. St. Lucie
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

- 1. Name FORT PIERCE Year 1949
- 2. Name _____ Year _____
- 3. Name _____ Year _____
- 4. Name _____ Year _____
- 5. Name _____ Year _____
- 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start _____ End _____ Total Area Surveyed (fill in one) _____ hectares 0.53 acres

Number of Distinct Tracts or Areas Surveyed _____

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

Research and Field Methods

Types of Survey (select all that apply): archaeological architectural historical/archival underwater
damage assessment monitoring report other(describe): _____

Scope/Intensity/Procedures

Section 106 Review

Preliminary Methods (select as many as apply to the project as a whole)

Florida Archives (Gray Building) library research- local public local property or tax records other historic maps LIDAR
Florida Photo Archives (Gray Building) library-special collection newspaper files soils maps or data other remote sensing
Site File property search Public Lands Survey (maps at DEP) literature search windshield survey
Site File survey search local informant(s) Sanborn Insurance maps aerial photography
other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

Check here if NO archaeological methods were used.
surface collection, controlled shovel test-other screen size block excavation (at least 2x2 m) metal detector
surface collection, uncontrolled water screen soil resistivity other remote sensing
shovel test-1/4" screen posthole tests magnetometer pedestrian survey
shovel test-1/8" screen auger tests side scan sonar unknown
shovel test 1/16" screen coring ground penetrating radar (GPR)
shovel test-unscreened test excavation (at least 1x2 m) LIDAR
other (describe): Pedestrian Survey

Historical/Architectural Methods (select as many as apply to the project as a whole)

Check here if NO historical/architectural methods were used.
building permits demolition permits neighbor interview subdivision maps
commercial permits windshield survey occupant interview tax records
interior documentation local property records occupation permits unknown
other (describe): _____

Survey Results

Resource Significance Evaluated? Yes No

Count of Previously Recorded Resources _____ Count of Newly Recorded Resources _____

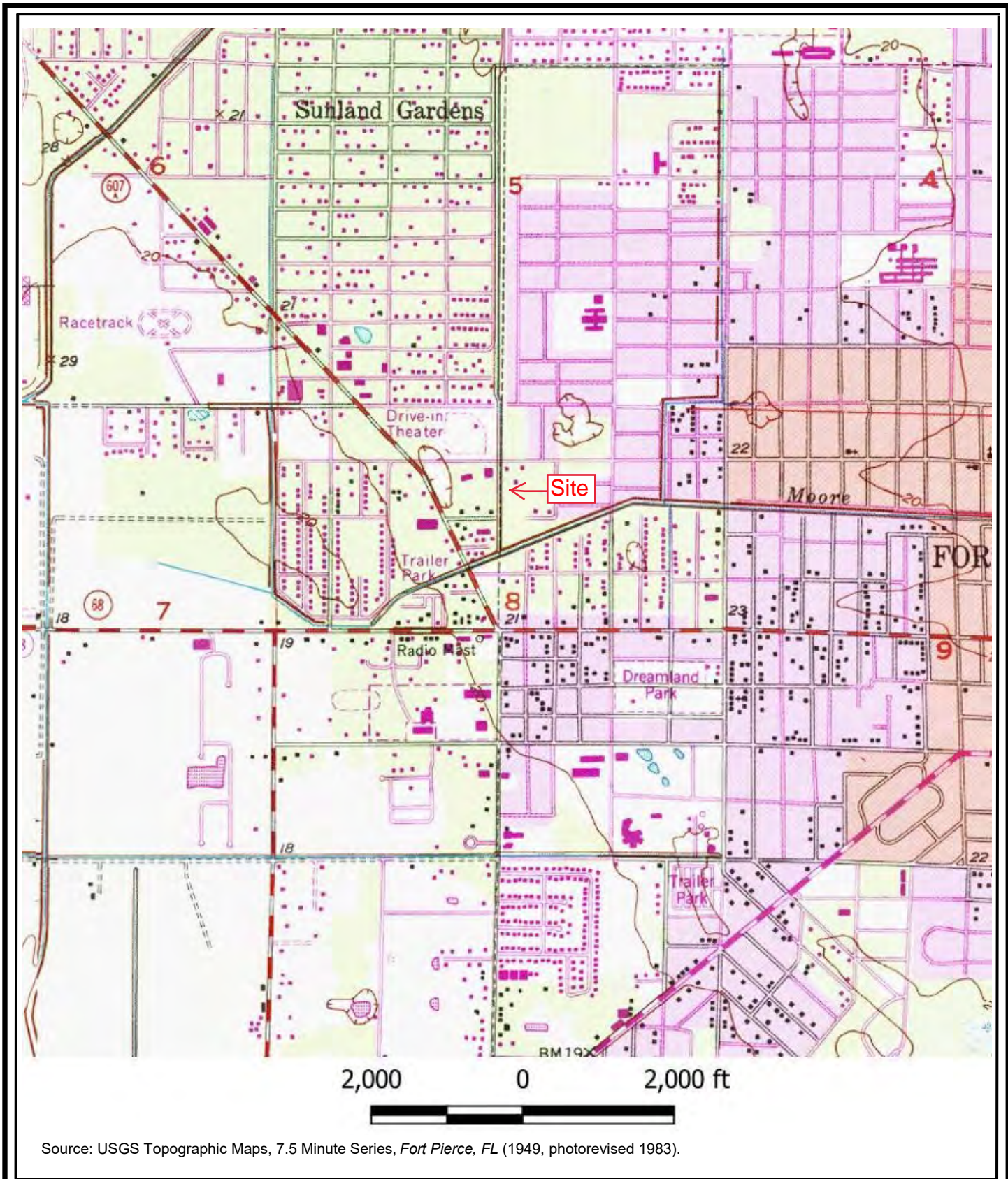
List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

List Newly Recorded Site ID#s (attach additional pages if necessary)

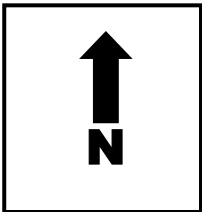
Site Forms Used: Site File Paper Forms Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY SHPO USE ONLY SHPO USE ONLY
Origin of Report: 872 Public Lands UW 1A32 # _____ Academic Contract Avocational
Grant Project # _____ Compliance Review: CRAT # _____
Type of Document: Archaeological Survey Historical/Architectural Survey Marine Survey Cell Tower CRAS Monitoring Report
Overview Excavation Report Multi-Site Excavation Report Structure Detailed Report Library, Hist. or Archival Doc
Desktop Analysis MPS MRA TG Other: _____
Document Destination: Plottable Projects _____ Plotability: _____



Source: USGS Topographic Maps, 7.5 Minute Series, Fort Pierce, FL (1949, photorevised 1983).



TowerCom VIII-B, LLC Site Love Ministries
 3111 Avenue D
 Fort Pierce, St. Lucie County, Florida
 Topographic Map





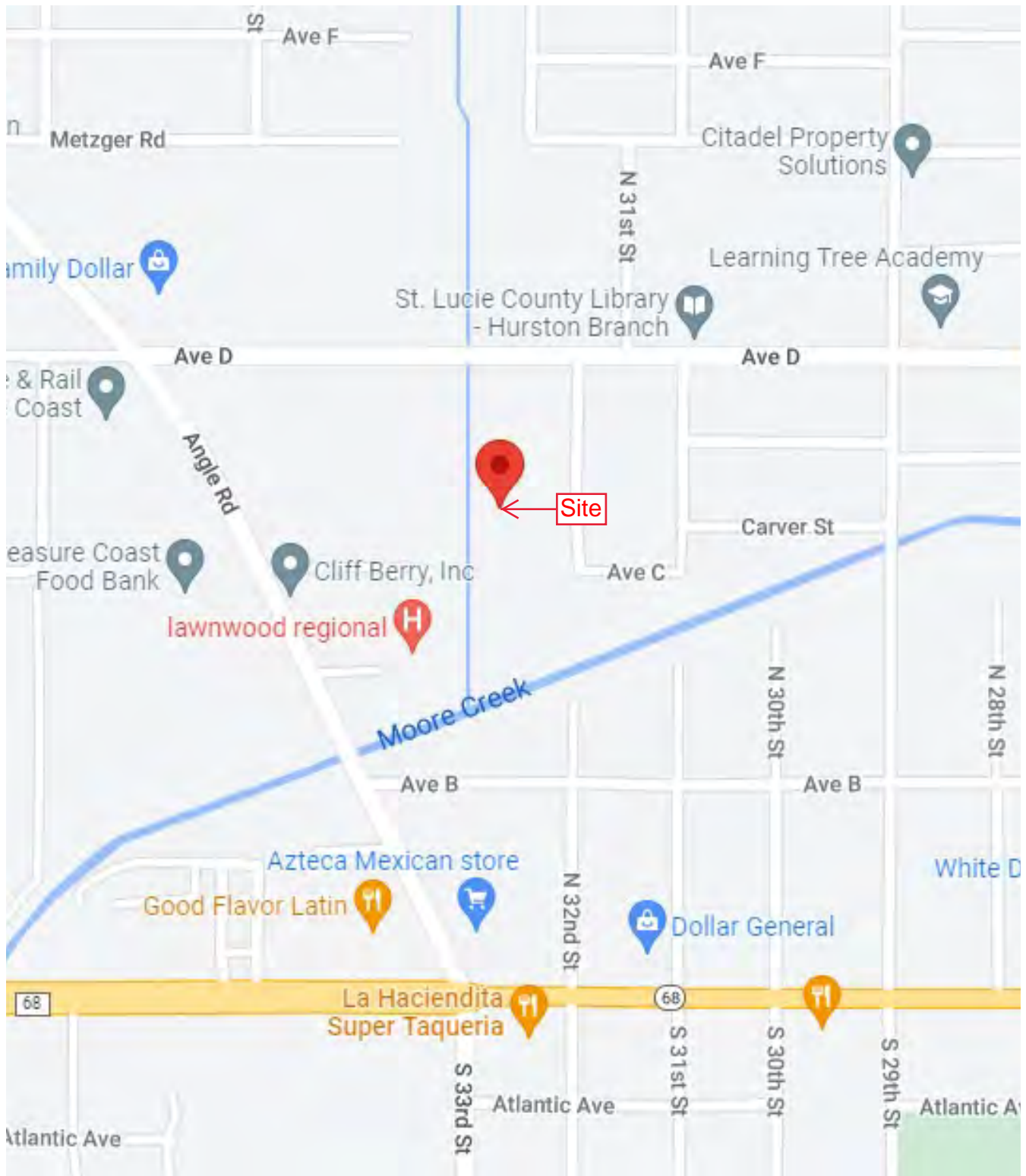
Source: Google Earth 2022



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Aerial Photograph



ECA Proj. # 22-003594



Source: Google Maps 2022



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Road Map



ECA Proj. # 22-003594



ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

Section 106 Review

TCNS ID 256976

Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height with Appurtenances)

**TowerCom VIII-B, LLC Site
Love Ministries**

**3111 Avenue D
Fort Pierce, St. Lucie County,
Florida**

ECA Project No. 22-003594



SUBMITTED TO:

Mr. Tim Parsons, Director
Division of Historical Resources
Office of Compliance and Review
500 S. Bronough Street, Room 423
Tallahassee, FL 32399-0250

PREPARED BY:

Environmental Corporation of America
1375 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004



ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

October 20, 2022

Division of Historical Resources
Office of Compliance and Review
500 S. Bronough Street, Room 423
Tallahassee, FL 32399-0250

Attention: Mr. Tim Parsons, Director

**Subject: Section 106 Review
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594**

Dear Mr. Parsons:

Environmental Corporation of America's (ECA) client, TowerCom VIII-B, LLC is proposing to construct a telecommunications facility as described in the following FCC Form 620, New Tower (NT) Submission Packet. ECA understands that TowerCom VIII-B, LLC plans to construct a 199-foot tall overall height monopole telecommunications structure within a proposed 60-foot by 60-foot (18-meter by 18-meter) lease area. The proposed lease area would be accessible by a proposed approximate 665-foot long by 30-foot wide (202-meter by 9-meter) access/utility easement.

ECA has identified and evaluated Historic Properties, if any, within the Area of Potential Effect (APE) for visual and direct effects as directed in Section VI.D.1 and 2 of the Nationwide Programmatic Agreement, effective on March 7, 2005. We found no Historic Properties listed in the National Register of Historic Places (NRHP) within the ½-mile APE for visual effects or the APE for direct effects.

A search of the Florida Master Site File (FMSF) identified no NRHP-eligible Historic Properties within the ½-mile APE for visual effects or the APE for direct effects.


An Archaeological Assessment was conducted within the APE for direct effects. During our database research, ECA identified no previously recorded archaeological sites and six cultural resource surveys within a 1-mile background research radius. During our site visit on October 13, 2022, conducted by Nicolas Bowers, MA, RPA, we discovered no archaeological sites and uncovered no archaeological cultural artifacts (See Attachment E-1c).


Based on this documentation, prepared in accordance with the Nationwide Programmatic Agreement effective March 7, 2005, ECA believes that this proposed facility would have no effect on any Historic Properties identified in accordance with the NPA. Therefore, ECA recommends a finding of No Historic Properties Affected for the proposed undertaking for the APE for visual and direct effects.

We are submitting this letter for TowerCom VIII-B, LLC to seek concurrence with this finding and to comply with Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307. We request your concurrence with our finding. Please contact Dina M. Bazzill at 252-412-7960 or dina.bazzill@eca-usa.com with questions or comments.

Sincerely,

Environmental Corporation of America


Jesse Garbowski
Project Manager


Matthew Beazley, MA, RPA
Principal Investigator

Notification Date:

See instructions for

File Number:

public burden estimates

General Information

1) (Select only one) (NE) NE – New UA – Update of Application WD – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): 0030893945
4) Name: TowerCom VIII-B

Contact Name

5) First Name: Kathe	6) MI:	7) Last Name: Post	8) Suffix:
9) Title:			

Contact Information

10) P.O. Box:	And /Or	11) Street Address: 5611 NC Hwy 55, Suite 201	
12) City: Durham		13) State: NC	14) Zip Code: 27713
15) Telephone Number: (919)694-4669		16) Fax Number:	
17) E-mail Address: kpost@towercomenterprises.com			

Consultant Information

18) FCC Registration Number (FRN): 0011662921
19) Name: Environmental Corporation of America

Principal Investigator

20) First Name: Dina	21) MI:	22) Last Name: Bazzill	23) Suffix:
24) Title: MA, RPA Principal Investigator			

Principal Investigator Contact Information

25) P.O. Box:	And /Or	26) Street Address: 1375 Union Hill Industrial Court Suite A	
27) City: Alpharetta		28) State: GA	29) Zip Code: 30004
30) Telephone Number: (770)677-2040		31) Fax Number:	
32) E-mail Address: dina.bazzill@eca-usa.com			

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(<input checked="" type="checkbox"/>) <u>Y</u> es () <u>N</u> o
34) Areas of Professional Qualification: <input checked="" type="checkbox"/> Archaeologist <input type="checkbox"/> Architectural Historian <input checked="" type="checkbox"/> Historian <input type="checkbox"/> Architect <input type="checkbox"/> Other (Specify) _____	

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	(<input checked="" type="checkbox"/>) <u>Y</u> es () <u>N</u> o
--	--

If "YES," complete the following:

36) First Name: Matthew	37) MI:	38) Last Name: Beazley	39) Suffix:
40) Title: M.A., RPA Principal Archaeologist			
41) Areas of Professional Qualification: <input checked="" type="checkbox"/> Archaeologist <input type="checkbox"/> Architectural Historian <input checked="" type="checkbox"/> Historian <input type="checkbox"/> Architect <input type="checkbox"/> Other (Specify) _____			
36) First Name: Nicolas	37) MI:	38) Last Name: Bowers	39) Suffix:
40) Title: M.A., RPA Project Archaeologist			
41) Areas of Professional Qualification: <input checked="" type="checkbox"/> Archaeologist <input type="checkbox"/> Architectural Historian <input checked="" type="checkbox"/> Historian <input type="checkbox"/> Architect <input type="checkbox"/> Other (Specify) _____			

Site Information

Tower Construction Notification System

1) TCNS Notification Number: **256976**

Site Information

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: () Yes (**X**) No

3) Site Name: **Love Ministries**

4) Site Address: **3111 Avenue D**

5) Detailed Description of Project:

22-003594

6) City: **Fort Pierce**

7) State: **FL**

8) Zip Code: **34947**

9) County/Borough/Parish: **ST. LUCIE**

10) Nearest Crossroads: **Avenue D & Avenue C**

11) **NAD 83** Latitude (DD-MM-SS.S): **27-27-06.0**

(**X**) N or () S

12) **NAD 83** Longitude (DD-MM-SS.S): **080-21-27.9**

() E or (**X**) W

Tower Information

13) Tower height above ground level (include top-mounted attachments such as lightning rods): 60.7 () Feet (**X**) Meters

14) Tower Type (Select One):

() Guyed lattice tower

() Self-supporting lattice

(**X**) Monopole

() Other (Describe):

Project Status

15) Current Project Status (Select One):

(**X**) Construction has not yet commenced

() Construction has commenced, but is not completed

Construction commenced on: _____

() Construction has been completed

Construction commenced on: _____

Construction completed on: _____

Determination of Effect

14) Direct Effects (Select One):

- No Historic Properties in Area of Potential Effects (APE)
- No Effect on Historic Properties in APE
- No Adverse Effect on Historic Properties in APE
- Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

- No Historic Properties in Area of Potential Effects (APE)
- No Effect on Historic Properties in APE
- No Adverse Effect on Historic Properties in APE
- Adverse Effect on one or more Historic Properties in APE

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(<input checked="" type="checkbox"/>) <u>Y</u> es (<input type="checkbox"/>) <u>N</u> o
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>256976</u>	Number of Tribes/NHOs: <u>6</u>
2b) Tribes/NHOs contacted through an alternate system:	Number of Tribes/NHOs: <u>0</u>

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Eastern Shawnee Tribe of Oklahoma

Contact Name

5) First Name: Kelly	6) MI:	7) Last Name: Nelson	8) Suffix:
9) Title: Cell Tower Coordinator			

Dates & Response

10) Date Contacted <u>10/13/2022</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input type="checkbox"/>) Replied/Other	

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Miccosukee Tribe of Indians of Florida

Contact Name

5) First Name: Kevin	6) MI:	7) Last Name: Donaldson	8) Suffix:
9) Title: Real Estate Director			

Dates & Response

10) Date Contacted <u>10/13/2022</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input type="checkbox"/>) Replied/Other	

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(<input checked="" type="checkbox"/>) <u>Yes</u> (<input type="checkbox"/>) <u>No</u>
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>256976</u> Number of Tribes/NHOs: <u>6</u>	
2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: <u>0</u>	

Tribal/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Muscogee (Creek) Nation

Contact Name

5) First Name: Corain	6) MI:	7) Last Name: Lowe-Zepeda	8) Suffix: Ms
9) Title: TCNS Manager			

Dates & Response

10) Date Contacted <u>10/13/2022</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input type="checkbox"/>) Replied/Other	

Tribal/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Seminole Nation of Oklahoma

Contact Name

5) First Name: Ben	6) MI:	7) Last Name: Yahola	8) Suffix:
9) Title: Tribal Historic Preservation Officer			

Dates & Response

10) Date Contacted <u>10/12/2022</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input type="checkbox"/>) Replied/Other	

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(<input checked="" type="checkbox"/>) <u>Y</u> es (<input type="checkbox"/>) <u>N</u> o
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>256976</u>	Number of Tribes/NHOs: <u>6</u>
2b) Tribes/NHOs contacted through an alternate system:	Number of Tribes/NHOs: <u>0</u>

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Seminole Tribe of Florida

Contact Name

5) First Name: THPO	6) MI:	7) Last Name: Compliance	8) Suffix:
9) Title: Compliance Review Supervisor			

Dates & Response

10) Date Contacted <u>10/12/2022</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input type="checkbox"/>) Replied/Other	

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Thlopthlocco Tribal Town

Contact Name

5) First Name: Ryan	6) MI:	7) Last Name: Morrow	8) Suffix:
9) Title: Mekko			

Dates & Response

10) Date Contacted <u>10/12/2022</u>	11) Date Replied _____
(<input checked="" type="checkbox"/>) No Reply	
(<input type="checkbox"/>) Replied/No Interest	
(<input type="checkbox"/>) Replied/Have Interest	
(<input type="checkbox"/>) Replied/Other	

Other Tribes/NHOs Contacted

Tribe/NHO Information

1) FCC Registration Number (FRN):
2) Name:

Contact Name

3) First Name:	4) MI:	5) Last Name:	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	And /Or	9) Street Address:		
10) City:		11) State:	12) Zip Code:	
13) Telephone Number:		14) Fax Number:		
15) E-mail Address:				
16) Preferred means of communication: <input type="checkbox"/> E-mail <input type="checkbox"/> Letter <input type="checkbox"/> Both				

Dates & Response

17) Date Contacted _____	18) Date Replied _____
<input type="checkbox"/> No Reply <input type="checkbox"/> Replied/No Interest <input type="checkbox"/> Replied/Have Interest <input type="checkbox"/> Replied/Other	

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	(<input type="checkbox"/>) <u>Y</u> es (<input checked="" type="checkbox"/>) <u>N</u> o
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	(<input type="checkbox"/>) <u>Y</u> es (<input checked="" type="checkbox"/>) <u>N</u> o
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	(<input type="checkbox"/>) <u>Y</u> es (<input checked="" type="checkbox"/>) <u>N</u> o

Historic Property

4) Property Name:
5) SHPO Site Number:

Property Address

6) Street Address:		
7) City:	8) State:	9) Zip Code:
10) County/Borough/Parish:		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	(<input type="checkbox"/>) <u>Y</u> es (<input type="checkbox"/>) <u>N</u> o
12) Is this property eligible for listing on the National Register? Source: _____	(<input type="checkbox"/>) <u>Y</u> es (<input type="checkbox"/>) <u>N</u> o
13) Is this property a National Historic Landmark?	(<input type="checkbox"/>) <u>Y</u> es (<input type="checkbox"/>) <u>N</u> o

<p>14) Direct Effects (Select One):</p> <p>(<input type="checkbox"/>) No Effect on this Historic Property in APE</p> <p>(<input type="checkbox"/>) No Adverse Effect on this Historic Property in APE</p> <p>(<input type="checkbox"/>) Adverse Effect on this Historic Property in APE</p>
<p>15) Visual Effects (Select One):</p> <p>(<input type="checkbox"/>) No Effect on this Historic Property in APE</p> <p>(<input type="checkbox"/>) No Adverse Effect on this Historic Property in APE</p> <p>(<input type="checkbox"/>) Adverse Effect on this Historic Property in APE</p>

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):

2) Name: **Fort Pierce Historic Commission**

Contact Name

3) First Name: **Maria**

4) MI:

5) Last Name: **Lewicka**

6) Suffix:

7) Title:

Contact Information

8) P.O. Box:

**And
/Or**

9) Street Address: **100 North US 1**

10) City: **Fort Pierce**

11) State: **FL**

12) Zip Code: **34954**

13) Telephone Number: **(772)467-3738**

14) Fax Number:

15) E-mail Address: **mlewicka@city-ftpierce.com**

16) Preferred means of communication:

() E-mail

() Letter

() Both

Dates & Response

17) Date Contacted **10/07/2022**

18) Date Replied _____

() No Reply

() Replied/No Interest

() Replied/Have Interest

() Replied/Other

Additional Information

19) Information on local government's role or interest (optional):

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	() <u>Y</u> es (X) <u>N</u> o
--	---

Consulting Party

2) FCC Registration Number (FRN):
3) Name:

Contact Name

4) First Name:	5) MI:	6) Last Name:	7) Suffix:
8) Title:			

Contact Information

9) P.O. Box:	And /Or	10) Street Address:		
11) City:		12) State:	13) Zip Code:	
14) Telephone Number:		15) Fax Number:		
16) E-mail Address:				
17) Preferred means of communication:				
() E-mail				
() Letter				
() Both				

Dates & Response

18) Date Contacted _____	19) Date Replied _____
() No Reply	
() Replied/No Interest	
() Replied/Have Interest	
() Replied/Other	

Additional Information

20) Information on other consulting parties' role or interest (optional):

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

SHPO/THPO

Name: Florida Division of Historical Resources

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name: Matthew	MI: T	Last Name: Beazley	Suffix:
------------------------	----------	-----------------------	---------

Signature: <i>Matthew Beazley</i>	Date: 10/19/2022
--------------------------------------	---------------------

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

Attachment A

Consultant Information

Resume/Curriculum Vitae



Dina M. Bazzill, MA, RPA

Principal Archaeologist/Historian
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 111
dina.bazzill@eca-usa.com

EDUCATION

East Carolina University
M.A., Maritime Studies
Graduated: May 2007
GPA: 3.89/4.0

Greenville, NC

Southwest Missouri State University
B.A., Anthropology, minor in Antiquities
Graduated: May 2004, Magna Cum Laude
Grade-Point Average: 3.8/4.0

Springfield, MO

PROFESSIONAL CERTIFICATIONS

Secretary of the Interior's 36CFR61 Professional Qualification Standards for Archaeology and History since 2007

Register of Professional Archaeologist since 2007

Section 106 Training Certification from SRI Foundation, 2009

Advanced Section 106 Training Certification from the Advisory Council on Historic Preservation, 2009

NEPA Compliance and Cultural Resources Training Certification from the National Preservation Institute, 2009

Section 4 (f) Compliance for Historic Properties Training Certification from the National Preservation Institute, 2009

Identification and Management of Traditional Cultural Properties Training Certification from the National Preservation Institute, 2009

Tribal Consultation Training Certification from the SRI Foundation, 2010

RELATED EMPLOYMENT

June 2007 - Present **Environmental Corporation of America**

Alpharetta, GA

Position: Principal Investigator

Responsibilities:

- Archaeological and historical research.
- Conducting archaeological and historical site assessments for Section 106 compliance.
- Authoring Section 106/archaeological assessment/phase one environmental impact reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies.

REPRESENTATIVE EXPERIENCE

June 2007 - Present **Section 106 Cell Tower Evaluations**

USA

Dina M. Bazzill, Principal Archaeologist/Historian

Goals: The scope of work for these projects has included archaeological and historic standing structures site assessments for the Section 106 review process in forty different states.

