8	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

10/20/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 14, 2026**

FROM: **Saleena Randolph, Senior Planner** **PHONE:** **904 209-0688**

SUBJECT OR TITLE: **SUPMAJ 2026-09 Colee Cove Tower**

AGENDA TYPE: **Business Item, Ex Parte Communications, Public Hearing, Report**

BACKGROUND INFORMATION:

Request for a Special Use Permit, pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 199-foot monopole tower and support facility within the Open Rural (OR) zoning. The Planning and Zoning Agency (PZA) heard this request at their regularly scheduled public hearing on July 23, 2026. Public comment was largely opposed, citing loss of tree screening after tree harvesting, impact on the Scenic Highway, wetland and fire/water service concerns, and negative impact on adjacent property owners including reduced property value and setback concerns. Agency discussion covered compatibility, coverage gaps, coverage over agricultural lands, buffers, and FAA lighting. The Agency recommended denial with a vote of 5-2. Support of the denial was made by members Perkins, Hilsenbeck, Spiegel, Olson, and Labanowski. Dissenting votes were made by Matovina and Green. The subject site is located on an unaddressed parcel on County Road 13 North, approximately 0.60 miles south of Joe Ashton Road (Parcel ID 013240-0010).

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve SUPMAJ 2026-09 Colee Cove Tower based upon eleven (11) findings of fact and subject to ten (10) conditions, as provided within the Staff Report.
DENY: Motion to deny SUPMAJ 2026-09 Colee Cove Tower based upon ten (10) findings of fact, as provided within the Staff Report.

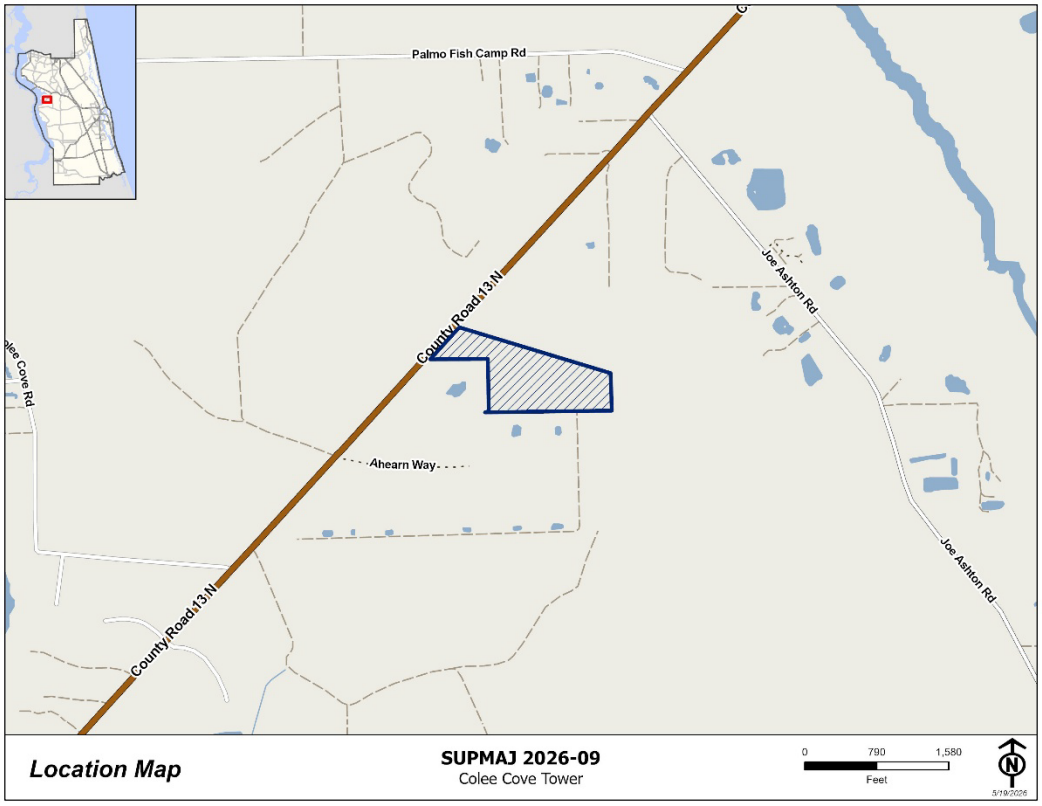
For Administration Use Only:
Legal: Kealey West 10/5/2026 **OMB: ARM 10/5/2026** **Admin: Brad Bradley 10/9/2026**

Growth Management Department
Planning Division Report
Application for a TOWER Special Use Permit
SUPMAJ 2026-09 Colee Cove Tower

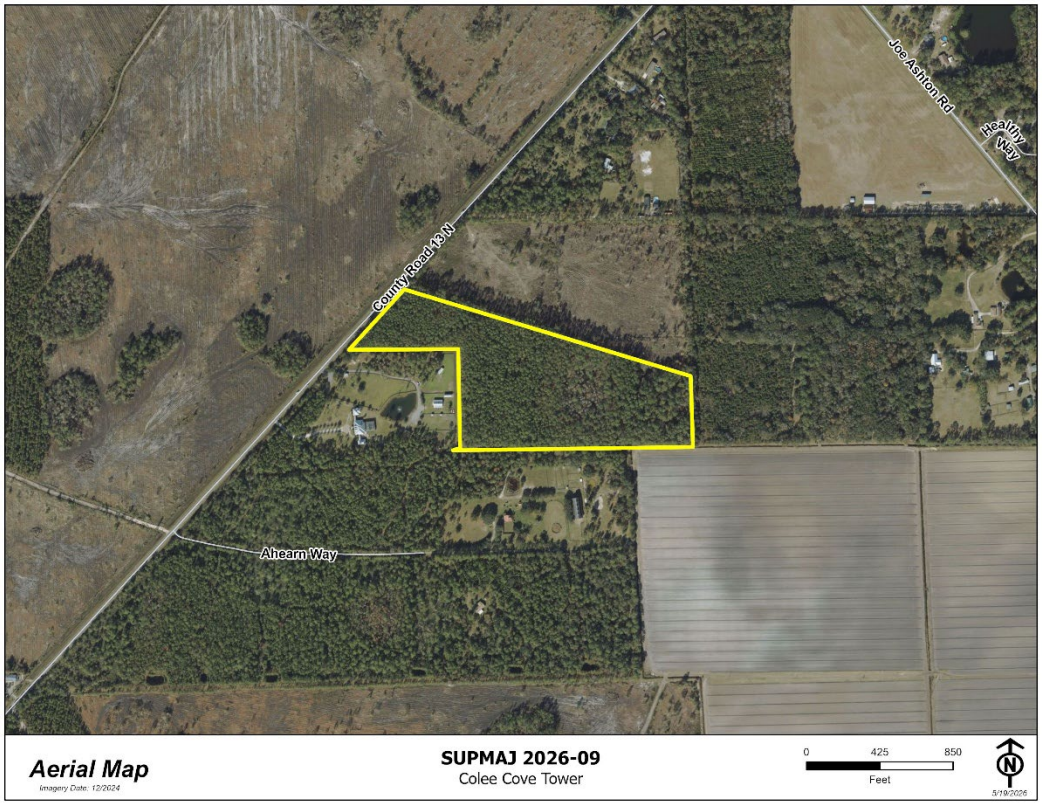
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Saleena Randolph, Senior Planner
Date:	September 14, 2026
Subject:	**SUPMAJ 2026-09 Colee Cove Tower,** request for a Special Use Permit, pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 199-foot monopole tower and support facility within the Open Rural (OR) zoning, located on an unaddressed parcel on County Road 13 North, approximately 0.60 miles south of Joe Ashton Road (Parcel ID 013240-0010).
Applicants:	Mary Solik, Esq. as Agent for Gulfstream Towers, LLC
Owner:	SR 13 Colee Cove LLC
Hearing Dates:	Planning and Zoning Agency – July 23, 2026 Board of County Commissioners – September 1, 2026 (continued without being heard) – October 20, 2026
Commissioner District:	District 2

MAP SERIES

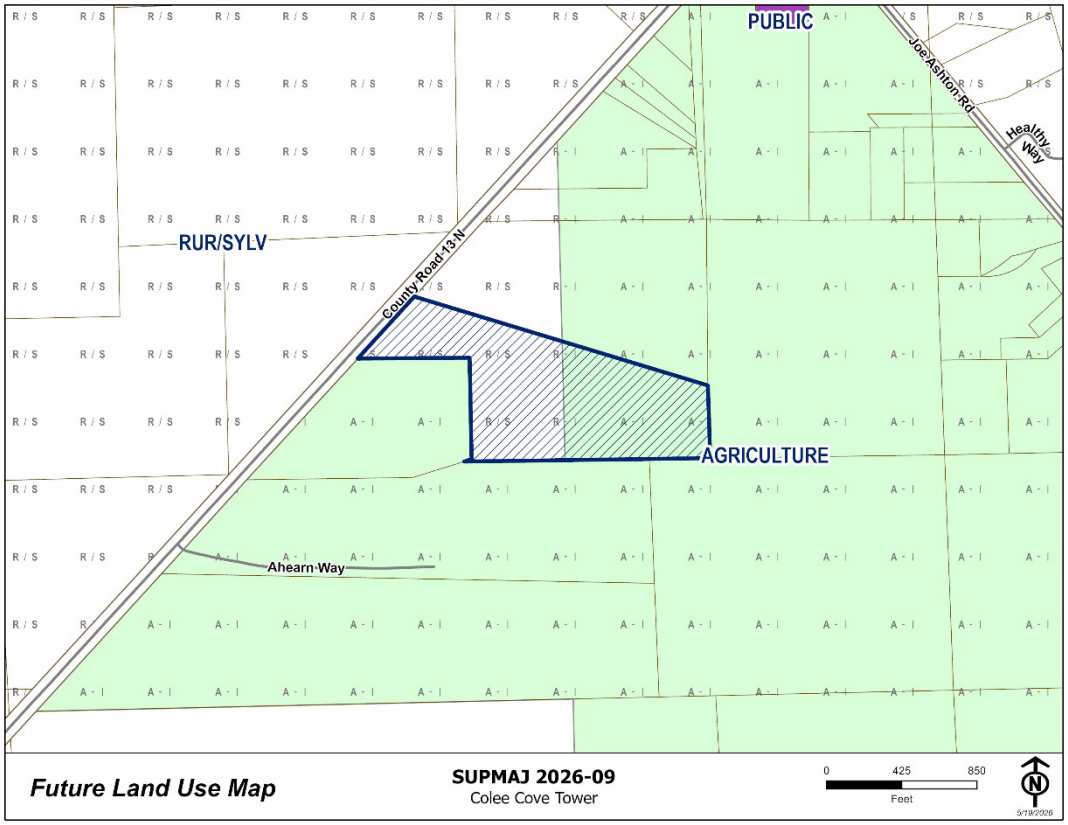
Location: The subject property is located on an unaddressed parcel on the east side of County Road 13 North, approximately 0.60 miles south of Joe Ashton Road, and 0.63 miles north of Colee Cove Road.



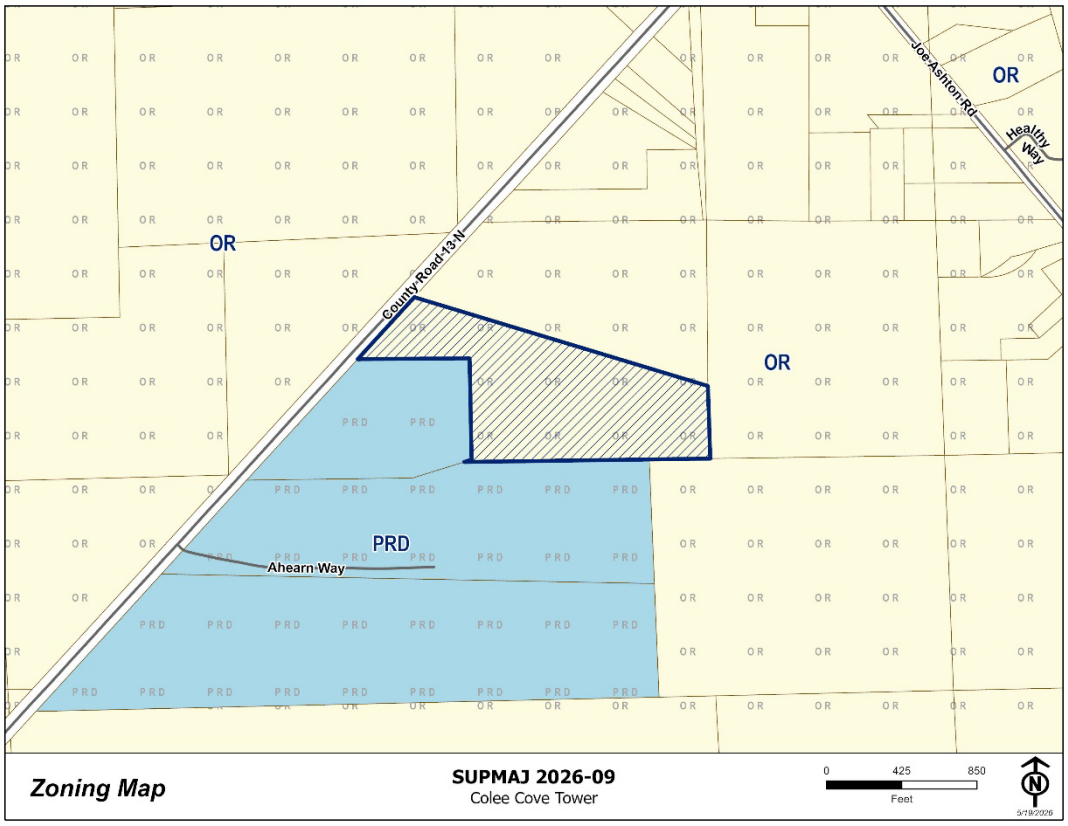
Aerial Imagery: The tower site is approximately 6,400 square feet in size and is currently wooded. The parent parcel is approximately 22.64 acres and is currently heavily wooded.



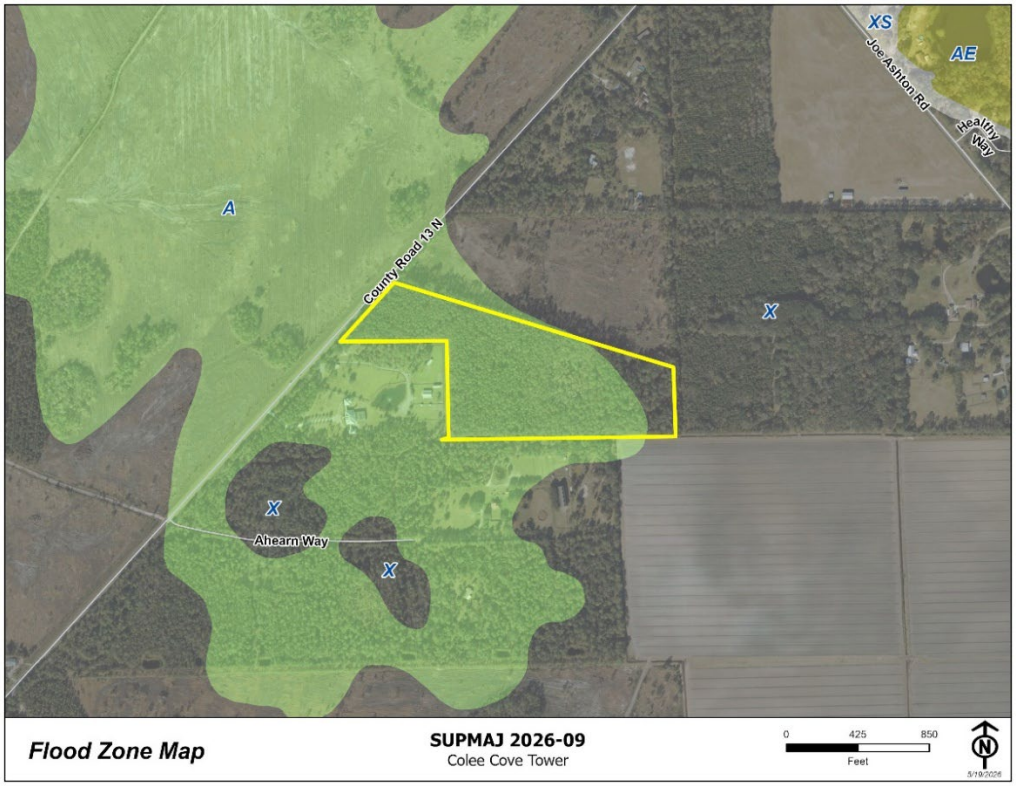
Future Land Use: The subject property and surrounding properties are designated Rural/Silviculture (R/S) and Agricultural (A-I) on the Future Land Use Map (FLUM), with the proposed tower site located within R/S.



Zoning District: The subject property and surrounding properties to the north, east and west are zoned Open Rural (OR). Properties to the south are zoned as part of the Golden Eye Planned Rural Development (PRD).



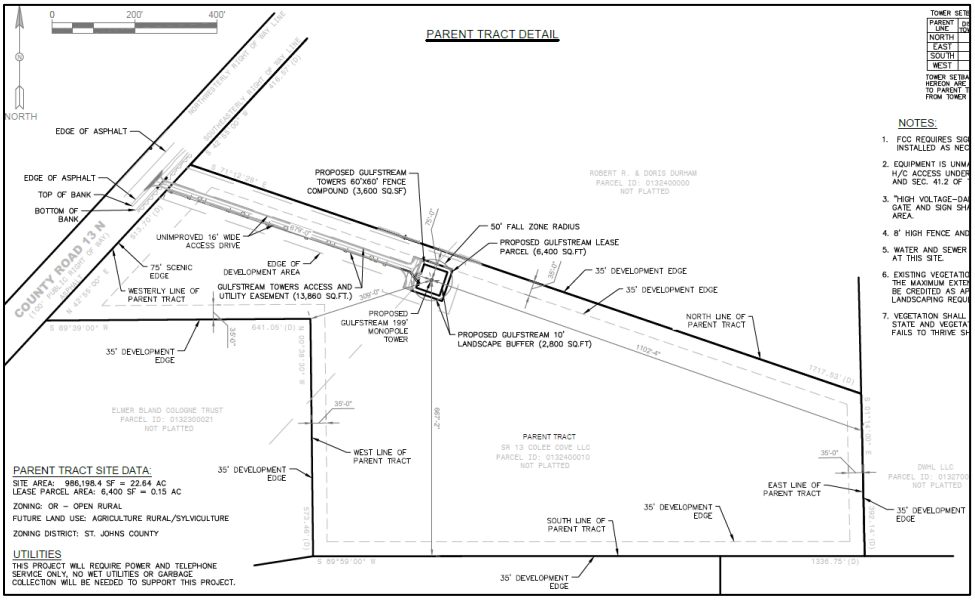
Flood Zone: The subject property is located in both Zones A and X, with the proposed tower site located within Zone A.



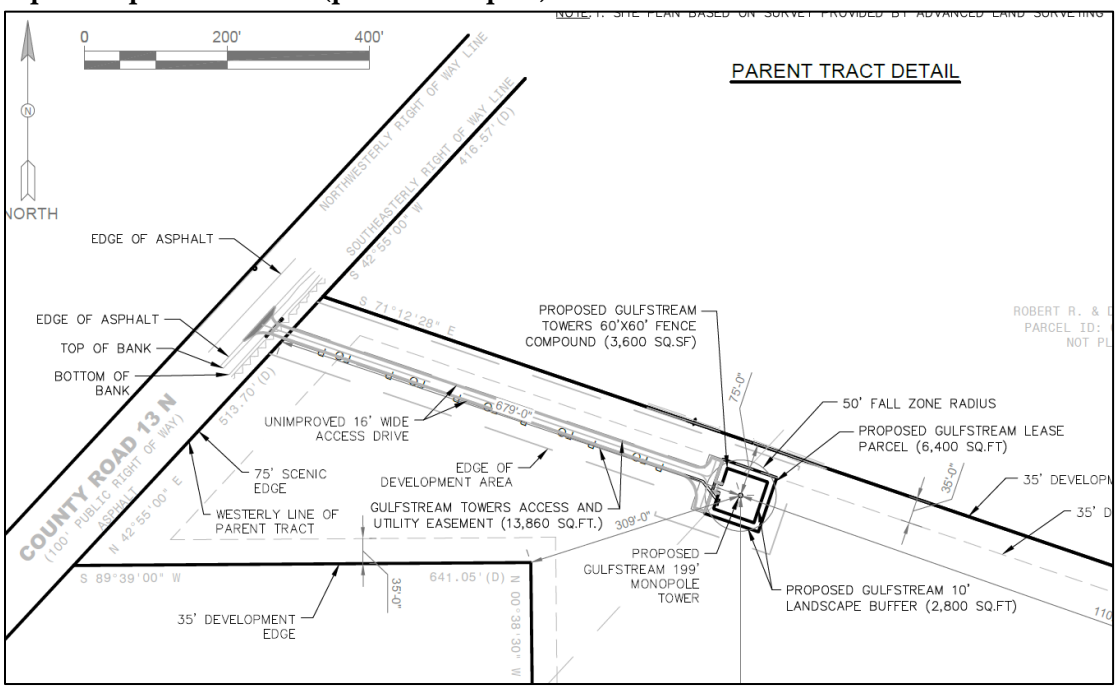
APPLICATION SUMMARY

The applicant is seeking a Special Use Permit to allow placement of a 199-foot Monopole antenna tower to be constructed within the subject property located at parcel ID# 013240-0010 with a zoning designation of Open Rural (OR). The leased tower site will be approximately 6,400 square feet. The tower is proposed to be placed towards the north portion of the site, as depicted below. As provided by the applicant, the tower project is intended to address the growing demands for wireless services within the area as well as ensuring efficient network coverage and capacity in compliance with federal and state goals and regulations. The full narrative provided by the applicant can be found in **Attachment 2 - Supporting Documents.**

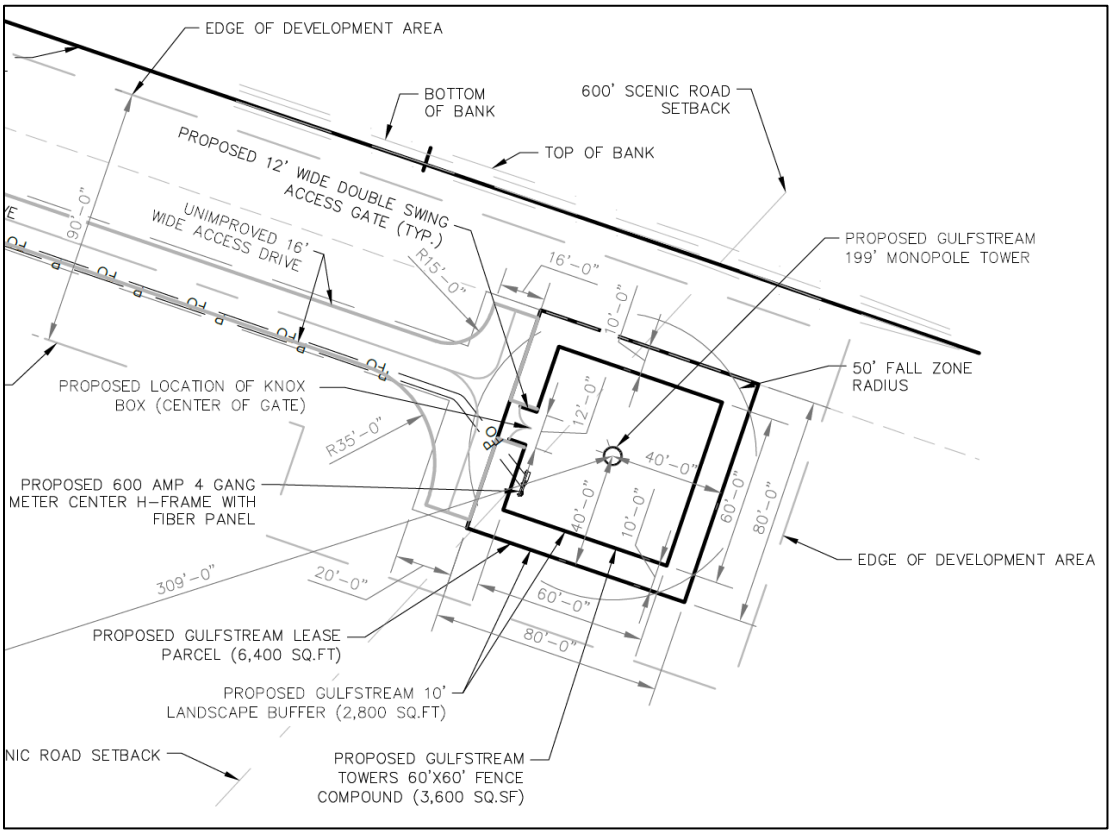
Proposed Site Plan (provided in part):



Close-up of Proposed Site Plan (provided in part):



Proposed Site Plan Detail (provided in part):



The proposed site plan for the antenna tower indicates that the tower will be located in the northern section of the parent parcel. The structure will have an overall height of 199 feet, including a 4-foot lightning rod atop the 195-foot tower. The fall radius extends up to 50 feet and is contained within the boundaries of the parent parcel. The parent parcel offers sufficient space for a 75-foot Scenic Edge and a 35-foot Development Edge, which would accommodate potential future development beyond the parent parcel's current undeveloped use. The full site plan and drawings provided by the applicant can be found in **Attachment 1 - Recorded Documents** and **Attachment 2 - Supporting Documents.**

LAND DEVELOPMENT CODE REFERENCE AND CRITERIA (provided in part)

The applicant provides the following responses to LDC Part 2.03.00 and Part 6.08.00 code references specific to Antenna Towers:

LDC Sec. 2.03.26 Antenna Towers

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

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

Applicant Response: *The proposed Antenna Tower is an unguyed, monopole tower, that will measure 195' tall with a 4' lightning rod atop for an overall height of 199'. The proposed location is within the OR zoning district. The adjacent parcels to the South are zoned PRD; to the East West, and North are OR.*

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

Applicant Response: *The parcel to the immediate north (PID 0132400000) is zoned OR and is vacant; the proposed Antenna Tower is located 309 feet to the parcel to the SW which is zoned PRD (PID 0132300021).*

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

Applicant Response: *After a thorough search for a reasonable location to place antennas, it has been determined that there are no existing tower structures within the specified geographic area that can accommodate the proposed antennas and provide the network with the opportunity to provide the essential coverage and capacity required by the wireless service provider. The map provided in this document shows a tower identification radius beyond the minimum required radius, and indicates that no towers were identified within the identified required coverage radius that would be sufficient.*

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

Applicant Response: *The Phase I Environmental Site Assessment submitted with this proposal has determined that there will be no significant adverse impacts on the surrounding environment (see **Attachment 5 – Environmental Site Assessment**).*

LDC Sec. 6.08.12 Communication Antenna Towers

A. Intent and Purpose

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

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

Applicant Response: *The proposed structure will adhere to all uniform standards for the placement and construction of Antenna Towers within St. Johns County.*

b. To protect the natural features and aesthetic character of the County by regulating the location and design of Antenna Towers, providing special attention to residential

neighborhoods, public parks, scenic corridors, historic districts, historic landmarks and environmentally sensitive lands;

Applicant Response: *The tower's location and monopole design will ensure a lessened visual and aesthetic impact on the surrounding area and seeks to provide a structure type that has minimal impact on the landscape of the area.*

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

Applicant Response: *The proposed monopole design will have the least visual impact on the surrounding environment that such a structure can have. The structure will also promote colocation to reduce the need for additional structures. There will be a total of (4) colocation locations available on the proposed structure. The proposed parcel/location will provide additional screening of the facility per the submitted zoning drawings and the required landscaping buffers.*

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

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

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

Applicant Response: *See the 50-foot radius on PE stamped plans – fall zone letter to be submitted at time of building permit application.*

D. Antenna Towers In or Near Residential Zoning Districts

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

Applicant Response: *The parcel to the immediate north (PID 0132400000) is zoned OR and is vacant; the proposed Antenna Tower is located 309 feet from the parcel to the SW which is zoned PRD (PID 0132300021).*

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

Applicant Response: *All distances have been measured in compliance with this requirement.*

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

Applicant Response: *The proposed Antenna Tower is an unguyed monopole tower that will measure 195' in height.*

E. Maximum Height

The maximum height of Antenna Towers shall be:

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

Applicant Response: *The proposed Antenna Tower Structure is an unguyed monopole tower, which will measure 195' tall. It is located within an OR zoning district and will provide a total of four (4) colocation positions for future carriers.*

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

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

4. Measurement of Antenna Tower height shall include, base pad, and other all appurtenances and shall be measured from the finished grade of the Tower Site to the top of the tower or the top of the highest appurtenance whichever is higher.