May/June 2011 **Chicago and North Western Railway Bridge Replacement: Phase I Underwater Archaeological Survey**

Oshkosh, WI

Dina M. Bazzill, Principal Archaeologist/Historian

Goals: The scope of work for this project included a Phase I side-scan sonar survey for the replacement of the Chicago and North Western Railway Line over the Fox River in Oshkosh, Winnebago County, Wisconsin. The side-scan sonar survey was performed by Jerry Guyer of Pirate's Cove Diving Inc. Dina M. Bazzill performed the necessary research, analyzed the side-scan sonar data, and prepared a report in conformance with Wisconsin Historical Society Guidelines.

April/May 2010 **Snowbird Youth Center Phase I** Robbinsville, NC
Dina M. Bazzill, Field Director and John P. McCarthy, Principal Investigator
Goals: The scope of work for this project included a survey for a proposed Eastern Band of Cherokee Indians Youth Center located on Forest Service land in Robbinsville, North Carolina. High probability landforms were tested as per Forest Service archaeological testing guidelines. Shovel tests were excavated at 65-foot intervals, where appropriate. Key staff members included Dina M. Bazzill, Field Director and John P. McCarthy, Principal Director. Dina M. Bazzill authored the report, with the assistance of John P. McCarthy.

April/May 2010 **CabeJail Phase I - EBCI Reservation** Cherokee, NC
Dina M. Bazzill, Project Archaeologist and John P. McCarthy, Principal Investigator
Goals: The scope of work for this project included a survey for a proposed jail located on the Eastern Band of Cherokee Indians reservation in Cherokee, North Carolina. The entire proposed property was systematically surveyed utilizing guidelines provided by the EBCI THPO office. Shovel tests were excavated at 65-foot intervals, where appropriate. Key staff members included Dina M. Bazzill, Project Archaeologist and John P. McCarthy, Principal Director. John P. McCarthy authored the report, with the assistance of Dina M. Bazzill.

October /November 2009 **Old #4 Sewer Line Replacement - EBCI Indian Reservation** Cherokee, NC
Dina M. Bazzill, Field Director and John P. McCarthy, Principal Investigator
Goals: The scope of work for this project included a systematic survey for a proposed sewer line replacement located on the Eastern Band of Cherokee Indian Reservation in Cherokee, North Carolina. A pedestrian survey was conducted, and shovel tests were conducted as per EBCI THPO office guidelines. This entailed excavating shovel tests at 65-foot intervals, where appropriate. Crew members included Dina M. Bazzill, Field Director, who supervised Mary E. Seagrave, field technician, Dave McGlothlin, field technician, and Landon Abernethy, field technician. John P. McCarthy oversaw the fieldwork and the report preparations, with assistance from Dina M. Bazzill.

July 2009 **Phase II Archaeological Site Delineation** Lewis Creek, IN
Dina M. Bazzill, Principal Investigator
Goals: The scope of work for this project included delineating a circa 1840 pioneer homestead located in Lewis Creek, Indiana in order to determine National Register of Historic Places eligibility. Dina M. Bazzill served as Principal Investigator and supervised Mary E. Seagrave, Project Archaeologist. Artifacts recovered from the field work were analyzed and photographed by Dina M. Bazzill. A Section 106 Review was prepared by Dina M. Bazzill and submitted to the Indiana State Historic Preservation Office for their review and comment.

April/May 2008 **City of Norcross - Proposed Greenspace Park** Norcross, GA
Dina M. Bazzill, Field Director and Principal Investigator
Goals: The scope of work for this project includes a Phase I survey of a seven acre tract of land in the City of Norcross, Georgia. ECA evaluated archaeological and historic resources present within the survey area and advise the City of Norcross on how best to preserve these resources and utilize them for educational purposes. In addition, a comprehensive user friendly report was produced.

November 2007 **Deep Testing for Archaeological Deposits** Nashville, TN
Artis West, Principal Investigator
Goals: The scope of work for this project included placing 10-foot deep two trenches with the proposed APE for direct effects for a proposed cell tower located adjacent to the Harpeth River in Nashville, Tennessee. Backfill soil was selectively sampled and negative findings were recorded. A report summarizing the findings was prepared and accepted by the Tennessee Historical Commission, Division of Archaeology.



Matthew Beazley, MA, RPA

Principal Archaeologist/Historian

1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004

(770) 667-2040 Ext. 109

Matthew.beazley@eca-usa.com

STRENGTHS AND SKILLS

Mr. Beazley has been a professional archaeologist for seventeen years, twelve of those years with ECA. He has been a Principal Investigator for the last eight years. In addition to reviewing cultural resource documents, Mr. Beazley also conducts archaeological fieldwork including Phase I survey, Phase II testing, site delineations, cemetery surveys, and metal detection surveys. Mr. Beazley is also the primary operative for conducting historical research and creating report templates and he manages ECA's artifact lab.

EDUCATION

North Carolina State University

M.A., Liberal Studies, Anthropology emphasis, 2009

Raleigh, NC

Georgia College and State University

B.S., History, Photography minor, 2005

Milledgeville, GA

PROFESSIONAL CERTIFICATIONS

Registered Professional Archaeologist (RPA) 2010

Secretary of the Interior's 36CFR61 Professional Qualification Standards archaeology and history 2010

Advanced Metal Detecting for the Archaeologist Certification (RPA) 2012

Successfully Navigating Section 106 Review Certification (ACHP) 2019

Coordinating NEPA and Section 106 Certification (ACHP) 2019

Basics of NEPA and Section 106 Integration (ACHP) 2019

Early Coordination with Indian Tribes for Infrastructure Projects Certification (ACHP) 2019

PROFESSIONAL EXPERIENCE

January 2014 – Present

Environmental Corporation of America

Alpharetta, GA

Position: Principal Archaeologist/Historian

Responsibilities: Archaeological and historical research / Conducting archaeological and historical site assessments for Section 106 compliance / Authoring Section 106/archaeological assessment/phase one environmental assessment reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies / Reviewing Section 106 reports / Managing archaeology lab and site form submissions.

January 2010 – January 2014

Environmental Corporation of America

Alpharetta, GA

Position: Project Manager/ Project Archaeologist

Responsibilities: Archaeological and historical research, conducting archaeological and historical site assessments for Section 106 compliance, Authoring Section 106/archaeological assessment/phase one environmental assessment reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies, Authoring Fish and Wildlife species impact reports, Producing NEPA reports.

August 2005 – December 2009 **Cultural Resources Assessment Group** **Raleigh, NC**
Position: Senior Archaeological Field Technician
Responsibilities/Training: Archaeological and historic research, cultural resource surveys, artifact analysis, report writing, use of AutoCAD, GIS, SketchUp, Photoshop, and Microsoft Office software

2006 – 2009 **Via Consolare Project in Pompeii (VCP)** **Pompeii, Italy**
Position: CAD/three-dimensional modeling specialist

June 2004 – July 2004 **APVA Jamestown Fieldschool** **Jamestown, VA**
Position: Field student

June 2003 – July 2003 **AAPP Fieldschool at Pompeii** **Pompeii, Italy**
Position: Field student

REPRESENTATIVE PROJECT EXPERIENCE

Project Manager/Archaeologist for over 600 telecommunications projects. Investigations have included National Register of Historic Places evaluation of historic structures and archaeological site assessments for the Section 106 review process under the terms a Nationwide Programmatic Agreement in Alabama, Arkansas, California, Colorado, Delaware, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Mississippi, Missouri, Montana, Nebraska, Nevada, New Mexico, New Jersey, New York, Ohio, Oklahoma, Pennsylvania, Rhode Island, Tennessee, Texas, Virginia, West Virginia, Washington, Wisconsin, and Wyoming.

2021 **Archaeological Survey of Brookshire Park** **Gordon County, GA**

Principal Investigator/Field Director

Goal: The survey, identification, and evaluation of archaeological and/or cultural sites at a previously unsurveyed portion of Brookshire Park in advance of proposed park improvements and additional delineation and evaluation of an existing NRHP-eligible site at the park on behalf of Gordon County. The survey area was approximately 4.5 acres in size.

2021 **Archaeological Survey and Testing at Mimosa Hall** **Roswell, GA**

Principal Investigator/Field Director

Goal: An archaeological survey of the Mimosa Hall property including phase II testing and investigation of anomalies identified by GPR on behalf of the City of Roswell. The survey area was approximately 9 acres in size.

2020 **Phase II Archaeological Investigation of Site 33CS0792** **Coshocton County, OH**

Principal Investigator/Field Director

Goal: Excavated multiple test units at 33CS0792 to determine site integrity and research potential prior to the development of a telecommunications facility.

2019 to present **Archaeological Survey for GDOT Projects** **Multiple Counties in GA**

Field Director/Principal Investigator

Goal: The survey, identification, and evaluation of archaeological and/or cultural sites for road widening and realignment projects and intersection improvement projects in Chatham, Henry, Muscogee, and Troup Counties on behalf of the Georgia DOT.

2016 to present **Archaeological Survey for NCDOT Projects** **Multiple Counties in NC**

Principal Investigator

Goal: The survey, identification, and evaluation of archaeological and/or cultural sites for road widening projects and intersection improvement projects in Burke, Camden, Davidson, Lenoir, Nash, Rockingham, and Stokes Counties on behalf of the North Carolina DOT.

2017 **Archaeological Survey for the Bridges Street Extension Project** **Carteret County, NC**

Principal Investigator

Goal: The survey, identification, and evaluation of archaeological and/or cultural sites for an extension of Bridges Street in Morehead City, NC on behalf of the North Carolina DOT. The survey area was more than 1,400 acres in size.

2014 **Relocation of Proposed Communications Facility** **Florahome, FL**

Field Director

Goal: The initial archaeological assessment for a proposed communications facility in Florahome, FL encountered a significant number of woodland period artifacts within the project area. In an effort to avoid disturbing a potentially significant archaeological site a new lease area and access easement was surveyed around the delineated archaeological site boundary.

June – August 2009 **Wal-Mart development site monitoring** **Charlotte, NC**
Monitoring of a sensitive site located within the property boundary over the course of two months as well as revisits to other sites located on the property.

June 2007 **Doby's Bridge Project** **York County, SC**
Senior field technician for a cultural resources phase I survey of a 600-acre tract and subsequent phase II testing of two sites of significance.

August 2005 – September 2006 **Carolina Lakes Project** **Lancaster County, SC**
Senior field technician for a cultural resources phase I survey of a 2,500-acre tract and subsequent phase III excavations of three sites of significance.



Nicolas Michael Bowers M.A.

Project Archaeologist
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
Nicolas.Bowers@eca-usa.com
(770) 667-2040

EDUCATION

University of North Carolina at Charlotte **Charlotte, NC**
Masters of Arts (MA), Anthropology, Dec, 2020

University of North Carolina at Greensboro **Greensboro, NC**
Bachelors of Arts (BA), Archaeology, Dec, 2016

PROFESSIONAL EXPERIENCE

May 2021 – Present **Environmental Corporation of America** **Alpharetta, GA**
Position: Project Archaeologist
Responsibilities:

- Archaeological research
- Conducting archaeological and historical site assessments for Section 106 compliance

November 2020- April 2021 **Grey&Pape** **Cincinnati, OH**
Position: Field Technician
Responsibilities:

- Edited archaeological documents that reported the results of the Cultural Resource Management Project (CRMP)
- Served as a member of a cohesive interdisciplinary team during this project; maintained compliance with federal laws, regulations, and guidelines, e.g., National Environmental Policy Act (NEPA) analysis
- Interpreted various technical information about soil samples and advised new workers on said procedures
- Used dating methods and other analytical techniques on uncovered stone tools to determine the age and usage of the artifact
- Actively administered Grey&Pape’s Cultural Resource Management Plan
- Trained as a contract officer’s technical representative
- Worked often in isolated places, suburban environments, and infrastructure such as transmission lines

January 2017- March 2020 **Office of State Archaeology Lab** **Raleigh, NC**
Position: Volunteer
Responsibilities

- Sorted through various artifacts from the Mid-Atlantic region of the United States
- Identified cultural relevance of Native American artifacts
- Entered sample findings into the schools database in easily understood wording for those unfamiliar with archaeology



Jesse Garbowski

Project Manager

1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004

jesse.garbowski@eca-usa.com

(770) 667-2040

EDUCATION

University of West Georgia

Master of Arts (M.A.), History, Public History Concentration, April 2015

*Museum Studies Certification

Carrollton, GA

Lander University

Bachelor of Science (B.S.), History, December 2012

Greenwood, SC

PROFESSIONAL EXPERIENCE

September 2020 – Present

Environmental Corporation of America

Alpharetta, GA

Position: Project Manager

Responsibilities:

- Archaeological, environmental, and historical research
- Conducting archeological and historical site assessments for Section 106 compliance
- Conducting fieldwork/sampling for authoring Phase I/II Environmental Site Assessments
- Authoring Section 106 Review/Archeological Assessment reports
- Preparation of Species Impact Reports/Biological Assessments
- Management and completion of NEPA Checklists/Documentation

February 2019 – March 2020

Imagine Exhibitions, Inc.

Atlanta, GA

Position: Project Manager

Responsibilities:

- Developed and managed domestic and international traveling exhibitions

April 2015 – February 2019

Atlanta History Center

Atlanta, GA

Position: Project Manager

Responsibilities:

- Curated and managed digital and static exhibits and exhibitions
- Conducted original research and authored stories for the general public
- Partnered with local groups to develop community histories

February 2012 – December 2012

Ninety Six National Historic Site

Ninety Six, SC

Position: Park Ranger

Responsibilities:

- Developed educational tours based on park's cultural and natural resources

Attachment B

Site Information

1: Photographs

The following photographs were taken using a digital camera from a height of 5'10".

- a:** Directional photographs taken from the Proposed Tower Site and of the associated access road.
- b:** Photographs of all listed or eligible properties within the Areas of Potential Effects, if any.
- c:** Photographs from listed or eligible properties within the Area of Potential Effects looking toward the proposed tower site, if any.
- d:** Google Earth 2022 aerial photograph showing APE for visual effects.
- e:** Google Earth 2022 aerial photograph showing APE for direct effects.
- f:** Google Earth 2017 aerial photograph.
- g:** Google Earth 2012 aerial photograph.
- h:** Google Earth 1999 aerial photograph.
- i:** Earth Explorer 1950 aerial photograph.



A: Northerly View from Near Center of Proposed Lease Area



B: Easterly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1a: Photographs



ECA Proj. # 22-003594



C: Southerly View from Near Center of Proposed Lease Area



D: Westerly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1a: Photographs



ECA Proj. # 22-003594



E: Northeasterly View of the Proposed Lease Area



F: Southwesterly View of the Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1a: Photographs



ECA Proj. # 22-003594



G: Northeasterly View of the Proposed Access/Utility Easement



H: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1a: Photographs



ECA Proj. # 22-003594



I: Northerly View of the Proposed Access/Utility Easement



J: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1a: Photographs



ECA Proj. # 22-003594



K: Overview of Shovel Test Pit 1 (STP1)



L: Soil Profile of Shovel Test Pit 1 (STP1)

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1a: Photographs



ECA Proj. # 22-003594



Source: Google Earth 2022



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1d: Aerial Photograph



ECA Proj. # 22-003594



Source: Google Earth 2022



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1e: Aerial Photograph



ECA Proj. # 22-003594



Source: Google Earth 2017



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1f: Aerial Photograph



ECA Proj. # 22-003594



Source: Google Earth 2012



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1g: Aerial Photograph



ECA Proj. # 22-003594



Source: Google Earth 1999



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1h: Aerial Photograph



ECA Proj. # 22-003594



Source: Earth Explorer 1950



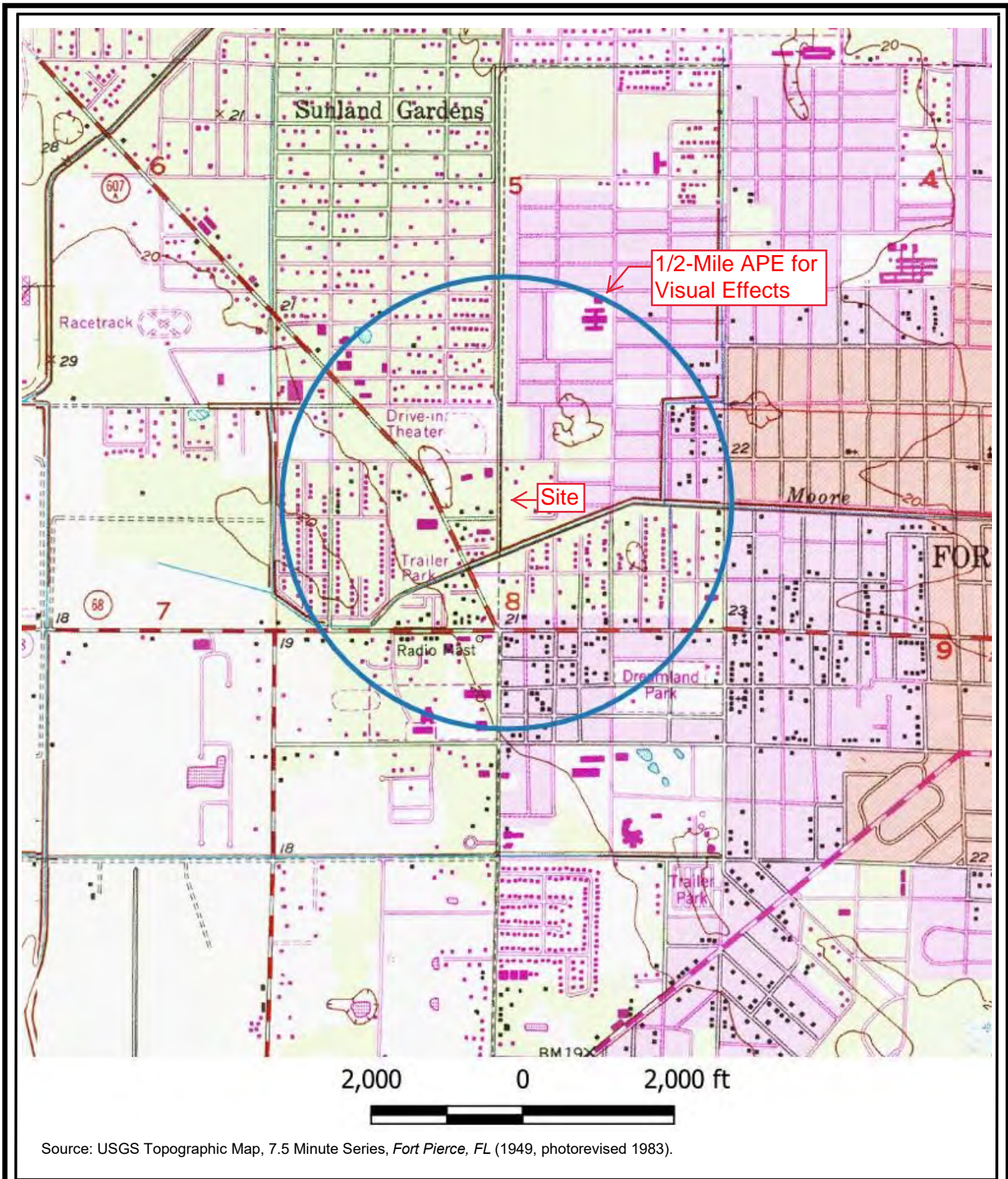
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1i: Aerial Photograph



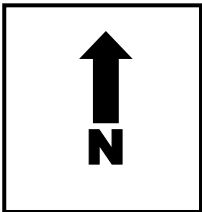
ECA Proj. # 22-003594

2: Maps

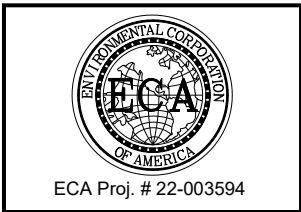
- a:** 7.5-Minute topographic map showing the Area of Visual Effects and the location of any identified historic properties.
- b:** 7.5-Minute topographic map showing the Area of Direct Effects including any new access roads or other easements.
- c:** Site Vicinity Plan showing the location of the proposed tower site, any new access roads, easements, additional structures, utility lines, fences, and excavations.

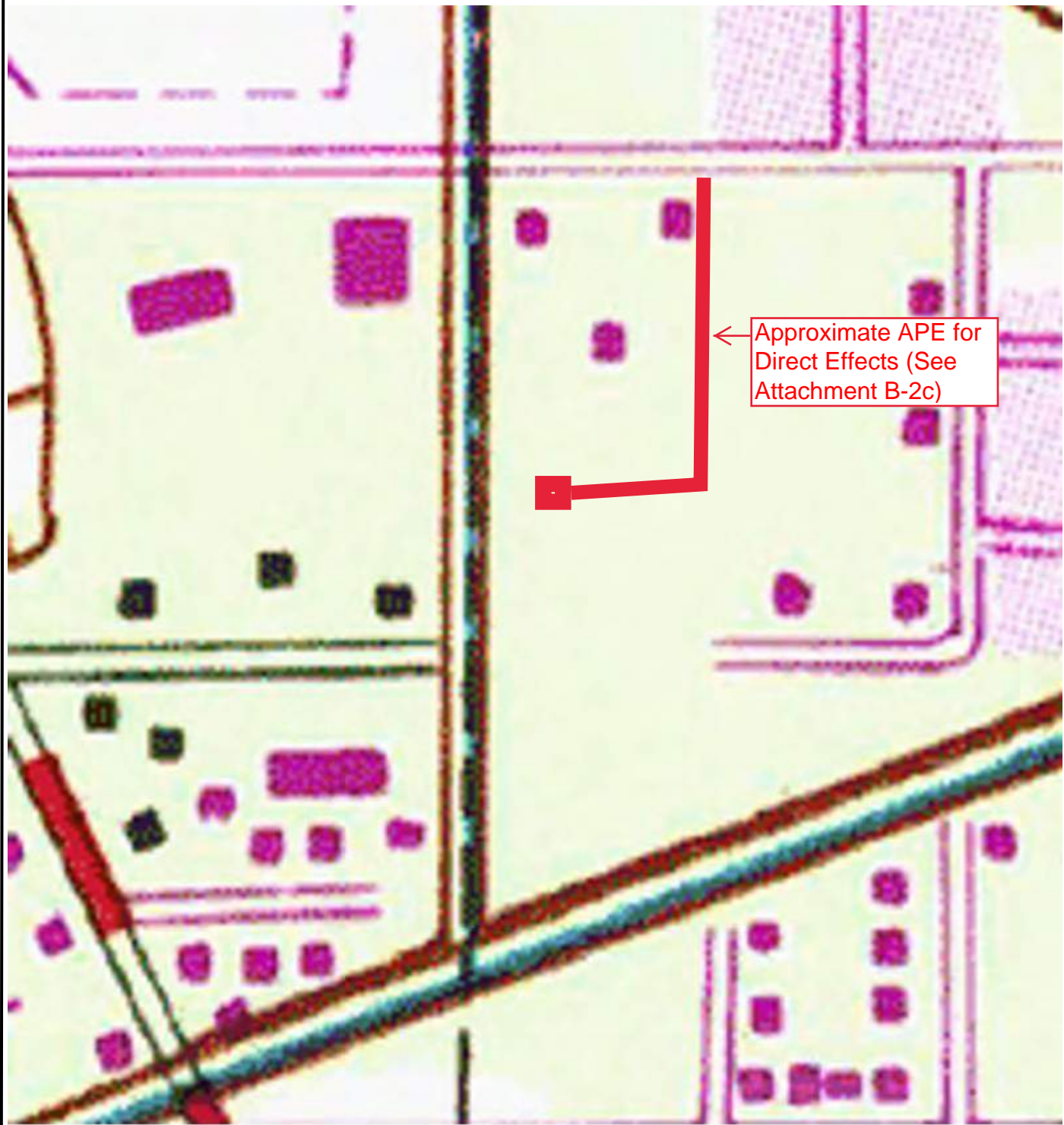


Source: USGS Topographic Map, 7.5 Minute Series, Fort Pierce, FL (1949, photorevised 1983).



TowerCom VIII-B, LLC Site Love Ministries
 3111 Avenue D
 Fort Pierce, St. Lucie County, Florida
 Attachment B-2a: APE for Visual Effects





← Approximate APE for Direct Effects (See Attachment B-2c)

250 0 250 ft



Source: USGS Topographic Map, 7.5 Minute Series, Fort Pierce, FL (1949, photorevised 1983).

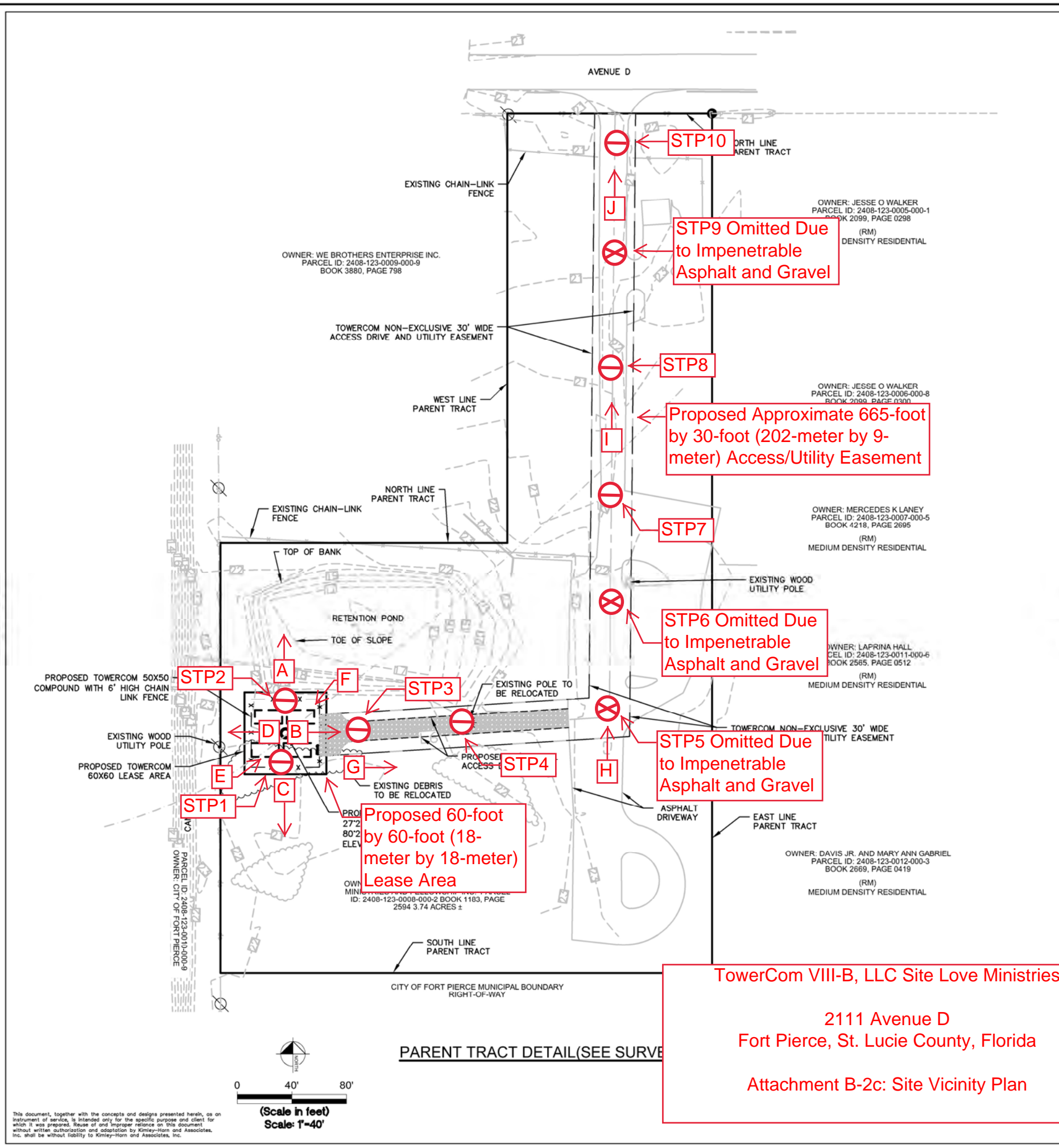


TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-2b: APE for Direct Effects



ECA Proj. # 22-003594

Drawing name: C:\Users\gary.daniel\AppData\Local\Temp\AcPublish\temp_AcPublish_ZDs_2022.09.12.dwg C-1 Sep 14, 2022 8:58am by: gary.daniel



PROJECT DESCRIPTION
 THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)
 LAT: 27°27'05.969" N (NAD 83)
 LONG: 80°21'27.918" W (NAD 83)
 ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
 PARCEL ID: 2408-123-0008-000-2

PARENT TRACT SITE DATA:
 SITE AREA: 162914.4± SF = 3.74± AC
 LEASE PARCEL AREA: 3,600± SF = 0.826± AC
 COMPOUND AREA: 3,600± SF = 0.826± AC
 CURRENT USE: GC, GENERAL COMMERCIAL
 EXISTING ZONING: GC, GENERAL COMMERCIAL
 FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES
 THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS
 THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY
 THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMP
PROP
BUILD
FOOT
PAF
THE
BASIS
TOT
EXIST
TELEC
TELEC

Legend	
	Photograph Locations
	Negative Shovel Test Pit
	Omitted Shovel Test Pit

TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	3,600 ± S.F.	(0.022%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)
TOTAL SEMI IMPERVIOUS AREA:		
TELECOMMUNICATION 12' GRAVEL ACCESS ROAD:	2,550.46 ± S.F.	(0.016%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F.	(0.022%)
TOTAL SEMI PERVIOUS AREA:	6,150.46 ± S.F.	(0.038%)
TOTAL PERVIOUS AREA:		
TOTAL SEMI PERVIOUS AREA:	6,150.45 ± S.F.	(0.038%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)
TOTAL COMBINED AREA:	9,980.45± S.F.	(0.062%)

- NOTES:**
- FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
 - EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
 - "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
 - 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
 - WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
 - UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR UTILITIES.

DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

FLOOD ZONE INFORMATION

COUNTY NUMBER	PARCEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
 241 Atlantic Blvd, Suite 201
 Neptune Beach, FL 32266

PROJECT INFORMATION:
 LOVE MINISTRIES
 3111 AVENUE D
 FORT PIERCE, FL 34954
 ST. LUCIE COUNTY

CURRENT ISSUE DATE:
 SEPTEMBER 2022

ISSUED FOR:
 ZONING DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1920 WEKIVA WAY, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 845-0665
 FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.: APV.:
 GD LF KKM

LICENSURE:
 JASON R. LEE PE 67472
 KEVIN K. MARAJH PE 71455

SHEET TITLE:
 PARENT TRACT DETAIL

SHEET NUMBER: **REVISION:**
C-1

KHA Job #:
 241044000

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

Attachment C

Determination of Effect

1: Areas of Potential Effects

a: Direct Effects

The APE for direct effects is limited to the site of the proposed tower and surrounding easements, as described in the Nationwide Programmatic Agreement.¹ For this particular undertaking the area of disturbance would include the proposed 60-foot by 60-foot (18-meter by 18-meter) lease area, and the proposed approximate 665-foot long by 30-foot wide (202-meter by 9-meter) access/utility easement. and all surrounding areas. The general APE for direct effects is shown in Attachment B-2b and Attachment B-2c.

b: Visual Effects

The APE for visual effects is the geographic area or areas within which the facility may directly or indirectly cause alterations in the character or use of Historic Properties.² Unless otherwise noted, the area of potential effect for visual effect is as described in the Nationwide Programmatic Agreement:

- If the proposed tower is 200 feet or less in overall height, the APE is ½ mile in radius from the proposed tower.
- If the proposed tower is more than 200 feet in height and no more than 400 feet in height, the APE is ¾-mile in radius from the proposed tower.
- If the proposed tower is more than 400 feet in height, the APE is 1 ½ miles in radius from the proposed tower.³

The APE for visual effects is shown in Attachment B-2a: Area of Visual Effect.

2: Mitigation of Effect

a: Copies of correspondence and summaries of oral communications with SHPO/THPO and any consulting parties including descriptions of alternatives that have been considered in order to avoid, minimize, or mitigate any adverse effects

Not Applicable.

¹ Section VI.C.2 of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).

² Section II.3 of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).

³ Section VI.C.4.a-c of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).

Attachment D

Tribal and NHO Involvement

ECA made notification through the FCC Tower Construction Notification System (TCNS) in order to identify Indian Tribes and NHOs that may attach religious and cultural significance to Historic Properties that may be affected by the tower project within the APE for direct or visual effects. All Tribes that have expressed an interest in the proposed undertaking and requested a copy of this submission packet will be provided a copy, with the exception of those Tribes that have elected to receive no documentation. All interested Tribes will be provided an opportunity to comment in accordance with the FCC's rules. Copies of all relevant documents received to date, including correspondence, are provided in the following pages.

Environmental Corporation of America (ECA)

TRIBAL INVOLVEMENT SUMMARY

Site Name: Love Ministries Site Number: NA NOO Date: 10/14/2022

TCNS #: 256976 ECA Project#: 22-003594 ECA PM: JJG

NOO #	Tribal Entity Name	Date of Document Submittal	Method of Delivery	Email Address	Date of FCC Escalation	Tribal Response Date	Tribal Response
1	Miccosukee Tribe of Indians of Florida		Mail	thpo@miccosukeetribe.com			
2	Seminole Tribe of Florida		Electronic	THPOCompliance@semtribe.com			
3	Seminole Nation of Oklahoma		Electronic	tcns-sno@sno-nsn.gov			
4	Muscogee (Creek) Nation		Mail	mcntcns@mcn-nsn.gov ; section106@mcn-nsn.gov			
5	Eastern Shawnee Tribe of Oklahoma		Mail	celltower@estoo.net			
6	Thlopthlocco Tribal Town		Electronic	thpo@ttown.org			

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Wednesday, October 5, 2022 6:53 AM
To: tribal.notify
Subject: Proposed Tower Structure Info - Email ID #8324706

Dear Dina M Bazzill,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 10/05/2022

Notification ID: 256976
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE

Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Friday, October 14, 2022 3:02 AM
To: tribal.notify
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8329425

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder, however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic

Agreement and applicable law.

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004
Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-
sno@sno-nsn.gov - 405-234-5218 - electronic mail

Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder, however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail

Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.

Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:

- a. TCNS Number
- b. Company Name
- c. Project Name, City, County, State
- d. Project type
- e. Project coordinates
- f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail

Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

8. Historic Preservationist Kyra N Lucas - Florida Division of Historical Resources - 500 S. Bronough Street Tallahassee, FL - Kyra.Lucas@dos.myflorida.com - 850-245-6339 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 10/05/2022

Notification ID: 256976

Excluded from SHPO Review: No

Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC

Consultant Name: Dina M Bazzill

Street Address: 1375 Union Hill Industrial Court

Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE
Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

<https://www.fcc.gov/wireless/available-support-services>

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Attachment E

Historic Properties

Method of Identification:

The following sources and records were reviewed to identify Historic Properties within the Area of Potential Effect (APE) for visual and direct effects:

- i. Properties listed in the National Register;
- ii. Properties formally determined eligible for listing by the Keeper of the National Register;
- iii. Properties that the SHPO/THPO certifies are in the process of being nominated to the Nation Register;
- iv. Properties previously determined eligible as part of a consensus determination of eligibility between the SHPO/THPO and a Federal Agency or local government representing the Department of Housing and Urban Development (HUD); and
- v. Properties listed in the SHPO/THPO Inventory that the SHPO/THPO has previously evaluated and found to meet the National Register Criteria, and that are identified accordingly in the SHPO/THPO Inventory.¹

¹ Section VI.D.1.a.i-v of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222)

1: Historic Properties Identified in the APE for Direct Effects

a: Historic Properties identified within the APE for direct effects

If any Historic Properties were identified, see *Historic Properties* pages within the FCC Form 620.

b: Historic Properties within the APE, not listed in “a”, that ECA Considers to be Eligible for Listing in the National Register as a result of ECA’s research.

ECA has identified no Historic Properties within the area for direct effects.

c: Description of techniques and methodology used to identify Historic Properties within the APE for direct effects.

See *Archaeological Assessment*, Attachment E-1c.

2: Historic Properties Identified in the APE for Visual Effects

- a: Historic Properties Identified in the APE for visual effects that are listed in the National Register, have been formally determined eligible by the Keeper of the National Register, or have been evaluated and found to meet NR criteria for listing by the SHPO/THPO and are identified as such in the SHPO/THPO inventory.**

If any historic resources were identified, see *Historic Properties* pages within the FCC Form 620, **or** if more than ten identified historic resources see *Cultural Resource Report*, Attachment E-2a.

- b: Historic Properties, not listed in part “a,” that are in the APE for visual effects that were identified through the comments of Indian Tribes, NHOs, local government, or members of the public.**

See *Historic Properties* pages within the FCC Form 620.

- c: Properties listed in part “a,” which ECA considers no longer eligible for inclusion in the National Register**

Not Applicable.

Attachment E-1c

Archaeological Assessment (Attached As a Separate Report)

CONFIDENTIAL NOTICE: Attachment E-1c and Attachment H may contain information on historic and/or prehistoric archaeological cultural resources. This information is to be regarded as strictly confidential and is not for public dissemination or distribution and is not to be published in the public domain or provided to any unauthorized parties.

Attachment F

Local Government Involvement

Contact Information

- a: List of all government agencies contacted and a summary of contact including copies of relevant documents.**

Please see the *Local Government* pages of the FCC Form 620 for a list of agencies contacted. Documentation of our correspondence follows this page.

- b: Local government agencies that will be contacted, but have not as of this date.**

Not Applicable.

Jesse Garbowski

From: Jesse Garbowski
Sent: Friday, October 7, 2022 7:38 AM
To: 'mlewicka@city-ftpierce.com'
Subject: Cell Tower, FCC, Fort Pierce, 22-003594
Attachments: 3594 Consult Letter.pdf

Proposed 199-Foot Tall Monopole Telecommunications Structure
(Overall Height Includes Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Hello:

Please see the attached consulting party letter for the project as listed above and let us know if you have any concerns.

Thank you,

Jesse Garbowski
Environmental Corporation of America (ECA)
678-613-1079 (mobile - preferred)
770-667-2040 (office)
770-667-2041 (fax)
jesse.garbowski@eca-usa.com
www.eca-usa.com





ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

October 7, 2022

Maria Lewicka
Fort Pierce Historic Commission
100 North US 1
Fort Pierce, FL 34954-1480

**Subject: Proposed 199-Foot Tall Monopole Telecommunications Structure
(Overall Height Includes Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594**

Ms. Lewicka,

TowerCom VIII-B, LLC is proposing to construct a 199-foot tall monopole telecommunications support structure at 3111 Avenue D, Fort Pierce, St. Lucie County, Florida (N27° 27' 6.0"; W80° 21' 27.9"). **A map is included for your reference.** In accordance with the Federal Communications Commission (FCC) regulation at 47 C.F.R. 1.1307(a)(4), we are providing notice to you and seeking any comments that you may have regarding the effect of the proposed action described above on **Historic Properties** in your community. Please note that a **historic property** is defined in Section II.A.9. of the FCC's 2004 Nationwide Programmatic Agreement as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the **National Register of Historic Places (NRHP)**. Based on your level of interest in the project, you may wish to become a consulting party. ***This notice is not intended to supplant any local zoning or permitting requirements but is necessary before we can request review of the action by the State Historic Preservation Office (SHPO).***

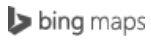
We welcome any comments that you may have regarding any **Historic Properties listed on or eligible for listing on the NRHP** that may be affected by the undertaking. Please direct your comments to Annamarie Howell, Environmental Corporation of America, 1375 Union Hill Industrial Court, Suite A, Alpharetta, Georgia 30004, 770-667-2040 x 405 or via email to publicnotice@eca-usa.com. As we would like to submit the project to the SHPO for review as soon as possible, we request that you provide any documents that you may have within 30 days. Thank you for your cooperation.

Sincerely,

Environmental Corporation of America

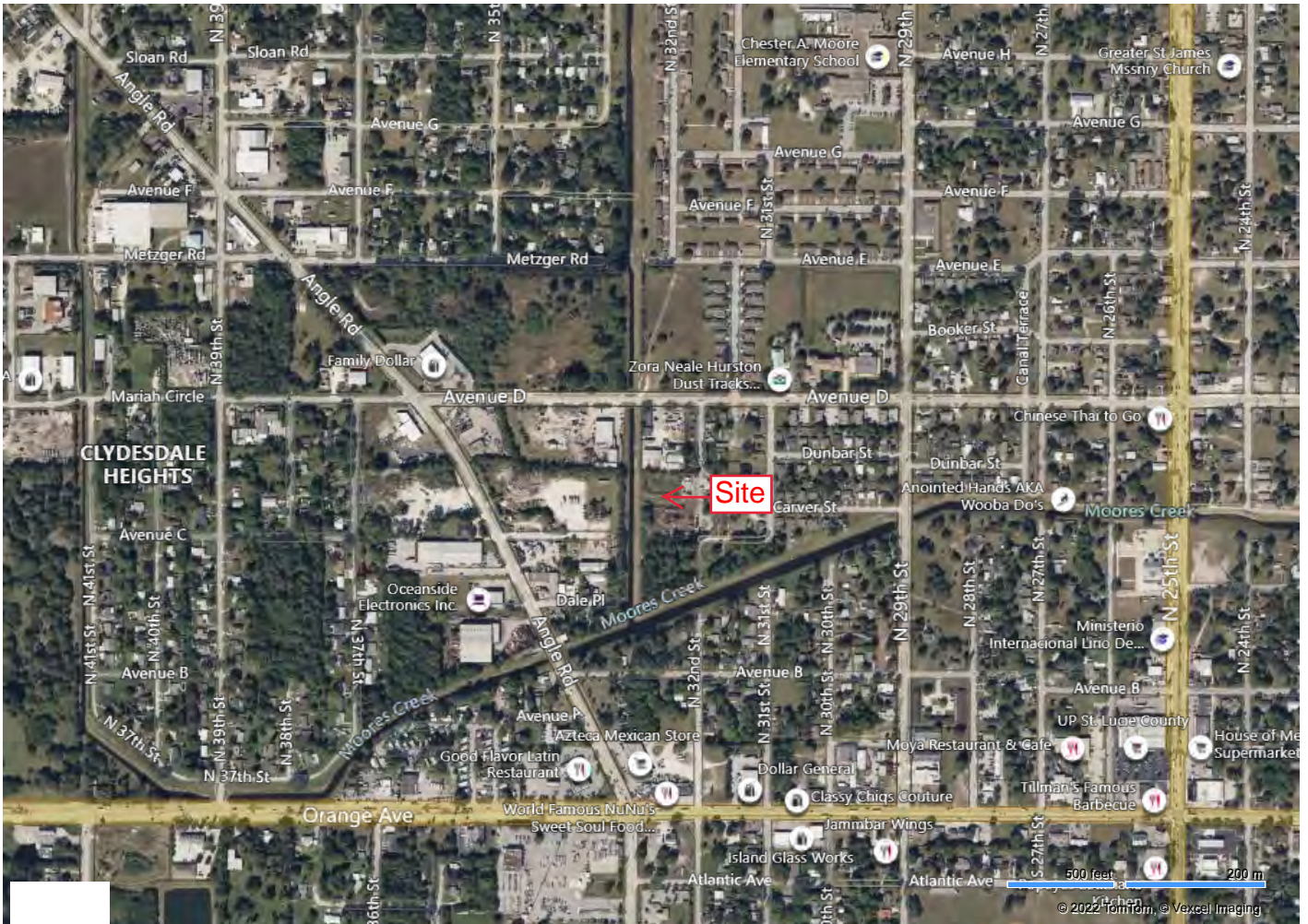
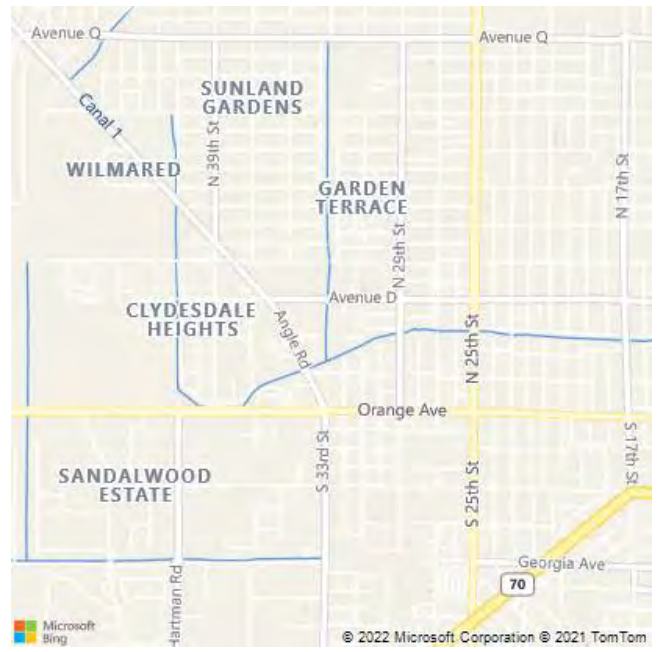
Jesse Garbowski
Project Manager

Ryan Edson
Program Manager



Notes

Proposed 199-Foot Tall Monopole Telecommunications Structure
 (Overall Height Includes Appurtenances)
 TowerCom VIII-B, LLC Site Love Ministries
 3111 Avenue D
 Fort Pierce, St. Lucie County, Florida
 ECA Project #: 22-003594



Attachment G

Consulting Parties

Public Involvement by Legal Notices, Letters, or Public Meetings

Copies of all relevant documents, including correspondence and legal notices, are provided in the following pages.

Subject Name: Legal Notice / Client Reference: 22-003594

Notice Type

Miscellaneous

InkLynk Notice ID

63983

Ad Number

5440882

Notice Created

10/05/2022 12:42 PM

Run Dates

10/13/2022

Newspaper

St. Lucie News-Tribune

County, State

SAINT LUCIE, FL

Status

COMPLETE

Documents

Payment/Receipt

Audit Log

Notes

[Download Notice Document](#)

Download Your Original Notice Document

When the notice completes the affidavit will be available

Original Notice Text

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754. ENVIRONMENTAL EFFECTS - Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@cca-usa.com. Ms. Howell can be reached at (770) 667-2010 x 405 during

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754.

ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. JJG 22-003594.

Attachment H

Designation of SHPO/THPO

SHPO/THPO Specific Forms

The following pages include copies of all additional forms specific to the Section 106 Review process for the lead SHPO/THPO reviewing this filing.

Bibliography

Earth Explorer

1950 Aerial photograph.

Florida Archaeological Site Files (FASF). Archaeological and historical files and surveys at the Florida Dept of Historical Resources.

Google Earth

2022 Aerial photograph.

2017 Aerial photograph.

2012 Aerial photograph.

1999 Aerial photograph.

National Register Information System (NRIS)

2021 National Register of Historic Places

<http://www.nps.gov/nr/>. Accessed October 2022.

United States Federal Communications Commission (FCC)

2005 Federal Communications Commission Federal Register, 47 CFR Part 1, Nationwide Programmatic Agreement for Review Under the National Historic Preservation Act; Final Rule, WT Docket No. 03-128; FCC 04-222. Washington, DC.

United States Geological Survey USGS

1949, photorevised 1983 *Fort Pierce, FL* Quadrangle Map, 7.5 minute series. U.S. Geological Survey, Washington, DC.

Phase I Cultural Resources Survey
Proposed 199-Foot (Overall Height) Monopole
Telecommunications Support Structure
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida



ECA Project#: 22-003594



TCNS ID #: 256976



Report Date: October 20, 2022

Lead Federal Agency:
Federal Communications Commission

Submitted By:

Jesse Garbowski
Project Manager

Matthew Beazley, MA, RPA
Principal Investigator



ABSTRACT

Environmental Corporation of America's client, TowerCom VIII-B, LLC is proposing to construct a 199-foot tall (overall height) monopole telecommunications support structure located at 3111 Avenue D, Fort Pierce, St. Lucie County, Florida. ECA conducted a Phase I Archaeological Assessment of the Area of Potential Effects (APE) consisting of background research, field investigations, and preparation of this report.

ECA reviewed cultural records and databases and identifies no archaeological sites and two surveys (*3312 and 14380*) within or near the APE for direct effects. Survey 3312 and 14380 are historic properties surveys. If any archaeological sites or cultural resource surveys were identified during ECA's research outside the APE for direct effects, they are discussed further in the Site File Research section of this report.

ECA believes that the proposed undertaking would have no effect on any archaeological resources that are listed in or eligible for listing in the National Register of Historic Places. Based on our findings related to archaeological resources, we recommend no further consultation under Section 106 Review of the National Historic Preservation Act for this proposed undertaking.

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Appendix A: Figures

Appendix B: Photographs

**Resumes of key personnel involved with the project can be provided upon request.*

LIST OF FIGURES

Figure 1: Site Location Map

Figure 2: APE of Direct Effects

Figure 3: Site Vicinity Plan Showing Photograph Locations

Figure 4: 2022 Aerial Photograph

Figure 5: 2017 Aerial Photograph

Figure 6: 2012 Aerial Photograph

Figure 7: 1999 Aerial Photograph

Figure 8: 1950 Aerial Photograph

LIST OF PHOTOGRAPHS

Photograph A: Northerly View from the Center of the Proposed Lease Area

Photograph B: Easterly View from the Center of the Proposed Lease Area

Photograph C: Southerly View from the Center of the Proposed Lease Area

Photograph D: Westerly View from the Center of the Proposed Lease Area

Photograph E: Northeasterly View of the Proposed Lease Area

Photograph F: Southwesterly View of the Proposed Lease Area

Photograph G: Northeasterly View of the Proposed Access/Utility Easement

Photograph H: Northerly View of the Proposed Access/Utility Easement

Photograph I: Northerly View of the Proposed Access/Utility Easement

Photograph J: Northerly View of the Proposed Access/Utility Easement

Photograph K: Overview of Shovel Test Pit 1 (STP1)

Photograph L: Soil Profile of Shovel Test Pit 1 (STP1)

INTRODUCTION

Environmental Corporation of America was contracted by TowerCom VIII-B, LLC to perform an archaeological assessment as part of the Section 106 Review process for a proposed telecommunications facility. The proposed facility would be located at 3111 Avenue D, Fort Pierce, St. Lucie County, Florida. The purpose of our work was to determine whether any archaeological cultural resources might exist within the proposed project area (APE for direct effects).

The Area of Potential Effect (APE) is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist” (FCC 2003). For purposes of this work, the APE for direct effects is the actual physical impact area. The APE for direct effects is further described in the following table.

Table 1: APE for Direct Effects Description

Proposed Lease Area	Proposed Access/Utility Easement	Additional Easements
60' x 60' (18m x 18m)	Approximate 665' by 30' (202m x 9m)	NA

ECA understands that TowerCom VIII-B, LLC plans to construct a 199-foot-tall monopole telecommunications support structure within the proposed lease area. The proposed lease area would be located within a grassed area. The proposed access/utility easement would traverse in a southerly then southwesterly direction from Avenue D through an asphalt and gravel road and a grassed area before terminating at the proposed lease area.

Table 2: Project Location Information

Tower Coordinates (NAD83) (degrees/minutes/seconds)	Tower Coordinates (UTM)	Tower Elevation (feet/meters)	Township/Range/Section
N27° 27' 6.0" W80° 21' 27.9"	Zone 17N 563465E 3036627N	21.9 / 6.7	35S / 40E / 8

ECA reviewed cultural records and databases and identifies no archaeological sites and two surveys (3312 and 14380) within or near the APE for direct effects. Survey 3312 and 14380 are historic properties surveys. If any other archaeological sites or cultural resource surveys were identified during ECA's research outside the APE for direct effects, they are discussed further in the Site File Research section of this report.

Jesse Garbowski, Project Manager, authored this report. The site visit was conducted by Nicholas Bowers, MA, RPA, Project Archaeologist. The project was conducted under the direction and supervision of Matthew Beazley, MA, RPA, Principal Investigator. Resumes of these key personnel can be provided upon request.

ENVIRONMENTAL SETTING

Geologically, the Property is located within the Coastal Plain Physiographic Province. Soils in the Coastal Plain are the result of deposition of sediments in a former marine environment. Sediments underlying the surface in this area consist of interlayered sands, silts, and clays. Sediments are stratified and relatively unconsolidated. These soils vary from sands and clays to interbedded deposits of both sand and clay. In some low-lying areas near present streams or drainage features, the originally deposited soils may be overlain by geologically younger water deposited alluvial soils (NPS 2017).

According to the USDA Soil Survey, soils found at the Property consist of Tantile and Pomona sands (44). Descriptions of the dominant mapped soil types are displayed in the table below.