Applicant Response: *The height of the proposed Antenna Tower is 195 feet. There will be a four (4) foot lightning rod atop the tower that per the St. Johns County Land Development Code, contributes to the tower height of the structure. Therefore, the total height of the structure per the Code is 199 feet.*

F. Collapse Zone Distance Requirements

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

Applicant Response: *The design ensures that the collapse zone does not impact any residential dwellings, schools, or emergency evacuation shelters. The monopole will be designed as a "bend-over" pole, limiting the fall radius in the unlikely event of a tower failure. The proposed tower is structurally designed to have a fall radius of up to 50-ft. A fall zone letter will be submitted at the time of building permit application.*

G. Illumination

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

Applicant Response: *There will be no lights, illumination, or signals on the Antenna Tower unless required by federal, state, or local agencies.*

H. Finished Color

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

Applicant Response: *To ensure minimal visual impact, the proposed tower structure will be of a galvanized finish taking on a grayish colored finish.*

I. Structural Design

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

Applicant Response: *The proposed Antenna Tower has been designed in compliance with all county building codes to ensure that the tower shall not create a safety hazard. A fall zone letter will be submitted at the time of building permit application.*

J. Fencing

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

Applicant Response: *The compound will be enclosed by a Simtek Sherwood 8-foot privacy fence. Entrance will be via an 8'x12' access gate section of the fence that will be secured with a padlock.*

K. Required Signs

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

Applicant Response: *All required identification, health and safety signage will be properly displayed at the proposed Antenna Tower site.*

M. Landscaping

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

1. The following landscaping and buffering of Antenna Tower shall be required around the perimeter of the tower and Accessory Structures:
   a. A row of shade Trees a minimum of ten (10) feet tall and a maximum of ten (10) feet apart shall be planted around the perimeter of the fence;
   b. A continuous hedge at least thirty-six (36) inches high at the time of planting, capable of growing to at least forty-eight (48) inches in height within eighteen (18) months, shall be planted in front of the Tree line referenced above;
   c. All required landscaping shall be of the evergreen variety;
   d. All required landscaping shall be native drought tolerant species and/or irrigated and properly maintained to ensure good health and vitality.
2. Required landscaping shall be installed outside the fence or wall.
3. Existing vegetation shall be preserved to the maximum extent practicable and may be credited as appropriate toward landscaping requirements.
4. These standards may be waived by the Board of County Commissioners for those sides of the proposed tower that are located adjacent to undevelopable lands and lands not in public view.
5. Vegetation shall be maintained in a healthy state and vegetation that perishes or fails to thrive shall be replaced.

Applicant Response: *See the landscaping plan details provided on sheet L1 of the site development plans. No waiver is being requested by the applicant. Best practices will be taken to ensure that any vegetation planted shall be properly maintained to ensure survival.*

P. Special Uses

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

Applicant Response: *The proposed Antenna Tower is compatible with the existing uses and general aesthetics of the surrounding areas. The proposed structure will not be a detriment to the area nor negatively impact adjacent properties, their property values or overall quality of life.*

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

Applicant Response: *A waiver to section LDC 6.08.12.Q Special Antenna Tower Zones is hereby respectfully requested:*

1) to allow for the completion of construction of a 199' high monopole tower within 365 days in lieu of the required 180 days from the date of Board approval given that it is not possible to have approvals, delivery and full and final assembly of the Antenna Tower completed within the required 180 day period, especially

considering that the tower approval will now have to undergo a second approval process after the approval of the special use by the Board;
2) Justification - after the Board approval, Gulfstream will need up to 2 months to have the tower application completed and set for agenda review; at least 2 months to undergo tower plans review/approval by staff; up to 2 months to complete a building permit application (including review/approval by staff); 12-14 weeks to order/deliver the tower structure; and up to 3 months to assemble and otherwise complete construction of the Antenna Tower Site.

R. Collocation

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

    In the event a dispute arises as to whether an Applicant has met this requirement, the County may require a third-party technical study at the expense of any or all of the parties to the proposed or feasible Collocation.
2. The Owner of an Antenna Tower shall, in return for reasonable compensation, allow location on the Antenna Tower of Antennas by any party or entity that applies for such provided that such new Antenna does not substantially degrade the existing communication Uses of the facility or cause significant and utilitarian impairment of any other electro-magnetic device.

Applicant Response: *The tower is designed to support four (4) carriers and their ground equipment. The additional structural capacity promotes colocation and assists in the overall goal of minimizing the need for additional new towers. After a thorough search for a reasonable location to place antennas, it has been determined that there are no suitable existing Antenna Towers or Structures within the geographic region designated by the service provider, that can accommodate the proposed antennas needed to allow the essential coverage and capacity needed in the area. An RF Facility Justification as well as RF Coverage Maps have been prepared by the service provider has been included in this application package to demonstrate the improvements that will be provided to the existing network.*

V. Antenna Towers Located on Scenic Highways

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

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

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

Applicant Response: *The property containing this proposed project is located 679 feet from the centerline of the William Bartram Scenic Highway (see sheet C-1 of plans).*

W. Additional Requirements for Tower Applications

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

   Staff Note: *The Applicant conducted a community workshop on Monday, June 22, 2026, to present and discuss the proposed Antenna Tower request. Materials presented during the workshop and a summary of community feedback have been provided (see* ***Attachment 6 – Northwest Sector Neighborhood Meeting****).*

2. The applicant shall submit photo simulations of the view of the Antenna Tower from surrounding residentially zoned areas, publicly accessible parks, waterways, environmentally sensitive areas and public roadways from a minimum of eight (8) views (representing photo simulations from at least a North, Northeast, Northwest, South, Southeast, Southwest, East, and West, vantage point) clearly identified on the site plan or aerial map of the surrounding area. The County Administrator or designee may require the submission of additional photo simulation views to further demonstrate the potential visual impact of the proposed tower structure. The

photo simulations shall incorporate before and after scenarios; a scaled color image of the proposed type of the tower at the proposed height; aerial images with the location of the views noted; and a description of the technical approach used to create the photo simulations.

Applicant Response: *Photo simulations of the proposed Antenna Tower from eight (8) viewpoints have been included with this application package to demonstrate the visual impact of the Antenna Tower. The viewpoints are from various points located to the North, Northeast, Southeast, West and Northwest. (see **Attachment 4 - Photo Simulations**).*

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

   Applicant Response: *Acknowledged, understood, and agreed.*

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

   Applicant Response: *See the submitted RF Facility Justification and RF Coverage maps which have been prepared by the service provider and provided in this submission. (see **Attachment 3 - Coverage Maps**).*

The full Narrative provided by the applicant is included in **Attachment 2 – Supporting Documents**.

APPLICABLE REGULATIONS (provided in part)

LDC, Part 2.03.00 - Allowable and Special Uses

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

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

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

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code;
2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services; and
3. If access is provided by a street maintained by the Florida Department of Transportation (FDOT) a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator; and

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

LDC, Sec. 6.08.12.X. Criteria for Review of Antenna Towers

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

LDC PART 12.01.00 DEFINITIONS

Antenna Tower: A facility that is constructed and designed primarily for the support of Antennas, which include the following types: **Monopole: A tower of a single pole design.**

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

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

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

Scenic Highway or Scenic Roadway (As it applies to Antenna Towers): Means SR 13/CR 13 from Duval County line to SR 207 (William Bartram Scenic Highway); SR A1A from Duval County line to Flagler County line (Buccaneer Trail); or any highway designated by an Act of Florida Legislature or the St. Johns County Board of County Commissioners as a Scenic Highway or Scenic Roadway.

Special Use: Means a Use that would not be appropriate, generally or without restriction, throughout a zoning division or district but which if controlled as to number, area, location, or in relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such Uses may be permissible in a zoning classification or district upon the granting of a Special Use and meeting the requirements of this Code.

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

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

DEPARTMENTAL REVIEW

The Planning and Zoning Division routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

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

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

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

The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

Bonds Clerk Review:

If this Special Use Permit is approved at the public hearing, the Bond will be required during the review of the Commercial Plans and not during the Special Use Permit process. A bond in the amount of $25,000.00 for tower removal, as required by Section 6.08.12.S.1 of the St. Johns County Land Development Code, is required prior to approval of the Commercial Plans. The Required Improvements Bond per section 6.08.12.S.1 of the St. Johns County Land Development Code is an open-ended bond with no expiration date. The bond comment will remain open during the commercial plan review process, and the development plans will not be released until the bond is received.

Real Estate Review:

St. Johns County has an existing 250 ft self-support tower located at 5885 County Road 208. This County-owned tower is approximately 3.35 miles from the applicant's proposed tower and has space available for

lease. Assuming the applicant's Special Use Permit is approved by both the Planning and Zoning Agency and the Board of County Commissioners, during subsequent review of their tower commercial plans, the applicant will need to provide a valid Temporary Access Easement in favor of St. Johns County to adequately access the tower site for removal of the subject tower not complying with the time period established within Section 6.08.12.N. The easement will need to be accepted and approved by the BOCC during review of the tower commercial plans in order for Real Estate to sign off.

Technical Division Review:

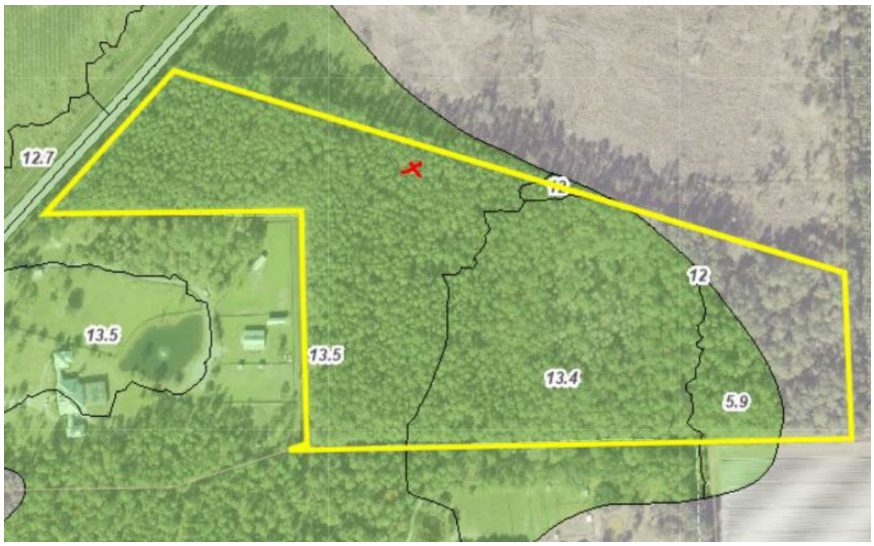
The subject property is located off of County Road 13 which is classified as a major collector roadway. According to the submitted plan set, the proposed site driveway appears to meet the specific pavement standards, access configuration and spacing requirements for driveway connections to major collector roadways. The proposed easement meets all design standards for access to unmanned sites as listed in Land Development Code section 6.04.07.B.3.

With regard to stormwater, the proposed improvements amount to 864 square feet of impervious surface over the 22.6-acre site according to the plans. Per Land Development Code section 6.04.06.C.3.c, new projects which are less than or equal to thirty-five percent (35%) impervious lot coverage up to a maximum of nine thousand (9,000) square feet of impervious lot coverage including building, sidewalks, driveway, and parking area are exempt from meeting stormwater permitting requirements provided that all of the following are met:

(1) No more than fifteen thousand (15,000) square feet of the Project site is altered, including clearing and earthwork;
(2) Retention or detention of Stormwater runoff as required above can be provided;
(3) The proposed Improvements and Alterations to the Project site will not cause unreasonable drainage impacts to adjacent properties;
(4) All other applicable Land Development Regulations have been met.

** State stormwater permitting requirements cannot be exempt by the local authority. It is the responsibility of the applicant to coordinate with all State and federal agencies to determine specific permitting requirements.

Additionally, the project site is located in Flood Zone A with no Base Flood Elevation (BFE) data available from the Flood Insurance Rate Map. Staff used data from the St. Johns County Regional Stormwater Model to verify the predicted flood stages within the A Zone. The Federal Emergency Management Agency (FEMA) allows this use of independently verified flood hazard data, known by FEMA as "Best Available Data," when the FIRM or other Flood Insurance Studies are insufficient (see graphic below). According to the submitted plans, all critical components of the tower are to be elevated above the BFE as required by Land Development Code section 3.03.10.A.1 and the Florida Building Code.



Planning and Zoning Division Review:

The proposed 199-foot monopole tower is located within Open Rural (OR) zoning and is located within an area of large timberland property with some areas of large lot residential. According to Table 2.03.01 of the LDC, OR zoning requires a Special Use Permit to allow for Towers pursuant to the conditions and limitations found in LDC Sections 2.03.01, 2.03.26, and 6.08.12. Because the tower is located in a Special Tower Zone, the project requires a public hearing in front of both the PZA and BCC.

Figure 1 illustrates a compatibility map for the existing area. As depicted, the subject site is located within the OR zoning district, along with all neighboring parcels to the north, east, and west. The parcels to the south are part of a Planned Rural Development (PRD) for residential use. The proposed tower is situated in an area comprised of residential properties, undeveloped land, cropland, and timberland.

Figure 1: Compatibility Map



Figure 2 illustrates the current residential properties within a 1000-foot radius of the proposed tower site. Although the parcel designated for the tower is heavily wooded, there are approximately four residential homes within a 1000-foot radius.

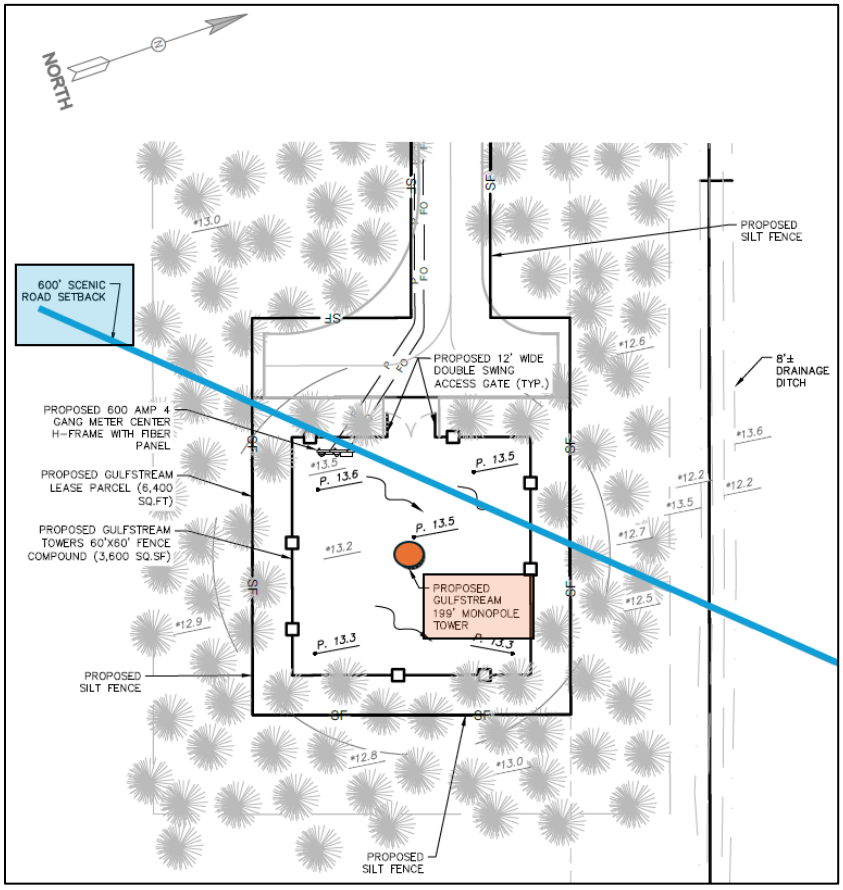
Figure 2: Existing Residential



This section of County Road 13 North is part of the William Bartram Scenic Highway as designated by the Florida Legislature through House Bill 987, Chapter 80-427, which runs along from Julington Creek to State Road 207. According to LDC 6.08.12.V, an antenna tower cannot be built within 600 feet of the centerline of a designated Scenic Highway or Scenic Roadway unless it is approved by the Board of County Commissioners, following a recommendation from the Planning and Zoning Agency. Because of this restriction, the applicant has placed the proposed tower more than 600 feet from the centerline of the Scenic Highway.

Figure 3 illustrates the placement of the tower compared to the Scenic Highway and the 600-foot measurement. This drawing is taken from the applicant's set of plans. Although the base of the tower is not within 600 feet, the tower site is.

Figure 3: Scenic Highway Measurement (provided by the applicant)



As designated on the SJC Communication Tower Map, the subject site is within a Special Tower Zone. The purpose of these zones was to identify underserved areas, streamline the approval process, and facilitate the timely construction of towers to improve wireless service. Staff research indicates that this specific Special Tower Zone has existed since at least 2002. The research also suggests that the study used to establish the County's Special Tower Zones was conducted approximately 30 years ago, with no evidence that a comprehensive update has been completed since that time.

Because the tower is located within a Special Tower Zone, it requires both a PZA and BCC public hearing. According to LDC 6.08.12.Q, Special Tower Zones are designated areas of the County identified on the County GIS maps where no suitable existing structures are available and a documented lack of RF coverage exists. Prior to 2008, the first antenna tower proposed within one of these zones was not required to demonstrate need or submit RF engineering data for approval. Instead, the applicant was required to certify that the tower would be constructed within 180 days of Board of County Commissioners approval, that it was designed and

located to accommodate collocation, and that its height was the minimum necessary. Once the first antenna tower application was approved within a Special Tower Zone, the designation ceased to apply.

Figures 4 and 5 illustrates the Special Tower Zone in relation to the proposed tower site.

Figure 4: Special Tower Zone- overall

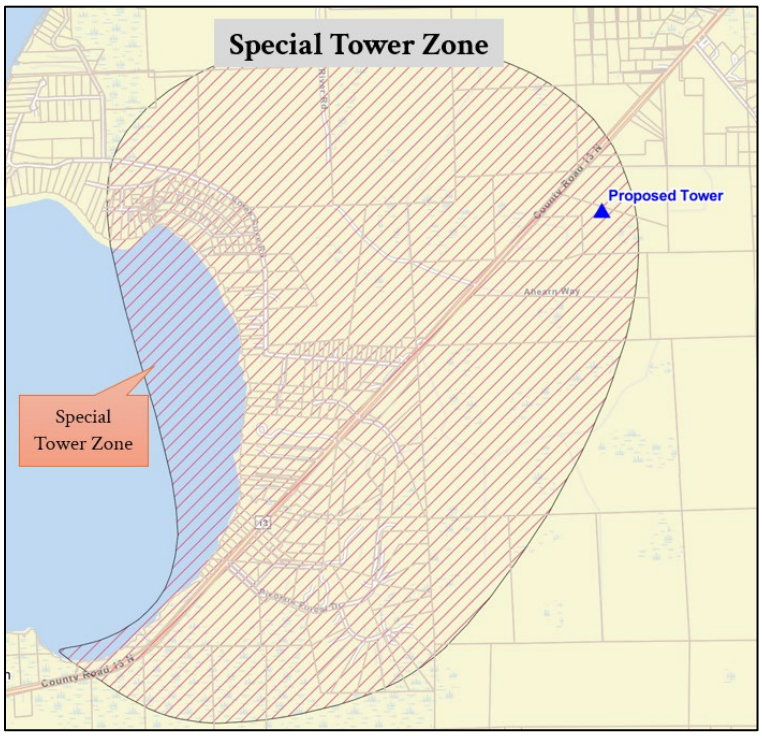
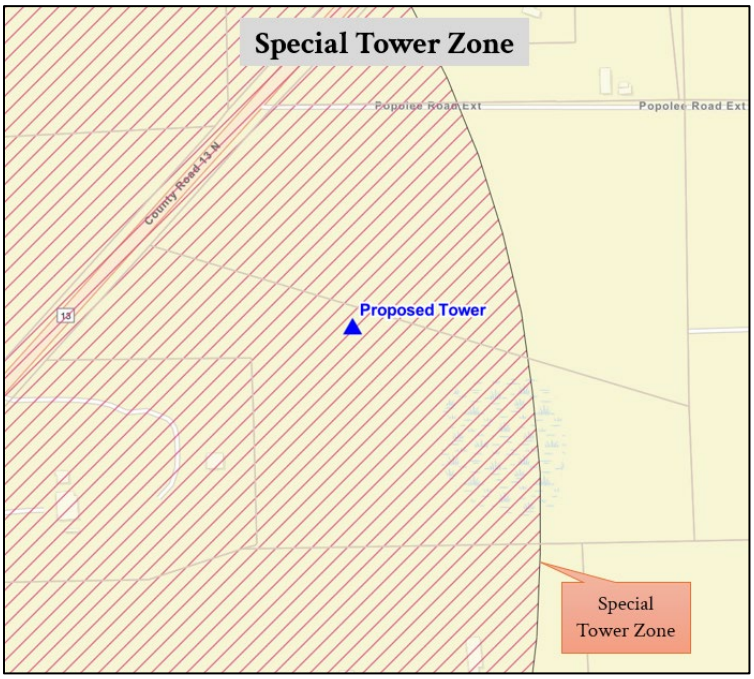


Figure 5: Special Tower Zone - detail



The applicant requested a waiver to extend the LDC 6.08.12.Q, Special Tower Zone construction deadline of 180 days from the Board of County Commissioners (BCC) approval to 365 days from the BCC approval. Their justification is based on the time required for review of the commercial plans, building permitting, order/delivery of equipment, and building/construction of the tower. Staff has included the 365-day completion waiver as a condition upon approval.

NORTHWEST SECTOR NEIGHBORHOOD WORKSHOP

The applicant hosted the county-required Northwest Sector Community meeting on June 22, 2026, at Our Lady of Good Counsel Catholic Church located at 5950 State Road 16, from 6:00 p.m. – 7:00 p.m. to allow an opportunity for local residents to learn about the proposed tower and discuss potential impacts and concerns. County staff was in attendance, and the meeting was properly noticed. Approximately fourteen (14) members of the public attended and posed questions related to the tower's visibility, how the location was decided and the possibility for the tower to be moved further into the site, if the property can be developed around the tower, environmental impacts, and construction timeline and process. The meeting minutes, a copy of the sign-in sheet, and proof of noticing provided by the applicant are included in **Attachment 6 Northwest Sector Neighborhood Meeting Packet.**

THIRD PARTY REVIEW

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

A search was conducted for any towers located within a one (1) mile radius of the proposed location utilizing the Antenna Structure Registration section of the Federal Communications Commission, Google Earth and other tower data bases. It is confirmed that there are no tower structures within one (1) mile. The closest tower site to the proposed location is approximately 2 miles to the northeast. The full Technical Review Report provided by Omnicom Consulting Group is included in **Attachment 7 Third Party Review.**

PLANNING AND ZONING AGENCY HEARING

The Planning and Zoning Agency (PZA) considered this request during its regularly scheduled public hearing on July 23, 2026. Public comment was predominantly in opposition, with speakers expressing concerns regarding the loss of tree screening resulting from timber harvesting, potential impacts to the Scenic Highway, wetland preservation, fire protection and water service availability, the absence of photo simulations from the immediate roadway, and adverse effects on adjacent property owners, including potential reductions in property values and setback-related issues.

Agency discussion focused on the proposed tower's compatibility with the surrounding area, existing and anticipated wireless coverage gaps, service needs over agricultural lands, buffering, the applicability of the 250-foot separation standard, and Federal Aviation Administration (FAA) lighting requirements (with the applicant stating that no lighting would be required for a structure under 200 feet in height).

Following deliberation, the Planning and Zoning Agency recommended denial of the request by a vote of 5-2. Members Perkins, Hilsenbeck, Spiegel, Olson, and Labanowski voted in support of the recommendation for denial. Dissenting votes were made by members Matovina and Green in opposition to the recommendation for denial.

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff had received correspondence and calls regarding this request. Copies of the correspondence are included in **Attachment 8 Correspondence**.

ACTION

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

ATTACHMENTS

1. Draft Final Orders
2. Supporting Documents
3. Coverage Maps
4. Photo Simulations
5. Environmental Site Assessment
6. Northwest Sector Neighborhood Meeting Packet
7. Third Party Review
8. Correspondence

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **SUPMAJ 2026-09 Colee Cove Tower**, request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 199-foot monopole communication tower and support facility in Open Rural (OR) zoning. The subject site is located on an unaddressed parcel on County Road 13 North (parcel ID 013240-0010), as described within the attached Legal Description labeled as **EXHIBIT A**, and approval is subject to the following findings and conditions:

SUGGESTED FINDINGS

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

SUGGESTED CONDITIONS

1. The Special Use Permit is granted to Gulfstream Towers, LLC and SR 13 Colee Cove LLC for the site located at County Road 13 North and shall be transferable to another entity but non- transferable to any other location.
2. Approval is for the Use of a monopole communications tower and support facility as provided within the application and supporting material.
3. The tower height shall not exceed 199 feet.
4. The finished color will be galvanized.

5. The Use is subject to compliance with Section 6.08.12 of the Land Development Code. An improvement bond and a recorded easement pursuant to Section 6.08.12.S will be required prior to issuance of a Development Permit and/or Clearance Sheet for the communication tower.
6. Because the site is located within a Special Tower Zone Area, the Tower shall be completed within one (1) year of the signing of the Final Order. Failure to complete within the prescribed time shall render the Final Order invalid and all rights granted herein shall become null and void. Completion shall be defined as approval of all inspections and issuance of a Certificate of Completion by the SJC Building Department for the Tower site.
7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
8. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
9. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
10. The site plan labeled as **Exhibit B**, as well as the application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

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

SUGGESTED MOTION / FINDINGS TO DENY REQUEST

Motion to deny **SUPMAJ 2026-09 Colee Cove Tower**, request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 199-foot monopole communication tower and support facility in Open Rural (OR) zoning. The subject site is located on an unaddressed parcel on County Road 13 North (parcel ID 013240-0010), as described within the attached Legal Description labeled **Exhibit A**, and denial is subject to the following findings:

SUGGESTED FINDINGS

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

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

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

ATTACHMENT 1

DRAFT FINAL ORDERS

APPROVAL / DENIAL

ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Michael Burkhead Gulfstream Towers, LLC 127 West Fairbanks Avenue, Suite #469 Winter Park, FL 32789
FILE NUMBER:	SUPMAJ 2026-09
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL ID:	013240-0010
DATE OF HEARING:	October 20, 2026

ORDER **GRANTING** SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 199-foot monopole communication tower and support facility in Open Rural (OR) zoning, located on an unaddressed parcel on County Road 13 North, came before the Board of County Commissioners for a public hearing on October 20, 2026.

FINDINGS OF FACT

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

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

4. The request is in compliance with Sections 2.03.01, 2.03.26, and 6.08.12, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Rural Silviculture (R/S).
6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The requested use minimizes adverse visual and aesthetic impacts through innovative design, siting, landscaping standards, including alternative tower structures, providing for co-location of new antennas.
9. The requested use will accommodate the growing demand for wireless communication services, consistent with the Federal Telecommunications Act of 1996 and the Florida Wireless Emergency Communications Act, and facilitating efficient and high-quality wireless communications networks.
10. The request avoids or minimizes potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures within a larger parcel.
11. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Board hereby grants the Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 199-foot monopole communication tower and support facility in Open Rural (OR) zoning, located on an unaddressed parcel on County Road 13 North, subject to the following conditions:

1. The Special Use Permit is granted to Gulfstream Towers, LLC and SR 13 Colee Cove LLC specifically for the site located at County Road 13 North and shall be transferable to another entity but non-transferable to any other location.
2. Approval is for the Use of a monopole communications antenna tower as provided within the application and supporting material.
3. The tower height shall not exceed 199 feet.
4. The finished color will be galvanized.
5. The Use is subject to compliance with Section 6.08.12 of the Land Development Code. An improvement bond and a recorded easement pursuant to Section 6.08.12.S will be required prior to issuance of a Development Permit and/or Clearance Sheet for the communication tower
6. Because the site is located within a Special Tower Zone Area, the Tower shall be completed within one (1) year of the signing of the Final Order. Failure to complete within the prescribed time shall render the Final Order invalid and all rights granted herein shall become null and void. Completion shall be defined as approval of all inspections and issuance of a Certificate of Completion by the SJC Building Department for the Tower site.
7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
8. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued or unused for a continuous period of one (1) calendar

year shall no longer be valid and all rights granted herein shall become null and void.

9. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
10. The site plan labeled as **Exhibit B**, as well as the application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

Any appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with the St. Johns County Land Development Code and Florida Rules of Appellate Procedure.

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

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

DATED THIS _____DAY OF _____, 2026.

BOARD OF COUNTY COMMISIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Clay Murphy, Chair

ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller

BY: _____ Effective Date: _____
Deputy Clerk

EXHIBIT A - LEGAL DESCRIPTION

PARENT TRACT

SITUATED IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, ALL IN TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 42 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, A DISTANCE OF 416.57 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 71 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 1717.53 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE SOUTH 01 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 392.14 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1336.75 FEET TO THE SAID WEST LINE, A DISTANCE OF 573.46 FEET TO A POINT THAT LIES 677.42 FEET SOUTHERLY FROM POINT-OF-REFERENCE AS MEASURED ALONG THE EAST LINE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 641.05 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 13; THENCE NORTH 42 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 513.70 FEET TO THE POINT OF BEGINNING; CONTAINING 22.64 ACRES, MORE OR LESS, AND BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 422, PAGE 200, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TAX ID: 0132400010

BEING THE SAME PROPERTY CONVEYED TO COLEE COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE, FROM JOHN O. HULSBERG AND JEFFREY K. HULSBERG, GRANTOR, BY WARRANTY DEED RECORDED 07/27/2006, IN BOOK 2751, PAGE 1114, OF THE ST, JOHNS COUNTY RECORDS.

GULFSTREAM TOWERS
LEASE PARCEL

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 0.1469 ACRES OR 6400 SQUARE FEET, MORE OR LESS.

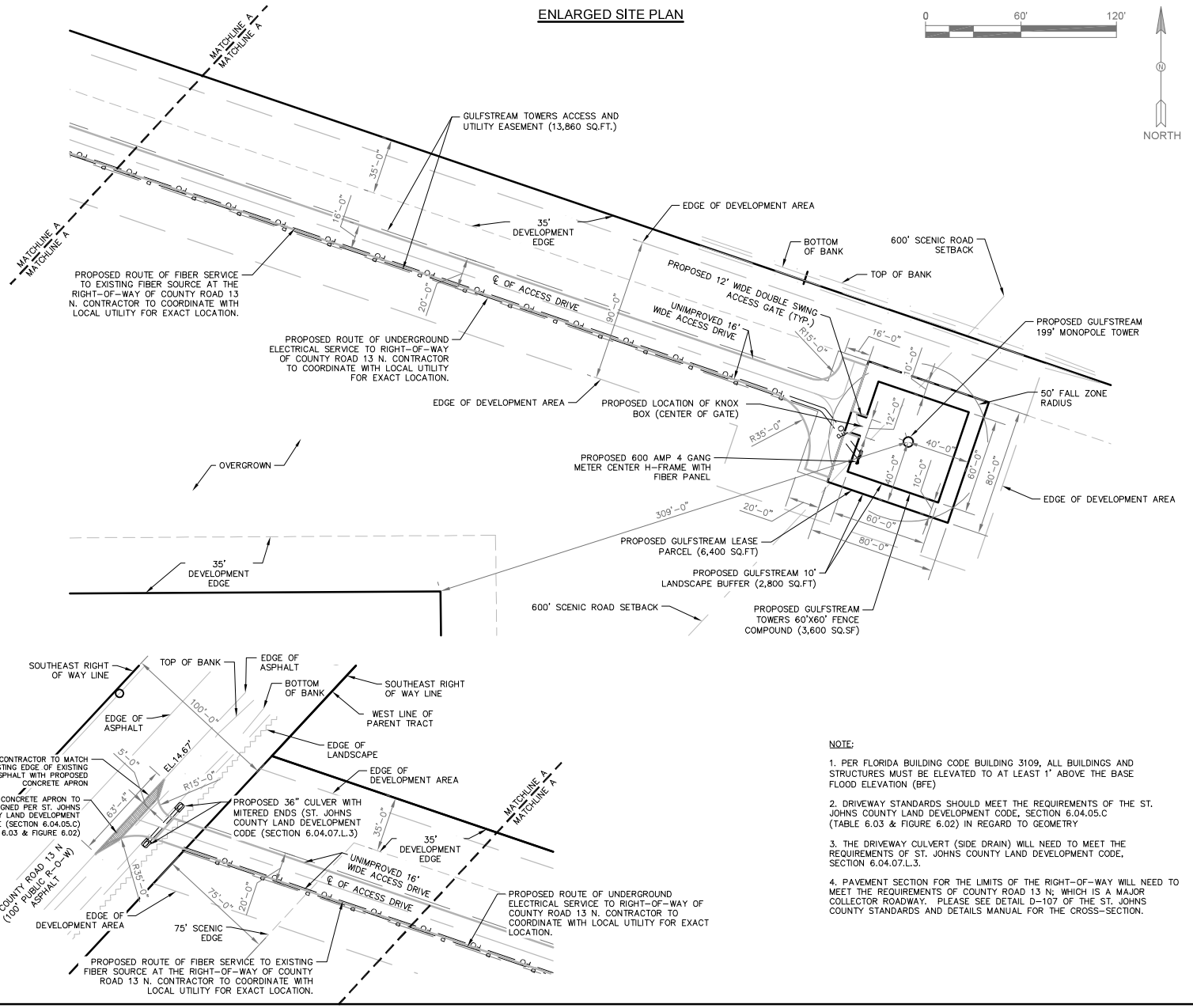
GULFSTREAM TOWERS
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CONTAINING 0.3181 ACRES OR 13860 SQUARE FEET, MORE OR LESS.

EXHIBIT B - SITE PLAN



NOTE:

1. PER FLORIDA BUILDING CODE BUILDING 3109, ALL BUILDINGS AND STRUCTURES MUST BE ELEVATED TO AT LEAST 1' ABOVE THE BASE FLOOD ELEVATION (BFE)

2. DRIVEWAY STANDARDS SHOULD MEET THE REQUIREMENTS OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, SECTION 6.04.05.C (TABLE 6.03 & FIGURE 6.02) IN REGARD TO GEOMETRY

3. THE DRIVEWAY CULVERT (SIDE DRAIN) WILL NEED TO MEET THE REQUIREMENTS OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE, SECTION 6.04.07.L.3.

4. PAVEMENT SECTION FOR THE LIMITS OF THE RIGHT-OF-WAY WILL NEED TO MEET THE REQUIREMENTS OF COUNTY ROAD 13 N; WHICH IS A MAJOR COLLECTOR ROADWAY. PLEASE SEE DETAIL D-107 OF THE ST. JOHNS COUNTY STANDARDS AND DETAILS MANUAL FOR THE CROSS-SECTION.

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

SYED KHAJA HANEEFUDDIN LICENSE No 83669 STATE OF FLORIDA PROFESSIONAL ENGINEER

Syed K Haneefuddin
Digitally signed by Syed K Haneefuddin
Date: 2026.05.27 22:23:16 -05'00'

CURRENT ISSUE DATE: FEBRUARY 2026

PROJECT DATA:

LICENSURE: SYED K. HANEEFUDDIN, P.E.
PE #: 83669

ISSUE FOR:
CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE:
ENLARGED SITE PLAN

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	

SCALE:	APPROVED BY:	SHEET NUMBER
AS SHOWN	SKH	C-2

ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Michael Burkhead Gulfstream Towers, LLC 127 West Fairbanks Avenue, Suite #469 Winter Park, FL 32789
FILE NUMBER:	SUPMAJ 2026-09
LEGAL:	Exhibit A
PARCEL ID:	013240-0010
DATE OF HEARING:	October 20, 2026

ORDER **DENYING** SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 199-foot monopole communication tower and support facility in Open Rural (OR) zoning, located on an unaddressed parcel on County Road 13 North, came before the Board of County Commissioners for public hearing on October 20, 2026.

FINDINGS OF FACT

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

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

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

NOW THEREFORE, based on the said Findings of Fact, the Board hereby denies the Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 199-foot monopole communication tower and support facility in Open Rural (OR) zoning, located on an unaddressed parcel on County Road 13 North.

Any appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with the St Johns County Land Development Code and Florida Rules of Appellate Procedure.

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

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

DATED THIS _____DAY OF _____, 2026.

BOARD OF COUNTY COMMISIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Clay Murphy, Chair

ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller

BY: _____ Effective Date: _____
Deputy Clerk

EXHIBIT A - LEGAL DESCRIPTION

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ATTACHMENT 2
SUPPORTING DOCUMENTS

Date: May 18, 2026

To: St. Johns County, FL – Planning & Zoning Dept

From: Mike Burkhead, Gulfstream Towers, LLC ("Gulfstream")

Subject: Application Colee Cove Tower – Special Use Permit – Telecommunication

---

Project Address: County Road 13 North; St. Augustine, Fla. 32092

Application Number: SUPMAJ 2026-09

Project Type: 199' Monopole Tower (195' structure with 4' lighting rod)

Current Zoning: OR

Enclosed are the required documents for the Special Use Permit submittal for the application of a 199' monopole (195 foot structure with 4 foot lighting rod atop) communication tower and related ground equipment.

- Application Form
- Authorization Forms
- Legal Description
- Deed
- Shared Use Letter
- Verizon RF Facility Justification (identified by Verizon as "Wells Farm")
- RF Coverage Maps
- Photo Simulations
- Phase I Environmental Site Assessment
- Survey
- Zoning Drawings

General Project Summary and Narrative

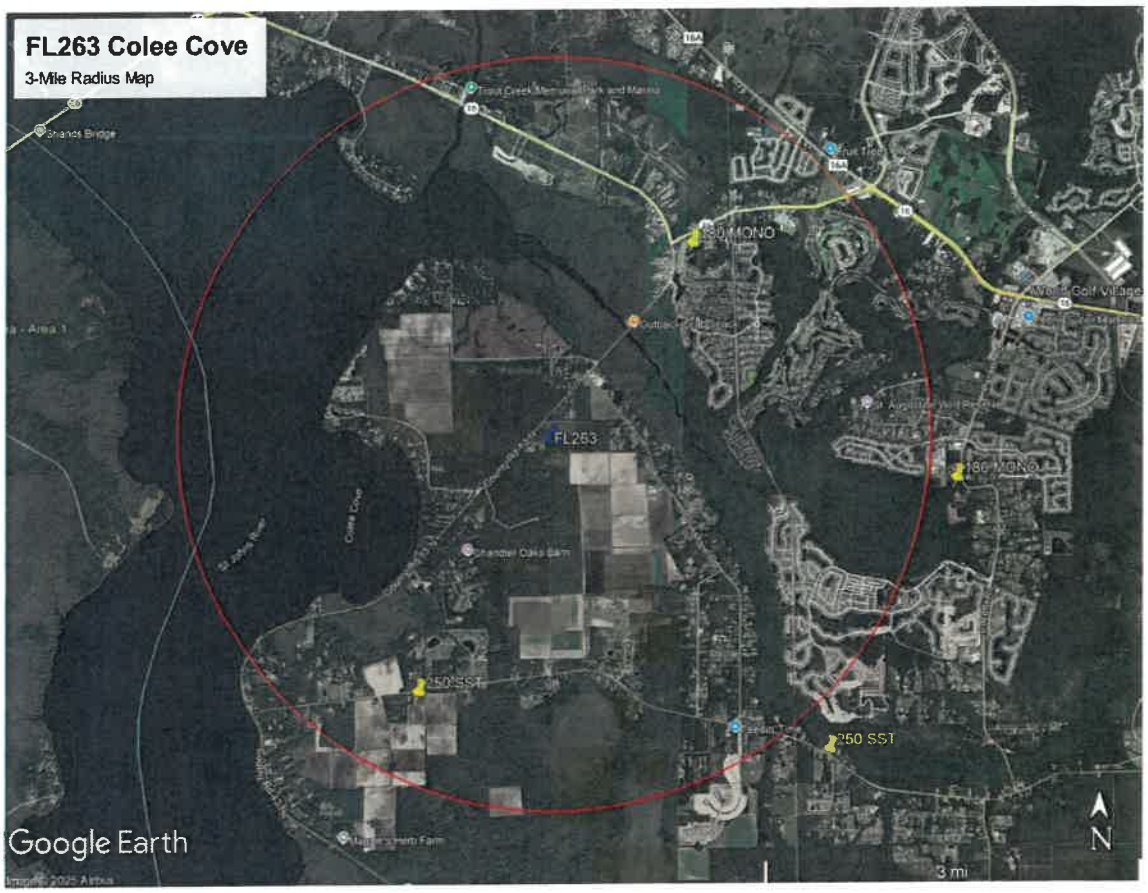
Gulfstream is proposing a 199' monopole tower (195' structure with 4' lightning rod atop) that will be within a 80'x 80' lease area. The lease area will be enclosed with an eight-foot (8) tall privacy fence. A four (4) foot tall lighting rod appurtenance will be atop the structure. The address of the property is County Road 13 North, Saint Augustine, FL

32092; Latitude 29*56'49.760"N, Longitude -81*33'12.591W.

As detailed on the submitted survey, ingress and egress will be via a twelve (12) foot wide gravel access road connected at the westerly line of the parent tract to County Road 13 North at its southeasterly right of way line. The proposed tower will allow for the colocation of Verizon equipment and (3) future, additional carriers. The tower will adhere to all requirements outlined in Section 6.08.12 of the St. Johns County Land Development Code. Ingress/egress and all utilities will be located within a twenty (20) foot wide access and utilities easement.

The structure height falls within the maximum height limits specified in Section 6.08.12.E.2.c, regarding height of structure and collocation capability. The structure height is necessary to accommodate the growing demand for wireless communication services, as allowed by the Federal Telecommunications Act of 1996 and the Florida Wireless Emergency Communications Act. The structure will be designed for a minimum of four (4) carriers.

Per the required colocation efforts discussed in 6.08.12.R.1 of the Land Development Code and based on the coverage mappings that have been submitted with this application, a new telecommunications facility is needed due to the lack of coverage in the surrounding area. This new facility will provide additional coverage and improve E911 correspondence. The 3 Mile Radius Map provided below demonstrates the findings of the search for existing structures that were discovered and their location in relation to the proposed tower location.



3 MILE RADIUS MAP

As demonstrated by the search findings, no existing structures were located within close proximity to the search area as provided by the client. Specifically, no structures were determined to be located within a 1-mile radius of the center of the search area per the mapping and results of field and database searches conducted. As noted from the research, the two nearest existing structures were determined to be approximately 1.8 miles, and further, from the center of the search area, and are insufficient to provide coverage.

The proposed tower will also comply with the fall zone distance requirements outlined in

Section 6.08.12.F. The tower will be situated at a safe distance from residential dwellings, schools, and emergency evacuation shelters, as certified by a registered engineer. **A fall zone letter will be submitted at the time of building permit application.**

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

Zoning Ordinance Review and Compliance Statements
Section 2.03.01-A General Provisions on Special Uses

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

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code;
   The proposed special use, an Antenna Tower, is compatible with the St. Johns County Comprehensive Plan and Land Development Code. It will not harm or cause detriment to the health, safety and general welfare of the community.

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services; The Antenna Tower functions in a manner that allows it to fit cohesively within the proposed environment.

3. If access is provided by a Street maintained by the Florida Department of Transportation (FOOT) a copy of the results of a pre-application meeting with FOOT is required unless otherwise deemed not necessary by the County Administrator;
   Access to the site will be via County Road 13 North, so no meeting with the Florida DOT has been held.

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

and standards as stated in the Code.

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

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

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

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

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

The proposed location is within the OR zoning district. The parcels to the East are zoned OR; to the South, PRD; to the West, OR; and to the North, OR. Per the St Johns County Code, Antenna Towers are permitted in an OR zoning district by Special Use approval. The proposed Antenna Tower meets all applicable characteristics and criteria for compatibility with an OR zoning district. The Antenna Tower will not negatively impact nor create a nuisance to the surrounding and/or adjacent uses.



ZONING MAP

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

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

   The proposed Antenna Tower is compatible with the OR zoning district designation and the quiet character of the surrounding area. The proposed location is in a silviculture area. Mature tree covers exist on the adjacent parcels with only a few homes scattered throughout the area on large tracts of land. The proposed use does not generate traffic nor any offensive noise levels. The facility does not produce any odors, noise, smoke, vibration, pollution, or traffic that would be a nuisance to a suburban/rural lifestyle.

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

   The Antenna Tower will not have a substantial negative impact on the surrounding area. The site will be properly screened with an 8 foot high Simtek Sherwood privacy fence along with the required landscape buffer as shown in the site development plans provided. There will be no odors, noise, smoke, vibration, pollution, or traffic generation from the proposed site. The only traffic will be during construction, and for regularly scheduled maintenance throughout the year.

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

   There will be a private access drive constructed for this site to allow access from State Road 13 North. The only generated traffic will be during its construction, and intermittently for scheduled maintenance throughout the year.

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

   Not Applicable. Public services exist in the area, however, the Antenna Tower will not require water or sewer.

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

   The proposed tower will not be a nuisance to the area. The tower will comply with all regulations and requirements set forth by the St Johns County Codes, including proper landscaping, screening, buffering, and setbacks to minimize any negative effects on the surrounding area. The facility is not a traffic generation site nor does it emit offensive noises or odors.

6. Without limitation of the foregoing, the following factors shall be considered in determining compatibility:

   a. permitted Uses, Structures and activities allowed with the land use category;

   b. building location, dimension, height, and floor area ratio;

   c. location and extent of parking, access drives, and service areas;

   d. traffic generation, hours of operation, noise levels, and outdoor lighting;

   e. alteration of light and air;

   f. setbacks and buffers - fences, walls, landscaping, open space treatment, and other buffers designed to harmonize and make the Special Use and any related Uses compatible with the surrounding land uses; and

   g. whether the Special Use will comply with the concurrency requirements under Article XI of this Code. To the extent any provision of this Article II conflicts with Article XI, the provisions of Article XI shall prevail to the extent of such conflict.

   The proposed Antenna Tower is permitted within the Open Rural (OR) zoning district) by Special Use Approval per Table 2.03.01 in the Land Development Code. The Antenna Tower Structure will be 195' in height and be situated within a 80'x 80' fenced compound. Additional details can be found on the site plan submitted with this application package. There

will be a 12-ft wide gravel access drive located within a 20-foot-wide access and utility easement. Utilities will be located within the 20-foot-wide easement and placed underground as required. Traffic will only be generated during construction and for scheduled maintenance visits throughout the year. There are no hours of operation for a wireless communication site as it will be unmanned. There will be no alteration to light or air from the tower. The site will comply with all code required setbacks, buffers, fencing, screening, and landscaping. See the submitted drawings and site plan for additional details. This project is exempt from concurrency per Section 11.00.05 of the Land Development Code.

F. The Planning and Zoning Agency may prescribe appropriate conditions to ensure proper compliance with the general spirit, purpose, and intent of this Code and the Comprehensive Plan in addition to any conditions or restrictions specifically authorized to be imposed under this Article. Without limitation of the foregoing, conditions may be imposed by the Planning and Zoning Agency to ensure compatibility of the Special Use and related Uses with adjacent or surrounding land uses, and to avoid potentially negative effects on adjacent and surrounding land uses, provided that such conditions are reasonable and appropriate in the particular circumstances of the case, including screening or buffering, landscaping, control of manner or hours of operation, alteration of proposed design or construction of buildings, relocation of proposed open space or alteration or use of such space, or such other measures as are reasonably necessary to assure that such potential adverse or negative effects will be avoided so as to render the Special Use compatible and harmonious with other Uses and development in the area. Any such conditions shall be stated in the final order of the Planning and Zoning Agency granting the Special Use.

Acknowledged, understood, and agreed.

G. Unless otherwise provided by the Planning and Zoning Agency, Special Uses shall only be granted to the Applicant or the Applicant's authorized designee and shall be non- transferable. All Special Uses, unless otherwise provided by the Planning and Zoning Agency, shall commence within one (1) year from the effective date of the final order of the Planning and Zoning Agency granting the Special Use.

H. Failure to exercise the Special Use by commencement of the Use or action approved thereby within one (1) year or such longer time as approved by the Planning and Zoning Agency shall render the Special Use approval

invalid, and all rights granted thereunder shall terminate. Transfer of the property by the Applicant, unless the Special Use runs with the land, shall terminate the Special Use approval.

I. The Planning and Zoning Agency may provide that a Special Use will be granted transferable and run with the land when the Special Use authorizes permanent construction or land development, or when the Applicant has proven that transferability is reasonably necessary based on the facts stated in the Special Use application.

J. The Planning and Zoning Agency may approve a Special Use with an extended time period in which to commence, when the Applicant has proven that additional time is reasonably necessary based on the facts stated in the Special Use application.

K. The violation of any conditions or time periods when made a part of the terms under which a Special Use is granted shall be deemed a violation of this Code. A violation of any adopted conditions or time periods shall render the Special Use invalid unless the violation is corrected within a reasonable time period after receipt of written notice of violation from the County Administrator requiring the correction of the violation by a specified date.

L. Whenever the Planning and Zoning Agency has granted or denied a Special Use, it shall not consider any future application for the same property for a period of one (1) year from the effective date of the final order of the Planning and Zoning Agency acting upon the Special Use, unless otherwise provided by the Planning and Zoning Agency. The Planning and Zoning Agency may grant that a property may be reconsidered prior to one (1) year with good cause, as established by the Planning and Zoning Agency. Such action shall be stated in the final order of the Planning and Zoning Agency.

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

RE: Section 2.03.26 Antenna Towers

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

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

The proposed Antenna Tower is an unguyed, monopole tower, that will measure 195' tall with a 4' lightning rod atop for an overall height of 199'. The proposed location is within the OR zoning district. The adjacent parcels to the South are zoned PRD; to the East, OR; to the West, OR; and to the North, OR.

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

The parcel to the immediate north (PID 0132400000) is zoned OR and is vacant; the proposed Antenna Tower is located 309 feet to the parcel to the SW which is zoned PRD (PID 0132300021).

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

After a thorough search for a reasonable location to place antennas, it has been determined that there are no existing tower structures within the specified geographic area that can accommodate the proposed antennas and provide the network with the opportunity to provide the essential coverage and capacity required by the wireless service provider. The map provided in this document shows a tower identification radius beyond the minimum required radius, and indicates that no towers were identified within the identified required coverage radius that would be sufficient.

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

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

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

Not Applicable. This is not an air traffic control tower.

RE: Section 6.08.12 Communication Antenna Towers

A. Intent and Purpose

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

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

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

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

   The tower's location and monopole design will ensure a lessened visual and aesthetic impact on the surrounding area and seeks to provide a structure type that has minimal impact on the landscape of the area.

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

   The proposed monopole design will have the least visual impact on the surrounding environment that such a structure can have. The structure will also promote colocation to reduce the need for additional structures. There will be a total of (4) colocation locations

available on the proposed structure. The proposed parcel/location will provide additional screening of the facility per the submitted zoning drawings and the required landscaping buffers.

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

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

e. To avoid or minimize potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures. **See 50 foot radius on PE stamped plans – fall zone letter to be submitted at time of building permit application.**

B. Applicability

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

Acknowledged, understood, and agreed.

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

Not Applicable. This is not an air traffic control tower.

3. All Antenna Towers lawfully existing on the initial effective date of this Code shall be allowed to continue to be used as they presently exist. Routine maintenance shall be permitted on such existing towers. New Construction, other than routine maintenance and modifications to accommodate Collocation on an existing Antenna Tower shall comply with the requirements of this Section. Replacement of an operational tower which lawfully existed and was lawfully permitted shall be permitted with a new tower of similar Construction or replacement with a monopole or

Alternative Tower Structure in substantially the same location as the tower being replaced. Construction of such replacement tower may proceed while allowing continuous service from the existing tower until such replacement tower is constructed, providing such existing tower shall be removed within one hundred twenty (120) days, from issuance of Building Permit for the replacement tower. Such replacement towers shall be the same or less height as the existing tower and shall be designed and constructed with modifications to accommodate the Collocation of an additional user or users. The provisions of this Section, other than Section 6.08.12.S. shall not apply to replacement towers, as provided herein.

Not Applicable. This is for a new Antenna Tower.

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

Not Applicable. This is for a new Antenna Tower.

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

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

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

hundred percent (100%) shall provide documentation showing compliance with the Structural Maintenance and RF radiation standards of this Section.

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

C. Location on Lot

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

The proposed Antenna Tower will be within a 80'x 80' lease area on a larger parcel that is, and will continue to be a silviculture area as shown on the site plan submitted with this application package. The site will comply with all requirements of this section.

D. Antenna Towers In or Near Residential Zoning Districts

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

   The parcel to the immediate north (PID 0132400000) is zoned OR and is vacant; the proposed Antenna Tower is located 309 feet from the parcel to the SW which is zoned PRD (PID 0132300021).

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

   All distances have been measured in compliance with this requirement.

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

   The proposed Antenna Tower is an unguyed, monopole tower, which will measure 195' in height.

E. Maximum Height

The maximum height of Antenna Towers shall be:

1. In all residential districts:
    a. If constructed for a single user, up to ninety (90) feet in height; or
    b. If constructed for two or more users, up to one hundred fifty(150) feet in height.

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

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

The proposed Antenna Tower Structure is an unguyed monopole tower, which will measure 195' tall. It is located within an OR zoning district and will provide a total of four (4) colocation positions for future carriers.

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

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

4. Measurement of Antenna Tower height shall include, base pad, and other all appurtenances and shall be measured from the finished grade of the Tower Site to the top of the tower or the top of the highest appurtenance whichever is higher.

The height of the proposed Antenna Tower is 195 feet. There will be a four (4) foot lightning rod atop the tower that per the St. Johns

County Land Development Code, contributes to the tower height of the structure. Therefore, the total height of the structure per the Code is 199 feet.

F. Collapse Zone Distance Requirement

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

The design ensures that the collapse zone does not impact any residential dwellings, schools, or emergency evacuation shelters. The monopole will be designed as a "bend-over" pole, limiting the fall radius in the unlikely event of a tower failure. The proposed tower is structurally designed to have a fall radius of up to **50**-ft. **A fall zone letter will be submitted at the time of building permit application.**

G. Illumination

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

There will be no lights, illumination, or signals on the Antenna Tower unless required by federal, state, or local agencies.

H. Finished Color

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

To ensure minimal visual impact, the proposed tower structure will be of a galvanized finish taking on a grayish colored finish.

I. Structural Design

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

The proposed Antenna Tower has been designed in compliance with all county building codes to ensure that the tower shall not create a safety hazard. **A fall zone letter will be submitted at the time of building permit application.**

J. Fencing

A minimum eight-foot finished masonry wall or decay-resistant fence, other than chain link, with not less than seventy-five percent (75%) opacity shall be required around all Antenna Towers located in a residential or

commercial zoning district; provided however, in all other zoning districts, the fence may be any type of security fence. Access to the tower shall be through a locked gate.

The compound will be enclosed by a Simtek Sherwwood 8 foot privacy fence. Entrance will be via an 8'x12' access gate section of the fence that will be secured with a padlock.

K. Required Signs

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

All required identification, health and safety signage will be properly displayed at the proposed Antenna Tower site.

L. No Advertising

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

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

M. Landscaping

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

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

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

    See the landscaping plan details provided on sheet L1 of the site development plans.

    b. A continuous hedge at least thirty-six (36) inches high at the time of planting, capable of growing to at least forty-eight (48) inches

in height within eighteen (18) months, shall be planted in front of the Tree line referenced above;

See the landscaping plan details provided on sheet L1 of the site development plans.

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

See the landscaping plan details provided on sheet L1 of the site development plans.

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

See the landscaping plan details provided on sheet L1 of the site development plans.

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

See the landscaping plan details provided on sheet L1 of the site development plans.

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

See the landscaping plan details provided on sheet L1 of the site development plans.

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

Understood and acknowledged. No waiver is being requested by the applicant. See the landscaping plan details provided on sheet L1 of the site development plans.

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

Best practices will be taken to ensure that any vegetation planted shall be properly maintained to ensure survival.

N. Abandonment

1. In the event the use of any Antenna Tower has been discontinued for a period of one hundred eighty (180) consecutive days, or if required obstruction lights are out of service for sixty (60) consecutive days, or if the electrical power is turned off for sixty (60) consecutive days then, the

tower shall be deemed to be abandoned. Determination of the abandonment shall be made by St Johns County based on documentation and/or affidavits from the Antenna Tower Owner/operator regarding the issue of tower usage. Upon St Johns County's determination of such abandonment, the Owner/operator of the tower shall have an additional one hundred eighty-five (185) days within which to:

a. Reactivate use of the tower or transfer the tower to another Owner/operator who makes actual use of the tower, or

b. Dismantle and remove the tower.

2. At the earlier of one hundred eighty-five (185) days from the date of abandonment without reactivation or upon completion of dismantling and removal, any Special Use Permit, Special Use and/or Variance approval for the tower shall automatically expire.

Acknowledged, understood, and agreed.

0. Antenna Tower Applications for Special Uses and Variances

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

Acknowledged, understood, and agreed.