Table 3: Mapped Soil Types within the Project Area

Mapped Soil Type	Soil Series Description	Known Subsoil	Typical Subsoil Depth Below Surface
Pomona	Consists of very deep, poorly and very poorly drained soils that formed in sandy and loamy marine sediments	Gray (10YR 6/1) sandy clay loam	51 to 58 inches (129 to 147 cm)
Tantile	Consists of very deep, poorly drained, slowly or very slowly permeable soils on broad areas in the flatwoods of Peninsular Florida	Light brownish gray (2.5Y 6/2) fine sandy loam	60 to 80 inches (152 to 203 cm)

(Source: NRCS)

CULTURAL HISTORY

As currently understood, the earliest people in Florida were the Paleoindians and they inhabited the region between approximately 12,000 and 8,000 BC. Paleoindians were nomadic hunter-gatherers. At the time of Paleoindian occupation of Florida, sea levels were approximately 130 to 170 feet lower than present day levels. With the rise of sea levels at around 6,000 BC, many Paleoindian sites exploiting coastal resources were submerged. The overwhelming majority of Paleoindian sites identified in Florida consist of surface lithic scatters, isolated finds, or components of multicomponent sites. These sites are most commonly encountered along waterways or adjacent to natural springs. Artifacts most closely identified with the Paleoindian period are large fluted lanceolate projectile points predominantly of the Clovis, Suwanee, or Simpson variety (Anderson 1996; Daniel and Wisenbaker 1987).

The Archaic Period (~8,000 to 1,000 BC) came after the Paleoindian period and is further divided into three sub-periods: Early (8,000 to 5,000 BC), Middle (5,000 to 3,000 BC), and Late (3,000 to 1,000 BC). The people of the Archaic Period were also hunter-gatherers and subsisted in many of the same ways as the Paleoindians. However, the Archaic Period apparently had larger semi-nomadic populations that were also better organized. Archaeologists currently believe that each of these populations included numerous small resource procurement camps outlying central base camps which were seasonally occupied (Tesar 1980).

Within the artifact assemblage the Early Archaic Period is differentiated from the Paleoindian Period by a disappearance of Paleoindian point types and the adoption of smaller projectile points such as the Kirk and Bolen types in addition to a more diverse tool assemblage including drills, graters, adzes, and grinding stones (Tesar 1980; Milanich 1994).

The Middle Archaic Period can be distinguished from the Early Archaic Period by the introduction of additional artifact types such as grooved groundstone axes, stone pendants, bannerstones, bone tools, and projectile point types such as the Savannah River, Newnan, Levy, Putnam, and Marion types (Justice 1987).

During the Late Archaic Period fiber-tempered pottery makes an appearance. In addition, central base camps became larger in size, trade networks were established, and people became more sedentary. In response to the more sedentary lifestyle, shell middens made their first appearance in the archaeological record (Mikell 1999).

The Woodland Period (~1,000 BC to AD 1,000) in Florida is characterized by a widespread adoption of pottery, permanent or semi-permanent village sites and their associated shell or earthen middens, burial mounds, and the introduction of agriculture. This period also saw the adoption of the bow and arrow and the import of exotic materials such as hematite and copper. Cultural periods that exist within the Woodland Period include Deptford (~500 BC to AD 300), Santa Rosa/Swift Creek (~ AD 100 TO AD 500), and Weeden Island (~ AD 400 to AD 1,000) (Milanich 1973 and 1994; Tesar 1980; Willey 1949).

After the Woodland Period came the Protohistoric Period (~AD 1,000 to AD 1513). This period saw the emergence of large settlements including temple and burial mounds governed by chiefdoms, regional exchange and interaction, and societal hierarchies. In northwest Florida the Protohistoric Period is exemplified by the Fort Walton and Pensacola periods (~ AD 1,000 to AD

1,750) and in central Florida the Safety Harbor Period (~ AD 1,000 to AD 1,750) (Willey 1949; Mikell 1992; Anderson and Sassaman 2012).

The first Europeans to explore Florida were Spanish Conquistadores such as Ponce de Leon in AD 1513 and AD 1521 and Hernando de Soto in AD 1538. Shortly afterward, in AD 1562, the French under Jean Ribault explored northeastern Florida. In 1565, the French established Fort Caroline along the St. Johns River which was quickly destroyed by the Spanish who then went on to establish the first permanent European settlement in Florida at St. Augustine that same year. Shortly afterwards, Franciscan missionaries established numerous missions throughout northern Florida. However, the increased contact with European diseases led to a sharp decline in the native population which in turn led to the abandonment of most of the missions by the middle of the 17th century with the last remaining mission being destroyed by British raiders in the early 1700s (Tebeau and Marina 1999).

Historians believe that the name “St. Lucie” was given to the area by the Spanish after the construction of a fort on December 13, the feast day of the Roman Catholic Saint Lucia. The colony was established around 1567, with Spanish maps identifying the area as “Santa Lucia,” which is roughly the area between Vero Beach and Stuart. The Spanish held the Florida colony from 1783-1819. Afterward, Native Americans from the Seminole tribe began settling along the coast. The area would not be identified “St. Lucie” until around 1900 (St. Lucie County 2022).

LAND USE HISTORY

Historic aerial photographs from 1950 to 1999 show the proposed lease area and proposed access/utility easement as undeveloped land. According to historic aerial photographs an asphalt and gravel road and a shed was developed in the proposed the proposed access/utility easement between 1999 and 2004. During the same time frame, a storm water retention pond was constructed immediately north of the proposed tower location. In 2012, the shed was demolished. Between 2017 and 2022 an undeveloped portion of the proposed access/utility easement was disturbed

during earth moving activities. Currently, the proposed lease area and the remainder of the proposed access/utility easement have remained relatively undisturbed.

SITE FILE RESEARCH

National Register of Historic Places

The National Register of Historic Places (NRHP) is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Park Service, which is part of the U.S. Department of the Interior, administers the National Register. ECA conducted a review of the NRHP to determine whether any listed Historic Properties were located within or near the APE for direct effects. The document search revealed no NRHP-listed Historic Properties within the ½-mile APE for visual effects (NRIS 2013).

Florida Master Site File (Structures)

The Florida Master Site File (FMSF) is the official repository for information about historic resources within the state of Florida. A search of the Florida Master Site File (FMSF) identified no previously recorded NRHP-eligible Historic Properties within the ½-mile APE for visual effects or the APE for direct effects.

Florida Master Site File (Archaeology)

The Florida Master Site File (FMSF) is the official repository for information about known archaeological sites from all periods within the state of Florida. It has become the primary source for documentation about Florida Archaeology. The FMSF contains many different types of

information about archaeological sites, including locations, cultural periods, and information relating to the National Register of Historic Places. A search of the Florida Master Site File identified no previously recorded archaeological site and six cultural resource surveys within a 1-mile background research radius.

Table 4: Cultural Resource Surveys Identified Within a 1-Mile Radius of the Project Area

SHPO ID	Survey Title	Year	Author	Distance from Project Area
3312	Historic Properties Survey of Fort Pierce, Florida	1992	Historic Property Associates, Inc.	Within APE for Direct Effects
4323	Cultural Resource Assessment: A Proposed Roadway Expansion to State Road 68 (Orange Avenue) from I-95 to Angle Road	1995	Group Enterprises, Inc.	1,500 feet (457 m) S
9684	St. Lucie County Historic Resources Survey	2003	Janus Research	850 feet (259 m) W
11939	An Archaeological Reconnaissance Survey of the Millcreek Parcel, St. Lucie County, Florida	2005	Penders, Thomas E, Thomas Penders & Associates, Inc	2,600 feet (792 m) SW
14380	Fort Pierce Historic Properties Survey, Fort Pierce, St. Lucie County, Florida	2007	TRC Environmental Inc.	Within APE for Direct Effects
17764	Collocation ("CO") Submission Packet, FCC Form 621: An Archaeological and Historical Survey of the FPL 222 Tower in St. Lucie County, Florida	2007	Panamerican Consultants, Inc.	1,900 feet (579 m) SW

In general, most site location models include distance to a permanent water source as a major factor in determining the existence of archaeological sites and also the density of such sites. There is a higher probability of encountering a prehistoric archaeological site the closer one is to a source of fresh water with the distances varying depending on topography and difficulty of access. As a result, there are a greater number of prehistoric sites located near streams and natural freshwater lakes. Additionally, there is a greater density of Woodland Period sites, as opposed to Archaic or Paleo-Indian Period sites, near streams due to their greater reliance on horticulture and aquatic resources. Due to the historic ability of excavating wells, historic period sites, in rural areas, can be found equally distributed across the uplands as well as within valleys. Due to modern suburban

development, there are no discernible natural water sources within a relevant distance from the project area. Due to previous ground disturbance within and adjacent to the APE for direct effects resulting from the development of existing asphalt and gravel road, the construction of an adjacent stormwater retention pond, and the construction and demolition of a former structure east of the proposed tower location, we believe there is a low probability for encountering undisturbed archaeological artifacts or features within the project’s APE for direct effects.

FIELD CONDITIONS

The proposed lease area would be located within a grassed area. The proposed access/utility easement would traverse in a southerly then southwesterly direction from Avenue D through an asphalt and gravel road and a grassed area before terminating at the proposed lease area.

Table 5: Surface Visibility within the APE for Direct Effects

Lease Area	Access/Utility Easement	Additional Easements
0% due to vegetation	0% due to vegetation and asphalt/gravel road	NA

FIELD METHODS

The methodology for the Phase I intensive field survey for this project was determined by the professional opinions and experience of our principal and staff archaeologists, applicable SHPO guidelines, and applicable tribal guidelines. The survey was performed by Nicolas Bowers, MA, RPA, on October 13, 2022. Approximately two hours of field time was recorded for the Phase I intensive field study.

A pedestrian survey was conducted over the project site by visual inspection of exposed ground surfaces throughout the proposed lease area, access/utility easement, and all of the immediately adjacent areas. Visual inspections were conducted at approximately 15-foot (5-meter) intervals.

A subsurface survey was also conducted within the APE for direct effects. ECA initially determined that two shovel test pits (STPs) within the proposed lease area and eight shovel test pits in the proposed access/utility easement would be an adequate representative sampling of the proposed project area. Three shovel test pits in the proposed access/utility easement were omitted due to impenetrable asphalt and gravel. All shovel test pits were excavated at 100-foot (30m) intervals and measured 20-inches by 20-inches (51 cm by 51 cm) square in size. Shovel test pits are terminated when one of the following four conditions are met: a depth of 40 inches (102cm) is reached, or until sterile subsoil, bedrock, or the water table is encountered. All excavated soils were screened through a six-millimeter wire mesh archaeology screen to isolate any cultural artifacts.

FIELD SURVEY RESULTS

During ECA’s site visit, two shovel test pits were excavated within the proposed lease area and five shovel test pits were excavated within the proposed access/utility easement. Three shovel test pits in the proposed access/utility easement were omitted due to impenetrable asphalt and gravel. Shovel test dimension measurements and soil characteristics are listed in the following table:

Table 6: Shovel Test Pit Descriptions

Shovel Test Pit (STP)	Munsell Color/Texture	Depth		Artifacts Encountered
		Inches	cm	
STP1	Dark gray (7.5YR 4/1) fine sand	0-5	0-13	No
	Mottled brown (10YR 5/3) with dark gray (10YR 4/1) fine sandy loam	5-18	13-46	No
	Gray (10YR 5/1) fine sandy loam	18-34	46-86	No
	Light brownish gray (2.5YR 6/2) fine sandy loam	34-40	86-102	No

Shovel Test Pit (STP)	Munsell Color/Texture	Depth		Artifacts Encountered
		Inches	cm	
STP2	Dark gray (7.5YR 4/1) fine sand	0-7	0-18	No
	Mottled brown (10YR 5/3) with dark gray (10YR 4/1) fine sandy loam	7-21	18-53	No
	Gray (10YR 5/1) fine sandy loam	21-32	53-81	No
	Black (10YR 2/1) fine sand	32-47	81-119	No
STP3	Dark gray (7.5YR 4/1) fine sand	0-9	0-15	No
	Mottled light gray (10YR 7/2) with brown (10YR 5/2) sand	9-22	15-56	No
	White (10YR 8/1) fine sand	22-34	56-86	No
	Dark reddish brown (5YR 3/3) sandy clay	34-43	86-109	No
STP4	Mottled brown (10YR 5/3) with dark grayish brown (10YR 4/2) loam	0-9	0-15	No
	Brown (10YR 4/3) sandy clay	9-15	15-38	No
	Mottled gray (10YR 7/2) with very dark gray (10YR 3/5) sand	15-36	38-91	No
	Very dark gray (10YR 3/1) sand	36-40	91-102	No
STP5	*STP Omitted Due to Impenetrable Asphalt and Gravel			
STP6	*STP Omitted Due to Impenetrable Asphalt and Gravel			
STP7	Mottled pale brown (10YR 6/3) with gray (10YR 5/1) fine sand with gravel	0-7	0-18	No
	Mottled gray (10YR 5/1) with gray (10YR 6/1) sand	7-39	18-99	No
	Dark yellowish brown (10YR 3/4) sandy clay	39-40	99-102	No
STP8	Mottled pale brown (10YR 6/3), dark grayish brown (10YR 4/2), and yellowish brown (10YR 4/2) fine sand with gravel	0-12	0-30	No
	Light gray (10YR 7/1) fine sand	12-31	30-79	No
	Black (10YR 2/1) sand	31-40	79-102	No
STP9	*STP Omitted Due to Impenetrable Asphalt and Gravel			

Shovel Test Pit (STP)	Munsell Color/Texture	Depth		Artifacts Encountered
		Inches	cm	
STP10	Mottled gray (7.5YR 5/1) with pink (7.5YR 7/3) sand with gravel	0-12	0-30	No
	Bluish grey (Gley 2 6/5B) fine sand	12-27	30-68	No
	Greenish grey (Gley 2 5/5B) fine sand	27-34	68-86	No
	Black (10YR 2/1) sandy loam	34-40	86-102	No

No archaeological sites or cultural artifacts were identified during surface or subsurface investigations. Shovel test pit observations matched the general range in characteristics for the mapped soil series. STP5, STP6, and STP9 were omitted due to impenetrable asphalt and gravel.

LABORATORY METHODS AND COLLECTION CURATION

Since no artifacts were recovered during the field survey, no laboratory methods were employed. Since no archaeological sites were identified, artifact curation is not applicable to this work. All field notes, project photographs, and reports associated with this project will be curated at ECA’s Alpharetta, GA office.

RECOMMENDATIONS

During the course of this archaeological assessment, no archaeological sites and no cultural resources were located in the APE for direct effects. We believe that no archaeological cultural resources will be affected by the proposed project. Therefore, we recommend a finding of No Effect for the proposed undertaking as it relates to archaeology. We request your concurrence with our finding. If inadvertent discoveries of buried cultural materials or human remains are found during construction, all work should cease and potentially affected Tribes, as well as the State Historic Preservation Office should be notified immediately.

CLOSURE

We are submitting this report for TowerCom VIII-B, LLC to seek concurrence with our finding and to comply with Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307. Jesse Garbowski wrote the report. Nicolas Bowers, MA, RPA conducted the site visit. Matthew Beazley, MA, RPA, Principal Investigator, reviewed this assessment. We request your concurrence with our finding. Please contact our office with questions or comments or if additional information is required.

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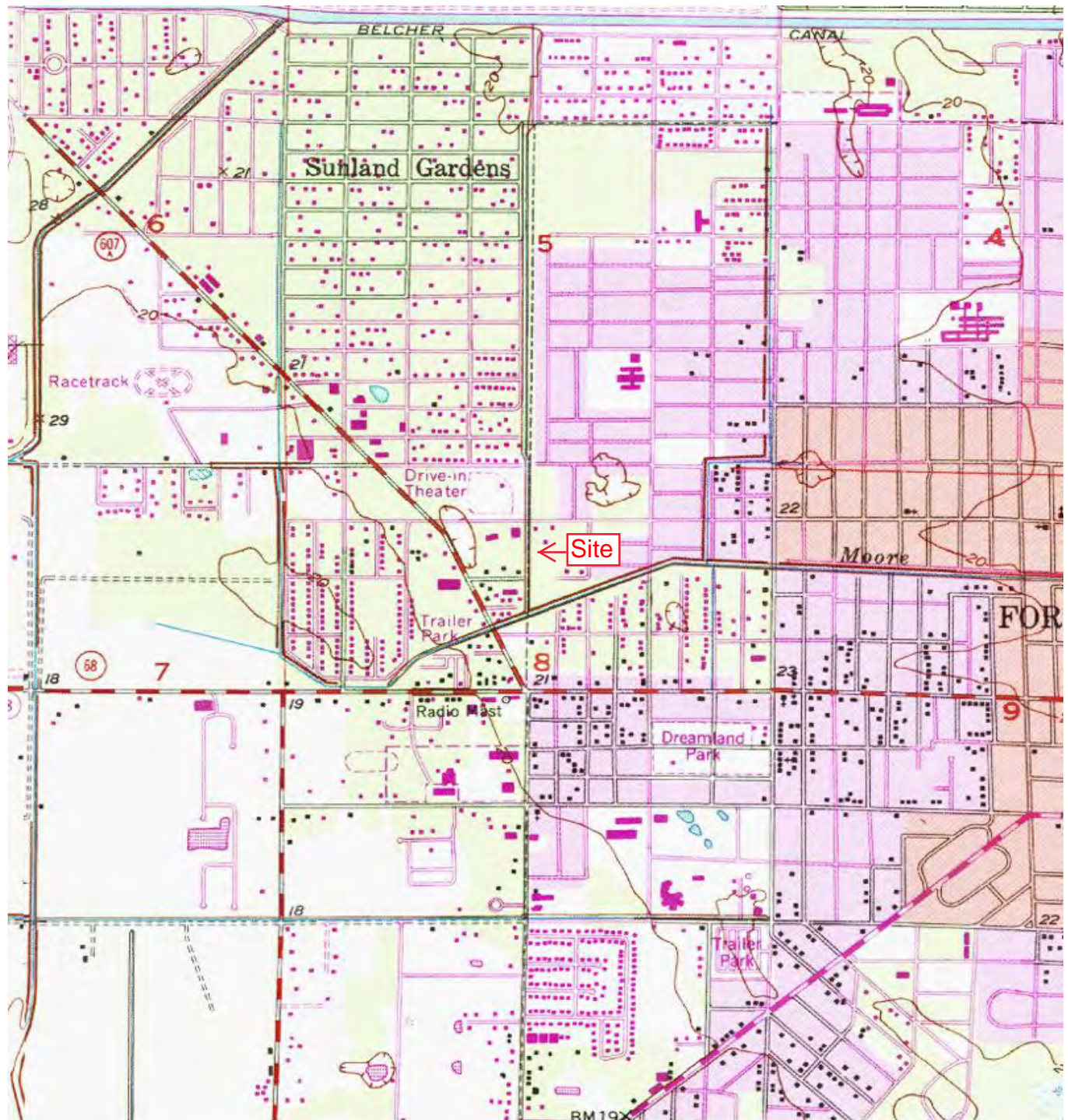
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Appendix A

Figures



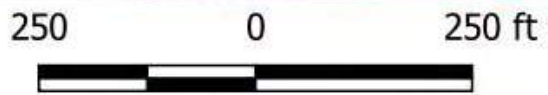
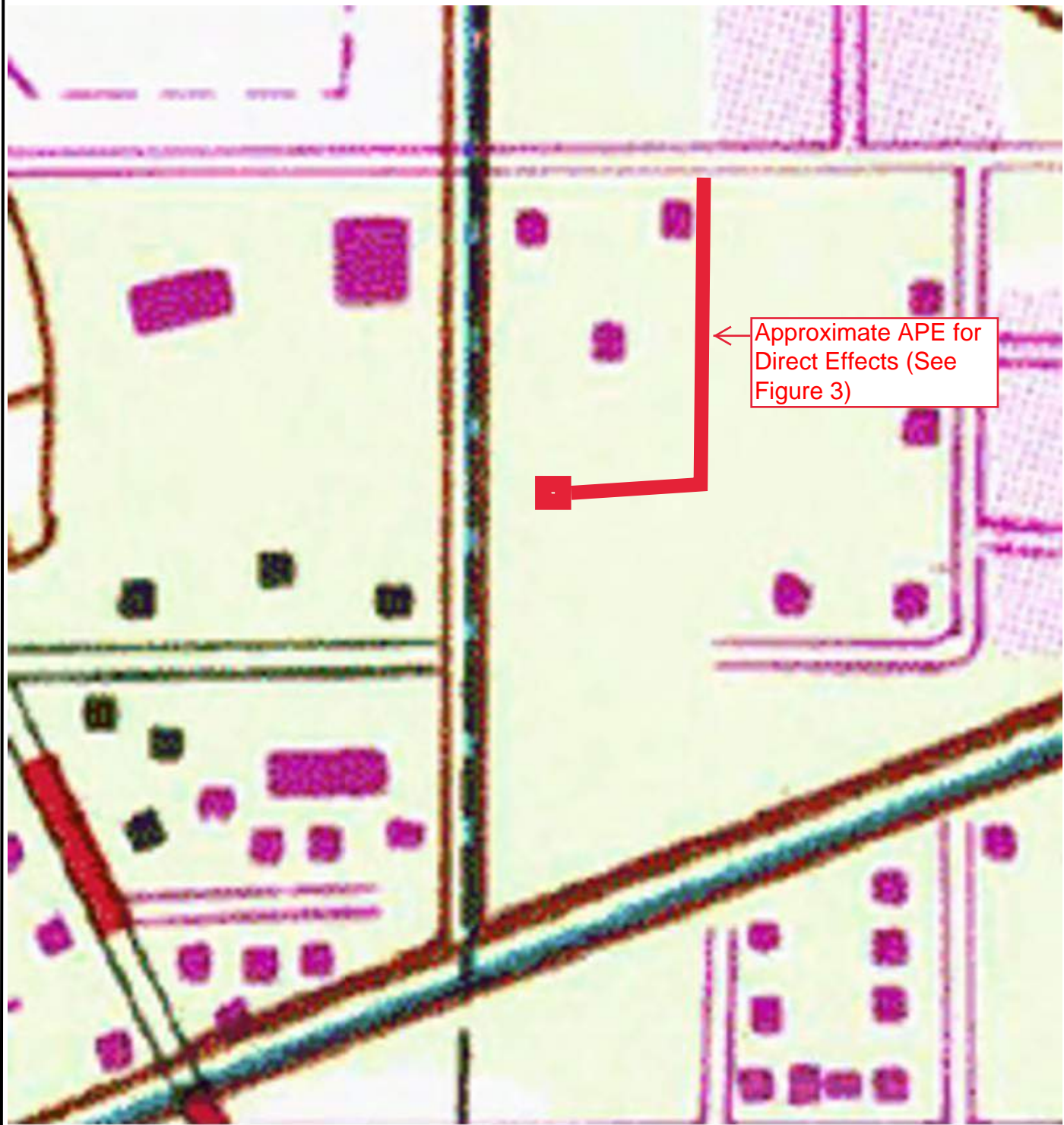
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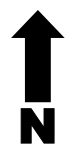
TowerCom VIII-B, LLC Site Love Ministries
 3111 Avenue D
 Fort Pierce, St. Lucie County, Florida
 Figure 1: Site Location Map



ECA Proj. # 22-003594



Source: USGS Topographic Map, 7.5 Minute Series, Fort Pierce, FL (1949, photorevised 1983).

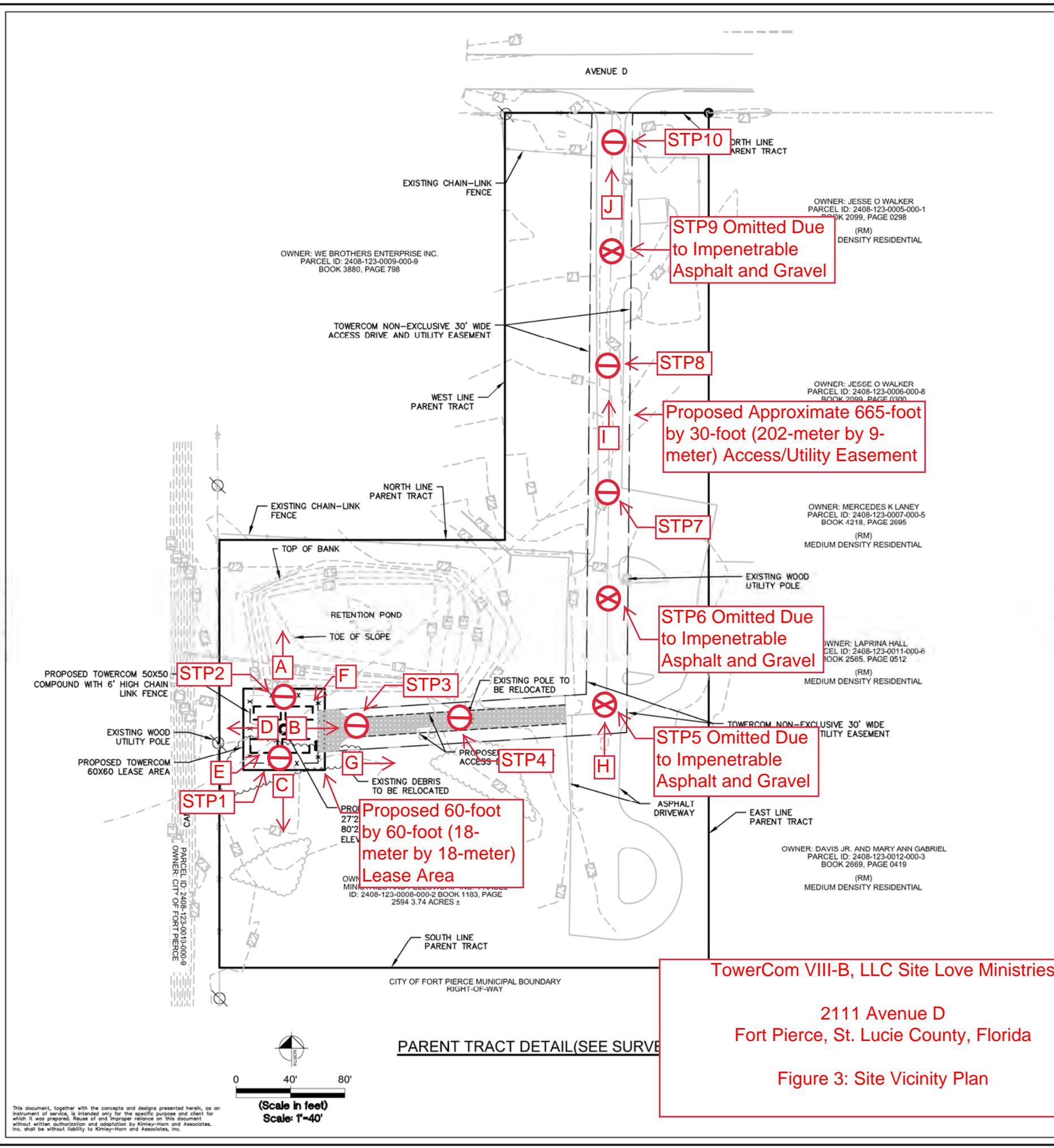


TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 2: APE for Direct Effects



ECA Proj. # 22-003594

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TowerCom VIII-B, LLC Site Love Ministries
 2111 Avenue D
 Fort Pierce, St. Lucie County, Florida
 Figure 3: Site Vicinity Plan

PROJECT DESCRIPTION
 THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)
 LAT: 27°27'05.969" N (NAD 83)
 LONG: 80°21'27.918" W (NAD 83)
 ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
 PARCEL ID: 2408-123-0008-000-2

PARENT TRACT SITE DATA:
 SITE AREA: 162914.4± SF = 3.74± AC
 LEASE PARCEL AREA: 3,600± SF = 0.826± AC
 COMPOUND AREA: 3,600± SF = 0.0826± AC
 CURRENT USE: GC, GENERAL COMMERCIAL
 EXISTING ZONING: GC, GENERAL COMMERCIAL
 FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES
 THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS
 THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY
 THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMP
 PROP
 BUILD
 FOOT

PAF
 THER
 BASIS

TOT
 EXIST
 TELECOM

TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	
3,600 ± S.F.	(0.022%)
TOTAL IMPERVIOUS AREA:	
3,830 ± S.F.	(0.024%)
TOTAL SEMI IMPERVIOUS AREA:	
TELECOMMUNICATION 12' GRAVEL ACCESS ROAD:	2,550.46 ± S.F. (0.016%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F. (0.022%)
TOTAL SEMI PERVIOUS AREA:	
6,150.46 ± S.F.	(0.038%)
TOTAL PERVIOUS AREA:	
6,150.45 ± S.F.	(0.038%)
3,830 ± S.F.	(0.024%)
TOTAL COMBINED AREA:	
9,980.45± S.F.	(0.062%)

Legend

- Photograph Locations
- Negative Shovel Test Pit
- Omitted Shovel Test Pit

- NOTES:**
- FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
 - EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
 - "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
 - 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
 - WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
 - UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR UTILITIES.

DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

FLOOD ZONE INFORMATION

JURISDICTION NUMBER	PARCEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
 241 Atlantic Blvd, Suite 201
 Neptune Beach, FL 32266

PROJECT INFORMATION:
 LOVE MINISTRIES
 3111 AVENUE D
 FORT PIERCE, FL 34954
 ST. LUCIE COUNTY

CURRENT ISSUE DATE:
 SEPTEMBER 2022

ISSUED FOR:
 ZONING DRAWINGS

REV. DATE DESCRIPTION:

REV.	DATE	DESCRIPTION

SEAL:

PLANS PREPARED BY:

 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1920 WEKIVA WAY, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 845-0665
 FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: GD **CHK.:** LF **APV.:** KKM

LICENSURE:
 JASON R. LEE PE 67472
 KEVIN K. MARAJH PE 71455

SHEET TITLE:
 PARENT TRACT DETAIL

SHEET NUMBER: C-1 **REVISION:**

KHA Job #: 241044000

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



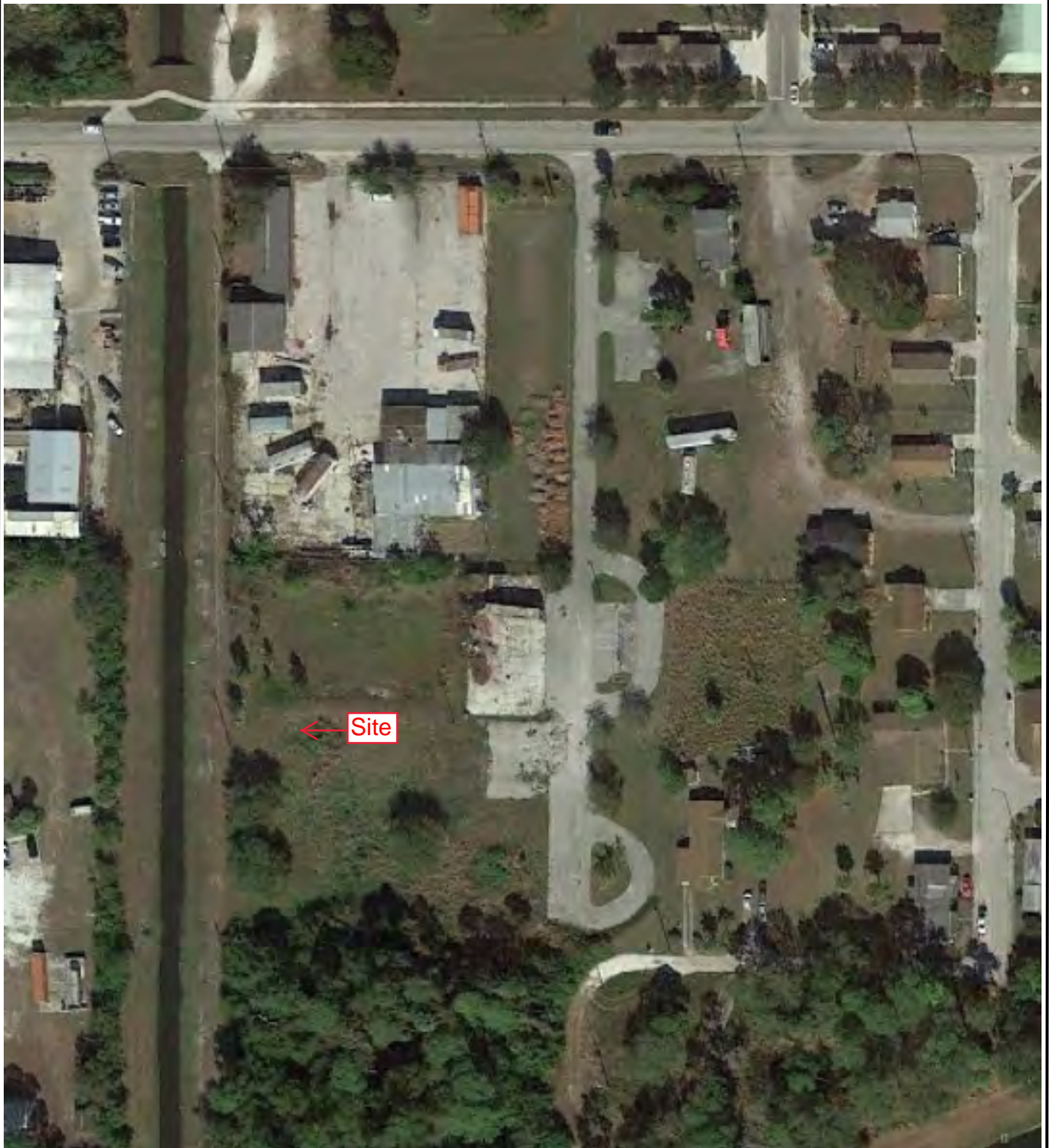
Source: Google Earth 2022



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 4: Aerial Photograph



ECA Proj. # 22-003594



Source: Google Earth 2017



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 5: Aerial Photograph



ECA Proj. # 22-003594



Source: Google Earth 2012



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 6: Aerial Photograph



ECA Proj. # 22-003594



Source: Google Earth 1999



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 7: Aerial Photograph



ECA Proj. # 22-003594



Source: Earth Explorer 1950



TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 8: Aerial Photograph



ECA Proj. # 22-003594

Appendix B
Photographs



A: Northerly View from Near Center of Proposed Lease Area



B: Easterly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



C: Southerly View from Near Center of Proposed Lease Area



D: Westerly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



E: Northeasterly View of the Proposed Lease Area



F: Southwesterly View of the Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



G: Northeasterly View of the Proposed Access/Utility Easement



H: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



I: Northerly View of the Proposed Access/Utility Easement



J: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594



K: Overview of Shovel Test Pit 1 (STP1)



L: Soil Profile of Shovel Test Pit 1 (STP1)

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Photographs



ECA Proj. # 22-003594

APPENDIX E

Native American Information

Environmental Corporation of America (ECA)

TRIBAL INVOLVEMENT SUMMARY

Site Name:		Love Ministries		Site Number:		NA		NOO Date:		10/14/2022	
TCNS #:		256976		ECA Project#:		22-003594		ECA PM:		JJG	
NOO #	Tribal Entity Name	Date of Document Submittal	Method of Delivery	Email Address	Date of FCC Escalation	Tribal Response Date	Tribal Response				
1	Miccosukee Tribe of Indians of Florida	N/A	Mail	thpo@miccosukeetribe.com	N/A	11/13/2022	Cleared Via 30-Day Agreement				
2	Seminole Tribe of Florida	10/20/2022	Electronic	THPOCompliance@semtribe.com	12/1/2022	12/16/2022	Cleared Via Escalation				
3	Seminole Nation of Oklahoma	N/A	Electronic	tcns-sno@sno-nsn.gov	N/A	11/13/2022	Cleared Via 30-Day Agreement				
4	Muscogee (Creek) Nation	10/20/2022	Mail	mcntcns@mcn-nsn.gov ; section106@mcn-nsn.gov	N/A	11/15/2022	Cleared Via Letter				
5	Eastern Shawnee Tribe of Oklahoma	N/A	Mail	celltower@estoo.net	N/A	10/19/2022	Cleared Via TCNS				
6	Thlopthlocco Tribal Town	10/20/2022	Electronic	thpo@ttown.org	12/1/2022	12/16/2022	Cleared Via Escalation				

TCNS Notification Statements

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Wednesday, October 5, 2022 6:53 AM
To: tribal.notify
Subject: Proposed Tower Structure Info - Email ID #8324706

Dear Dina M Bazzill,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 10/05/2022

Notification ID: 256976
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE

Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Friday, October 14, 2022 3:02 AM
To: tribal.notify
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8329425

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder, however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic

Agreement and applicable law.

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail

Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder, however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail

Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.

Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:

- a. TCNS Number
- b. Company Name
- c. Project Name, City, County, State
- d. Project type
- e. Project coordinates
- f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail

Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

8. Historic Preservationist Kyra N Lucas - Florida Division of Historical Resources - 500 S. Bronough Street Tallahassee, FL - Kyra.Lucas@dos.myflorida.com - 850-245-6339 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 10/05/2022

Notification ID: 256976

Excluded from SHPO Review: No

Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC

Consultant Name: Dina M Bazzill

Street Address: 1375 Union Hill Industrial Court

Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE
Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

<https://www.fcc.gov/wireless/available-support-services>

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Follow-Up Documents

Jesse Garbowski

From: Jesse Garbowski
Sent: Thursday, October 20, 2022 2:04 PM
To: THPO Compliance
Subject: Love Ministries_Section106_ECA_22-003594
Attachments: Love Ministries_Section106_ECA_22-003594.pdf

Hello,

Please see the below for the following project based on interest expressed by the Seminole Tribe of Florida through the FCC Tower Construction Notification System (TCNS).

Subject: Section 106 Review
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Attached is the Section 106 Review for the project as listed above. Please do not hesitate to email or call with any questions or concerns regarding this project.

Thank you.

Jesse Garbowski
Environmental Corporation of America (ECA)
678-613-1079 (mobile - preferred)
770-667-2040 (office)
770-667-2041 (fax)
jesse.garbowski@eca-usa.com
www.eca-usa.com



Environmental Corp. of America
1375 Union Hill Industrial Court
Suite A
Alpharetta, GA 30004



Phone: 770-667-2040
Fax No.: 770-667-2041

From: Jesse Garbowski
Jesse.garbowski@eca-usa.com

Muscogee (Creek) Nation
PO Box 580
Okmulgee, OK 74447

TRANSMITTAL COVER SHEET

Date: October 20, 2022

Subject: Section 106 Review
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Attached is the Section 106 Report for the project as listed above. Please do not hesitate to email or call with any questions or concerns regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse Garbowski".

Environmental Corporation of America (ECA)
770-667-2040 (office)
770-667-2041 (fax)
www.eca-usa.com



Jesse Garbowski

From: Jesse Garbowski
Sent: Thursday, October 20, 2022 2:05 PM
To: THPO
Subject: Love Ministries_Section106_ECA_22-003594
Attachments: Love Ministries_Section106_ECA_22-003594.pdf

Hello,

Please see the below for the following project based on interest expressed by the Thlopthlocco Tribal Town through the FCC Tower Construction Notification System (TCNS).

Subject: Section 106 Review
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Attached is the Section 106 Review for the project as listed above. Please do not hesitate to email or call with any questions or concerns regarding this project.

Thank you.

Jesse Garbowski
Environmental Corporation of America (ECA)
678-613-1079 (mobile - preferred)
770-667-2040 (office)
770-667-2041 (fax)
jesse.garbowski@eca-usa.com
www.eca-usa.com



Referrals

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Thursday, December 1, 2022 9:01 AM
To: tribal.notify
Cc: tcnsweekly@fcc.gov
Subject: Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #32968

TowerCom VIII-B, LLC
Dina M Bazzill
1375 Union Hill Industrial Court
Suite A
Alpharetta, GA 30004

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 11/24/2022 and 12/01/2022. Our contact with these Tribal Nations or NHOs was sent on 12/01/2022.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 12/01/2022, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Jill Springer
Federal Preservation Officer
Federal Communications Commission
jill.springer@fcc.gov

1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).

2) See id. at paras. 111-112.

LIST OF PROPOSED COMMUNICATIONS TOWERS

TCNS# 256299 Referred Date: 11/27/2022 Location: 5232 State Route 45/Tod Avenue SW, Lordstown, OH Detailed Description of Project: 22-002849 - Proposed collocation of (6) 72" x 19.6" Panel Antennas @ RAD 185' on an existing tower structure

Tribe Name: Seneca-Cayuga Nation

TCNS# 255882 Referred Date: 11/29/2022 Location: 6084 Highway 52, Gillsville, GA Detailed Description of Project: 22-003053

Tribe Name: Coshatta Indian Tribe

Tribe Name: Kialegee Tribal Town

Tribe Name: Seminole Tribe of Florida

Tribe Name: Shawnee Tribe

Tribe Name: Thlopthlocco Tribal Town

Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma

TCNS# 256827 Referred Date: 11/29/2022 Location: 114 Lakeaire Terrace, Hot Springs, AR Detailed Description of Project: Smith Communications Site (Lake Hamilton) 22-003509

Tribe Name: Absentee-Shawnee Tribe of Indians of Oklahoma

Tribe Name: Caddo Nation of Oklahoma

Tribe Name: Omaha Tribe of Nebraska

Tribe Name: Ponca Tribe of Indians of Oklahoma

Tribe Name: Quapaw Nation

Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin

Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma

TCNS# 256947 Referred Date: 11/30/2022 Location: Off Paschel Avenue, Mary Esther, FL Detailed Description of Project: 22-003488

Tribe Name: Alabama-Coshatta Tribe of Texas

Tribe Name: Coshatta Indian Tribe

Tribe Name: Kialegee Tribal Town

Tribe Name: Mississippi Band of Choctaw Indians

Tribe Name: Seminole Tribe of Florida

Tribe Name: Thlopthlocco Tribal Town

TCNS# 256976 Referred Date: 11/29/2022 Location: 3111 Avenue D, Fort Pierce, FL Detailed Description of Project: 22-003594

Tribe Name: Seminole Tribe of Florida

Tribe Name: Thlopthlocco Tribal Town

LEGEND:

* - Notification numbers are assigned by the Commission staff for sites where initial contact was not made through TCNS.

Tribal Clearances



**THE
MUSCOGEE (CREEK) NATION**

HISTORIC AND CULTURAL PRESERVATION
P.O. BOX 580 | OKMULGEE, OK 74447
T 918.732.7835 | F 918.758.0649

DAVID HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF

November 15, 2022

Jesse Garbowski
Environmental Corporation of America
1375 Union Hill Industrial Ct., Suite A
Alpharetta, GA 30004

RE: TCNS #256976
TOWERCOM VIII-B, LLC SITE LOVE MINISTRIES
3111 Avenue D
Fort Pierce, St. Lucie County, FL

Mr. Garbowski,

In keeping with the Federal Communications Commission (FCC), the National Environmental Policy Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA), 36CFR Part 899, this letter is to acknowledge that the Muscogee (Creek) Nation has received the notice of the proposal to construct a 199-foot tall monopole telecommunications support structure at the above referenced location.

After reviewing all pertinent information and our records, at this time we are currently unaware of any historic cultural, religious or sacred sites at this exact location. Therefore, we recommend a finding of **"No Historic Properties in APE"** for the proposed undertaking.

Furthermore, due to the historic presence of our people within the project area, inadvertent discoveries of human remains and related NAGPRA items may occur, even in areas of existing or prior development. Should this occur, we request all work cease and the Muscogee (Creek) Nation and other appropriate agencies be immediately notified.

Should further information or comment be required please do not hesitate to contact me at (918) 732-7835, fax: (918) 758-0649, or by e-mail: clowe@mcn-nsn.gov

Sincerely,

Ms. Corain Lowe-Zepeda
TCNS Manager
Historic and Cultural Preservation Department
Muscogee (Creek) Nation
P.O. Box 580 | Okmulgee, OK 74447
T: 918-732-7835

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Wednesday, October 19, 2022 4:07 PM
To: tribal.notify
Cc: tcns.fccarchive@fcc.gov
Subject: Reply to Proposed Tower Structure (Notification ID: 256976) - Email ID #8343685

Dear Dina M Bazzill,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Cell Tower Coordinator Kelly Nelson of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #256976:

The Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma (ESTO) has received the documentation for the referenced TCNS project. ESTO has reviewed the project in accordance with Section 106 of the National Historic Preservation Act (NHPA). Based on the information provided and a review of our records, we find that this project will have No Adverse Effect on properties of sacred and/or cultural significance to the Tribe. The project site is within the known regional area of the Shawnee prehistorically and historically, be aware of inadvertent discoveries. However, ESTO has no objection to the project proceeding as described. Please note that any future changes to this project will require additional consultation.

In accordance with the NHPA of 1966 (16 U.S.C. § 470-470w-6), federally funded, licensed, or permitted undertakings that are subject to the Section 106 review process must determine effects to significant historic properties. As clarified in Section 101(d)(6)(A-B), historic properties may have religious and/or cultural significance to Indian Tribes. Section 106 of NHPA requires Federal agencies to consider the effects of their actions on all significant historic properties (36 CFR Part 800) as does the National Environmental Policy Act of 1969 (43 U.S.C. § 4321-4347 and 40 CFR § 1501.7(a).

However, if during construction cultural objects or human remains are inadvertently discovered, please stop work immediately and contact the Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma. (918)238-5151 x1861

Niyaawe,

Kelly Nelson
Cell Tower Coordinator
Eastern Shawnee Tribe of Oklahoma

For your convenience, the information you submitted for this notification is detailed below.

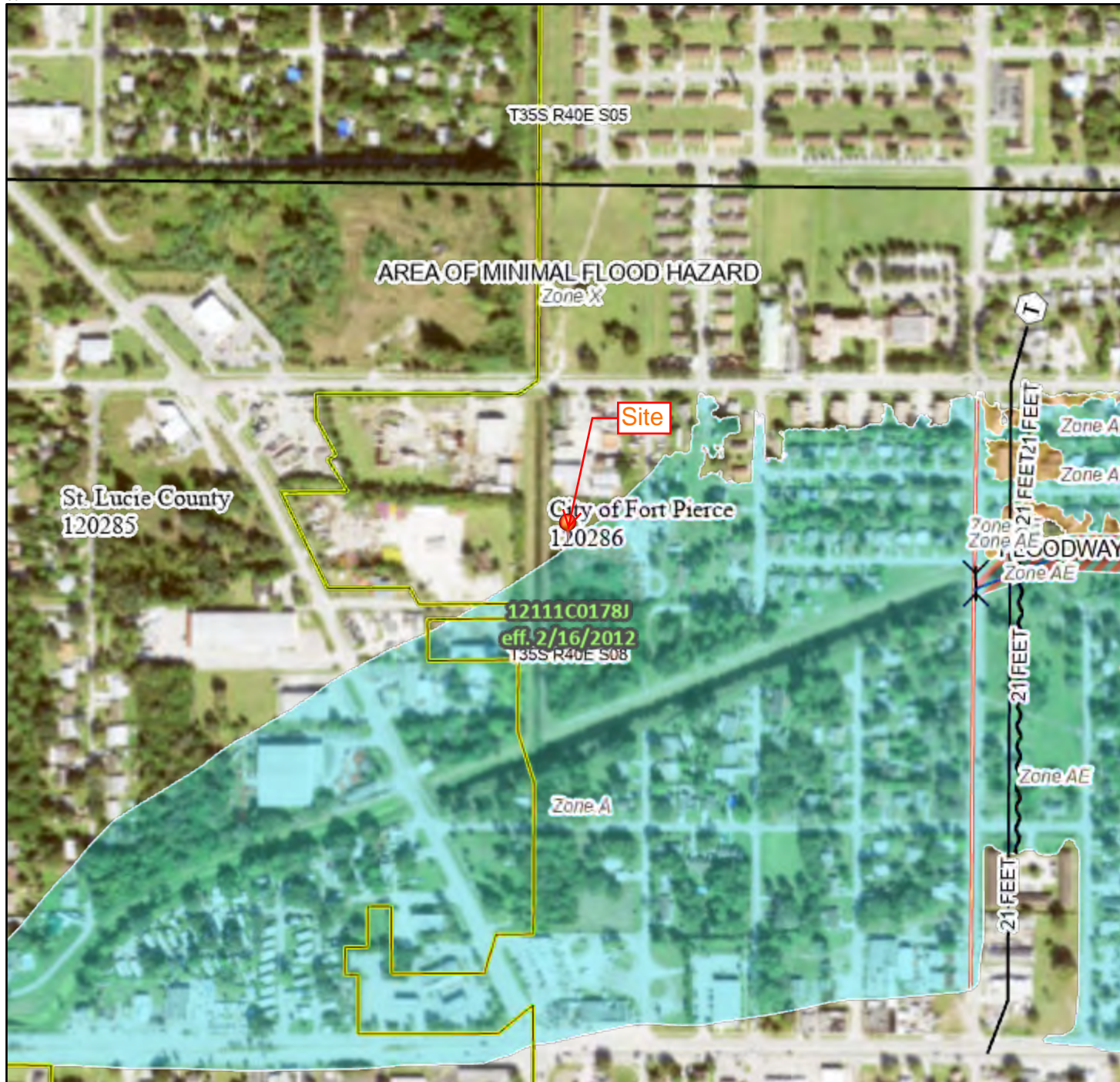
APPENDIX F

Floodplain Information

National Flood Hazard Layer FIRMette



80°21'47"W 27°27'22"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

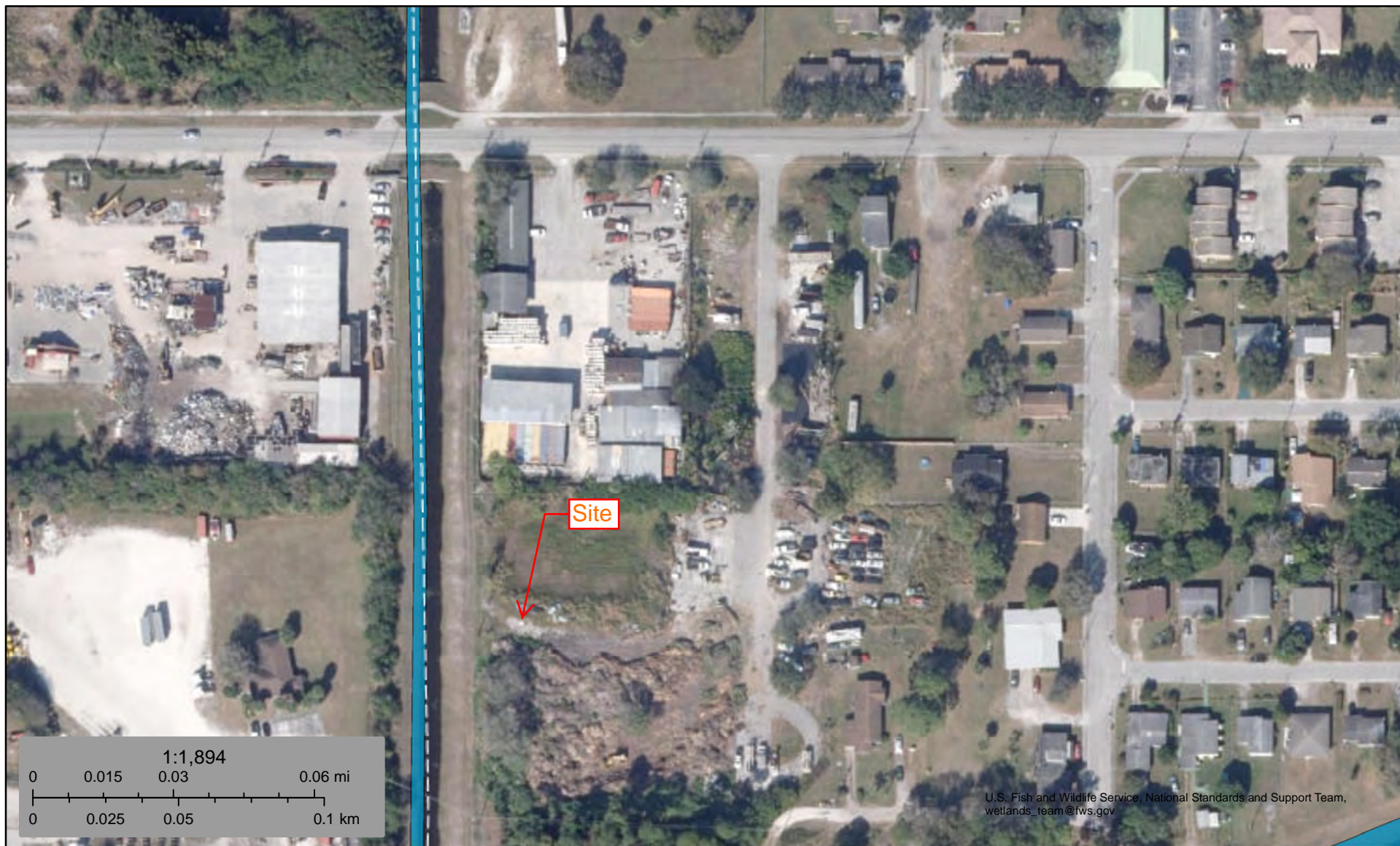
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/3/2022 at 10:37 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX G

Wetland Information



October 3, 2022

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Other
- Freshwater Pond
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX H

Antenna Structure Registration Information

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

INKLYNK LLC
2300 BETHELVIEW RD STE 110-302

CUMMING, GA 30040

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

10/13/2022

Sana Kanitz

Subscribed and sworn to before on October 13, 2022:

Kathleen Allen

Notary, State of WI, County of Brown

1-7-05

My commission expires

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754.