P. Special Uses

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

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

Q. A waiver to section LDC 6.08.12.Q Special Antenna Tower Zones is hereby respectfully requested: 1) to allow for the completion of construction of a 199' high monopole tower within 365 days in lieu of the required 180 days from the date of Board approval given that it is not possible to have approvals, delivery

and full and final assembly of the Antenna Tower completed within the required 180 day period, especially considering that the tower approval will now have to undergo a second approval process after the approval of the special use by the Board; 2) Justification - after the Board approval, Gulfstream will need up to 2 months to have the tower application completed and set for agenda review; at least 2 months to undergo tower plans review/approval by staff; up to 2 months to complete a building permit application (including review/approval by staff); 12-14 weeks to order/deliver the tower structure; and up to 3 months to assemble and otherwise complete construction of the Antenna Tower Site.

R. Collocation

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

    a. No existing Antenna Towers or tall Structures (those that exceed the zoning district height limits) are located within the Search Area.

    b. Existing Antenna Towers or tall Structures are not of sufficient height to meet engineering requirements of the Provider proposed to be located on the tower.

    c. Existing Antenna Towers or tall Structures do not have sufficient structural strength to support the Provider's proposed Antenna and related equipment.

    d. The Provider's proposed Antenna would cause electromagnetic interference with the Antenna on the existing Antenna Towers or tall Structures, or the Antenna on the existing Antenna Towers or tall Structures would cause interference with the Provider's proposed Antenna.

    e. The fees, costs or contractual provisions required by the owner in order to use an existing Antenna Tower or tall Structure or to adapt an existing Antenna Tower or tall Structure for use are unreasonable. Costs exceeding new Antenna Tower

development are presumed to be unreasonable.

f. The applicant demonstrates that there are other limiting factors that render existing Antenna Towers and tall Structures unsuitable.

See pages 2 thru 4 for response to this section regarding the availability of existing structures located within or near the geographic search area designated by the service provider as being eligible for consideration of use.

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

2. The Owner of an Antenna Tower shall, in return for reasonable compensation, allow location on the Antenna Tower of Antennas by any party or entity that applies for such provided that such new Antenna does not substantially degrade the existing communication Uses of the facility or cause significant and utilitarian impairment of any other electro-magnetic device.

3. Failure to comply with the Collocation requirements of this Section may result in the denial of a Variance, Special Use and/or Permit request, revocation of an existing Permit for the specific Antenna Tower, or other code enforcement action as permitted by this Code and/or State statute.

4. The Board of County Commissioners may waive the Collocation requirements of this Section upon finding that enforcing such requirement in a given instance does not substantially further establish public purposes or is in violation of State or Federal Law.

   a. All applicants shall demonstrate reasonable efforts in developing a Collocation alternative for their proposal.

   b. Failure to comply with the Collocation requirements of the Section may result in the denial of a Permit request or revocation of an existing Permit for the specific tower.

The tower is designed to support four (4) carriers and their ground equipment. The additional structural capacity promotes colocation and assists in the overall goal of minimizing the need for additional new towers. After a thorough search for a reasonable location to place antennas, it has been determined that there are no suitable existing Antenna Towers or Structures within the geographic region designated by the service provider, that can accommodate the proposed antennas needed to allow the

essential coverage and capacity needed in the area. An RF Facility Justification as well as RF Coverage Maps have been prepared by the service provider has been included in this application package to demonstrate the improvements that will be provided to the existing network.

S. Antenna Tower Removal

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

1. Either a surety bond, third-party controlled escrow account, insurance policy (which may be a blanket policy) or standby letter of credit, in each case reasonably acceptable to the County Administrator as to form and financial condition of the issuer, securing the obligations of the Applicant to dismantle the Antenna Tower as required by Section 6.08.12.N. The bond, insurance policy or letter of credit shall be payable to the Board of County Commissioners of St. Johns County and shall provide to the County funds equal to the lesser of twenty-five thousand dollars ($25,000) or one hundred fifty percent (150%) of the estimated cost of dismantling the Antenna Tower (net of salvage value), as evidenced by a certificate of a Florida Professional Engineer or other evidence reasonably satisfactory to the County Administrator. Each such bond, insurance policy, or letter of credit shall be maintained in force for a minimum of fifteen (15) years and thereafter for additional periods designated by the County Administrator if the Antenna Tower remains in place at the end of the original fifteen year term. Such financial security shall be payable to the County if the Applicant is in default of its obligation under Section 6.08.12.N. to dismantle the Antenna Tower and all proceeds shall be used to pay the cost of such dismantling and removal.
2. A valid Easement, in favor of St. Johns County, to adequately access the Antenna Tower site for removal of the subject tower not complying with the time periods established within Section 6.08.12.N. Written permission from all record Owners, beneficial Owners and leaseholders of the tower in a form acceptable to the County, for County staff, Agents or contractors to enter upon the subject site and to remove the subject Antenna Tower located

there if it is found to be in violation of Section 6.08.12.N.

3. Written permission from all record Owners, beneficial Owners and leaseholders of the tower in a form acceptable to the County, for County staff, Agents or with contractors to enter upon the subject site and to remove the subject Antenna Tower located there if it is found to be in violation of Section 6.08.12.N.

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

T. Antenna Tower Structural Analysis and Maintenance

1. Structure Analysis

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

2. Non-structural Maintenance

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

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

U. Temporary Antenna Support Facilities

A Temporary Antenna Support Facility may be used by a Provider in any zoning district for purpose of providing temporary wireless service for special short-term events such as political events, sporting events, or entertainment events; to allow for modification replacement and/or repairs to a permanent Antenna

Tower; or as necessary to aid in post- disaster relief efforts. A Temporary Use Permit shall be required prior to placement of a Temporary Antenna Support Facility as provided in Section 2.02.05.

Not Applicable. This is not for a temporary facility.

V. Antenna Towers Located on Scenic Highways

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

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

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

The property containing this proposed project is located 679 feet from the centerline of the William Bartram Scenic Highway (see sheet C-1 of plans).

W. Additional Requirements for Tower Applications

1. Recognizing the public interest associated with the placement, location construction, and/or installation of Antenna Towers in or near residential neighborhoods, applicants for Antenna Towers proposed to be located

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

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

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

   Photo simulations of the proposed Antenna Tower from eight (8) viewpoints have been included with this application package to demonstrate the visual impact of the Antenna Tower. The viewpoints are from various points located to the North, Northeast, Southeast, West and Northwest.

3. If the County Administrator has a reasonable belief that the submitted photo simulations do not accurately depict the proposed tower, the County Administrator or designee may require the applicant to conduct a Visual Impact Demonstration consisting of a two-hour balloon test, which shall demonstrate the maximum height of the proposed tower. During the test, the County Administrator or designee shall be provided access to the parcel (on which the proposed tower is to be located) for the purpose of

observing and photographing the balloon test from several locations surrounding the tower site. The County Administrator or designee will evaluate the photo simulations in light of the balloon test. If the photo simulations are not clearly representative of the proposed tower, the County Administrator or designee shall produce, or have produced by an independent consultant, additional photo simulations, at the applicant's sole expense, unless waived or reduced by the Board of County Commissioners.

Acknowledged, understood, and agreed.

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

   See the submitted RF Facility Justification and RF Coverage maps which have been prepared by the service provider and provided in this submission.

X. Criteria for Review of Antenna Towers

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

these criteria shall rest with the Applicant. Failure to adequately demonstrate compliance with all applicable criteria shall be grounds for denial of the Antenna Tower application.

5. Misrepresentation of a material fact in an application for an Antenna Tower may be grounds for denial of such application and grounds for revocation of any such application having been granted.

Acknowledged, understood, and agreed regarding all of the above in sections X1 thru X5.

Y. Completeness Review

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

2. The letter of incompletion shall include a list of those items that are deficient, incomplete, or missing. Upon receipt of the letter of incompletion, the applicant may resubmit a completed application or withdraw the application in its entirety

3. If the applicant resubmits materials to make the application Complete, the County Administrator or designee shall review the resubmitted materials and determine if the application is now Complete. If the application is still not Complete, the County Administrator or designee shall send the applicant another letter of incompletion indicating the remaining deficiencies, within normal review timeframes, but in no case longer than 20 business days after the materials are resubmitted.

4. After issuance of the letter of incompletion, if the applicant does not complete the application and submit all required items within sixty (60) days of mailing of the letter of incompletion, nor withdraws the application by the date specified, the County shall notify the applicant that the application is closed and any fees paid are nonrefundable

5. If the County Administrator or designee does not notify the applicant in writing that the application is not Complete within 20 business days after the application is initially submitted or additional information is resubmitted, the application is deemed, for administrative purposes

only, to be properly complete.

6. When the application is complete and all required items have been submitted, the County Administrator or designee shall send the applicant a letter of completion and begin processing the application

Acknowledged, understood, and agreed.

Z. Timeframes for Application Review; Automatic Approval

1. The County Administrator or designee, the Planning and Zoning Agency or the Board of County Commissioners shall grant or deny each properly completed application for an Antenna Tower based upon the application's compliance with all applicable provisions of the County Land Development Code, and in accordance with Section 365.172(12)(d)(2) of the Florida Statutes, but in no case later than 90 business days after the date the application is determined to be Complete.

2. In accordance with Section 365.172(12)(d)(3) of the Florida Statutes, if the County Administrator or designee, the Planning and Zoning Agency or the Board of County Commissioners fails to grant or deny a properly completed application for an Antenna Tower within the timeframes set forth in subsection 6.08.122(1) of the Land Development Code, the application shall be deemed automatically approved. The timeframes specified in subparagraph 6.08.122(1) may be extended only to the extent that the application has not been granted or denied because the application requires action by the Board of County Commissioners and such action has not taken place within the timeframes specified in subsection 6.08.122(1). Under such circumstances, the Board of County Commissioners shall act to either grant or deny the application at its next regularly scheduled meeting or, otherwise, the application is deemed to be automatically approved.

Acknowledged, understood, and agreed.

This narrative addresses all applicable items from the St Johns Land Development Code Section 2.03.01- A General Provisions on Special Uses, Section 2.03.26 Antenna Towers, and Section 6.08.12 Communication Antenna Towers for the proposed 150' monopole wireless communication facility located at State Road 13 North, St. Augustine, FL 32092.

Please feel free to contact me at (407) 617-0167 or via email at mike@gulfstreamtowers.com should you have any questions.

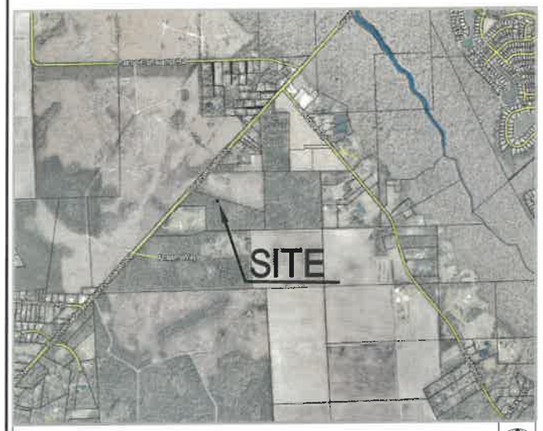
Sincerely,

Mike Burkhead

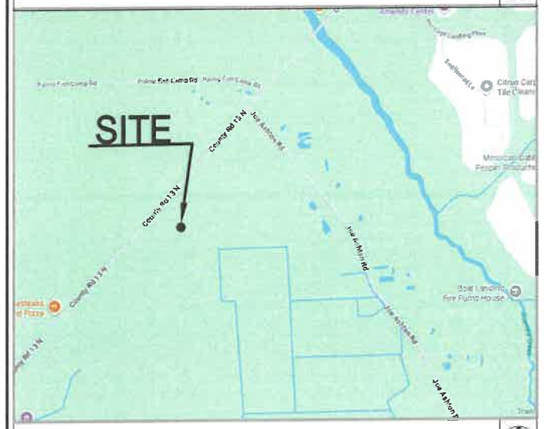
Mike Burkhead
Gulfstream Towers
mike@gulfstreamtowers.com
(407) 617-0167

GULFSTREAM TOWERS, LLC

127 W. FAIRBANKS AVENUE, BOX #469
WINTER PARK, FL 32789



AERIAL MAP



VICINITY MAP

FROM GULFSTREAM TOWERS OFFICE HEAD SOUTH TOWARD FL-426 W/W FAIRBANKS AVE, TURN RIGHT ONTO FL-426 W/W FAIRBANKS AVENUE, USE THE RIGHT LANE TO TAKE THE RAMP ONTO I-4 E, MERGE ONTO I-4 E, USE THE LEFT 3 LANES TO TAKE THE I-95 N EXIT TOWARD JACKSONVILLE, TAKE EXIT 318 FOR FL-16 TOWARD ST AUGUSTINE/GREEN COVE SPRINGS, USE THE LEFT LANE TO TAKE THE RAMP TO GREEN COVE SPRINGS, TURN LEFT ONTO FL-16 W, TURN LEFT ONTO CO RD 208, TURN RIGHT ONTO JOE ASHTON RD, TURN LEFT ONTO COUNTY RD 13 N, THE SITE WILL BE ON THE LEFT.

DRIVING DIRECTIONS

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.

1. 8TH EDITION, 2023 FLORIDA BUILDING CODE
2. 2020 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS.
3. ANSI/TIA/EIA APPLICABLE STANDARDS
4. LIFE SAFETY CODE NFPA-101-2021
5. 8TH EDITION, 2023 FLORIDA FIRE PROTECTION CODE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
7. UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES
10. NFPA 55 (2020)

CODE COMPLIANCE

FL263 COLEE COVE

COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FL 32092
ST. JOHNS COUNTY
LATITUDE 29°56'49.760"N, LONGITUDE -81°33'12.591"W

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 199' MONOPOLE 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 6,400 SF.

PROJECT DESCRIPTION

CIVIL DESIGNER:
DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
(561) 360-0724

ELECTRICAL ENGINEER:
WAYPOINT
ENGINEERING AND EQUIPMENT, LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220

SURVEYOR:
ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE
COCOA BEACH, FL 32931
(407) 509-2305

PROJECT TEAM

8TH EDITION, 2023 FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-22)
ULTIMATE WIND SPEED = 140 MPH
NOMINAL WIND SPEED = 108 MPH
RISK CATEGORY II
WIND EXPOSURE = C

DESIGN

APPLICANT

COMPANY NAME: GULFSTREAM TOWERS, LLC.
PROJECT MANAGER: MICHAEL E. BURKHEAD (407) 617-0167
PHONE:

PROPERTY INFORMATION

OWNER:	SR 13 COLEE COVE LLC 404 N PIM LICO ST SAINT AUGUSTINE, FL 32092
CONTACT:	MICHAEL E. BURKHEAD (407) 617-0167
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
ZONING:	OR - OPEN RURAL
JURISDICTION:	ST. JOHNS COUNTY
PCN:	0132400010

PROJECT INFORMATION

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR

ANTENNA LOCATION:
- ☐ GUY TOWER
- ☐ SELF SUPPORT TOWER
- ☒ MONOPOLE
- ☐ ROOF TOP
- ☐ OTHER

PROJECT SUMMARY

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET	DESCRIPTION	REV.
C-S	COVER SHEET	0
N-1	GENERAL NOTES	0
A-1	LAND USE EXHIBIT	0
C-1	PARENT TRACT DETAILS	0
C-2	ENLARGED SITE PLAN	0
C-3	CLEARING PLAN	0
C-4	TOWER ELEVATION & LOCATION PLAN	0
C-5	EROSION CONTROL PLAN	0
C-6	FENCE AND GATE DETAILS	0
C-7	CONSTRUCTION DETAILS	0
E-1	ELECTRICAL NOTES	0
E-2	ELECTRICAL SITE & GROUNDING PLAN	0
E-3	ELECTRICAL SERVICE PLAN	0
E-4	ELECTRICAL DETAILS	0
L-1	LANDSCAPE PLAN	0
		0

SHEET INDEX

ISSUED FOR: CONSTRUCTION DRAWINGS
DATE: FEBRUARY 2026

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

SYED KHAJA HANEEFUDDIN LICENSE No 83669 STATE OF FLORIDA PROFESSIONAL ENGINEER

Syed K Haneefuddin
Digitally signed by Syed K Haneefuddin
Date: 2026.05.27 22:19:51 -05'00'

CURRENT ISSUE DATE: FEBRUARY 2026

PROJECT DATA:

LICENSURE: SYED K. HANEEFUDDIN, P.E. — PE #: 83669

ISSUE FOR: CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE: COVER SHEET

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	

SCALE:	APPROVED BY:	SHEET NUMBER
AS SHOWN	SKH	C-S

COMPLIANCE

ALL MATERIALS, DESIGN, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME EXAMPLES ARE LISTED AS FOLLOWED), ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE GULFSTREAM TOWERS 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 8TH EDITION, 2023 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.

SHOP DRAWINGS:

CONTRACTORS TO SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS THROUGH THE GENERAL CONTRACTOR TO THE CPM, FOR REVIEW.

ALL SHOP DRAWINGS TO BE REVIEWED, CHECKED, CORRECTED, STAMPED AND SIGNED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE CPM.

CONTRACTS AND WARRANTIES

EACH CONTRACTOR IS RESPONSIBLE FOR HELPING TO OBTAIN THE BUIDING 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:

DO NOT USE THE EXISTING BUILDING SPACE FOR STORAGE OF TOOLS OR MATERIALS WITHOUT THE CONSTRUCTION PROJECT MANAGER AND/OR BUILDING OWNER APPROVAL.

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:

PROTECT FINISHED SURFACES, INCLUDING JAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.

MAINTAIN FINISHED SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY CPM.

INSPECTIONS

THE CONTRACTOR SHALL NOTIFY THE CPM AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS. INSPECTIONS THAT WILL BE REQUIRED BY THE CPM OR OTHER DESIGNATED GULFSTREAM TOWERS REPRESENTATIVE ARE:

1. INSPECTION OF GROUNDING SYSTEM
2. PRACTICAL COMPLETION

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 GULFSTREAM TOWERS'S' DESIGNATED ENGINEERING FIRM TO OBTAIN ALL REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

TEMPORARY FACILITIES:

WATER: WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE.

LIGHT AND POWER: LIGHT AND POWER ARE AVAILABLE ON SITE.

TELEPHONE: EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED.

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:

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, SCAFFOLDING AND SURPLUS MATERIALS, AND SHALL LEAVE THE WORK CLEAN AND READY FOR USE.

EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES ANDREMOVE ALL TRACES OF SOIL, WATER MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.

REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.

INTERIOR: VISUALLY INSPECT INTERIOR SURFACE AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.

REMOVE ALL TRACES OF SPLASHED MATERIAL FROM ADJACENT SURFACES.

REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

INTENT

THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THE GULFSTREAM TOWERS SITE.

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.

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.

THE PURPOSE OF THE SPECIFICATIONS IS TO SUPPLEMENT THE INTENT OF THE DRAWINGS AND TO DESIGNATE A PROCEDURE, TYPE OR QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.

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 GULFSTREAM TOWERS, WITHOUT A CHANGE ORDER.

REPAIRS AND REPLACEMENTS:

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

CONFLICTS

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 GULFSTREAM TOWERS CONSTRUCTION PROJECT MANAGER (CPM) FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.

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.

PERMITS AND LICENSES

THE SITE ACQUISITION SPECIALIST SHALL OBTAIN, AT HIS OWN EXPENSE, 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.

PRIOR TO COMMENCING THE WORK, THE CPM SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES TO THE PROJECT. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE DESIGNATED ELECTRICIAN, LOCAL TELEPHONE COMPANY, CARPENTRY FOREMAN (IF SUBCONTRACTED), A REPRESENTATIVE FROM THE LOCAL SPECIFIED WAREHOUSE AND CPM OR HIS DESIGNATED REPRESENTATIVE.

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.

THE CONTRACTOR SHALL BE EQUIPPED WITH A MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A CELLULAR PHONE OR A PAGER.

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.

PROVIDE DAILY UPDATES ON SITE PROGRESS, EITHER VERBAL OR WRITTEN TO CPM.

COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.

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.

CHANGE ORDER PROCEDURE:

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:

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.

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 GULFSTREAM TOWERS. SUCH DRAWINGS SHALL BE SUBMITTED TO GULFSTREAM TOWERS 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 GULFSTREAM TOWERS PRIOR TO THE DATE OF PRACTICAL COMPLETION:

1. ALL QUALITY ASSURANCE CHECKLISTS AS OUTLINED IN THE PREVIOUS SECTIONS
2. WARRANTIES AND MAINTENANCE MANUALS, IF APPLICABLE
3. GROUND SYSTEM RESISTANCE TEST
4. CERTIFICATE OF OCCUPANCY

INSURANCE AND BONDS:

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.

GULFSTREAM TOWERS

127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

SYED KHAJA HANEEFUDDIN LICENSE No 83669 STATE OF FLORIDA PROFESSIONAL ENGINEER

Syed K Haneefuddin
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Date: 2026.05.27 22:21:43 -05'00'

CURRENT ISSUE DATE: FEBRUARY 2026

PROJECT DATA:

LICENSURE: SYED K. HANEEFUDDIN, P.E. PE #: 83669

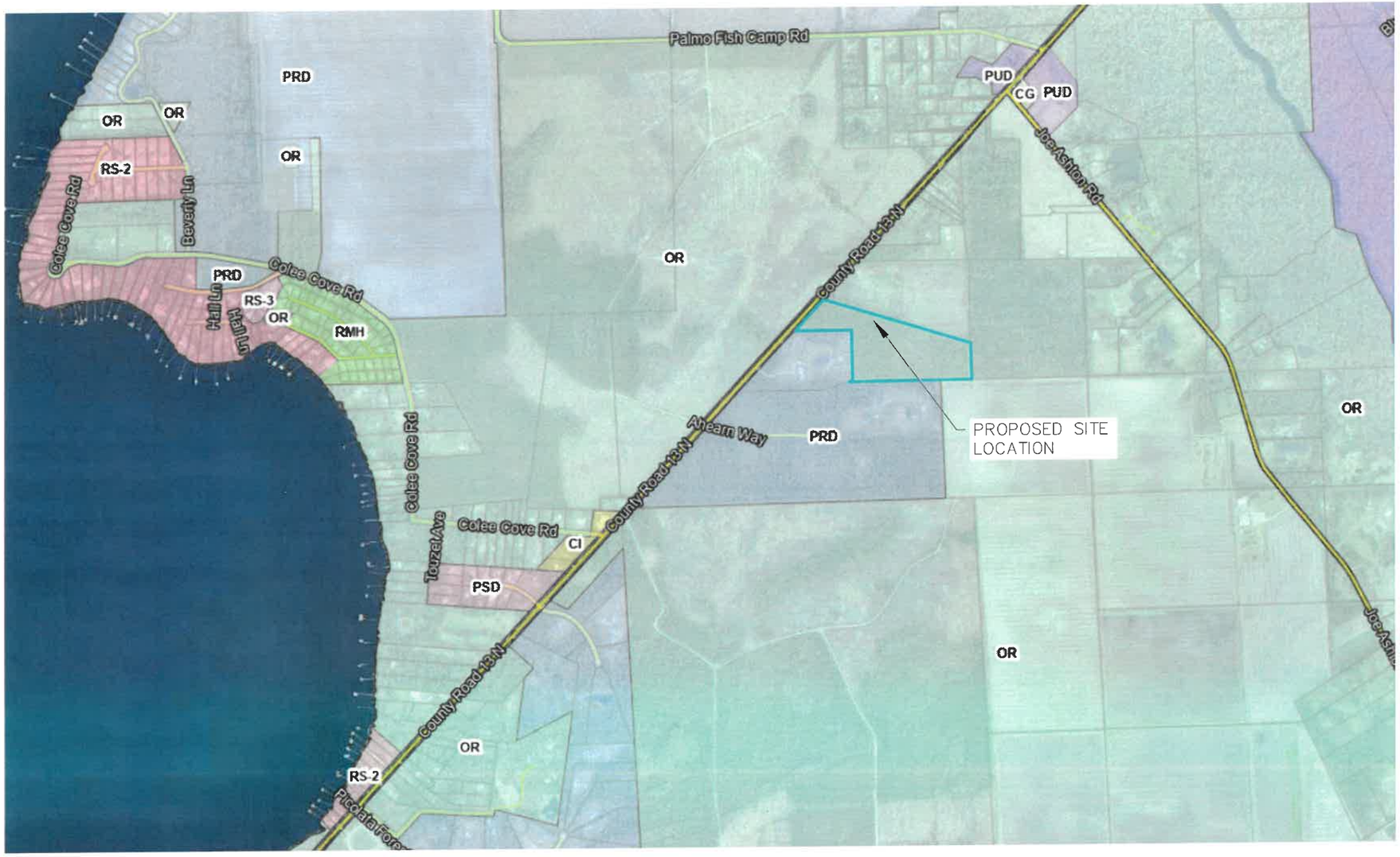
ISSUE FOR: CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE: GENERAL NOTES

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	
SCALE: AS SHOWN	APPROVED BY: SKH	SHEET NUMBER N-1	

NORTH



ZONING EXHIBIT
NTS

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

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REVISIONS

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CONSTRUCTION DRAWINGS

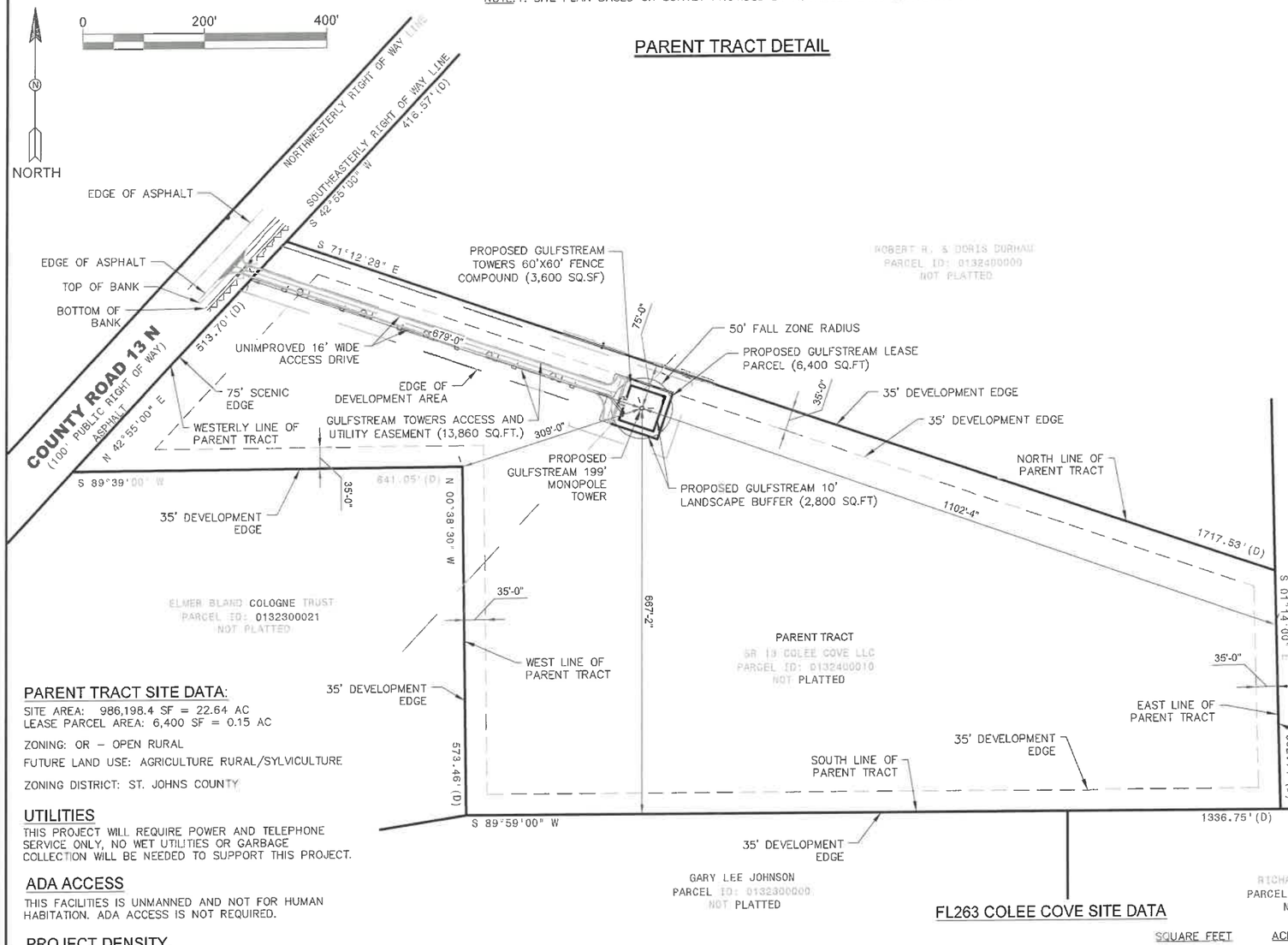
PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE:
ZONING EXHIBIT

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	
SCALE: AS SHOWN	APPROVED BY: SKH	SHEET NUMBER A-1	

NOTE: 1. SITE PLAN BASED ON SURVEY PROVIDED BY ADVANCED LAND SURVEYING AND MAPPING, INC.

PARENT TRACT DETAIL



PARENT TRACT SITE DATA:

SITE AREA: 986,198.4 SF = 22.64 AC
LEASE PARCEL AREA: 6,400 SF = 0.15 AC

ZONING: OR – OPEN RURAL

FUTURE LAND USE: AGRICULTURE RURAL/SYLVICULTURE

ZONING DISTRICT: ST. JOHNS COUNTY

UTILITIES

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

ADA ACCESS

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

PROJECT DENSITY

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

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 199' MONOPOLE TOWER 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 6,400 SF LEASE AREA.

COORDINATES: (CENTER OF 199' MONOPOLE TOWER)
LAT: 29°56'49.760" N (NAD 83/2011)
LONG: –81°33'12.591" W (NAD 83/2011)
ELEVATION: 13.0'± NAVD 88 (PER SURVEY)
FOLIO NUMBER: 0132400010

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
125147	0258	J	12/07/2018	A	13.5'

STORMWATER NOTE:

THE SITE AREA BEING DEVELOPED IS 20,260 SQUARE FEET. 864 SQUARE FEET OF THE DEVELOP AREA IS IMPERVIOUS, AND 11,098 SQUARE FEET IS PERVIOUS.
THE CAPTURE RATIO OF THE UNDEVELOPED–NOT COMPACTED AREA (52,556.74 SQUARE FEET/864 SQUARE FEET) IS 6,082.96%. THE SITE COMPOUND AND LEASE AREA WILL ACT AS THE TREATMENT AREA FOR OUR STORM WATER RUNOFF.

NOTE:

PER FLORIDA BUILDING CODE BUILDING 3109, ALL BUILDINGS AND STRUCTURES MUST BE ELEVATED TO AT LEAST 1' ABOVE THE BASE FLOOD ELEVATION (BFE).

TOWER SETBACK TABLE

PARENT LINE	DISTANCE TO TOWER CENTER
NORTH	75'–0"
EAST	1,102'–4"
SOUTH	667'–2"
WEST	679'–0"

TOWER SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PARENT TRACT BOUNDARY LINES FROM TOWER CENTER

NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE–DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 8' HIGH FENCE AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE AND MAY BE CREDITED AS APPROPRIATE TOWARD LANDSCAPING REQUIREMENTS.
7. VEGETATION SHALL BE MAINTAINED IN A HEALTHY STATE AND VEGETATION THAT PERISHES OR FAILS TO THRIVE SHALL BE REPLACED.

FL263 COLEE COVE SITE DATA

	SQUARE FEET	ACRE	PERCENT	% LEASE AREA
PARENT TRACT	986,198.4 SF	22.64	100%	
TOWER LEASE AREA	6,400 SF	0.15	0.65%	100%
GRAVEL ACCESS DRIVE	13,860 SF	0.32	0.46%	216.56%
TOTAL (DISTURBED AREA)	20,260 SF	0.47	2.05%	316.56%
TOTAL (DEVELOPMENT AREA LEASED)	72,816.74 SF	1.67	7.38%	1,137.76%
IMPERVIOUS AREA				
8' DIAMETER CAISSON	64.0 SF			
10'X20' EQUIPMENT PAD (FUTURE)	200 SF			
10'X20' EQUIPMENT PAD (FUTURE)	200 SF			
10'X20' EQUIPMENT PAD (FUTURE)	200 SF			
10'X20' EQUIPMENT PAD (FUTURE)	200 SF			
TOTAL (CAISSON & FUTURE)	864.0 SF	0.02	0.3%	36.0%
PERVIOUS AREA				
PROPOSED DEVELOPMENT	20,260 SF		2.05%	316.56%
GRAVEL AREA	2,736/2=1,368 SF		0.14%	21.38%
GRAVEL ACCESS DRIVE	13,860/2=6,930 SF		0.70%	108.28%
LANDSCAPE AREA	2,800 SF		0.28%	43.75%
TOTAL	11,098 SF		1.13%	173.41%

GULFSTREAM TOWERS
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PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

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Syed K Haneefuddin
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Date: 2026.05.22 22:27:50 -05'00'

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PROJECT DATA:

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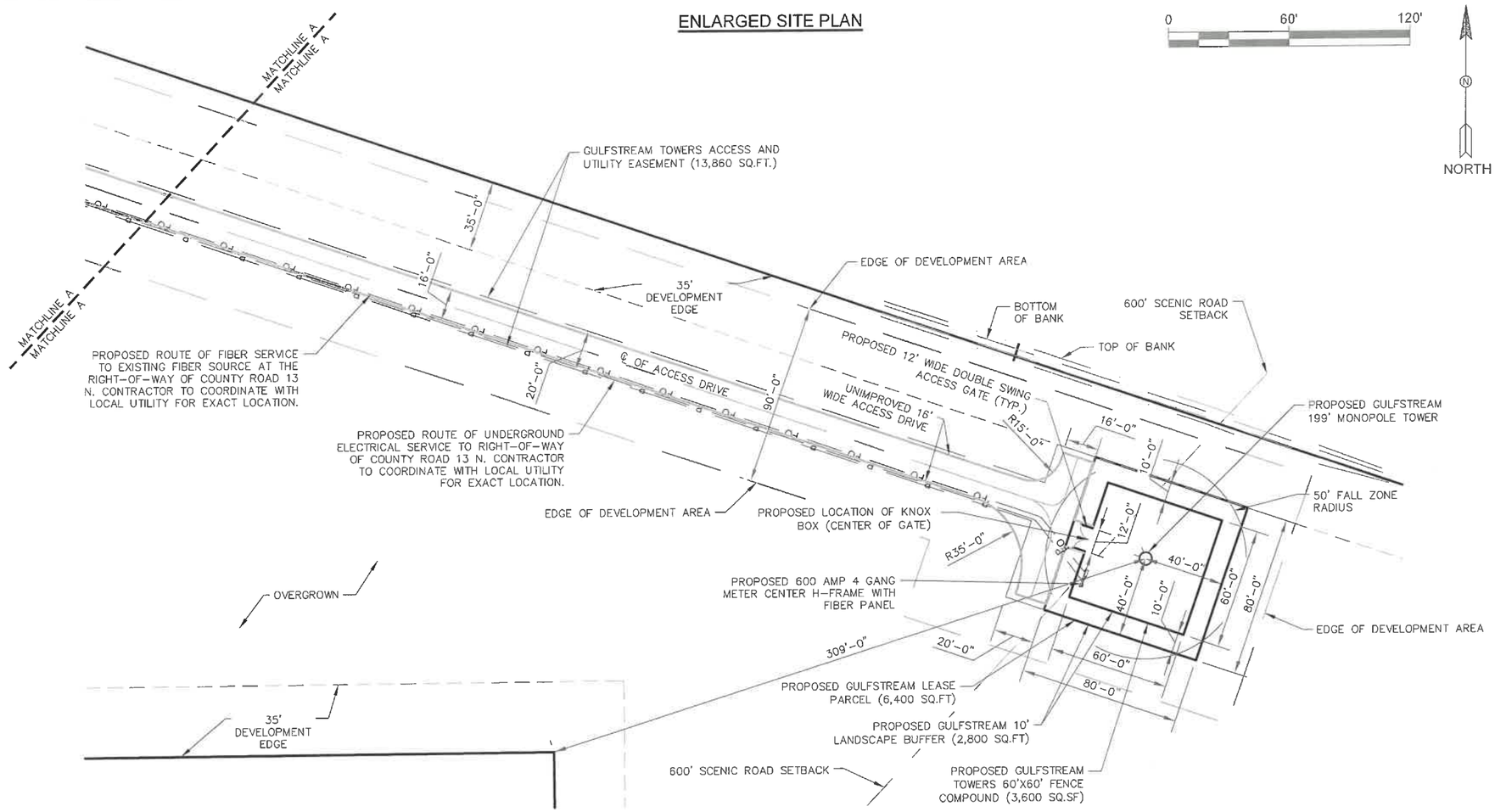
ISSUE FOR: CONSTRUCTION DRAWINGS

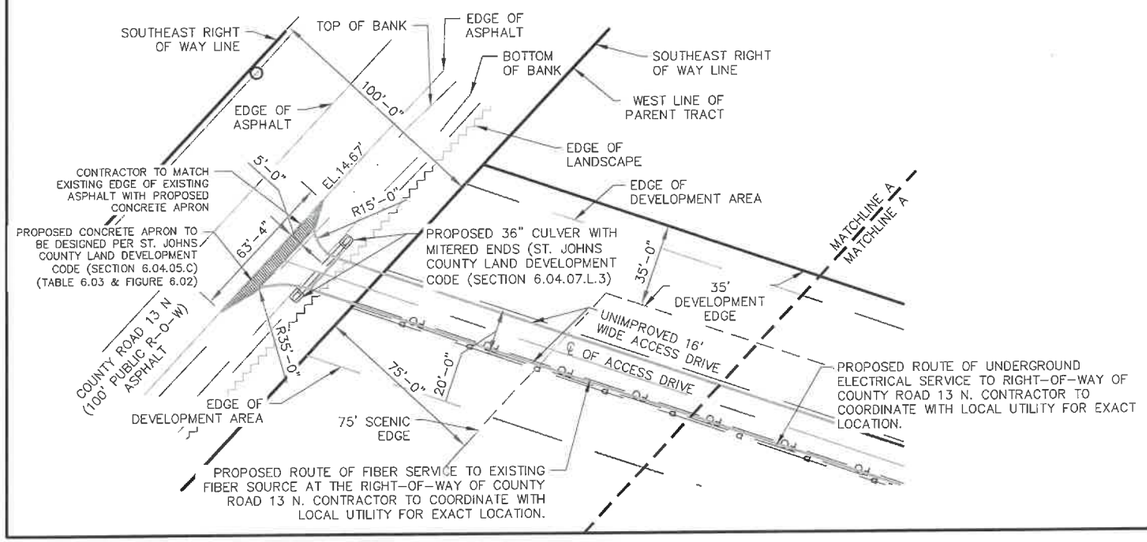
PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE: PARENT TRACT DETAILS

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	
SCALE: AS SHOWN	APPROVED BY: SKH	SHEET NUMBER C-1	

ENLARGED SITE PLAN





NOTE:

1. PER FLORIDA BUILDING CODE BUILDING 3109, ALL BUILDINGS AND STRUCTURES MUST BE ELEVATED TO AT LEAST 1' ABOVE THE BASE FLOOD ELEVATION (BFE)

2. DRIVEWAY STANDARDS SHOULD MEET THE REQUIREMENTS OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, SECTION 6.04.05.C (TABLE 6.03 & FIGURE 6.02) IN REGARD TO GEOMETRY

3. THE DRIVEWAY CULVERT (SIDE DRAIN) WILL NEED TO MEET THE REQUIREMENTS OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE, SECTION 6.04.07.L.3.

4. PAVEMENT SECTION FOR THE LIMITS OF THE RIGHT-OF-WAY WILL NEED TO MEET THE REQUIREMENTS OF COUNTY ROAD 13 N; WHICH IS A MAJOR COLLECTOR ROADWAY. PLEASE SEE DETAIL D-107 OF THE ST. JOHNS COUNTY STANDARDS AND DETAILS MANUAL FOR THE CROSS-SECTION.

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

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ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

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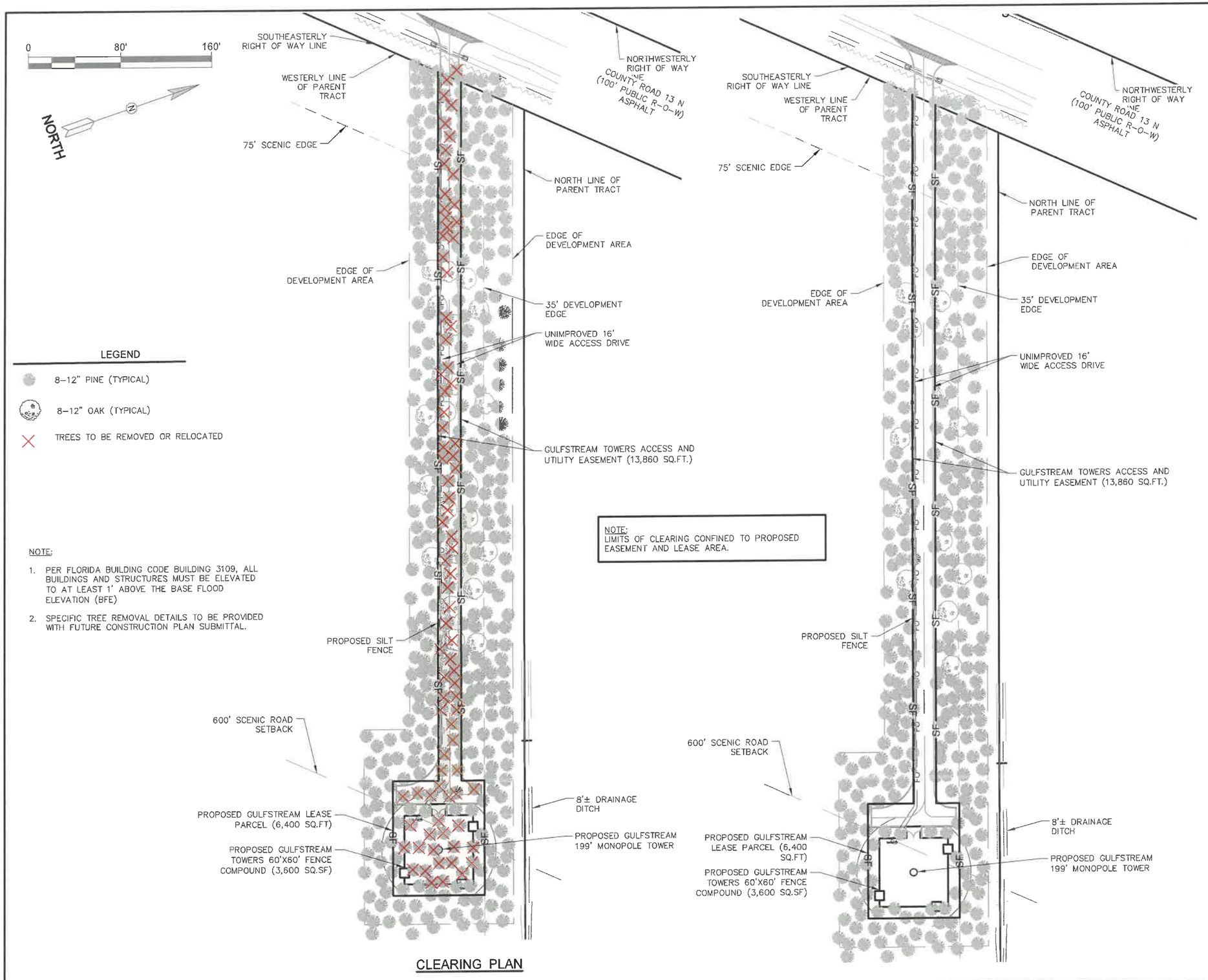
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ISSUE FOR: CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE: ENLARGED SITE PLAN

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	
SCALE: AS SHOWN	APPROVED BY: SKH	SHEET NUMBER C-2	



NOTE:

1. PER FLORIDA BUILDING CODE BUILDING 3109, ALL BUILDINGS AND STRUCTURES MUST BE ELEVATED TO AT LEAST 1' ABOVE THE BASE FLOOD ELEVATION (BFE)
2. SPECIFIC TREE REMOVAL DETAILS TO BE PROVIDED WITH FUTURE CONSTRUCTION PLAN SUBMITTAL.

CLEARING PLAN

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

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7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

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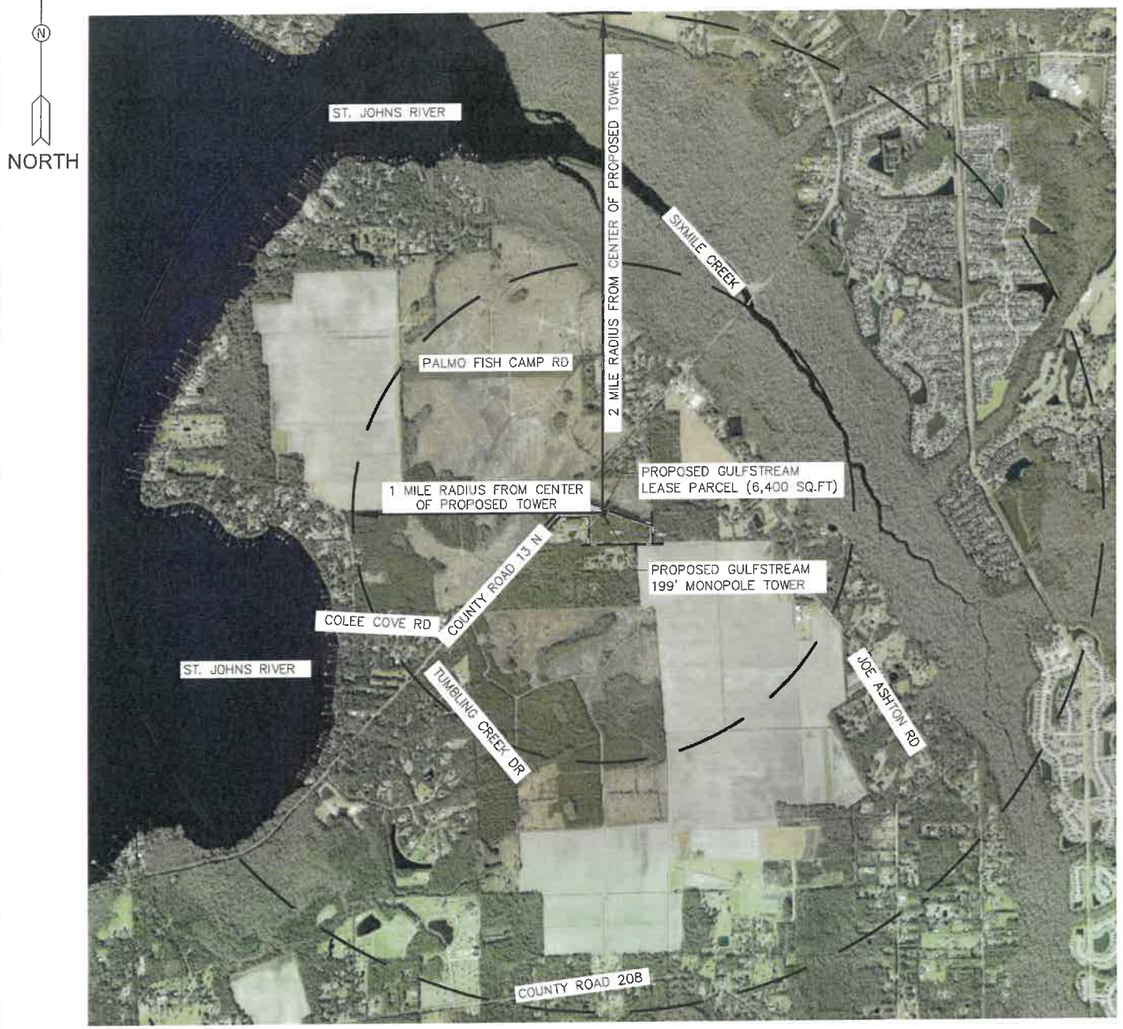
PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE: CLEARING PLAN

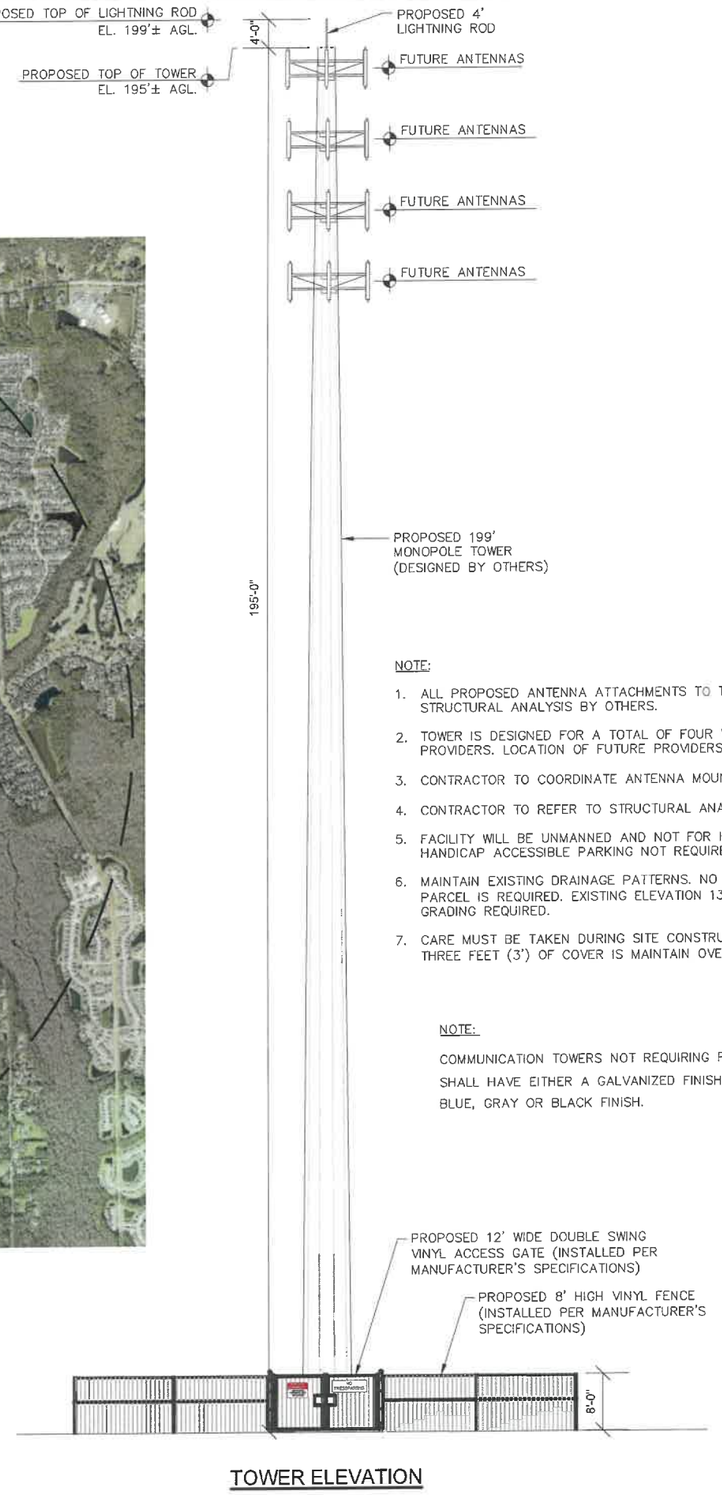
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GD	SKH	107	
SCALE: AS SHOWN	APPROVED BY: SKH	SHEET NUMBER C-3	

NOTE:

PER FLORIDA BUILDING CODE BUILDING 3109, ALL BUILDINGS AND STRUCTURES MUST BE ELEVATED TO AT LEAST 1' ABOVE THE BASE FLOOD ELEVATION (BFE)



LOCATION PLAN



TOWER ELEVATION

NOTE:

1. ALL PROPOSED ANTENNA ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
2. TOWER IS DESIGNED FOR A TOTAL OF FOUR 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. FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESSIBLE PARKING NOT REQUIRED.
6. MAINTAIN EXISTING DRAINAGE PATTERNS. NO GRADING ON THE LEASE PARCEL IS REQUIRED. EXISTING ELEVATION 13'-0" (NAVD 88) NO GRADING REQUIRED.
7. CARE MUST BE TAKEN DURING SITE CONSTRUCTION TO ENSURE THREE FEET (3') OF COVER IS MAINTAIN OVER THE WATER MAIN.

NOTE:

COMMUNICATION TOWERS NOT REQUIRING FAA PAINTING/MARKING SHALL HAVE EITHER A GALVANIZED FINISH OR PAINTED DULL BLUE, GRAY OR BLACK FINISH.

GULFSTREAM TOWERS
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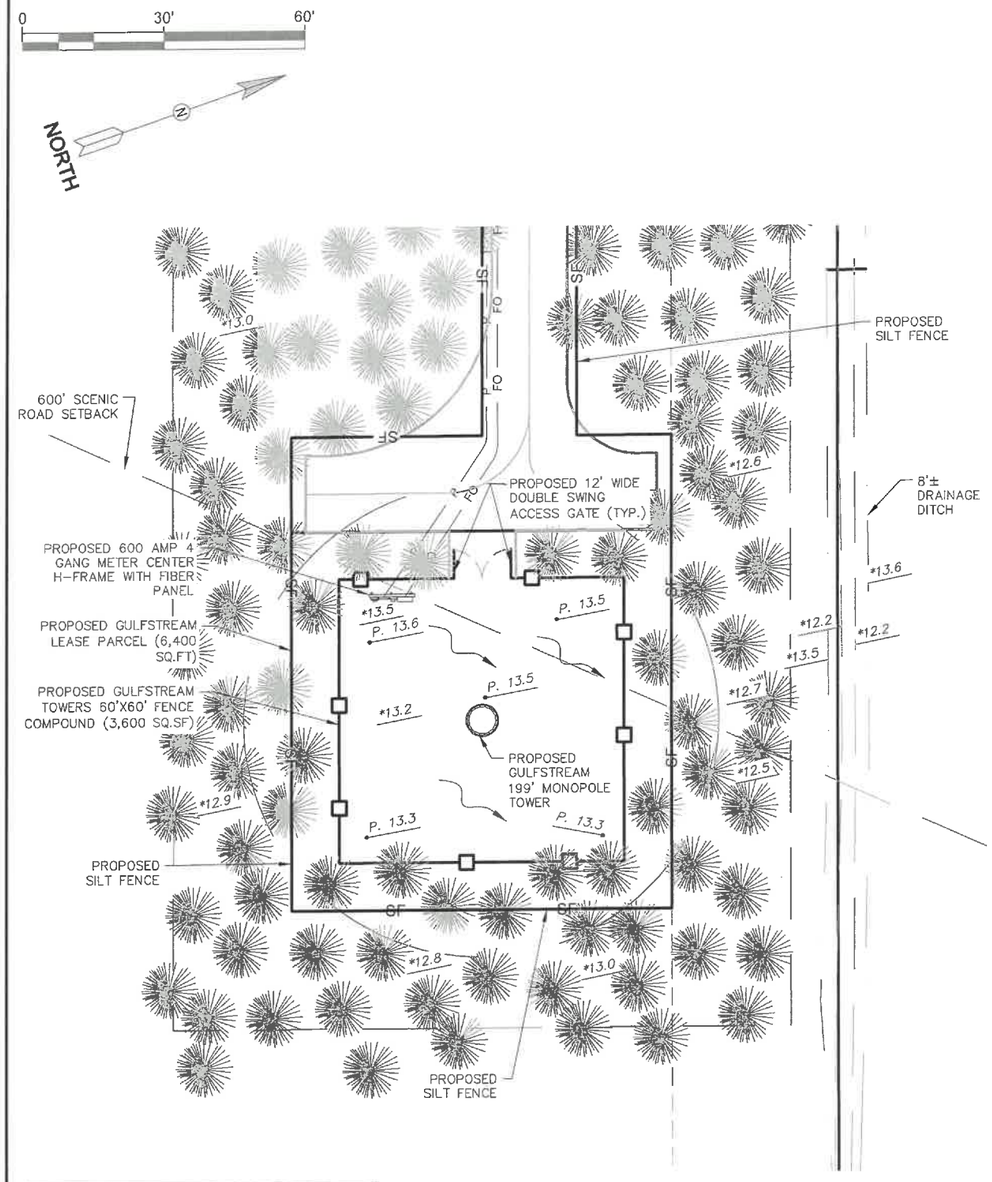
ISSUE FOR:
CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE:
TOWER ELEVATION & LOCATION PLAN

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	

SCALE:	APPROVED BY:	SHEET NUMBER
AS SHOWN	SKH	C-4



NOTE:
LIMITS OF CLEARING CONFINED TO PROPOSED EASEMENT AND LEASE AREA.