ENVIRONMENTAL EFFECTS - Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554.
HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@e-ca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. JIG 22-003594.
Pub Oct. 13th 2022
TCN5440882

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Ad No: 0005440882
Customer No: 6788242330INKLE
PO #: 22-003594

**FCC Form 854
Main Form**

Approved by OMD – 3060-0139
See instructions for public burden estimate

Application for Antenna Structure Registration

Purpose of Filing

1) Enter the application purpose: (NE)	
AM – Amendment of a Pending Application AU – Administrative Update CA – Cancellation of an Antenna Structure Registration DI – Notification of an Antenna Structure Dismantlement MD – Modification of a Antenna Structure Registration	NE – Registration of a New Antenna Structure NT – Required Construction/Alteration Notification OC – Ownership Change RE – Registration of a Replacement Antenna Structure WD – Withdrawal of a Pending Application
2a) If the answer to 1 is AU, CA, DI, MD, NT, OC or RE, provide the FCC Antenna Structure Registration (ASR) Number.	FCC ASR Number:
2b) If the answer to 1 is AM or WD, provide the File Number of the pending application on file.	File Number:
2c) If the answer to 1 is MD or NT, provide the date the Antenna Structure was constructed or the date it was last altered (mm/dd/yyyy).	Date:
2d) If the answer to 1 is DI, provide the date the Antenna Structure was dismantled (mm/dd/yyyy).	Date:

Antenna Structure Ownership Information

3) Select one of the entity types:			
() Individual	() Unincorporated Association	() Trust	() Government Entity
() Corporation	(X) Limited Liability Company	() General Partnership	() Limited Partnership
() Consortium	() Limited Liability Partnership	() Other: _____	
4) FCC Registration Number (FRN): 0030893945		5) Assignor FCC Registration Number (FRN):	
6) First Name (if individual):	MI:	Last Name:	Suffix:
7) Legal Entity Name (if not an individual): TowerCom VIII-B,LLC			
8) Attention To: Kathe Post		9) P.O. Box:	And/Or
10a) Street Address 1: 5611 NC Highway 55		10b) Street Address 2: Suite 201	
11) City: Durham	12) State: NC	13) Zip Code: 27713	
14) Telephone Number (xxx-xxx-xxxx): (919) 666-2904		15) Fax Number: (xxx-xxx-xxxx):	
16) E-mail Address: kpost@towercomenterprises.com			

Contact Representative Information

17) First Name (if individual): Dina	MI:	Last Name: Bazzill	Suffix:
18) Business Name: Environmental Corporation of America			
19) Attention To: Dina M Bazzill	20) P.O. Box		And/Or
21a) Street Address 1: 1375 Union Hill Industrial Court		21b) Street Address 2:	
22) City: Alpharetta	23) State: GA	24) Zip Code: 30004	
25) Telephone Number (xxx-xxx-xxxx): (770) 667-2040		26) Fax Number: (xxx-xxx-xxxx):	
27) E-mail Address: dina.bazzill@eca-usa.com			

Antenna Structure Information

28a) Latitude (DD-MM-SS.S): 27- 27- 06.0		28b) North or South: North	
29a) Longitude (DDD-MM-SS.S): 080- 21- 27.9		29b) East or West: West	
30) Street Address or Geographic Location: 3111 Avenue D		31) City: Fort Pierce	
32) County: ST. LUCIE	33) State: FLORIDA	34) Zip Code: 34954	
35) Elevation of site above mean sea level (meters):			6.7 meters
36) Overall height above ground level (AGL) of the supporting structure without appurtenances:			59.4 meters
37) Overall height above ground level (AGL) of the antenna structure including all appurtenances:			60.7 meters
38) Overall height above mean sea level (add items 35 and 37 together):			67.4 meters
39a) Enter the type of structure on which the antenna will be mounted: (MTOWER)			
B – Building BANT – Building with Antenna on Top BMAST – Building with Mast BPIPE – Building with Pipe BPOLE – Building with Pole BRIDG – Bridge BTWR – Building with Tower GTOWER – Guyed Structure Used For Communication Purposes LTOWER – Lattice Tower MAST – Mast MTOWER – Monopole NNGTANN – Guyed Tower Array		NNLTANN – Lattice Tower Array NNMTANN – Monopole Array PIPE – Any type of Pipe POLE – Any type of Pole RIG – Oil or Other Type of Rig SIGN – Any type of Sign or Billboard SIL0 – Any type of Silo STACK – Smoke Stack TANK – Any type of Tank (water, gas, etc.) TREE – When used as a support for an antenna UPOLE – Utility Pole/Tower used to provide service (electric, telephone, etc.)	
39b) Number of Towers in Array:		39c) Position of this Tower in the Array:	
40a) Array Center Latitude (DD-MM-SS.S):		40b) North or South	
41a) Array Center Longitude (DDD-MM-SS.S):		41b) East or West:	

Proposed Marking and/or Lighting

42) Enter the proposed marking and/or lighting: (7)
See Form 854 Item 42 Instructions for detailed tier and lighting information.

- | | | |
|----------------|----------------|-----------------|
| 1) None | 4) FAA Style B | 7) FAA Style E |
| 2) Paint Only | 5) FAA Style D | 8) FAA Style F |
| 3) Other _____ | 6) FAA Style C | 9) FAA Style A |
| | | 10) FAA Style G |

FAA Notification

43) FAA Study Number:

44) Date Issued:

Environmental Compliance

45) Does the applicant request a waiver of the Commission's rules for environmental notice prior to construction due to an emergency situation?	(No) Yes or No
46a) If the answer to 45 is No, is another federal agency taking responsibility for environmental review of the Antenna Structure?	(No) Yes or No
46b) If the answer to 46a is Yes, indicate why: 1) The Antenna Structure is on Federal Land and the landholding agency is taking responsibility for the environmental review of the Antenna Structure. 2) Another federal agency has agreed with the FCC in writing to take responsibility for the environmental review of the Antenna Structure.	() 1 or 2
46c) If the answer to 46a is Yes, provide the name of the federal agency taking responsibility for the environmental review of the Antenna Structure.	Name:
47) If the answers to 45 and 46a are No, provide the National Notice Date for the application to be posted on the FCC's website (mm/dd/yyyy).	Date: 10/20/2022
48) Is the applicant submitting an environmental assessment?	(No) Yes or No
49) Does the applicant certify that grant of Authorizations at this location would not have a significant environmental effect pursuant to Section 1.1307 of the FCC's rules?	() Yes or No
50) If the answer to 49 is Yes, select the basis for this certification. 1) The construction is exempt from environmental notification (other than due to another agency's review) and it does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules? 2) The construction is exempt from environmental notification due to another agency's review, and the other agency has issued a Finding of No Significant Impact. 3) The environmental notification has been completed, and the FCC has notified the applicant that an Environmental Assessment is not required under Section 1.1307(c) or (d) of the FCC's rules, and the Construction does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules. 4) The FCC has issued a Finding of No Significant Impact.	() 1, 2, 3, 4
51) If the answer to 50 is 3 or 4, enter the date that Local Notice was provided (mm/dd/yyyy).	Date:

Certification Statements

- 1) The applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith.
- 2) The applicant certifies that neither the applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. See Section 1.2002(b) of the rules, 47 CFR § 1.2002(b), for the definition of "party to the application" as used in this certification.

Signature (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignee)

52) First Name: Jesse	MI:	Last Name: Garbowski	Suffix:
53) Title: Project Manager			
54) Signature: Jesse Garbowski			55) Date: Sep 29, 2022

Signature (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignor)

56) First Name:	MI:	Last Name:	Suffix:
57) Title:			
58) Signature:			59) Date:



To : File/TRC

FROM : Selena Griffett, P.E.

THRU : Tracy Telle – Assistant City Engineer

**RE : Site Plan and Conditional Use # 22-07000030
Love Ministries Telecom Tower
3111 Avenue D
Parcel ID 2408-123-0008-000-2**

DATE : January 18, 2023

Applicant Responses to ENG comments shown on page 2. in blue italic text

This is to advise you that we have completed the review of the following documents as received by this office on January 9, 2023:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Test Reports & Related Documents |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input type="checkbox"/> Other _____ |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

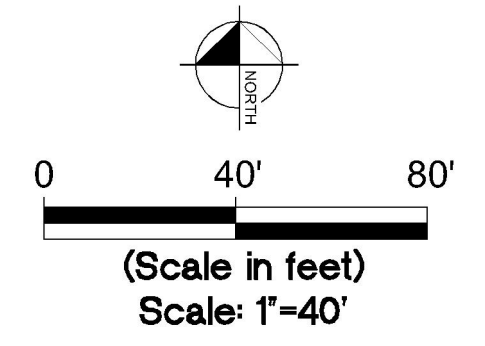
Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See Attached for Comments

Applicant Responses below indicated in blue italic text.

1. Has the applicant received any communication from the FAA regarding the proposed tower?
The cover letter dated December 15, 2022, noted that the FAA Determination of No Hazard application filing was in process, has any additional documentation been received? *Not to date. Applicant will supplement response upon receipt from the FAA*
2. Sheet C-1: Plan shows 14' wide gravel access drive, table for Total Semi Impervious Area states a 12' wide gravel access road. Please review. *Corrected and recalculated*
3. Review Total Impervious Area data on Sheet C-1, do these values include the existing asphalt driveway? *Revised calculations include existing asphalt driveway*
4. "Existing debris to be relocated" to where? Recommend removing and disposing of material in proper manner. *Note added to Sheet C-2*
5. Note 4 states "No diesel generators will be located on site. Any generator shell will be double lined, and the location must be a minimum of 500' from any potable water source." However, Sheet C-4 shows a diesel generator. Please show that all requirements stated above are met. *Note 4 removed to resolved inconsistency. See Sheet C-10 for diesel generator design details. Applicant verified with FPUA that there are no potable water sources within 500' of proposed diesel generator*
6. Sheet C-4 shows a "Proposed rout of underground fiber to R.O.W. 31st Street 650' ±." Please show this line on aerial to point of connection. Is there existing easement to cross private properties? *See POC noted on aerial. Applicant has an access/utility easement on the subject property as shown on the survey and site plan. See Sheets C-1, C-1A and C-2.*
7. Where is the water for the irrigation coming from? Is there current service at this location? No information on proposed well. *See Sheet L-3 Irrigation Plan originally submitted which shows the location of a proposed irrigation well as part of the irrigation system proposed*
8. Provide a 5' wide concrete sidewalk within the Avenue D right-of-way the limits of the property (150') *See Sheets C-1 and C-2 for location and enlarged sidewalk detail sheets C-7 and C-7A*
9. The submitted survey does not scale properly and does not include the boundary information for Parcel ID No. 2408-123-0008-0002. All other adjacent parcel information is not needed to be shown on the boundary and topographic survey. *See revised Survey*
10. Update the Compound Detail shown on the survey to identify Avenue D as opposed to the noted Avenue B. *Corrected. See revised Survey.*
11. Update the survey to include the Avenue D right-of-way width. *Revised on updated Survey to include Avenue D ROW width.*

Drawing name: K:\WPB_Civil\SELL_SITES\TowerCom\241044000 - Love Ministries\Code\241044000 - Love Ministries_CDs_2022.11.dwg C-1A Jan 31, 2023 8:22am by: gery,daniel



PARENT TRACT WITH AERIAL OVERLAY

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

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV. #	DATE	DESCRIPTION
2	1/27/2023	PER REVIEWERS REQUEST
1	1/23/2023	PER REVIEWERS REQUEST

SEAL:

PLANS PREPARED BY:

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: GD CHK.: LF APV.: KKM

LICENSURE:

JASON R. LEE	PE 67472
KEVIN K. MARA, JH	PE 71455

SHEET TITLE:

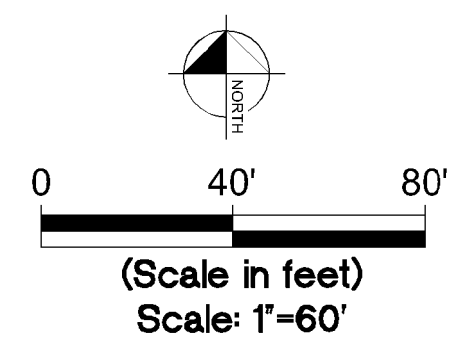
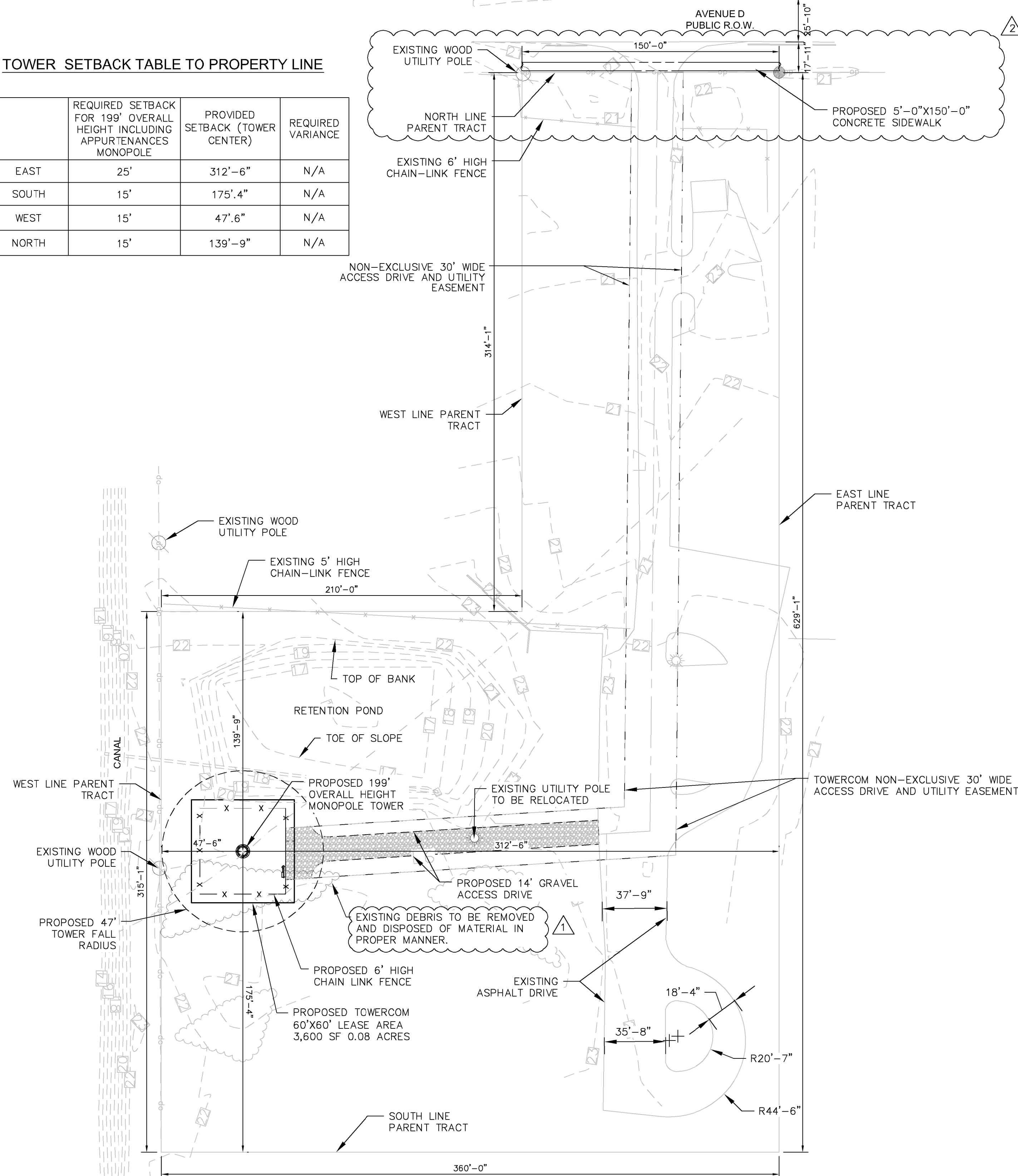
PARENT TRACT WITH AERIAL OVERLAY

SHEET NUMBER: **C-1A** REVISION:

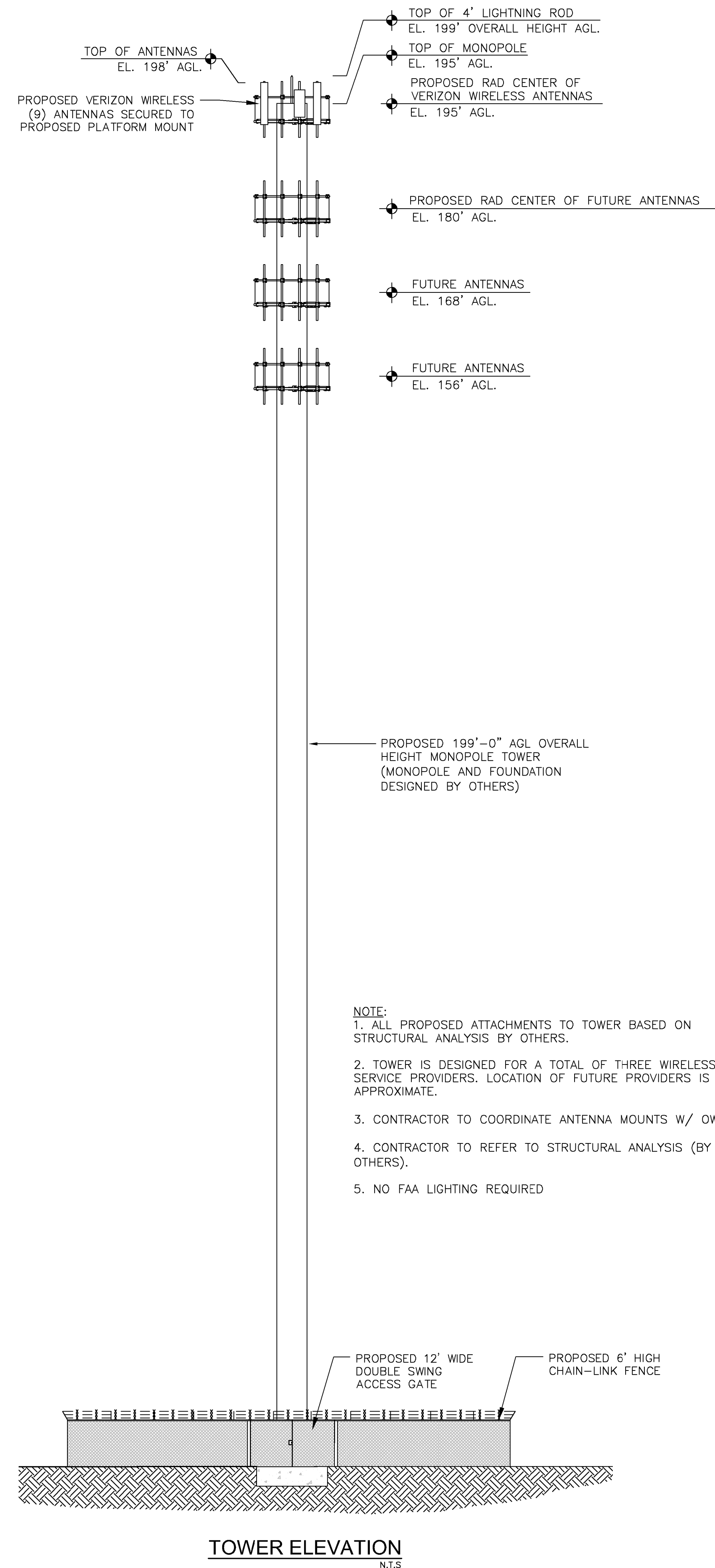
KHA Job #: 241044000

TOWER SETBACK TABLE TO PROPERTY LINE

	REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE	PROVIDED SETBACK (TOWER CENTER)	REQUIRED VARIANCE
EAST	25'	312'-6"	N/A
SOUTH	15'	175'-4"	N/A
WEST	15'	47'-6"	N/A
NORTH	15'	139'-9"	N/A



SITE PLAN



TOWER ELEVATION
N.T.S.

- NOTE:**
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
 2. TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
 3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
 4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).
 5. NO FAA LIGHTING REQUIRED

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.: DATE: DESCRIPTION:

REV.	DATE	DESCRIPTION
2	1/27/2023	PER REVIEWERS REQUEST
1	1/23/2023	PER REVIEWERS REQUEST

SEAL:

PLANS PREPARED BY:

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.: APV.:

GD	LF	KKM
----	----	-----

LICENSURE:

JASON R. LEE KEVIN K. MARA, JH	PE 67472 PE 71455
-----------------------------------	----------------------

SHEET TITLE:

TOWER ELEVATION &
SITE PLAN

SHEET NUMBER: REVISION:

C-2

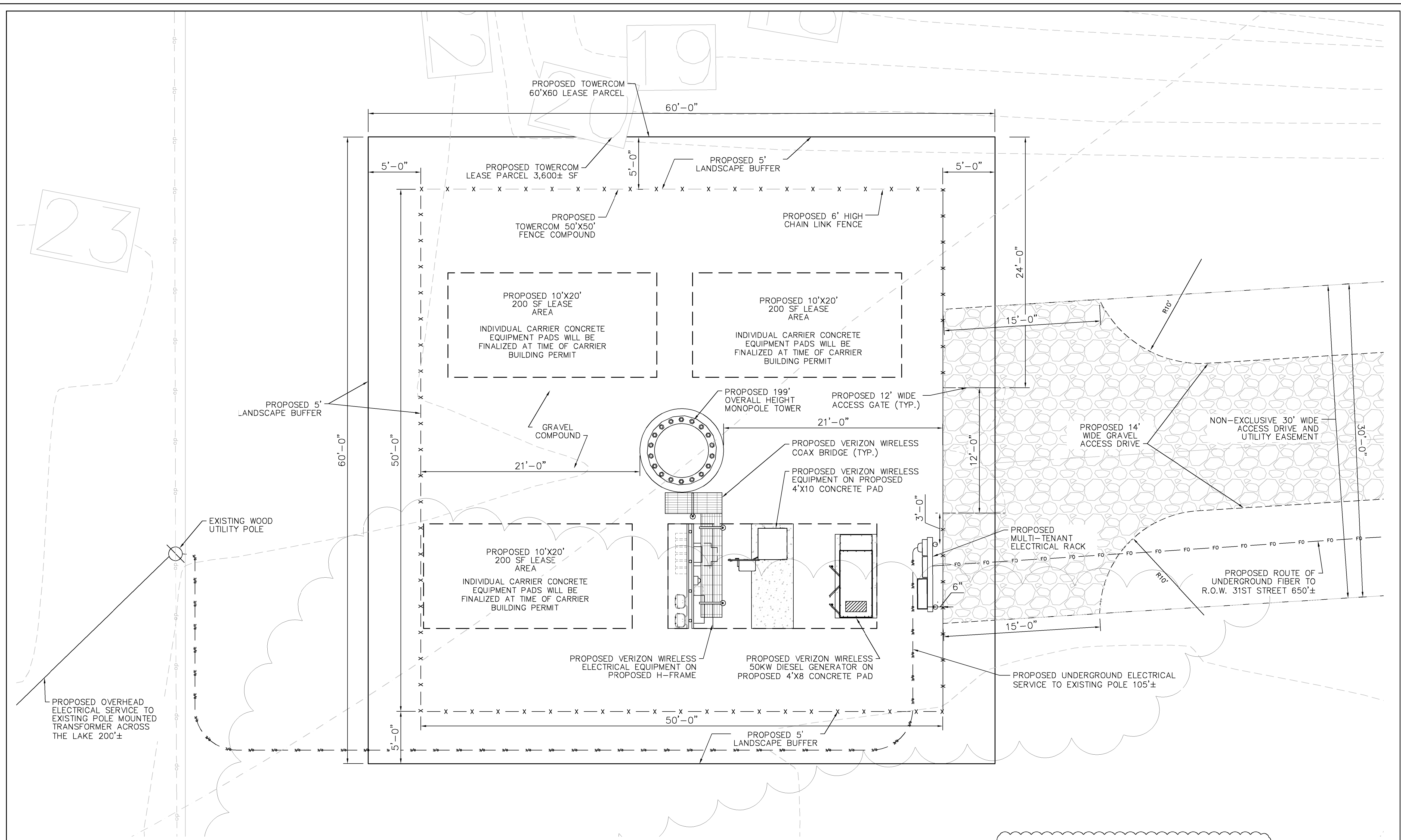
KHA Job #:

241044000

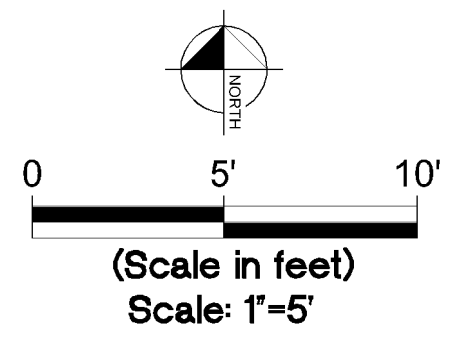
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Drawing name: K:\WPB_Civil\WELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.dwg C-4 Jan 31, 2023 8:35am by: gary.daniel



TOWERCOM LEASE AREA DETAIL



NOTE:
THERE ARE NO POTABLE WATER SOURCE/WELLS WITHIN 500'
OF THE GENERATOR. BASED ON SURVEY PROVIDED BY SMW
ENGINEERING GROUP, DATED 07/29/2022.

NOTE:
1. SITE PLAN BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:
2	1/27/2023	PER REVIEWERS REQUEST

SEAL:

PLANS PREPARED BY:

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: _____ CHK.: _____ APV.: _____

GD	LF	KKM
----	----	-----

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARA, JH PE 71455

SHEET TITLE:

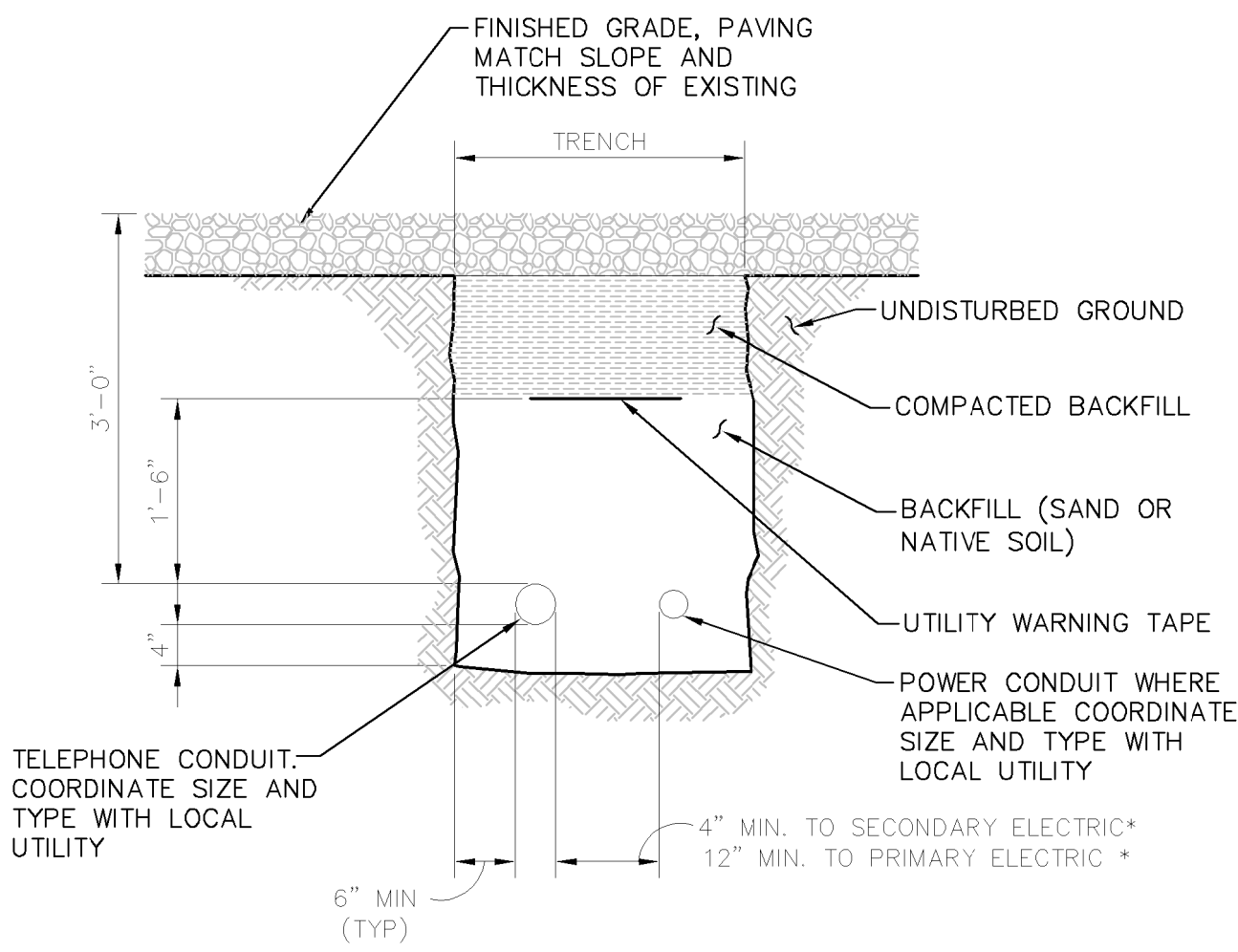
ENLARGED TOWERCOM
LEASE AREA

SHEET NUMBER: _____ REVISION: _____

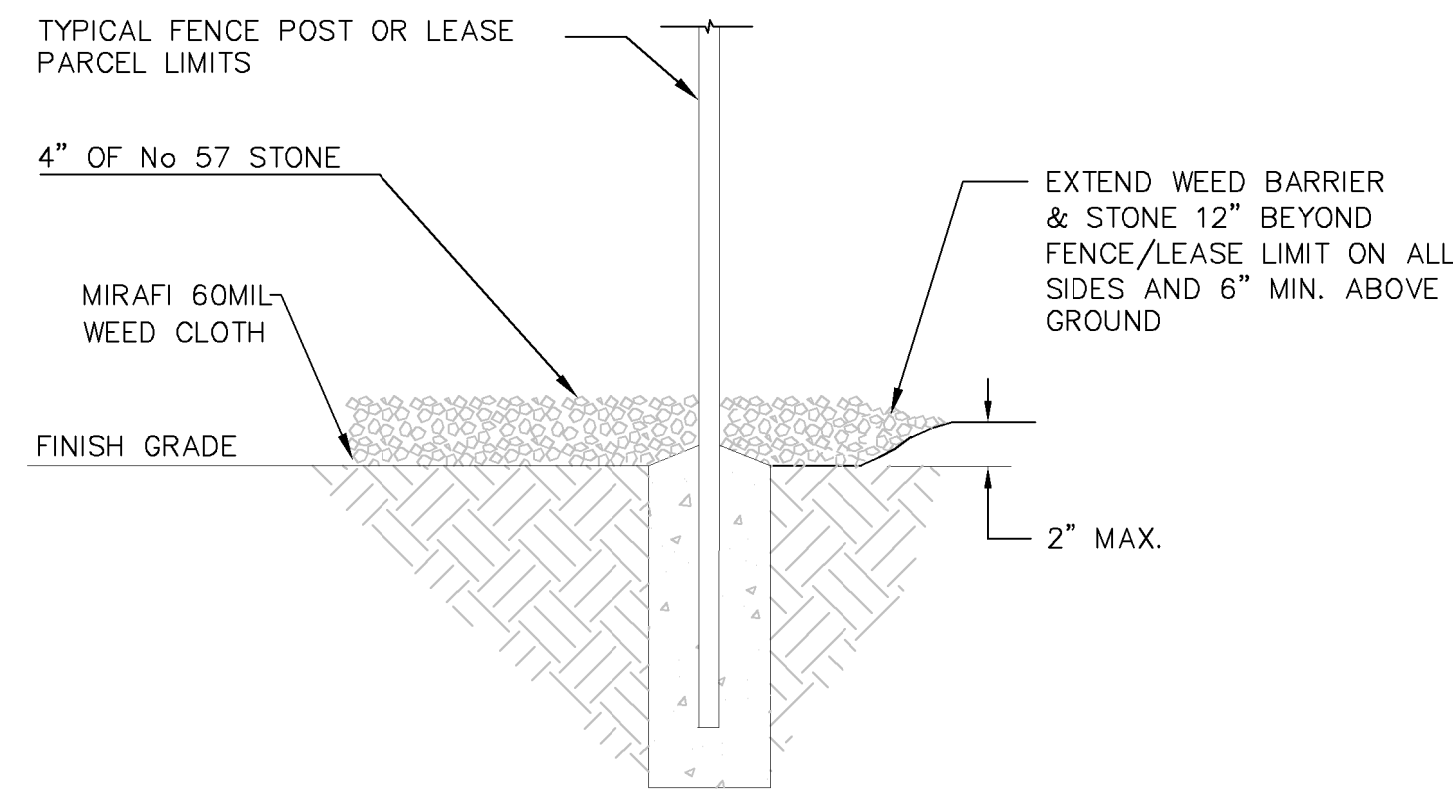
C-4

KHA Job #:

241044000

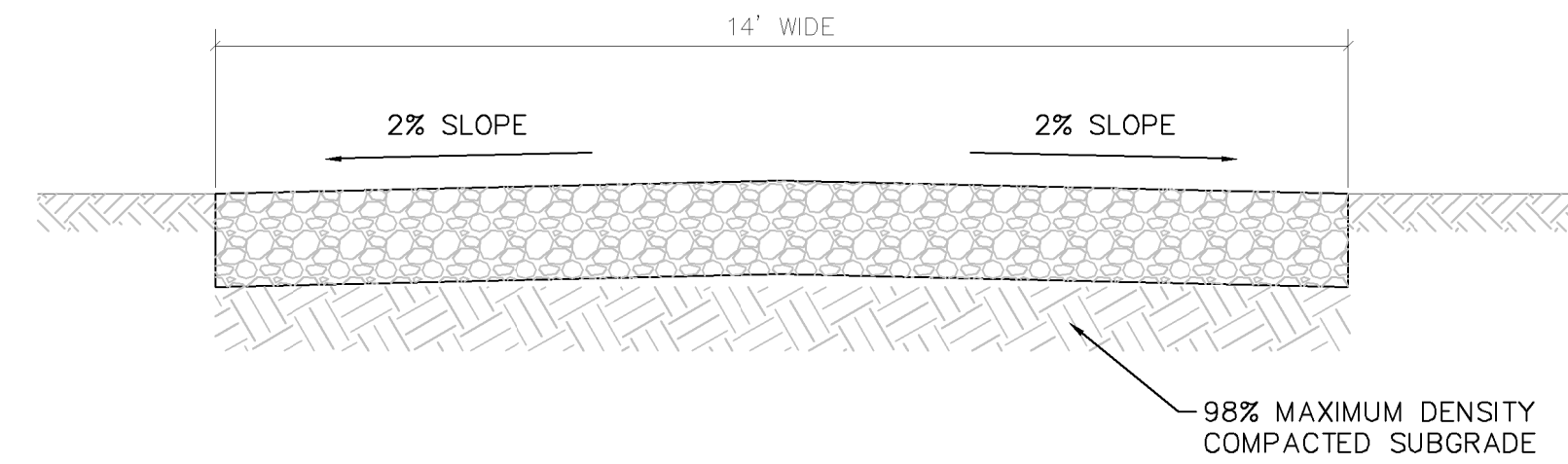


**JOINT SERVICE TRENCH BURIED CONDUIT
ELECT/ TELEPHONE**
N.T.S.



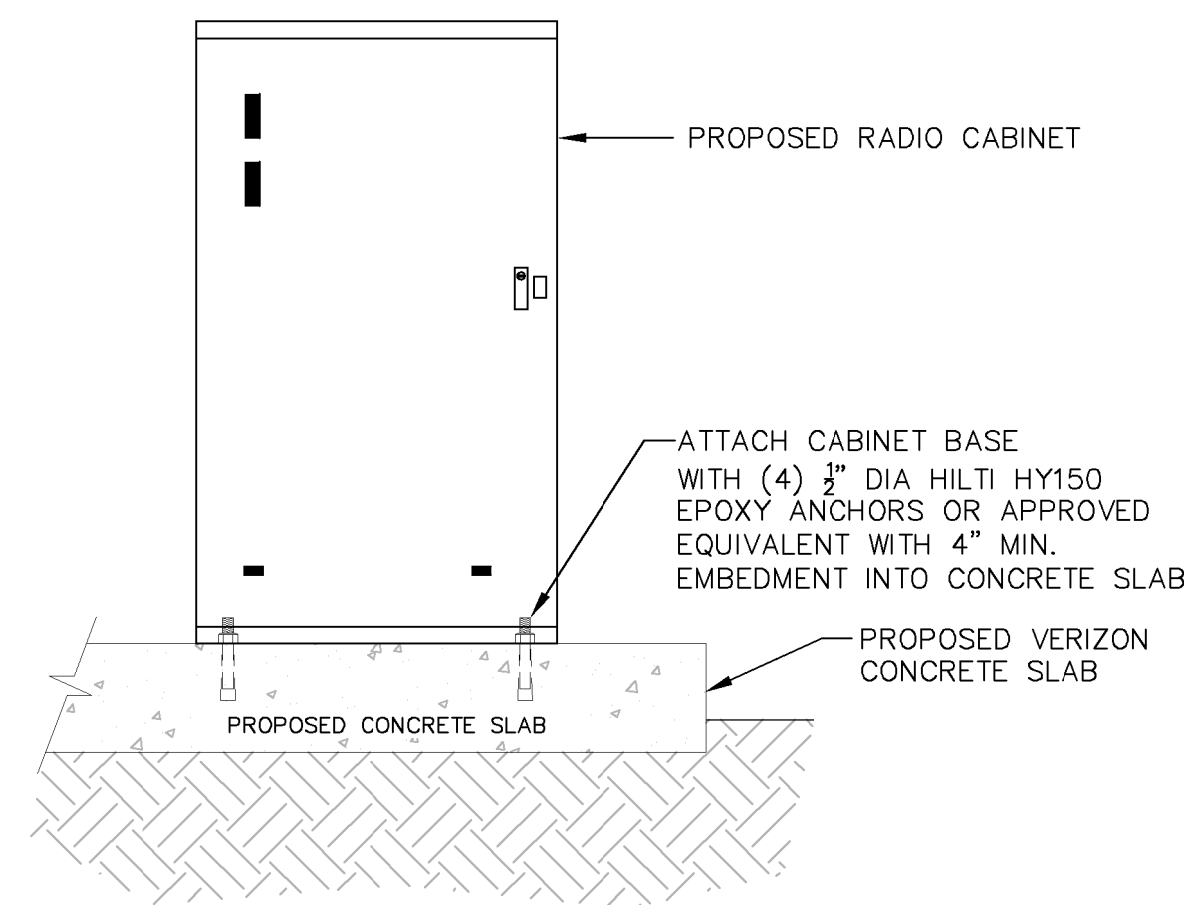
GRAVEL/WEED CLOTH DETAIL
N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



GRAVEL ACCESS ROAD SECTION
N.T.S.

NOTE: PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.



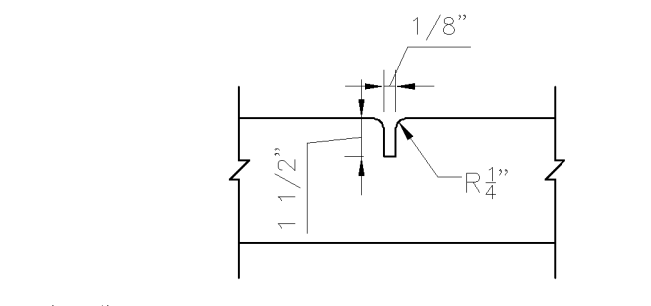
CABINET ANCHOR BOLTS DETAIL
NOT TO SCALE

- DESIGN:
 - 7TH EDITION (2020) FLORIDA BUILDING CODE
 - WIND LOADS (ASCE 7-16)
 - ULTIMATE WIND SPEED = 160 MPH
 - NOMINAL WIND SPEED = 124 MPH
 - RISK CATEGORY II
 - WIND EXPOSURE = C
- STRUCTURAL STEEL:
 - MATERIAL:
 - STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36 GRADE. STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B. STD PIPE AND TUBING SHALL CONFORM TO ASTM A53 AND SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
 - CONNECTIONS:
 - DESIGN SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION.
 - WELDING:
 - SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
 - BOLTS:
 - A325-X, SIZE AS SHOWN ON DRAWINGS.
- STRUCTURAL SLAB:
 - CONCRETE:
 - CONCRETE FOR THE SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI, AND A MAXIMUM W/C OF 0.45. PEAROCK AGGREGATE MIX SHALL NOT BE USED.
 - FIBER REINFORCEMENT:
 - USE ONLY 100% VIRGIN POLYPROPYLENE MD FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS. APPLICATION PER CUBIC YARD SHALL EQUAL 0.1% (1.5 LBS) BY VOLUME.
- HOT DIP GALVANIZE ALL STRUCTURAL STEEL. TOUCH UP ALL FIELD WELDS AND ABRATED AREAS WITH TWO COATS OF GALVANIZED PAINT.
- CONTRACTOR / STEEL FABRICATOR:
 - VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITION BEFORE ANY STEEL FABRICATION. CARE SHALL BE TAKEN BY THE CONTRACTOR TO VERIFY AND LOCATE ANY EXISTING OBSTRUCTIONS THAT MAY INTERFERE WITH THE PLACEMENT OF THE ANTENNAS. IF ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL
- CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE AISC MANUAL OF STEEL CONSTRUCTION.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
- CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
- EXISTING VEGETATION, DEBRIS, ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM BELOW THE CONCRETE PAD / FOOTINGS. SOIL WITHIN A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PAD / FOOTINGS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST (ASTM D1557).
- ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO STANDING WATER IS ALLOWED ON THE SLAB AND WASHOUT BENEATH THE SLAB IS PREVENTED.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
- MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" UNLESS NOTED OTHERWISE. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM CONCRETE COVER OF 3".
- DESIGN BEARING PRESSURE: 2,500 psf. SOIL CLASSIFICATION: FOOTING TO BE SUPPORTED BY AT LEAST 4'-0" OF WELL COMPACTED SOIL. SEE NOTE 8.

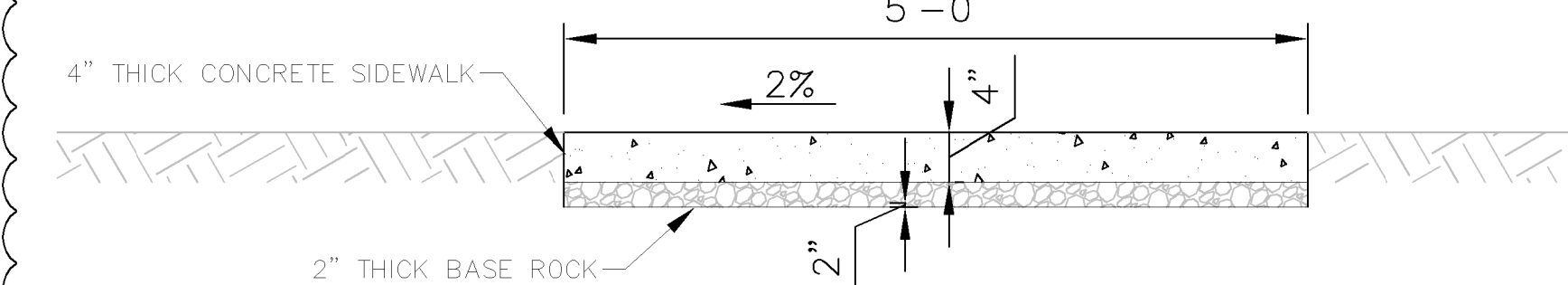
GENERAL STRUCTURAL NOTES

NOTES:

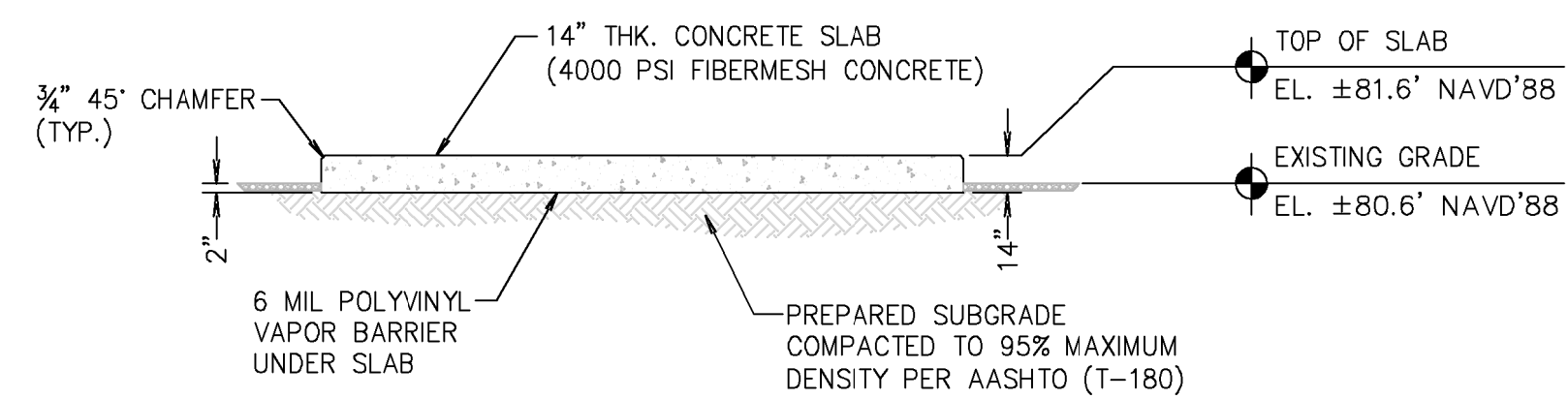
- BASE ROCK SHALL BE 3/4"-0 OR 1"-0.
- EXPANSION JOINTS SHALL BE 1/2" PREMOLDED ASPHALT IMPREGNATED MATERIAL OR EQUAL EXTENDING FROM SUBGRADE TO FINISH GRADE.
- 4" THICK CONCRETE SIDEWALK (2500 P.S.I.)



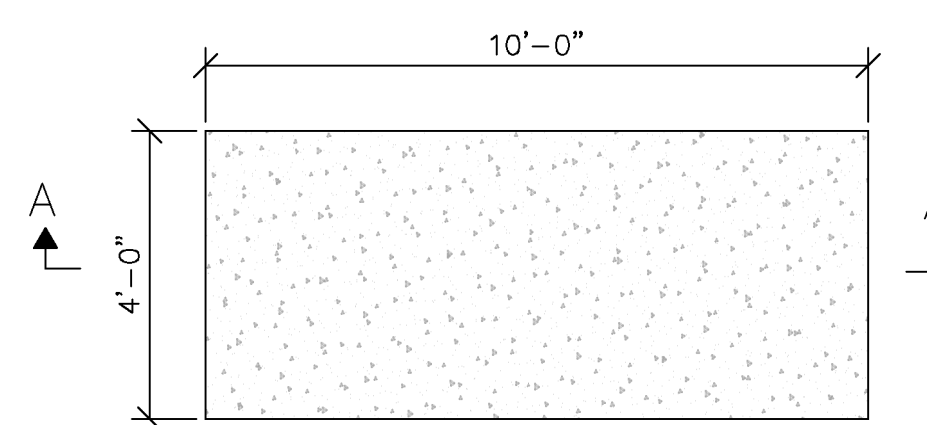
SIDEWALK JOINTS
N.T.S.



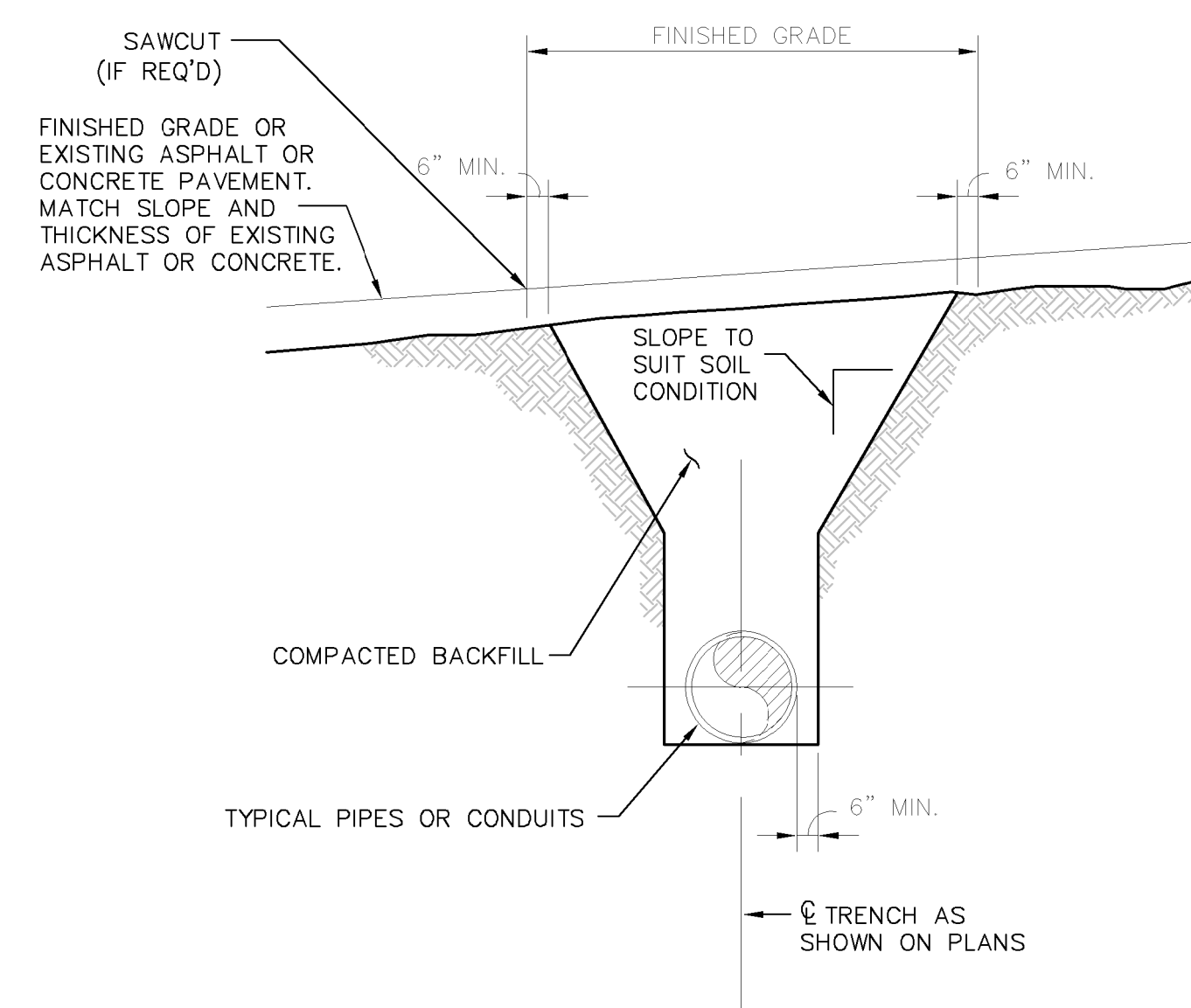
CONCRETE SIDEWALK SECTION A-A
N.T.S.



SECTION A-A



CONCRETE SLAB DETAIL
NOT TO SCALE



TYPICAL TRENCH DETAIL
N.T.S.