LEGEND

SF	SILT FENCE
P. 23.5	PROPOSED GRADES
*13.2	EXISTING GRADES
X	TREES TO BE REMOVED OR RELOCATED
	STORM WATER FLOW DIRECTION

NOTE:

PER FLORIDA BUILDING CODE BUILDING 3109, ALL BUILDINGS AND STRUCTURES MUST BE ELEVATED TO AT LEAST 1' ABOVE THE BASE FLOOD ELEVATION (BFE)

EROSION CONTROL PLAN

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 SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD), 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 GROUNDCOVER.

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.

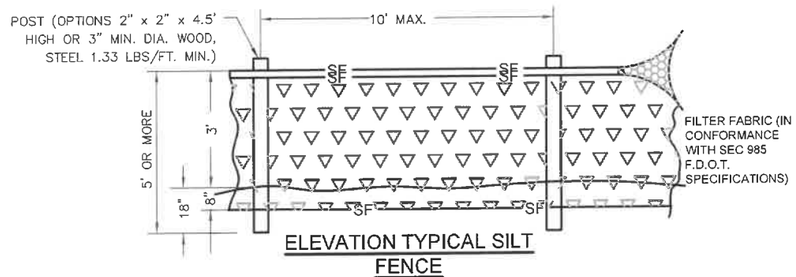
2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS 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 ARE 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 AND SEDEMENTATION CONTROL DETAILS AND NOTES



ELEVATION TYPICAL SILT FENCE
N.T.S.

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724

REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

SYED KHAJA HANEEFUDDIN LICENSE No83669 STATE OF FLORIDA PROFESSIONAL ENGINEER

Syed K Haneefuddin
Digitally signed by Syed K Haneefuddin
Date: 2026.05.27 22:14:26 -05'00'

CURRENT ISSUE DATE: FEBRUARY 2026

PROJECT DATA:

LICENSURE: SYED K. HANEEFUDDIN, P.E. PE #: 83669

ISSUE FOR:
CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE:
EROSION CONTROL PLAN

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	
SCALE: AS SHOWN	APPROVED BY: SKH	SHEET NUMBER C-5	



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

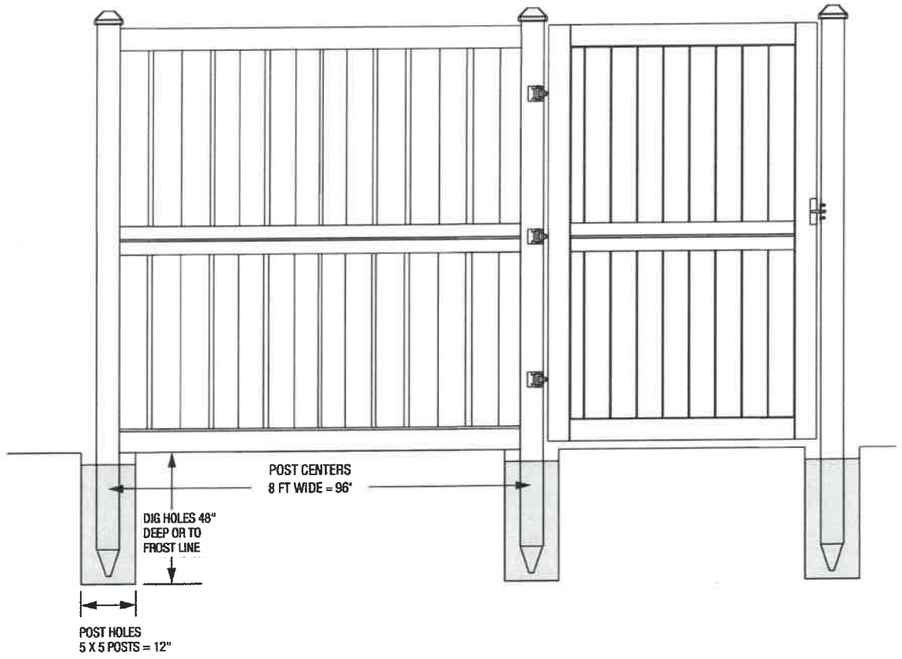


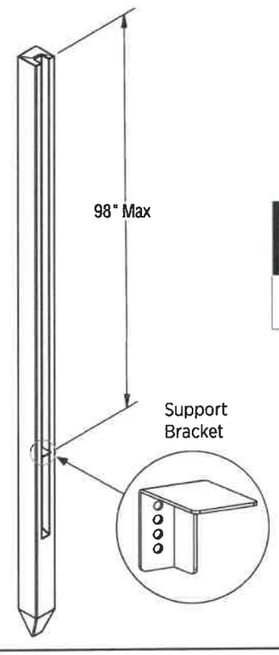
18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON ACCESS ROAD GATE
IF APPLICABLE

GULFSTREAM TOWERS, LLC
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789
(407) 617-0167
FCC/FAA REGISTRATION NUMBER OF STRUCTURE: FL263

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

Privacy Fence
Simtek Sherwood 8' High





Panel Size	4'	6'	8'
Bracket Location from top of post	50"	74"	98"

FOR INFORMATION ONLY

FENCE AND GATE DETAILS
N.T.S.

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

SYED KHAJA HANEEFUDDIN LICENSE No83669 STATE OF FLORIDA PROFESSIONAL ENGINEER

Syed K Haneefuddin
Digitally signed by Syed K Haneefuddin
Date: 2026.02.27 22:24:49 -05'00'

CURRENT ISSUE DATE: FEBRUARY 2026

PROJECT DATA:

LICENSURE: SYED K. HANEEFUDDIN, P.E. PE #: 83669

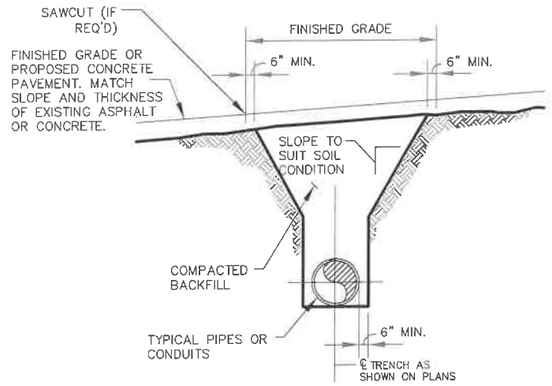
ISSUE FOR: CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

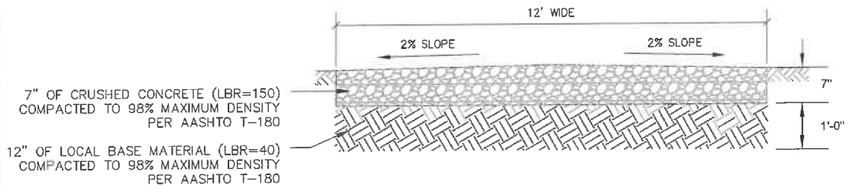
SHEET TITLE: FENCE AND GATE DETAILS

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	

SCALE:	APPROVED BY:	SHEET NUMBER
AS SHOWN	SKH	C-6

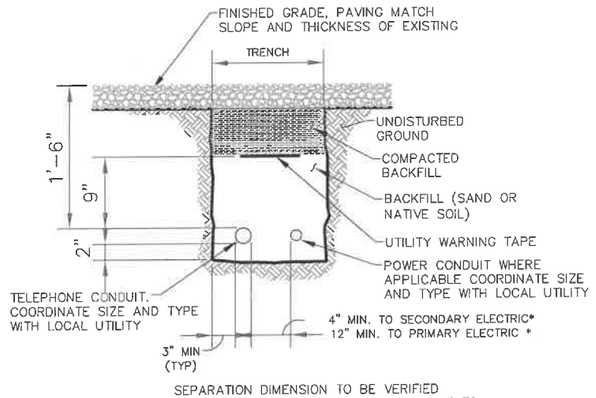


TYPICAL TRENCH DETAIL
N.T.S.



STABILIZED ACCESS ROADWAY SECTION
N.T.S.

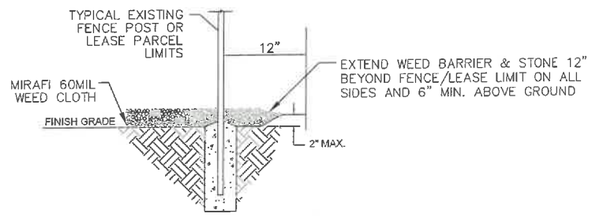
NOTE: PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.



SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

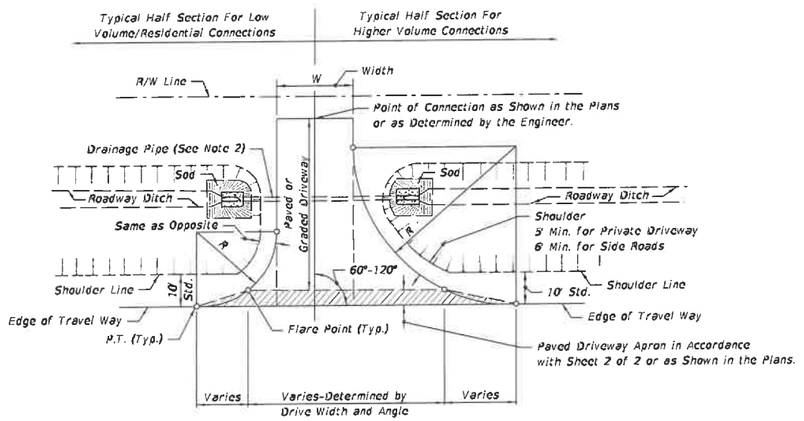
BACFILL TO BE PLACED IN LIFTS NOT TO EXCEED 6".

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



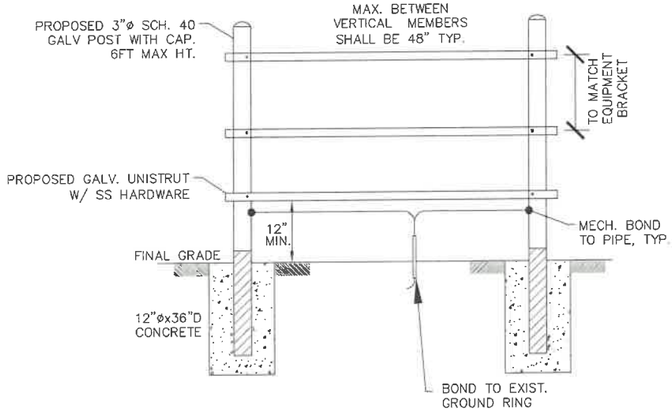
GRAVEL/WEED CLOTH DETAIL
NTS

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



PAVED DRIVEWAY PLAN VIEW
N.T.S.

NOTE:
REFER TO FDOT STANDARD PLANS, PAVED AND GRADED DRIVEWAYS, INDEX 330-001.



H-FRAME DETAIL
N.T.S.

GULFSTREAM TOWERS
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WINTER PARK, FL 32789

PLANS PREPARED BY:

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7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

SYED KHAJA HANEEFUDDIN LICENSE No 83669 STATE OF FLORIDA PROFESSIONAL ENGINEER

Syed K Haneefuddin
Digitally signed by Syed K Haneefuddin
Date: 2026.02.27 22:25:15 -05'00'

CURRENT ISSUE DATE: FEBRUARY 2026

PROJECT DATA:

LICENSURE: SYED K. HANEEFUDDIN, P.E. — PE #: 83669

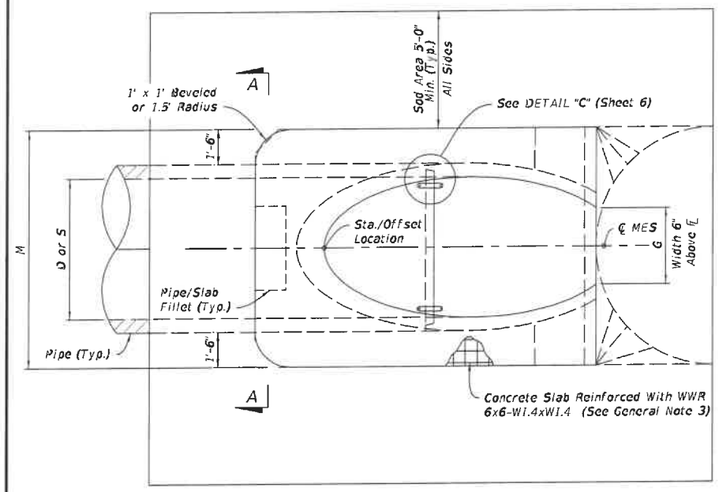
ISSUE FOR: CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

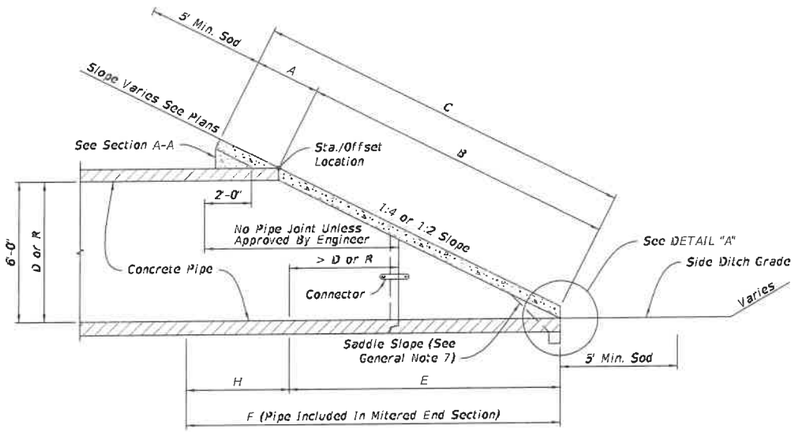
SHEET TITLE: CONSTRUCTION DETAILS

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	

SCALE:	APPROVED BY:	SHEET NUMBER
AS SHOWN	SKH	C-7



PLAN - SINGLE PIPE



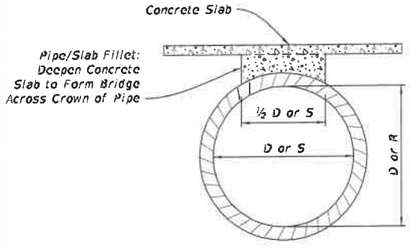
ELEVATION

TABLE 1
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

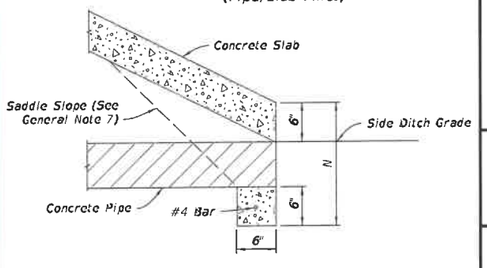
		Dia. D	Rise R	Span S	X	A	B	C	E	F	G	H	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	5½" CONC. SLAB (CY) (See General Note 3) Single Pipe	5½" CONC. SLAB (CY) Double Pipe	5½" CONC. SLAB (CY) Triple Pipe	5½" CONC. SLAB (CY) Quad. Pipe	3" CONC. SLAB (CY) (See General Note 3) Single Pipe	3" CONC. SLAB (CY) Double Pipe	3" CONC. SLAB (CY) Triple Pipe	3" CONC. SLAB (CY) Quad. Pipe	SODDING (SY) Single Pipe	SODDING (SY) Double Pipe	SODDING (SY) Triple Pipe	SODDING (SY) Quad. Pipe
Round Concrete Pipe	1:2 Slope	15"	——	——	2'-7"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	2.9'	4.63'	7.21'	9.79'	12.37'	1.19'	0.38	0.58	0.77	0.96	0.27	0.41	0.54	0.67	21	24	27	30
		18"	——	——	2'-10"	1.97'	2.74'	4.71'	2.56'	6'	1.41'	3.4'	4.92'	7.75'	10.58'	13.42'	1.21'	0.44	0.65	0.87	1.09	0.31	0.45	0.60	0.75	22	25	28	31
		24"	——	——	3'-5"	2.06'	3.85'	5.91'	3.56'	7'	1.73'	3.4'	5.50'	8.92'	12.33'	15.75'	1.25'	0.54	0.83	1.12	1.42	0.39	0.59	0.79	1.00	24	28	32	35
		30"	——	——	4'-3"	2.15'	4.95'	7.10'	4.56'	8'	2.00'	3.4'	6.08'	10.33'	14.58'	18.83'	1.29'	0.66	1.09	1.50	1.91	0.46	0.76	1.04	1.32	26	31	35	40
		36"	——	——	5'-1"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	3.4'	6.67'	11.75'	16.83'	21.92'	1.33'	0.81	1.38	1.95	2.51	0.55	0.94	1.33	1.71	28	34	39	45
		42"	——	——	6'-0"	2.34'	7.21'	9.55'	6.56'	10'	2.45'	3.4'	7.25'	13.25'	19.25'	25.25'	1.38'	0.97	1.70	2.45	3.19	0.66	1.15	1.66	2.15	30	37	43	50
		48"	——	——	6'-9"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	3.4'	7.83'	14.58'	21.33'	28.08'	1.42'	1.13	2.04	2.93	3.84	0.76	1.37	1.96	2.57	32	39	47	54
		54"	——	——	7'-8"	2.52'	9.44'	11.96'	8.56'	12'	2.83'	3.4'	8.42'	16.08'	23.75'	31.42'	1.46'	1.31	2.44	3.58	4.72	0.87	1.62	2.38	3.14	34	42	51	59
		60"	——	——	8'-6"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	4.4'	9.00'	17.50'	26.00'	34.50'	1.50'	1.51	2.89	4.28	5.68	0.99	1.90	2.81	3.73	36	45	55	64
		66"	——	——	9'-2"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	4.4'	9.58'	18.75'	27.92'	37.08'	1.54'	1.68	3.25	4.84	6.43	1.11	2.15	3.21	4.27	38	48	58	68
		72"	——	——	10'-0"	2.80'	12.80'	15.60'	11.56'	16'	3.30'	4.4'	10.16'	20.16'	30.16'	40.16'	1.58'	1.89	3.74	5.59	7.45	1.24	2.46	3.68	4.90	40	51	62	73
	1:4 Slope	15"	——	——	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.0'	4.63'	7.21'	9.79'	12.37'	1.19'	0.57	0.87	1.15	1.44	0.40	0.61	0.80	1.00	23	26	29	32
		18"	——	——	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.0'	4.92'	7.75'	10.58'	13.42'	1.21'	0.66	0.99	1.31	1.65	0.47	0.69	0.91	1.14	25	28	31	35
		24"	——	——	3'-5"	2.53'	7.18' △	9.71'	7.03' △	11'	1.73'	4.0'	5.50'	8.92'	12.33'	15.75'	1.25'	0.85	1.30	1.75	2.20	0.60	0.90	1.21	1.52	28	32	36	40
		30"	——	——	4'-3"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	4.0'	6.08'	10.33'	14.58'	18.83'	1.29'	1.10	1.74	2.39	3.05	0.76	1.19	1.63	2.07	31	36	41	46
		36"	——	——	5'-1"	2.87'	11.31' ◇	14.18'	11.03' ◇	15'	2.24'	4.0'	6.67'	11.75'	16.83'	21.92'	1.33'	1.32	2.21	3.08	3.96	0.89	1.48	2.05	2.63	34	40	46	52
		42"	——	——	6'-0"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	4.0'	7.25'	13.25'	19.25'	25.25'	1.38'	1.58	2.76	3.91	5.09	1.05	1.82	2.57	3.34	38	44	51	58
		48"	——	——	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	4.0'	7.83'	14.58'	21.33'	28.08'	1.42'	1.85	3.30	4.73	6.17	1.21	2.15	3.07	4.00	41	48	56	63
		54"	——	——	7'-8"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	4.0'	8.42'	16.08'	23.75'	31.42'	1.46'	2.14	3.95	5.77	7.58	1.39	2.55	3.72	4.88	44	52	61	69
		60"	——	——	8'-6"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	4.0'	9.00'	17.50'	26.00'	34.50'	1.50'	2.45	4.66	6.87	9.07	1.59	3.02	4.44	5.86	47	56	66	75
		66"	——	——	9'-2"	3.73'	21.62'	25.35'	21.03'	25'	3.18'	4.0'	9.58'	18.75'	27.92'	37.08'	1.54'	2.88	5.54	8.18	10.84	1.91	3.66	5.40	7.15	49	59	69	80
		72"	——	——	10'-0"	3.91'	23.68'	27.59'	23.03'	27'	3.30'	4.0'	10.16'	20.16'	30.16'	40.16'	1.58'	3.54	6.61	9.87	13.13	2.12	4.18	6.24	8.30	52	63	74	85
Elliptical Concrete Pipe	1:2 Slope	——	12"	18"	2'-10"	1.97"	1.62'	3.59'	1.56'	4'	1.50'	2.4'	4.92'	7.75'	10.58'	13.42'	1.21'	0.30	0.49	0.67	0.85	0.19	0.33	0.45	0.57	21	24	27	30
		——	14"	23"	3'-4"	2.01"	1.99'	4.00'	1.89'	5'	1.90'	3.1'	5.38'	8.71'	12.04'	15.38'	1.23'	0.37	0.59	0.81	1.02	0.25	0.40	0.55	0.69	22	26	29	33
		——	19"	30"	4'-0"	2.11'	2.92'	5.03'	2.73'	6'	2.37'	3.3'	6.04'	10.04'	14.04'	18.04'	1.27'	0.50	0.80	1.09	1.39	0.34	0.55	0.75	0.95	24	28	33	37
		——	24"	38"	5'-0"	2.20'	3.85'	6.05'	3.56'	7'	2.85'	3.4'	6.79'	11.79'	16.79'	21.79'	1.31'	0.62	1.03	1.45	1.86	0.43	0.71	1.00	1.28	26	31	37	42
		——	29"	45"	5'-11"	2.34'	4.79'	7.13'	4.39'	8'	3.19'	3.6'	7.50'	13.42'	19.33'	25.25'	1.38'	0.75	1.30	1.84	2.39	0.52	0.90	1.27	1.65	28	34	41	47
		——	34"	53"	7'-0"	2.43'	5.72'	8.15'	5.23'	9'	3.57'	3.8'	8.25'	15.25'	22.25'	29.25'	1.42'	0.90	1.61	2.32	3.03	0.62	1.11	1.60	2.09	30	37	45	53
		——	38"	60"	7'-10"	2.52'	6.46'	8.98'	5.89'	9'	3.95'	3.1'	8.92'	16.75'	24.58'	32.42'	1.46'	1.03	1.89	2.74	3.60	0.70	1.29	1.87	2.46	31	40	49	57
		——	43"	68"	8'-11"	2.62'	7.39'	10.01'	6.73'	10'	4.28'	3.3'	9.67'	18.58'	27.50'	36.42'	1.50'	1.19	2.26	3.33	4.40	0.81	1.54	2.26	2.99	33	43	53	63
		——	48"	76"	9'-11"	2.71'	8.33'	11.04'	7.56'	11'	4.59'	3.4'	10.42'	20.33'	30.25'	40.17'	1.54'	1.38	2.65	3.93	5.21	0.93	1.79	2.66	3.53	35	46	57	68
		——	53"	83"	10'-8"	2.80'	9.26'	12.06'	8.39'	12'	4.77'	3.6'	11.08'	21.75'	32.42'	43.08'	1.58'	1.55	3.03	4.50	5.96	1.04	2.04	3.03	4.02	37	49	61	73
		——	58"	91"	11'-8"	2.90'	10.19'	13.09'	9.23'	13'	5.01'	3.8'	11.83'	23.50'	35.17'	46.83'	1.63'	1.75	3.47	5.20	6.93	1.17	2.33	3.49	4.66	39	52	65	78
	1:4 Slope	——	12"	18"	2'-10"	2.36'	3.06'	5.42'	3.03'	5'	1.50'	2.0'	4.92'	7.75'	10.58'	13.42'	1.21'	0.45	0.68	0.92	1.14	0.30	0.45	0.61	0.76	23	26	29	32
		——	14"	23"	3'-4"	2.44'	3.75'	6.19'	3.70'	6'	1.90'	2.3'	5.38'	8.71'	12.04'	15.38'	1.23'	0.53	0.83	1.13	1.42	0.36	0.56	0.76	0.95	24	28	32	35
		——	19"	30"	4'-0"	2.62'	5.47'	8.09'	5.36'	8'	2.37'	2.6'	6.04'	10.04'	14.04'	18.04'	1.27'	0.74	1.15	1.57	1.98	0.51	0.79	1.08	1.36	27	32	36	40
		——	24"	38"	5'-0"	2.79'	7.18'	9.97'	7.03'	10'	2.85'	3.0'	6.79'	11.79'	16.79'	21.79'	1.31'	0.97	1.57	2.19	2.81	0.68	1.10	1.53	1.96	30	36	41	47
		——	29"	45"	5'-11"	3.05'	8.90'	11.95'	8.70'	12'	3.19'	3.3'	7.50'	13.42'	19.33'	25.25'	1.38'	1.22	2.07	2.92	3.77	0.86	1.45	2.04	2.63	33	40	46	53
		——	34"	53"	7'-0"	3.22'	10.62'	13.84'	10.36'	13'	3.57'	2.6'	8.25'	15.25'	22.25'	29.25'	1.42'	1.48	2.62	3.77	4.92	1.02	1.81	2.60	3.39	36	44	52	59
		——	38"	60"	7'-10"	3.39'	11.99'	15.38'	11.70'	15'	3.95'	3.3'	8.92'	16.75'	24.58'	32.42'	1.46'	1.72	3.12	4.53	5.92	1.18	2.14	3.10	4.05	38	47	56	65
		——	43"	68"	8'-11"	3.56'	13.71'	17.27'	13.36'	17'	4.28'	3.6'	9.67'	18.58'	27.50'	36.42'	1.50'	2.02	3.78	5.56	7.32	1.38	2.58	3.79	4.99	41	51	61	71
		——	48"	76"	9'-11"	3.73'	15.43'	19.16'	15.03'	19'	4.59'	4.0'	10.42'	20.33'	30.25'	40.17'	1.54'	2.34	4.49	6.64	8.79	1.59	3.05	4.51	5.97	44	55	66	77
		——	53"	83"	10'-8"	3.91'	17.15'	21.06'	16.70'	20'	4.77'	3.3'	11.08'	21.75'	32.42'	43.08'	1.58'	2.66	5.17	7.66	10.16	1.80	3.50	5.19	6.88	47	59	71	83
		——	58"	91"	11'-8"	4.08'	18.87'	22.95'	18.36'	22'	5.01'	3.6'	11.83'	23.50'	35.17'	46.83'	1.63'	3.02	5.98	8.95	11.90	2.04	4.04	6.05	8.05	50	63	76	89

B E
△ 6.42' △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.

◇ 10.40' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.



SECTION A-A
(Pipe/Slab Fillet)



DETAIL "A"

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

SYED KHAJA HANEEFUDDIN LICENSE No 83669 STATE OF FLORIDA PROFESSIONAL ENGINEER

Syed K Haneefuddin
Digitally signed by Syed K Haneefuddin
Date: 2026.02.27 22:15:44 -05'00'

CURRENT ISSUE DATE: FEBRUARY 2026

PROJECT DATA:

LICENSURE: SYED K. HANEEFUDDIN, P.E. PE #: 83669

ISSUE FOR: CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
COUNTY ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE: DRIVEWAY & CULVERT DETAILS

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD	SKH	107	

SCALE:	APPROVED BY:	SHEET NUMBER
AS SHOWN	SKH	C-8

ELECTRICAL NOTES

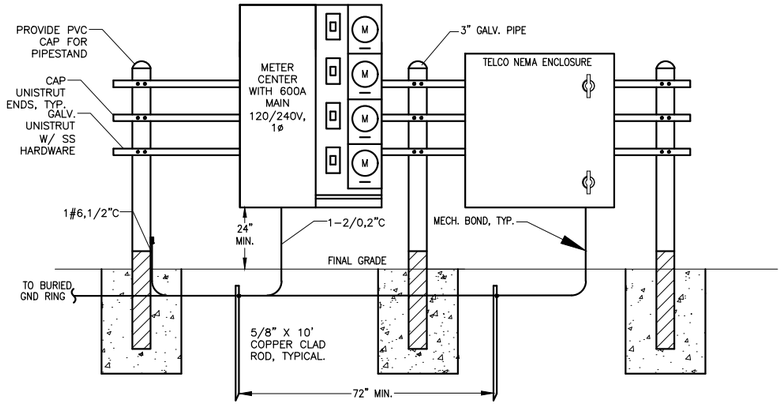
1. GENERAL
   - A. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS. ITEMS NOT SHOWN BUT OBVIOUSLY NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED.
   - B. THE CONTRACTOR SHALL COORD. W/CONST. MANANGER FOR PERMITS & INSPECTIONS TOWER CO. SHALL OBTAIN ALL PERMITS, SCHED. INSPECTIONS, & APPROVALS.
   - C. ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. APPROVED.
   - D. 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
   - E. EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH CONST. MANAGER, THE BUILDING OWNER AND OTHER TRADES.
   - F. 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.
2. SCOPE OF WORK
   - A. THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED. MAIN COMPONENTS ARE AS FOLLOWS:
     1. PROVIDE ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS.
     2. PROVIDE SERVICE EQUIPMENT MOUNTED AS INDICATED ON DRAWINGS.
     3. PROVIDE TELEPHONE CONDUIT WITH PULL WIRE AS INDICATED ON DRAWINGS.
     4. COORDINATE ELECTRICAL SERVICE WITH POWER CO., CONTACT REP PRIOR TO CONSTRUCTION.
     5. COORDINATE TELEPHONE SERVICE WITH TELCO CONTACT REP PRIOR TO CONSTRUCTION.
     6. INSTALL WIRE AND CONDUIT AS INDICATED.
     7. PROVIDE GROUNDING AS INDICATED ON DRAWINGS.
     8. RESTORE ALL AREAS TO ORIGINAL CONDITION AFTER INSTALLATION OF CONDUIT. CUT AND PATCH CONCRETE AND/OR ASPHALT AS REQUIRED.
     9. CONTRACTOR SHALL CLEARLY LABEL DISCONNECTS, METERS, BREAKERS, TELEPHONE TERMINAL BOX AND OTHER RELATED GEAR.
3. CONDUIT
   - A. CONDUIT SIZES AS SHOWN ON THE DRAWINGS ARE A MINIMUM. THE CONTRACTOR MAY INCREASE AS REQUIRED FOR EASE OF PULLING.
   - B. CONDUIT TYPES AS FOLLOWS:
     1. ALL ABOVE GRADE CONDUIT SHALL BE RIGID GALVANIZED STEEL.
     2. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC.
     3. CONCEALED CONDUIT IN WALLS OR ABOVE CEILING MAY BE EMT.
   - C. 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.
   - D. FLEX CONDUIT SHALL BE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT.
4. CONDUCTORS
   - A. CONDUCTORS SHALL BE COPPER STRANDED TYPE THWN OR XHHW WITH 75 DEGREE C RISE INSULATION OR AS INDICATED ON DRAWINGS.
5. GROUNDING
   - A. PROVIDE GROUND SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
   - B. 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:

1. PROVIDE "CABLE ENTRANCE GROUND BAR" (CEGB), 3"H X 6"L X 1/4"D. MOUNT AT +2'-0" AT TELCO BOARD.
2. 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).
3. 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'.
4. BOND DISCONNECT SWITCH, METER, TELEPHONE CABINET AND SERVICE CONDUITS TO BURIED GROUND RING AS THEY CROSS.
5. 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.
6. 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.
7. PROVIDE INSPECTION SLEEVE AT ALL BURIED GROUND RING EXOTHERMIC CONNECTIONS.
8. 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.
9. 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.
10. 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.
11. ELECTRICAL CONTRACTOR SHALL TAKE MEGGER READINGS OF GROUND. THE RESULTS SHALL NOT BE GREATER THAN 5 OHMS.
12. 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.
13. ALL BENDS IN GROUND WIRES SHALL BE NOMINAL 12" RADIUS.
14. 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.
15. WHEN APPLICABLE, CONTRACTOR SHALL BOND FRAMES TO EACH OTHER & TO GROUND RING VIA TWO PATHS. COORD. WITH CPM.
16. CONTRACTOR CAN PROVIDE ONE OF THE FOLLOWING AS DIRECTED BY PROJECT WIRELESS PROJECT MANAGER: THE SECOND OPTION IS PREFERRED.
    - A. CADWELD EACH CABINET GROUND WIRE TO GROUND RING AS SHOWN IN EQUIPMENT GROUNDING DETAIL.
    - B. 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.
17. PROVIDED BRAIDED BONDING JUMPERS BETWEEN EACH GATE AND POST.

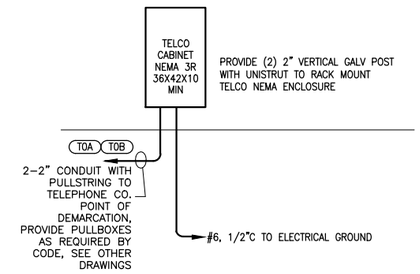
CONDUIT INSTALLATION NOTES:

1. ALL CONDUIT RUNS AND EQUIPMENT LOCATIONS ARE SHOWN DIAGRAMMATICALLY CONTRACTOR TO FIELD COORDINATE WITH CPM BEFORE ANY EQUIPMENT INSTALLATION.
2. CONTRACTOR SHALL PROVIDE TRAFFIC RATED, BROOKS SERIES 66, PULL BOXES WHERE REQUIRED.
3. WHERE U.G. CONDUIT ROUTE IS UNDER SLAB CUT AND PATCH ASPHALT/CONCRETE AS REQUIRED, MATCH EXIST.
4. 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



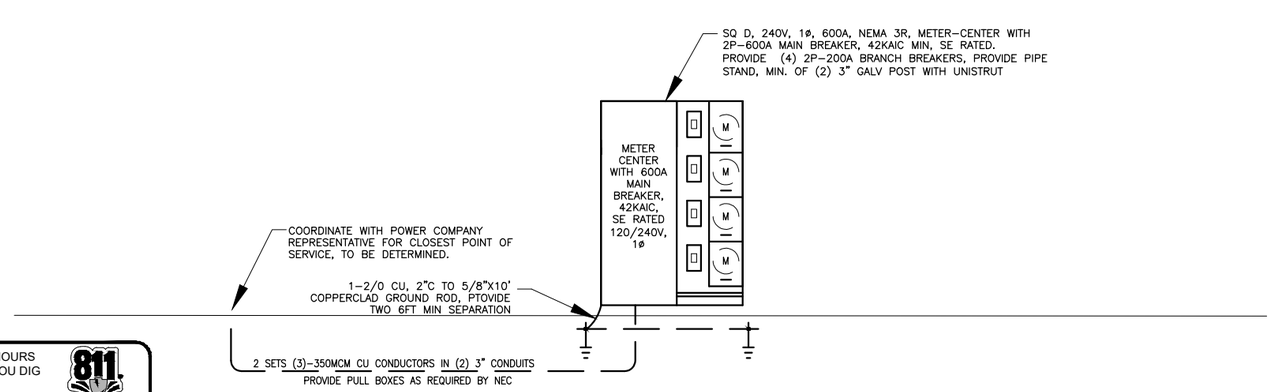
TELEPHONE RISER DIAGRAM (COMPOUND)

SYMBOLS

▼	CADWELD TYPE CONNECTION	C01	CONDUIT TAG 1; REFER TO RISER
◎	5/8" X10'-0" COPPERCLAD GRND. ROD W/INSP. SLEEVE	M-1,3	CONDUIT TAG 1; PANEL SCHEDULE
○	5/8" X10'-0" COPPERCLAD GRND. ROD	△	GENERATOR RECEPTACLE
■	MECHANICAL TYPE CONNECTION	— —	UNDER GROUND ELECTRIC CONDUIT
— —	#2 TINNED SOLID BARE CU WIRE	— —	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



ELECTRICAL RISER DIAGRAM

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

TOWER SERVICE: 1C/ø, #6 CU, 65A
METERCENTER SERVICE: 2C/ø, 350MCM CU, 620A

SERVICE VOLTAGE DROP LESS THAN 2% PER FBC & NEC

N24° 42' 12"
W81° 21' 10"
WAYPOINT

ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JANUARY 2026

PROJECT DATA:

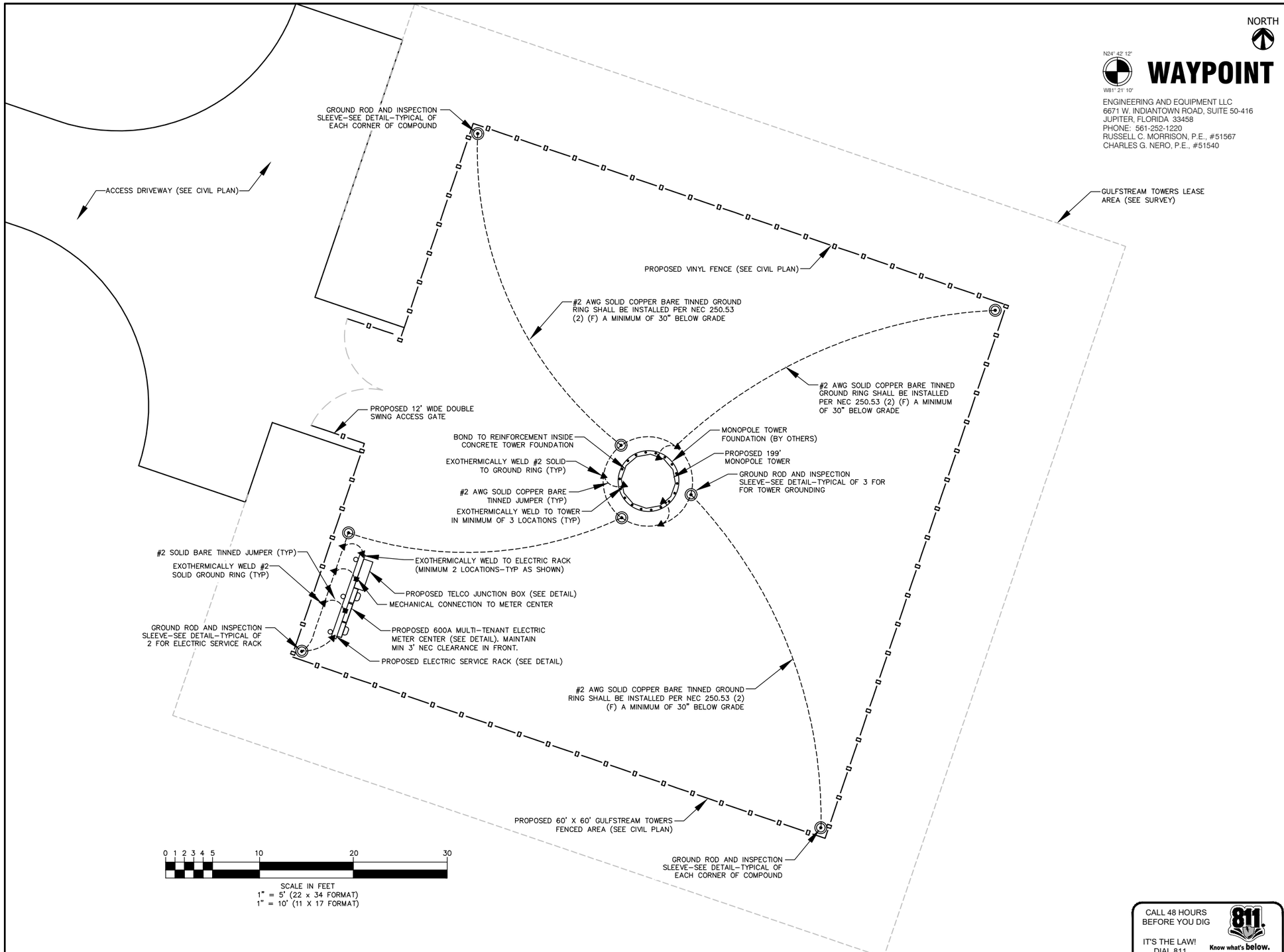
LICENSURE: RUSSELL C. MORRISON
PE #: 51567

ISSUE FOR: CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
STATE ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE: ELECTRICAL NOTES

DRAWN BY:	CHECK BY:	REV NO.
LTR	LTR	
SCALE: AS SHOWN	APPROVED BY: RCM	SHEET NUMBER E-1



ELECTRICAL SITE AND GROUNDING PLAN

SITE PLAN BASED ON SURVEY PROVIDED BY DANIEL DESIGN AND ASSOCIATES, LLC

N24° 42' 12"
W81° 21' 10"

WAYPOINT

ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
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RUSSELL C. MORRISON, P.E., #51567
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811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

GULFSTREAM TOWERS

127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
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PHONE #: 561-360-0724

REGISTRATION #: L25000268664

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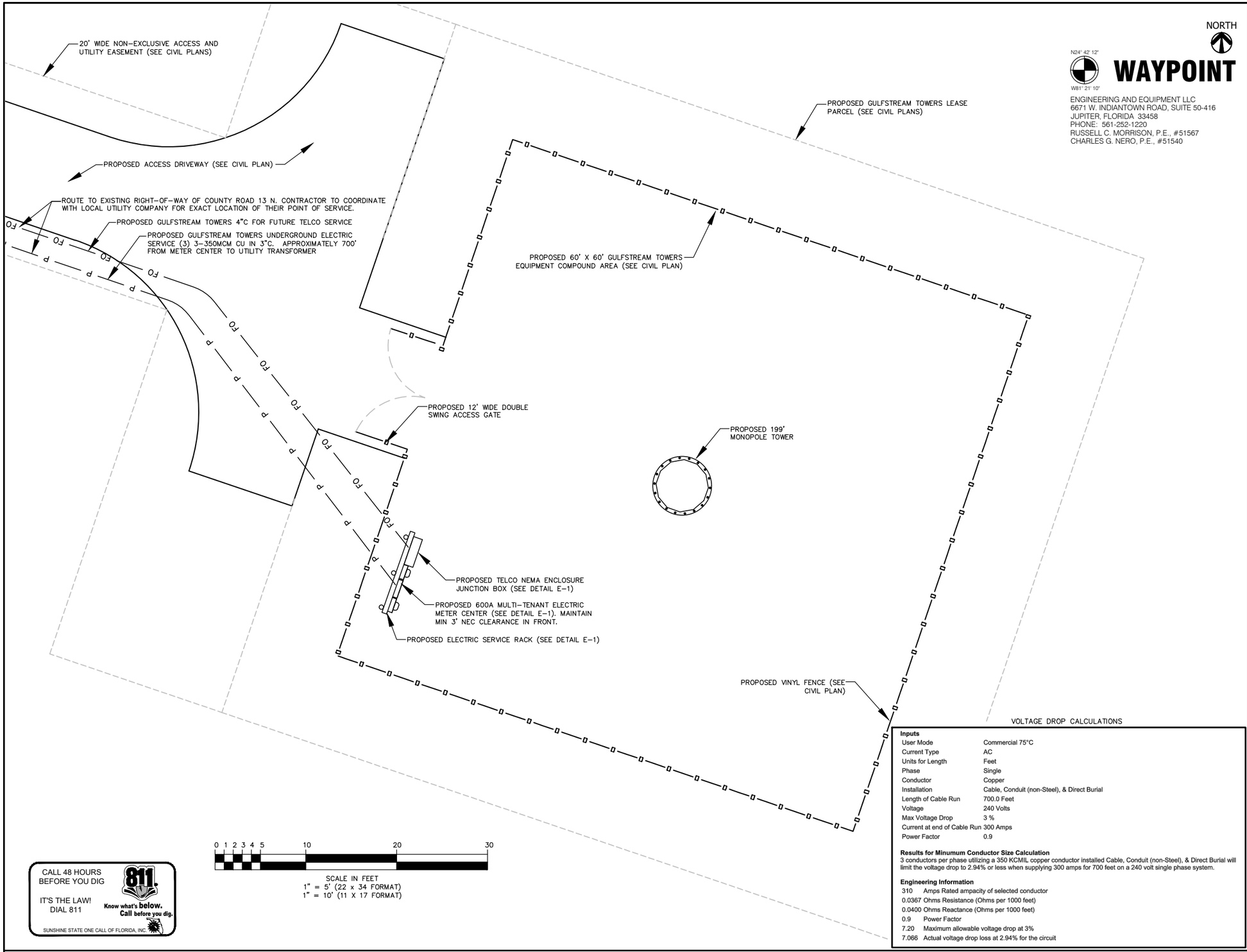
LICENSURE: RUSSELL C. MORRISON
PE #: 51567

ISSUE FOR:
CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
STATE ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE:
ELECTRICAL SITE AND GROUNDING PLAN

DRAWN BY:	CHECK BY:	REV NO.
LTR	LTR	
SCALE: AS SHOWN	APPROVED BY: RCM	SHEET NUMBER E-2



NORTH

N24° 42' 12"
W81° 21' 10"

WAYPOINT

ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
RUSSELL C. MORRISON, P.E., #51567
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VOLTAGE DROP CALCULATIONS

Inputs

User Mode	Commercial 75°C
Current Type	AC
Units for Length	Feet
Phase	Single
Conductor	Copper
Installation	Cable, Conduit (non-Steel), & Direct Burial
Length of Cable Run	700.0 Feet
Voltage	240 Volts
Max Voltage Drop	3 %
Current at end of Cable Run	300 Amps
Power Factor	0.9

Results for Minumum Conductor Size Calculation
3 conductors per phase utilizing a 350 KCMIL copper conductor installed Cable, Conduit (non-Steel), & Direct Burial will limit the voltage drop to 2.94% or less when supplying 300 amps for 700 feet on a 240 volt single phase system.

Engineering Information

310	Amps Rated ampacity of selected conductor
0.0367	Ohms Resistance (Ohms per 1000 feet)
0.0400	Ohms Reactance (Ohms per 1000 feet)
0.9	Power Factor
7.20	Maximum allowable voltage drop at 3%
7.066	Actual voltage drop loss at 2.94% for the circuit

ELECTRICAL SERVICE PLAN

SITE PLAN BASED ON SURVEY PROVIDED BY DANIEL DESIGN AND ASSOCIATES, LLC

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
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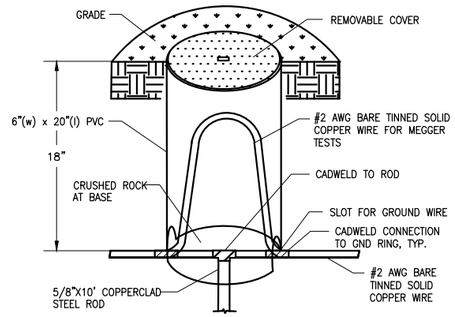
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SHEET TITLE:
ELECTRICAL SERVICE PLAN

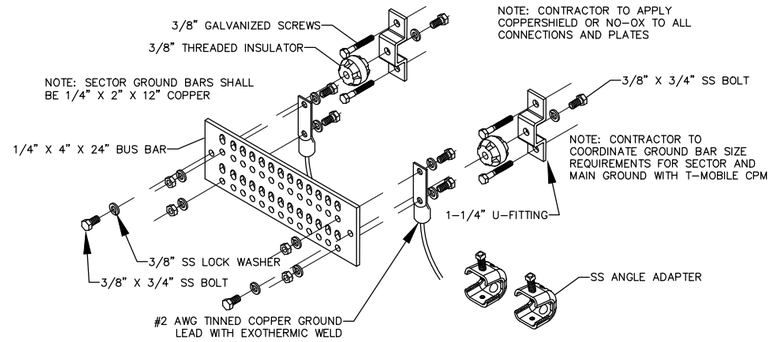
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LTR	LTR	

SCALE:	APPROVED BY:	SHEET NUMBER
AS SHOWN	RCM	E-3

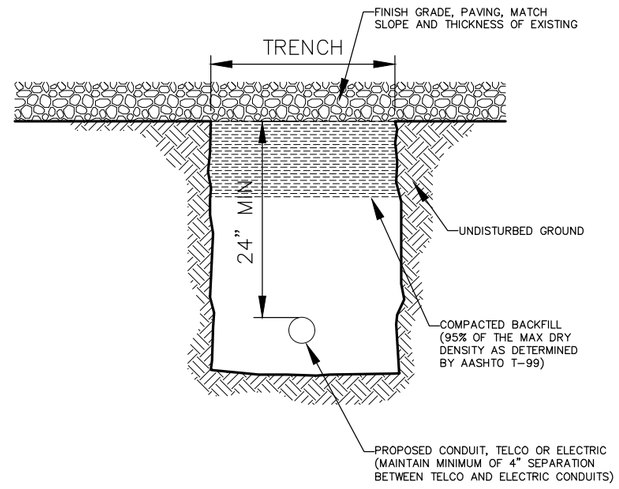


NOTE: CONTRACTOR TO MARK ON INTERIOR OF SLEEVE WHICH BUILDING GROUND OR TELEPHONE GROUND IS TIED INTO

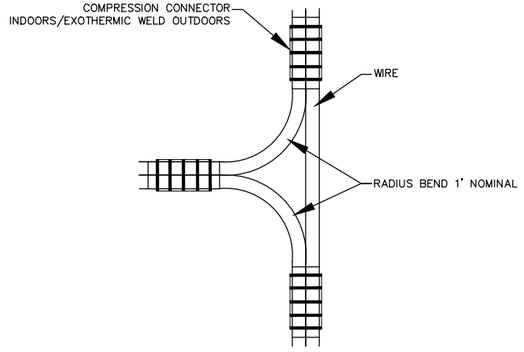
GROUND ROD AND INSPECTION SLEEVE | 1



GROUND BAR DETAIL | 2



CONDUIT TRENCH DETAIL | 3



NON-DIRECTIONAL SPLICE | 4

N24° 42' 12"
W81° 21' 10"
WAYPOINT
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STATE ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
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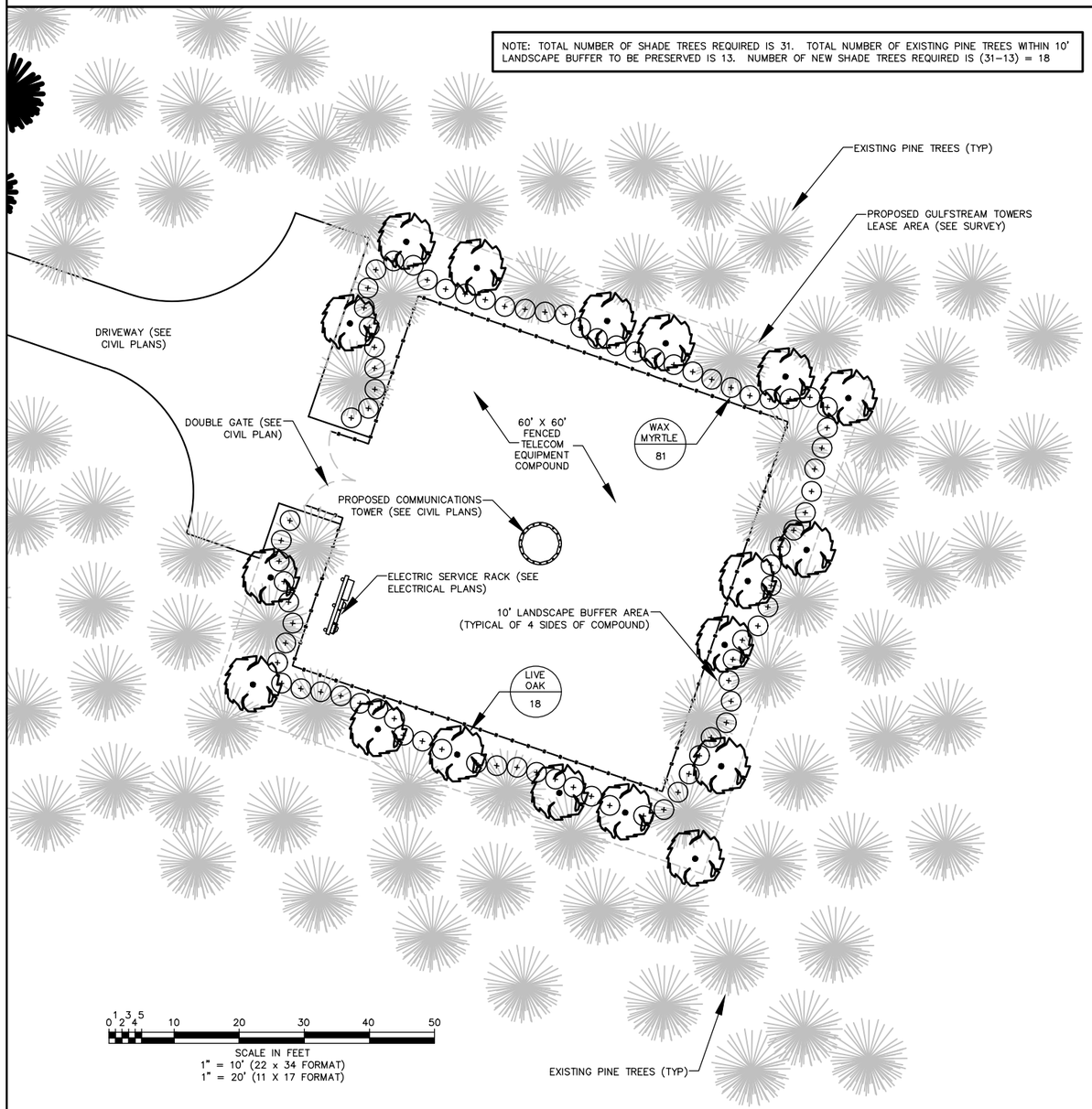
SCALE:	APPROVED BY:	SHEET NUMBER
AS SHOWN	RCM	E-4

ST JOHNS COUNTY LANDSCAPE CODE (PER ST JOHNS COUNTY LAND DEVELOPMENT CODE, SECTION 6.08.12 COMMUNICATIONS ANTENNA TOWERS):

PER SECTION 6.08.12 (M) LANDSCAPING:
THE VISUAL IMPACTS OF RESIDENTIALLY OR COMMERCIALLY LOCATED ANTENNA TOWES SHALL BE MITIGATED THROUGH LANDSCAPING OR OTHER SCREENING MATERIALS AT THE BSE OF THE TOWER AND ANCILLARY STRUCTURES.
1. THE FOLLOWING LANDSCAPING AND BUFFERING OF ANTENNA TOWER SHALL BE REQUIRED AROUND THE PERIMETER OF THE TOWER AND ACCESSORY STRUCTURES:
   A. A ROW OF SHADE TREES A MINIMUM OF TEN (10) FEET TALL AND A MAXIMUM OF TEN (10) FEET APART SHALL BE PLANTED AROUND THE PERIMETER OF THE FENCE.
   B. A CONTINUOUS HEDGE AT LEAST THIRTY-SIX (36) INCHES HIGH AT THE TIME OF PLANTING, CAPABLE OF GROWING TO AT LEAST FORTY-EIGHT (48) INCHES IN HEIGHT IN EIGHTEEN (18) MONTHS, SHALL BE PLATED IN FRONT OFO THE TREE LINE REFERENCED ABOVE
   C. ALL REQUIRED LANDSCAPING SHALL BE OF THE EVERGREEN VARIETY
   D. ALL REQUIRED LANDSCAPING SHALL BE NATIVE DROUGHT TOLERANT SPECIES AND/OR IRRIGATED AND PROPERTY MAINTAINED TO ENSURE GOOD HEALTH AND VITALITY

2. REQUIRED LANDSCAPING SHALL BE INSTALLED OUTSIDE THE FENCE OR WALL
3. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE AND MAY BE CREDITED AS APPROPRIATE TOWARD LANDSCAPING REQUIREMENTS
4. THESE STANDARDS MAY BE WAIVED BY THE BOARD OF COUNTY COMMISSIONERS FOR THOSE SIDES OF THE PROPOSED TOWER THAT ARE LOCATED ADJACENT TO UNDEVELOPABLE LANDS AND LANDS NOT IN PUBLIC VIEW.
5. VEGETATION SHALL BE MAINTAINED IN A HEALTHY STATE AND VEGETATION THAT PERISHES OR FAILS TO THRIVE SHALL BE REPLACED.