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV. DATE DESCRIPTION:

2	1/27/2023	PER REVIEWERS REQUEST
---	-----------	-----------------------

SEAL:

PLANS PREPARED BY:

Kimley-Horn

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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: CHK.: APV.:

GD	LF	KKM
----	----	-----

LICENSURE:

JASON R. LEE	PE 67472
KEVIN K. MARA, JH	PE 71455

SHEET TITLE:

CONSTRUCTION
DETAILS

SHEET NUMBER: REVISION:

C-7

KHA Job #:

241044000

2

TOWERCOM VIII-B, LLC
 241 Atlantic Blvd, Suite 201
 Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
 3111 AVENUE D
 FORT PIERCE, FL 34954
 ST. LUCIE COUNTY

CURRENT ISSUE DATE:

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SHEET TITLE:

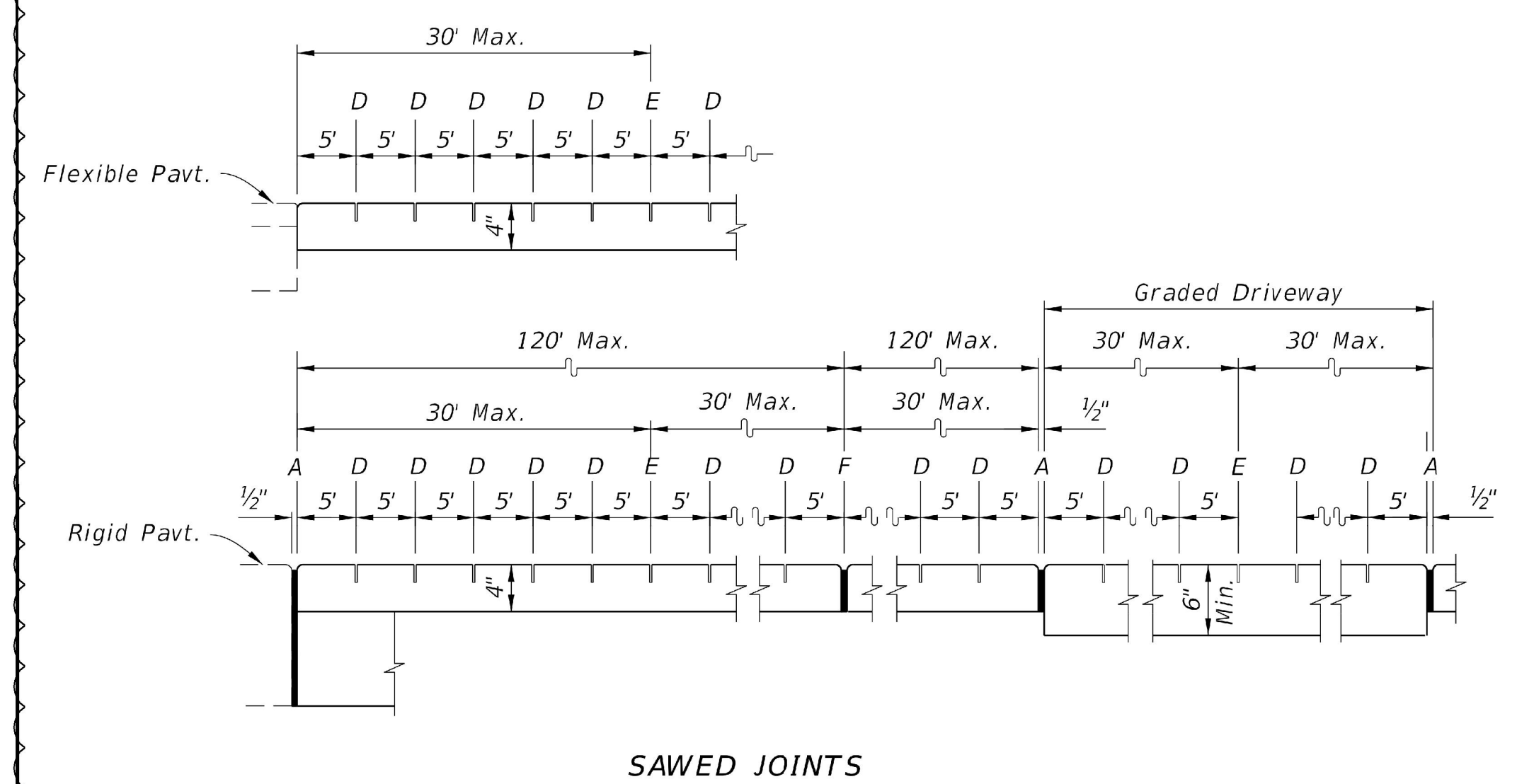
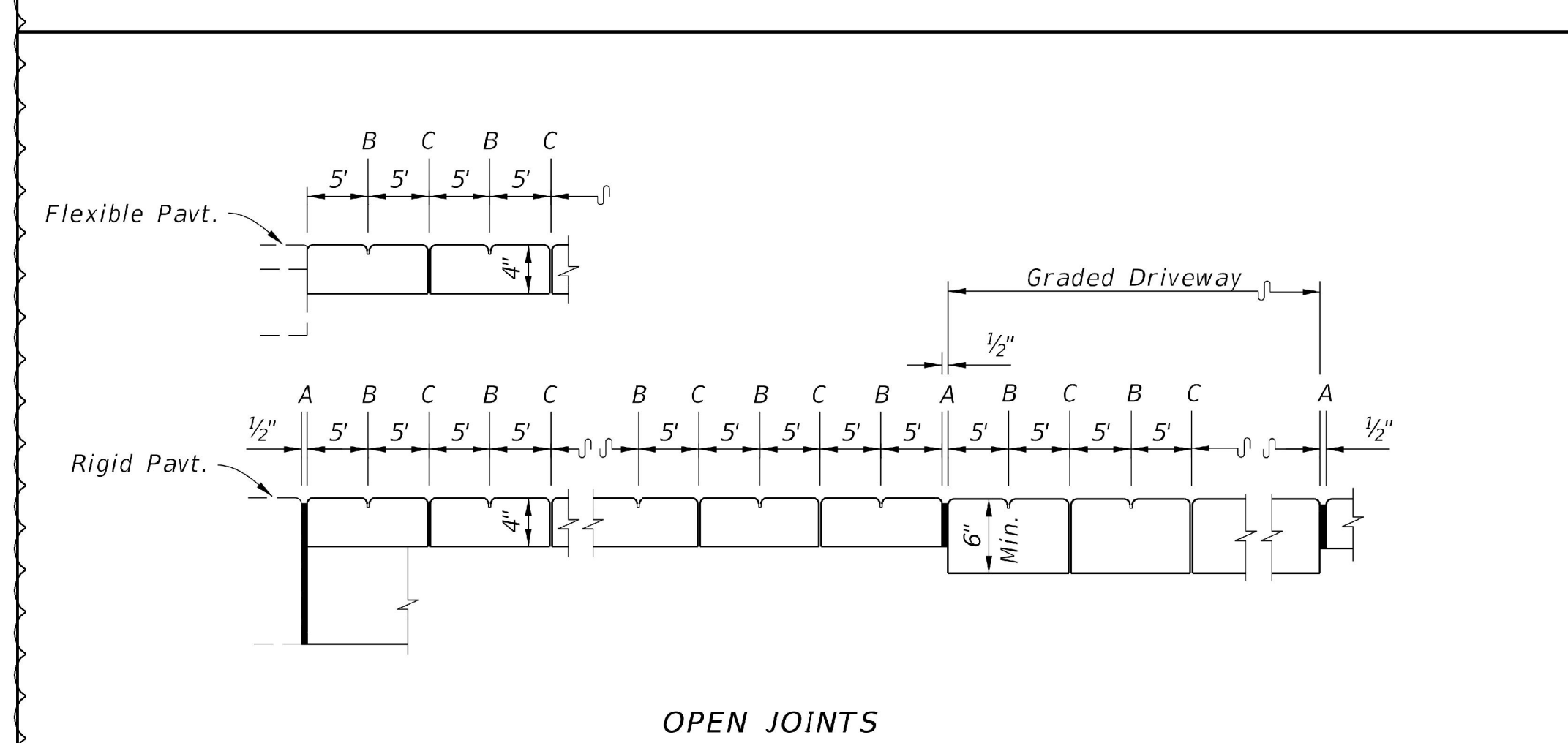
SIDEWALK DETAIL

SHEET NUMBER: REVISION:

C-7A

KHA Job #:

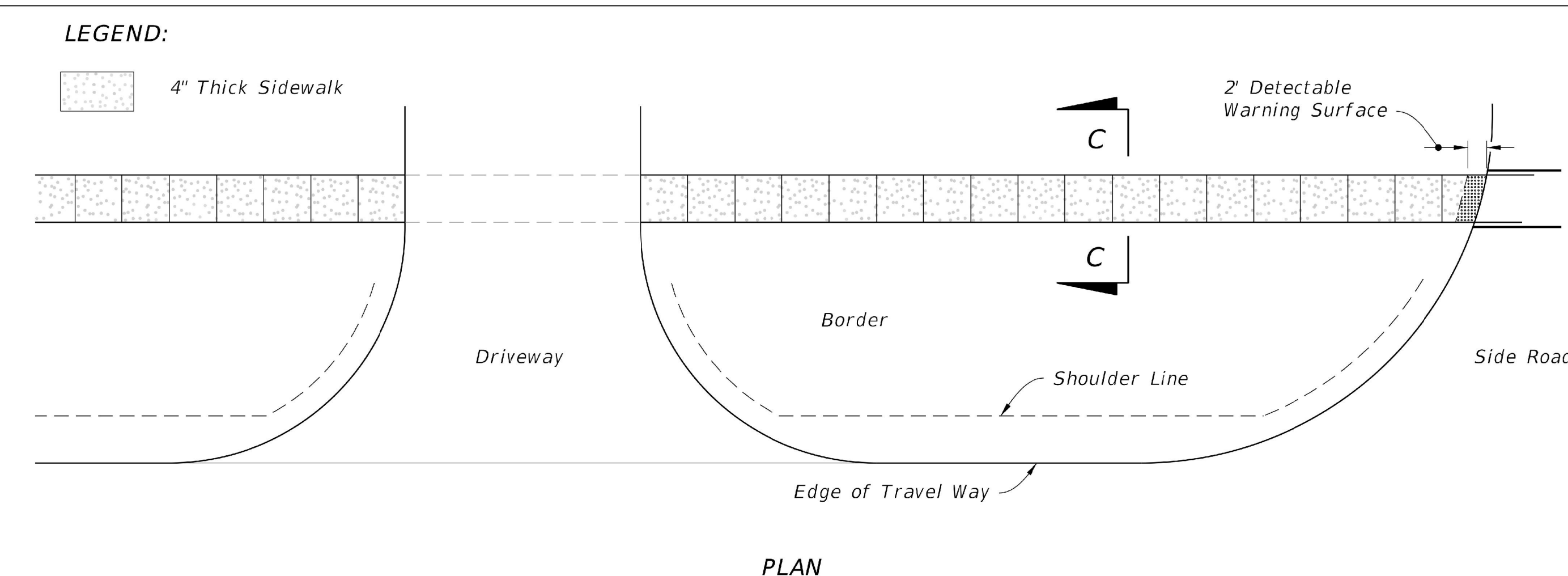
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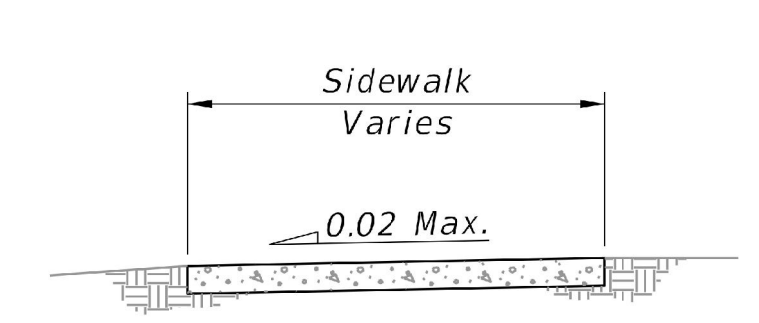
LONGITUDINAL SECTION

- LEGEND:**
- A- 1/2" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).
 - B- 1/8" Dummy Joints, Tooled
 - C- 1/8" Formed Open Joints
 - D- 3/16" Saw Cut Joints, 1 1/2" Deep (within 96 hours) Max. 5' Centers
 - E- 3/16" Saw Cut Joints, 1 1/2" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'
 - F- 1/2" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

- GENERAL NOTES:**
1. Construct sidewalk in accordance with specification section 522.
 2. Include detectable warnings on sidewalk curd ramps in accordance with index 304.
 3. For TURNOUTS see index 515
 4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils nor more than 1/2".
 5. Construct sidewalk with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans.
 6. When roadways or driveways are newly constructed, reconstructed or altered, construct the cross slope for crosswalk and discontinuous sidewalk as follow:
 - A. Cross slope = 0.02 for roadways or driveway controlled by "STOP" sign or "YIELD" sign.
 - B. Cross slope = 0.05 for roadways or driveways controlled by traffic signal.



DISCONTINUOUS SIDEWALK



SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION	DESCRIPTION:		FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18					522-001	2 of 2

Drawing name: K:\WPB_Civil\SELL_SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.dwg C-7A Jan 31, 2023 8:17am by: gery,daniel

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TOWERCOM VIII-B, LLC

241 ATLANTIC BLVD, STE 201
NEPTUNE BEACH, FL. 32266

WIRELESS TELECOMMUNICATIONS TOWER LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954

LATITUDE 27°27'05.969"N, LONGITUDE 80°21'27.918"W

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

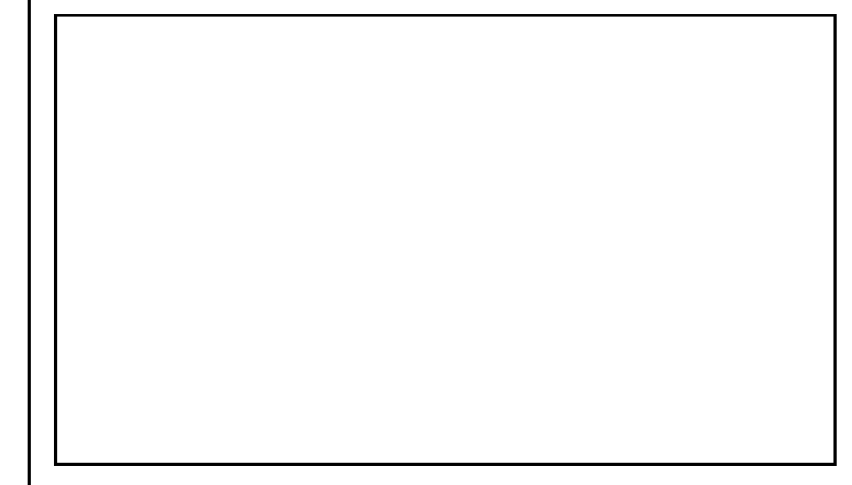
ISSUED FOR:

CONSTRUCTION DRAWINGS

REV. DATE DESCRIPTION:

REV.	DATE	DESCRIPTION
2	1/27/2023	PER REVIEWERS REQUEST

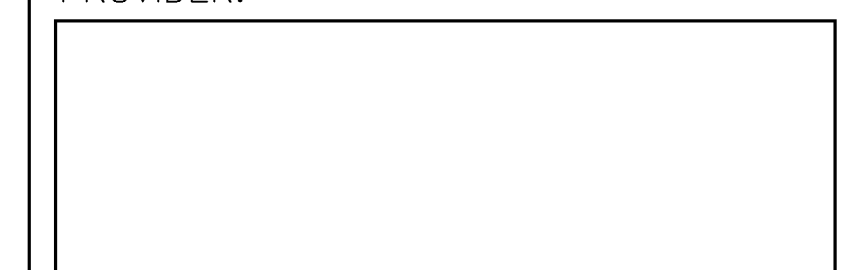
SEAL:



PLANS PREPARED BY:

Kimley-Horn
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1920 WEKIVA WAY, SUITE 200
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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:



DRAWN BY: CHK.: APV.:

GD LF KKM

LICENSURE:

JASON R. LEE PE 67472
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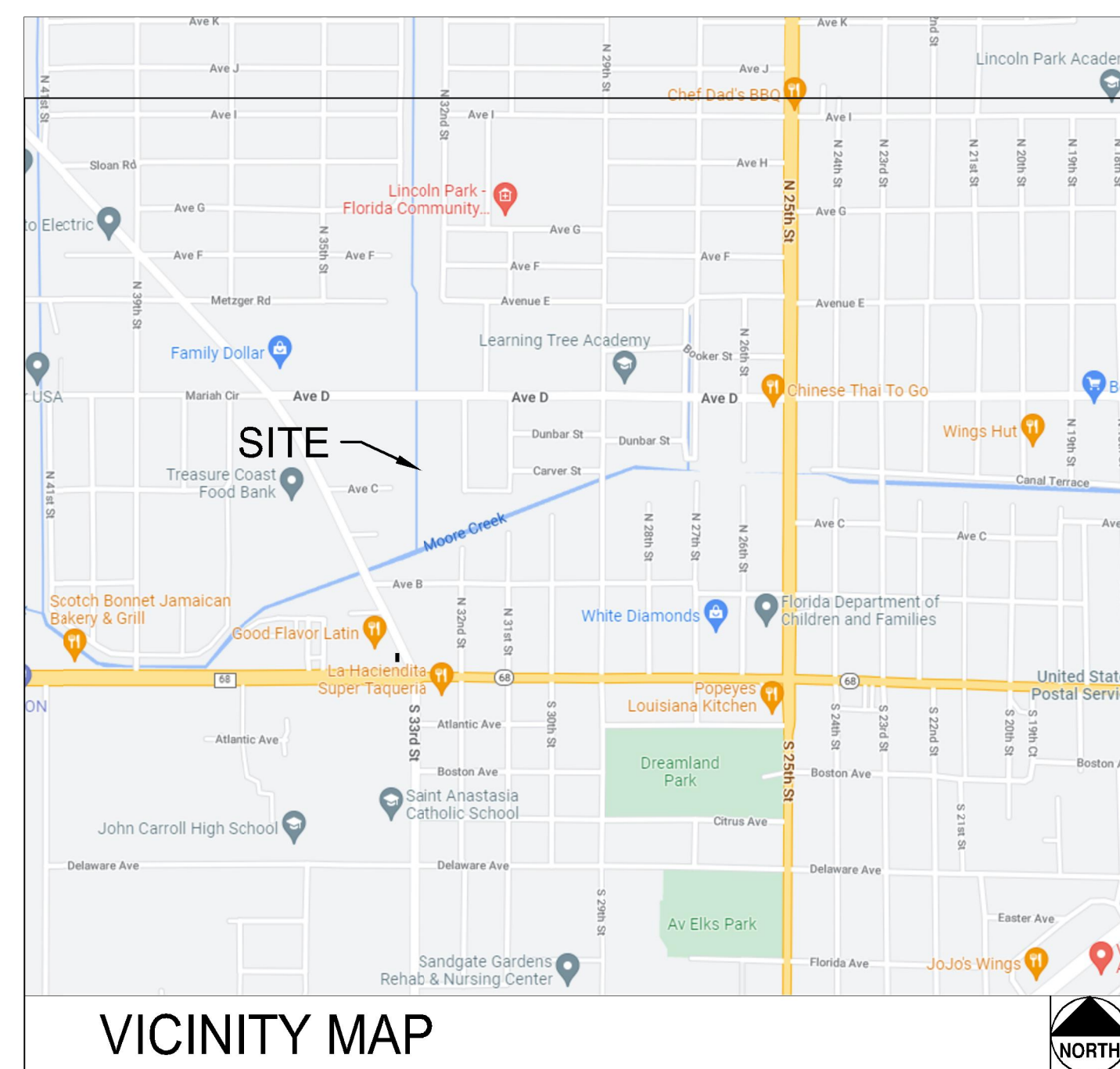
COVER SHEET

SHEET NUMBER: REVISION:

T-1

KHA Job #:

241044000



VICINITY MAP

FROM TOWERCOM OFFICE, PROCEED SOUTH TOWARD LEMON ST. TURN RIGHT ONTO LEMON ST, TURN LEFT ONTO 3RD ST, USE THE RIGHT LANE TO TAKE THE FL-202 W/BUTLER BLVD RAMP TO I-95/JACKSONVILLE, CONTINUE ONTO FL-202 W/BUTLER BLVD, USE THE RIGHT 2 LANES TO MERGE ONTO I-295 S TOWARD DAYTONA BEACH, KEEP LEFT AT THE FORK TO CONTINUE ON FL-9B S. FOLLOW SIGNS FOR US-1/ST AUGUSTINE, USE THE LEFT 2 LANES TO TAKE THE EXIT 4B TO MERGE ONTO I-95 S TOWARD DAYTONA BEACH, TAKE EXIT 131 TO MERGE ONTO FL-68 E/ORANGE AVE, MERGE ONTO FL-68 E/ORANGE AVE, TURN LEFT ONTO N 39TH ST, TURN RIGHT ONTO MARIAH CIR, CONTINUE ONTO AVE D, TURN RIGHT, THE SITE WILL BE ON THE RIGHT.

DRIVING DIRECTIONS



DESIGN:
7TH EDITION (2020) FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-16)
ULTIMATE WIND SPEED = 160 MPH
NOMINAL WIND SPEED = 124 MPH
RISK CATEGORY II
WIND EXPOSURE = C

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 7TH EDITION (2020) FLORIDA BUILDING CODE
- 2017 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS.
- ANSI/TIA/EIA APPLICABLE STANDARDS
- LIFE SAFETY CODE NFPA-101-2021
- 7TH EDITION (2020) FLORIDA FIRE PREVENTION CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
- UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES
- NFPA 55 (2016)

CODE COMPLIANCE

APPLICANT

MDCMC NAME: TOWERCOM VIII-B, LLC.
PROJECT MANAGER: ROBIN CLEMENT, PMP
PHONE: (919) 666-2904

PROPERTY INFORMATION

OWNER: THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP INC.
P.O. BOX 2384
FORT PIERCE, FL 34954

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

JURISDICTION: FORT PIERCE

PCN: 2408-123-0008-000-2

ZONING: COMMERCIAL-VACANT LAND

PROJECT INFORMATION

EQUIPMENT LOCATION: OUTDOOR INDOOR

ANTENNA LOCATION:
 GUY TOWER
 SELF SUPPORT TOWER
 MONOPOLE
 ROOF TOP
 NEW TOWER (MONOPOLE)
 OTHER

PROJECT SUMMARY

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

STRUCTURAL ENGINEER:

N/A

ELECTRICAL ENGINEER:

N/A

SURVEYOR:

SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
(205-252-6985)

TOWER ENGINEER:

N/A

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
	SURVEY	0
C-1	GENERAL NOTES	0
C-1	PARENT TRACT DETAIL AND NOTES	0
C-1A	PARENT TRACT WITH AERIAL OVERLAY	0
C-2	TOWER ELEVATION & SITE PLAN	0
C-3	ACCESS EASEMENT DETAIL	0
C-4	ENLARGED TOWERCOM LEASE AREA	0
C-4A	DRAINAGE AND EROSION CONTROL PLAN	0
C-5	FENCE AND GATE DETAILS	0
C-6	PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES	0
C-7	CONSTRUCTION DETAILS	0
C-7A	SIDEWALK DETAILS	0
C-8	VERIZON WIRELESS ANTENNA LAYOUT PLAN	0
C-9	VERIZON WIRELESS CONSTRUCTION DETAILS	0
C-10	VERIZON WIRELESS GENERATOR DETAILS	0
L-1	LANDSCAPE PLAN	0
L-2	LANDSCAPE DETAILS AND NOTES	0
L-3	IRRIGATION PLAN	0
L-4	IRRIGATION DETAILS AND NOTES	0
E-1	TOWER ELECTRICAL NOTES AND RISER DIAGRAM	0
E-2	TOWER ELECTRICAL SITE AND GROUNDING PLAN	0
E-3	VERIZON ELECTRICAL SITE AND GROUNDING PLAN	0
E-4	VERIZON ELECTRICAL PLAN	0
E-5	ELECTRICAL DETAILS	0

SHEET INDEX

ISSUED FOR:
CONSTRUCTION DRAWINGS
DATE: NOVEMBER 2022

Date: 01/19/2023

Customer Name: TowerCom VIII-B

Attn: To Whom It May Concern

SUBJECT: Project Number: 569549
Site Name: Love Ministries
Pole Designed with a Maximum Theoretical Fall Radius of 47-ft

Communications monopole structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer. This standard has been approved by ANSI/ASCE, which has dealt with the design of antenna support structures for over 50 years. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. Its core philosophy is first and foremost to safeguard and maintain the health and welfare of the public.

Valmont's communication poles have proven to be very reliable products. To our knowledge Valmont has never experienced an in-service failure of a communication pole due to weather induced overloading. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we maintain our unblemished record for quality.

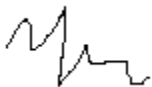
This structure is designed to the following criteria:

- Exposure Category B
- Topographical Category 1, and a Crest height of 0 feet
- Risk Category II Site Elevation 15 feet
- 158 MPH Ultimate Wind Speed (no ice) per ASCE 7-16
- 30 MPH with 0 inch ice per ANSI/TIA-222-H

The theoretical failure point is at the structure midpoint or above by purposely over designing the structural components below this point. The predicted mode of wind induced failure would be local buckling of the shafts at or above the midpoint with the upper sections folding over onto the intact lower sections. The result, if it were to fail, would be to meet a maximum theoretical fall zone radius of 47 ft.

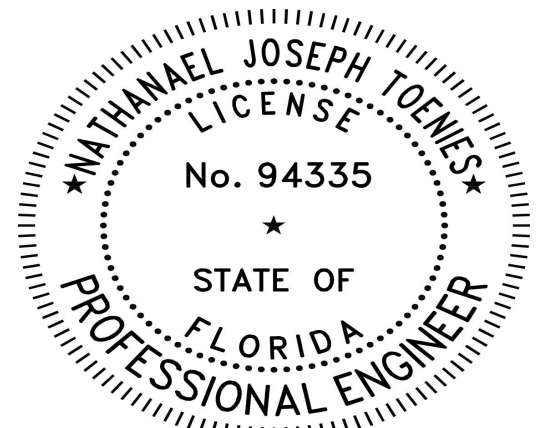
I hope these comments address any issues that you might encounter relative to the anticipated performance of this structure.

Sincerely,



Yatong Zeng, P.E.
Design Engineer

Valmont Industries, Inc
PO Box 358, 28800 Ida Street
Valley, NE 68064 USA



By NJT1 at 10:40:42 AM, 1/19/2023