NOTE: TOTAL NUMBER OF SHADE TREES REQUIRED IS 31. TOTAL NUMBER OF EXISTING PINE TREES WITHIN 10' LANDSCAPE BUFFER TO BE PRESERVED IS 13. NUMBER OF NEW SHADE TREES REQUIRED IS (31-13) = 18



LANDSCAPE PLAN

SITE PLAN BASED ON SURVEY PROVIDED BY DANIEL DESIGN AND ASSOCIATES, LLC

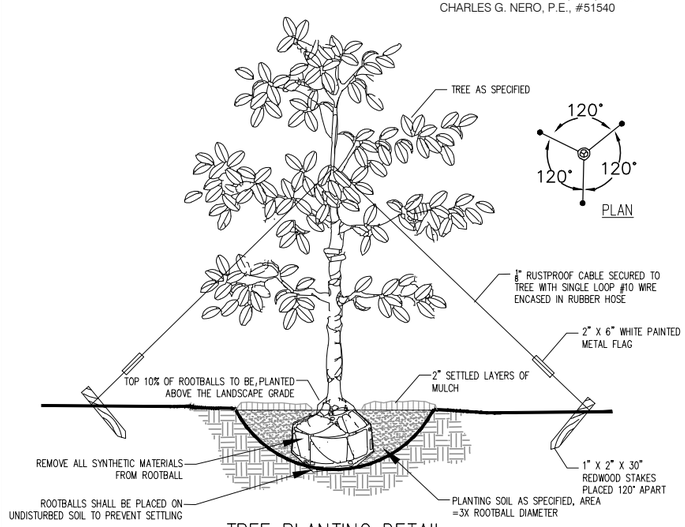
NORTH

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

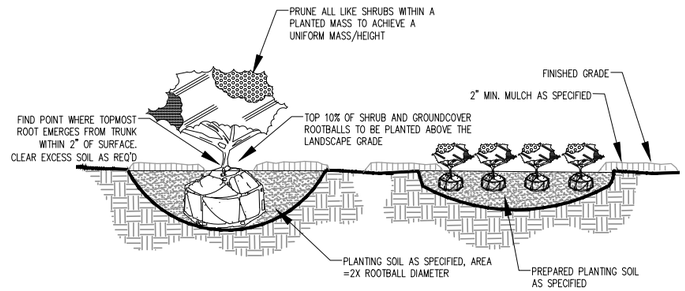
N24° 42' 12"
W81° 21' 10"

WAYPOINT

ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540



TREE PLANTING DETAIL



SHRUB/GROUNDCOVER PLANTING DETAIL

LANDSCAPE QUANTITIES LIST

REQUIRED	PROVIDED	SCIENTIFIC NAME	COMMON NAME	NOTES	WWW.FLORIDAYARDS.ORG
18	18	QUERCUS VIRGINIANA	LIVE OAK	10' MIN. HEIGHT, 3.5" CALIPER	FLORIDA FRIENDLY, DROUGHT TOLERANT.
81	81	MYRICA CERIFERA	WAX MYRTLE	3 GALLON, 36" O.C., 24" HEIGHT	FLORIDA FRIENDLY, DROUGHT TOLERANT.
2" THICK	2" THICK		CYPRESS MULCH	2" SETTLED LAYERS OF CLEAN MULCH	FLORIDA FRIENDLY, DROUGHT TOLERANT.

PLANT IRRIGATION: CONTRACTOR TO PROVIDE MANUAL HAND WATERING OF ALL NEW PLANTINGS UNTIL ESTABLISHED. ANY PLANTS THAT DIE PRIOR TO ESTABLISHMENT, WILL BE REPLACED BY CONTRACTOR.

PLANTING DETAILS

GULFSTREAM TOWERS
127 W FAIRBANKS AVENUE, SUITE 469
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724

REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JANUARY 2026

PROJECT DATA:

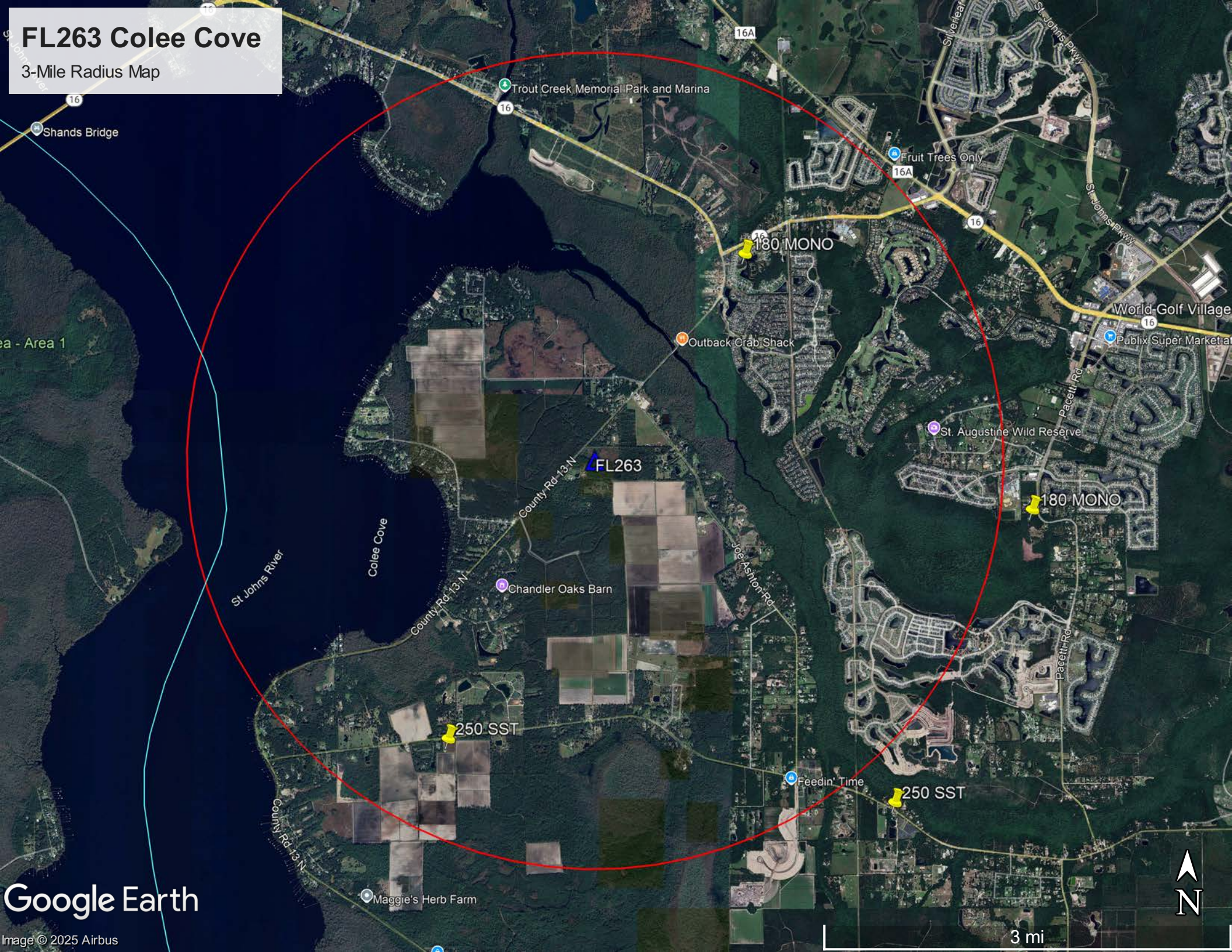
LICENSURE: RUSSELL C. MORRISON
PE #: 51567

ISSUE FOR:
CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
FL263 COLEE COVE
STATE ROAD 13 NORTH
SAINT AUGUSTINE, FLORIDA 32092
ST. JOHNS COUNTY

SHEET TITLE:
LANDSCAPE PLAN

DRAWN BY:	CHECK BY:	REV NO.
LTR	LTR	
SCALE: AS SHOWN	APPROVED BY: RCM	SHEET NUMBER L-1


FL263 Colee Cove
3-Mile Radius Map
Trout Creek Memorial Park and Marina
Shands Bridge
Fruit Trees Only
180 MONO
World Golf Village
Outback Crab Shack
Publix Super Market at
St. Augustine Wild Reserve
FL263
180 MONO
St Johns River
Colee Cove
County Rd 13 N
Chandler Oaks Barn
Joe Ashton Rd
Pacetti Rd
250 SST
Feedin' Time
250 SST
Maggie's Herb Farm
Google Earth
Image © 2025 Airbus
N
3 mi

960 Morrison Drive, Suite 200
Charleston, South Carolina 29403
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

March 13, 2026

VIA EMAIL
Gulfstream Towers
Attn: Mike Burkhead
127 W. Fairbanks Avenue, Suite #469
Winter Park, FL 32789
mike@gulfstreamtowers.com

RE: FL263 - St Johns Colee Cove – Zone A BFE Determination

Dear Mr. Burkhead

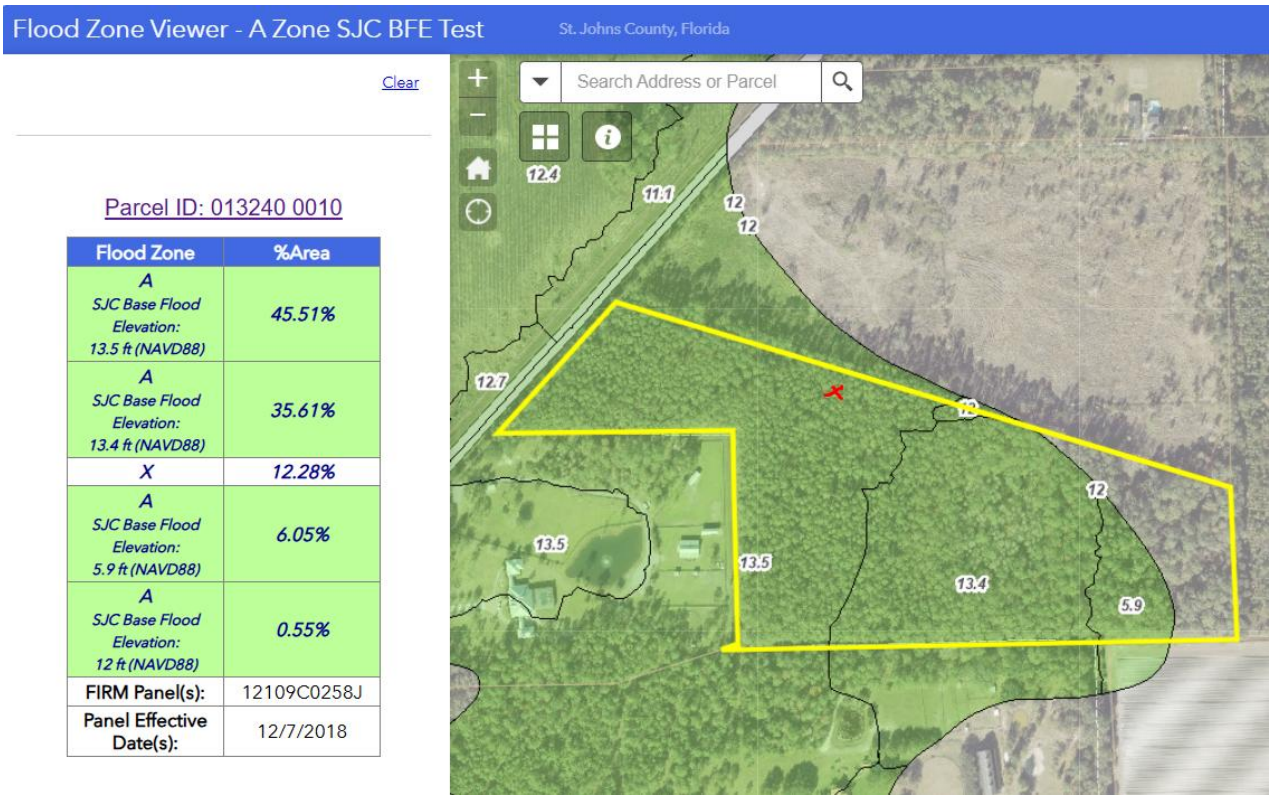
Per our correspondence with the St. John's County Floodplain Manager, the Base Flood Elevation of the proposed tower development located at coordinates = 29.947155, -81.553497 was determined to be 13.5' NAVD88. See Appendix A for internal County stormwater modeling validation.

Thank you for your time and consideration.

Sincerely,
FORESITE GROUP, LLC
Mark Merritt
Wireless Services Regional Leader

Appendix A

St. John's County Stormwater Model Validation



Parcel ID: 013240 0010

Flood Zone	%Area
A SJC Base Flood Elevation: 13.5 ft (NAVD88)	*45.51%*
A SJC Base Flood Elevation: 13.4 ft (NAVD88)	*35.61%*
X	*12.28%*
A SJC Base Flood Elevation: 5.9 ft (NAVD88)	*6.05%*
A SJC Base Flood Elevation: 12 ft (NAVD88)	*0.55%*
FIRM Panel(s):	12109C0258J
Panel Effective Date(s):	12/7/2018

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-3823-OE

Issued Date: 03/24/2025

Michael Burkhead
Gulfstream Towers, LLC
127 W. Fairbanks Avenue
#469
Winter Park, FL 32789

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Tower FL263
Location:	St. Augustine, FL
Latitude:	29-56-50.09N NAD 83
Longitude:	81-33-12.46W
Heights:	13 feet site elevation (SE)
	199 feet above ground level (AGL)
	212 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 09/24/2026 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-3823-OE.

Signature Control No: 648028092-651456145 (DNE)
Michael Costanzi
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2025-ASO-3823-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY 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

Verified Map for ASN 2025-ASO-3823-OE



GULFSTREAM
TOWERS

127 W. Fairbanks Avenue, #469
Winter Park, FL 32789

March 4, 2026

St. Johns County
Planning & Zoning Division
4040 Lewis Speedway
St. Augustine, FL 32084

Re: Shared Use / Sec. 6.08.12.R.2

Dear Staff,

In accordance with Sec. 6.08.12.R.2 of the St. Johns County LDC, please accept this letter on behalf of Gulfstream Towers of its intent to allow shared use of the proposed Antenna Tower.

Additionally, the Antenna Tower will be structurally designed for multiple tenants as illustrated on sheet C-4 of the submitted plans, with the tower manufacturer tower & foundation design drawings to be submitted to the Building Department during the permit stage of the project.

If there are and questions or you need additional information, please reach out to me at (407) 617-0167 or mike@gulfstreamtowers.com.

Kind regards,

Mike Burkhead

Mike Burkhead

SEE SHEET 2 OF 4 FOR PARENT TRACT DETAIL
SEE SHEET 3 OF 4 FOR COMPOUND DETAIL
SEE SHEET 4 OF 4 FOR TREE DETAIL



VICINITY MAP
NEAR 8960 COUNTY ROAD 13 NORTH, SAINT AUGUSTINE, FL 32092
(NOT TO SCALE)

LEGAL DESCRIPTION (AS PROVIDED BY CLIENT)

PARENT TRACT

SITUATED IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, ALL IN TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 42 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, A DISTANCE OF 416.57 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 71 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 1717.53 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE SOUTH 01 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 392.14 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1336.75 FEET TO THE SAID WEST LINE, A DISTANCE OF 573.46 FEET TO A POINT THAT LIES 677.42 FEET SOUTHERLY FROM POINT-OF-REFERENCE AS MEASURED ALONG THE EAST LINE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 641.05 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 13; THENCE NORTH 42 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 513.70 FEET TO THE POINT OF BEGINNING; CONTAINING 22.64 ACRES, MORE OR LESS, AND BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 422, PAGE 200, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TAX ID: 0132400010

BEING THE SAME PROPERTY CONVEYED TO COLEE COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE, FROM JOHN O. HULSBERG AND JEFFREY K. HULSBERG, GRANTOR, BY WARRANTY DEED RECORDED 07/27/2006, IN BOOK 2751, PAGE 1114, OF THE ST, JOHNS COUNTY RECORDS.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE NUMBER 01-24024016-01T DATED MAY 20, 2024 SCHEDULE B - SECTION II

NO PLOTTABLE ITEMS

LEGAL DESCRIPTIONS (AS PREPARED BY SURVEYOR)

GULFSTREAM TOWERS
LEASE PARCEL

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 42°55'00" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, A DISTANCE OF 416.57 FEET TO THE NORTH LINE OF THE PARENT TRACT; THENCE, CONTINUE ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, SOUTH 42°55'00" WEST, A DISTANCE OF 60.26 FEET; THENCE, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, SOUTH 71°12'28" EAST, A DISTANCE OF 608.52; THENCE NORTH 18°47'32" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°12'28" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 71°12'28" EAST, A DISTANCE OF 80.00 FEET; THENCE, SOUTH 18°47'32" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 71°12'28" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 18°47'32" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1469 ACRES OR 6400 SQUARE FEET, MORE OR LESS.

GULFSTREAM TOWERS
ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 42°55'00" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, A DISTANCE OF 416.57 FEET TO THE NORTH LINE OF THE PARENT TRACT; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, SOUTH 42°55'00" WEST, A DISTANCE OF 60.26 FEET TO THE POINT OF BEGINNING; THENCE, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, SOUTH 71°12'28" EAST, A DISTANCE OF 608.52; THENCE NORTH 18°47'32" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°12'28" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 18°47'32" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 71°12'28" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 18°47'32" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 71°12'28" WEST, A DISTANCE OF 617.48 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13; THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, NORTH 42°55'00" EAST, A DISTANCE OF 21.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.3181 ACRES OR 13860 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS IS A BOUNDARY SURVEY OF THE GULFSTREAM TOWERS LEASE PARCEL. THE PARENT TRACT INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
2. THE PROPOSED GULFSTREAM TOWERS LEASE PARCEL DEPICTED HEREON LIES ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.
3. THE SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 01-24024016-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MAY 20, 2024. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT FOR TITLE INSURANCE THAT ARE PERTINENT TO THE GULFSTREAM TOWERS LEASE PARCEL, AND ITS ACCESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THAT COMMITMENT WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) PER OFFICIAL RECORDS BOOK 2751, PAGE 1114, RECORDED IN ST. JOHNS COUNTY, FLORIDA AS BEING SOUTH 42°55'00" WEST.
5. UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
6. PARENT TRACT INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED.
7. AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12109C0258J, DATED DECEMBER 7, 2018 THE PROPOSED LEASE PARCEL DEPICTED HEREON LIES IN ZONE "A" (NO BASE FLOOD ELEVATION).
8. (D) DENOTES DESCRIPTION;(F) DENOTES FIELD MEASURED;(P) DENOTES PLAT; (C) DENOTES CALCULATED.
9. INCIDENTAL ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
10. ALL GEODETIC AND VERTICAL DATA, DEPICTED HEREON IS WITHIN THE 1A ACCURACY TOLERANCES AS SET FORTH BY THE F.A.A.
11. SITE BENCHMARK IS A SET NAIL AND BLUE DISK IN THE ASPHALT ELEVATION = 14.82' N.A.V.D. 1988 AS DEPICTED HEREON. ALL ELEVATIONS SHOWN HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.).
12. BASED UPON OUR FIELD WORK AND THE ALTA COMMITMENT FOR TITLE INSURANCE, THE GULFSTREAM TOWERS LEASE PARCEL HAS ACCESS TO COUNTY ROAD 13 N (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DEPICTED HEREON. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THE ALTA COMMITMENT FOR TITLE INSURANCE WOULD PRECLUDE ACCESS OVER THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FROM THE GULFSTREAM TOWERS LEASE PARCEL TO COUNTY ROAD 13 N (A PUBLIC RIGHT-OF-WAY).

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIRK BRIAN MITCHELL USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KIRK MITCHELL CERTIFICATE No. 5682 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

Digitally signed by Kirk Mitchell
DN: c=US, o=Advanced Land Surveying and Mapping Inc., dnQualifier=A01410C0000018B8ABCAAB100084A05, cn=Kirk Mitchell
Date: 2026.03.18 19:27:55 -04'00'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PERFORMED ON JULY 23, 2024, IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE PURSUANT TO SECTION 472.023, FLORIDA STATUTES AND WAS PREPARED UNDER MY RESPONSIBLE CHARGE.

KIRK B.MITCHELL P.S.M. L.S.No.5682

CERTIFICATE OF AUTHORIZATION No. L.B.6885 HARD COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
GULFSTREAM TOWERS
ITS AFFILIATES, SUBSIDIARIES AND LENDERS.

REVISIONS

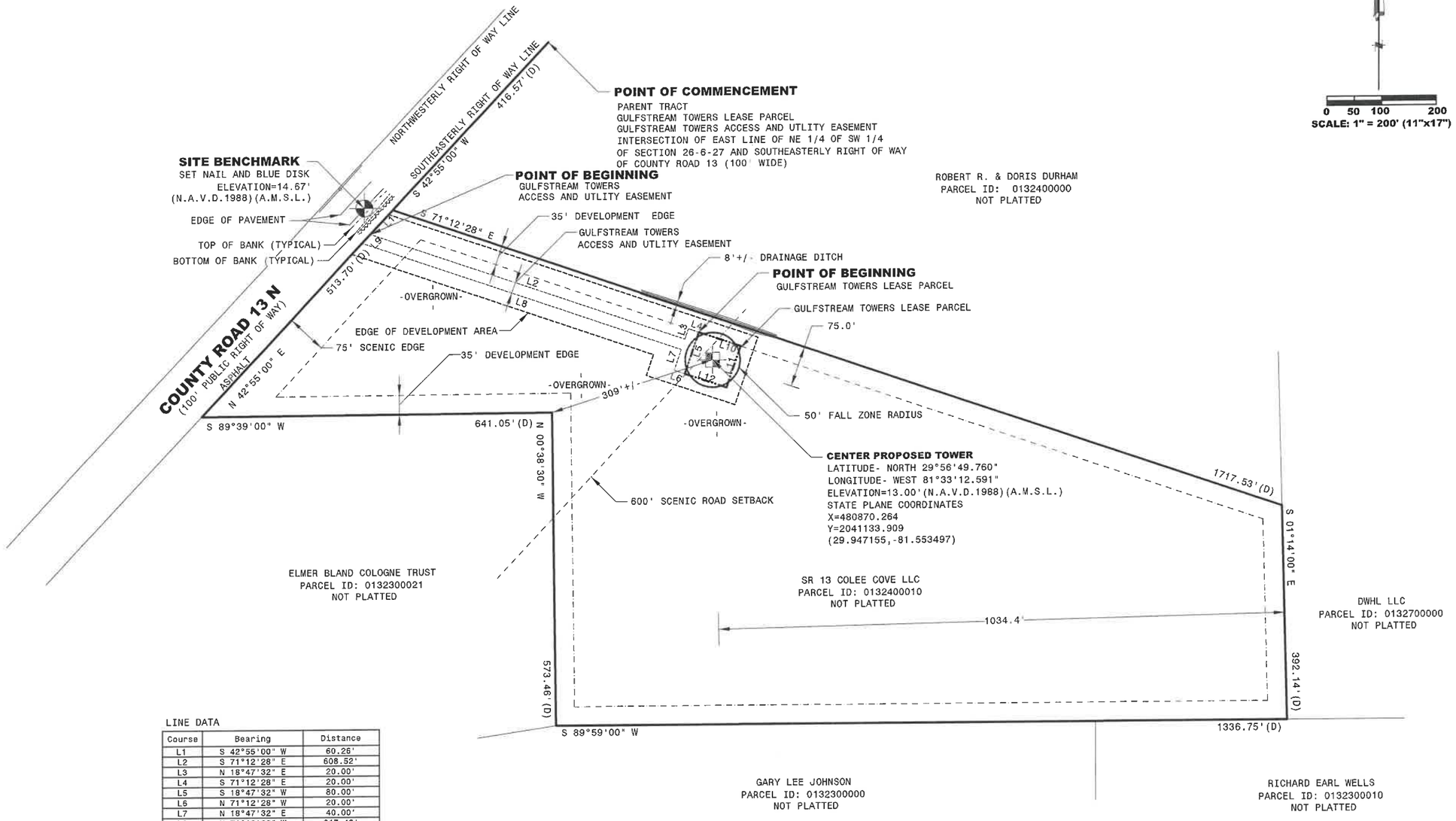
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/21/25	SP	ADD TREE LOCATION						

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL263 COLEE COVE
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JULY 23, 2024
FIELD BOOK	PRINT
SCALE	N.T.S.
PROJECT NO.	X
FILE NAME	FL263 COLEE COVE
SHEET	1 OF 4

SEE SHEET 1 OF 4 FOR SURVEY INFORMATION
SEE SHEET 3 OF 4 FOR COMPOUND DETAIL
SEE SHEET 4 OF 4 FOR TREE DETAIL



LINE DATA

Course	Bearing	Distance
L1	S 42°55'00" W	60.26'
L2	S 71°12'28" E	608.52'
L3	N 18°47'32" E	20.00'
L4	S 71°12'28" E	20.00'
L5	S 18°47'32" W	80.00'
L6	N 71°12'28" W	20.00'
L7	N 18°47'32" E	40.00'
L8	N 71°12'28" W	617.48'
L9	N 42°55'00" E	21.91'
L10	S 71°12'28" E	80.00'
L11	S 18°47'32" W	80.00'
L12	N 71°12'28" W	80.00'

REVISIONS

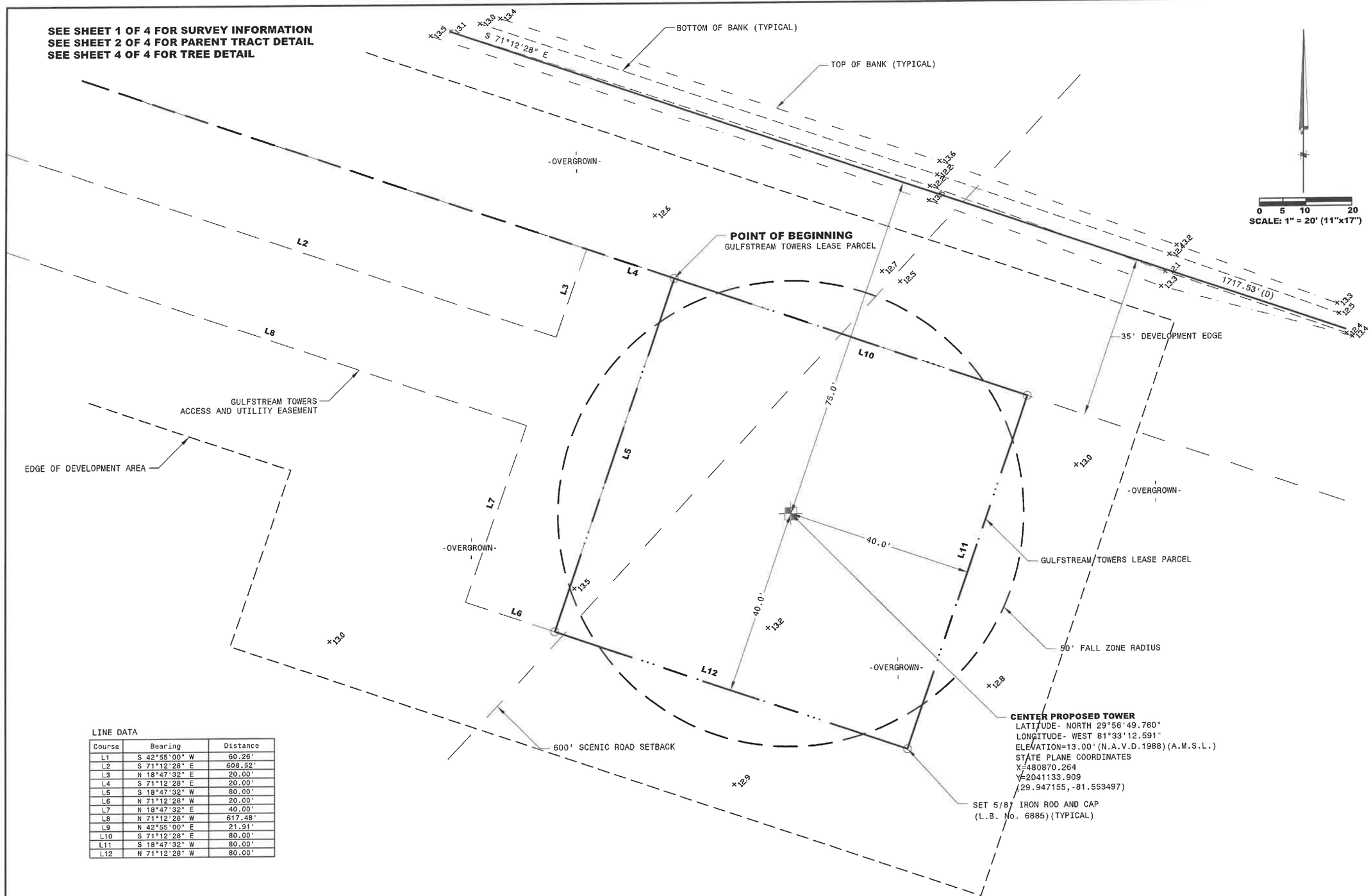
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/21/25	SP	ADD TREE LOCATION						

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL263 COLEE COVE
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JULY 23, 2024
FIELD BOOK	PRINT
SCALE	1"=200'
PROJECT NO.	X
FILE NAME	FL263 COLEE COVE
SHEET	2 OF 4

SEE SHEET 1 OF 4 FOR SURVEY INFORMATION
SEE SHEET 2 OF 4 FOR PARENT TRACT DETAIL
SEE SHEET 4 OF 4 FOR TREE DETAIL



LINE DATA

Course	Bearing	Distance
L1	S 42°55'00" W	60.26'
L2	S 71°12'28" E	608.52'
L3	N 18°47'32" E	20.00'
L4	S 71°12'28" E	20.00'
L5	S 18°47'32" W	80.00'
L6	N 71°12'28" W	20.00'
L7	N 18°47'32" E	40.00'
L8	N 71°12'28" W	617.48'
L9	N 42°55'00" E	21.91'
L10	S 71°12'28" E	80.00'
L11	S 18°47'32" W	80.00'
L12	N 71°12'28" W	80.00'

REVISIONS

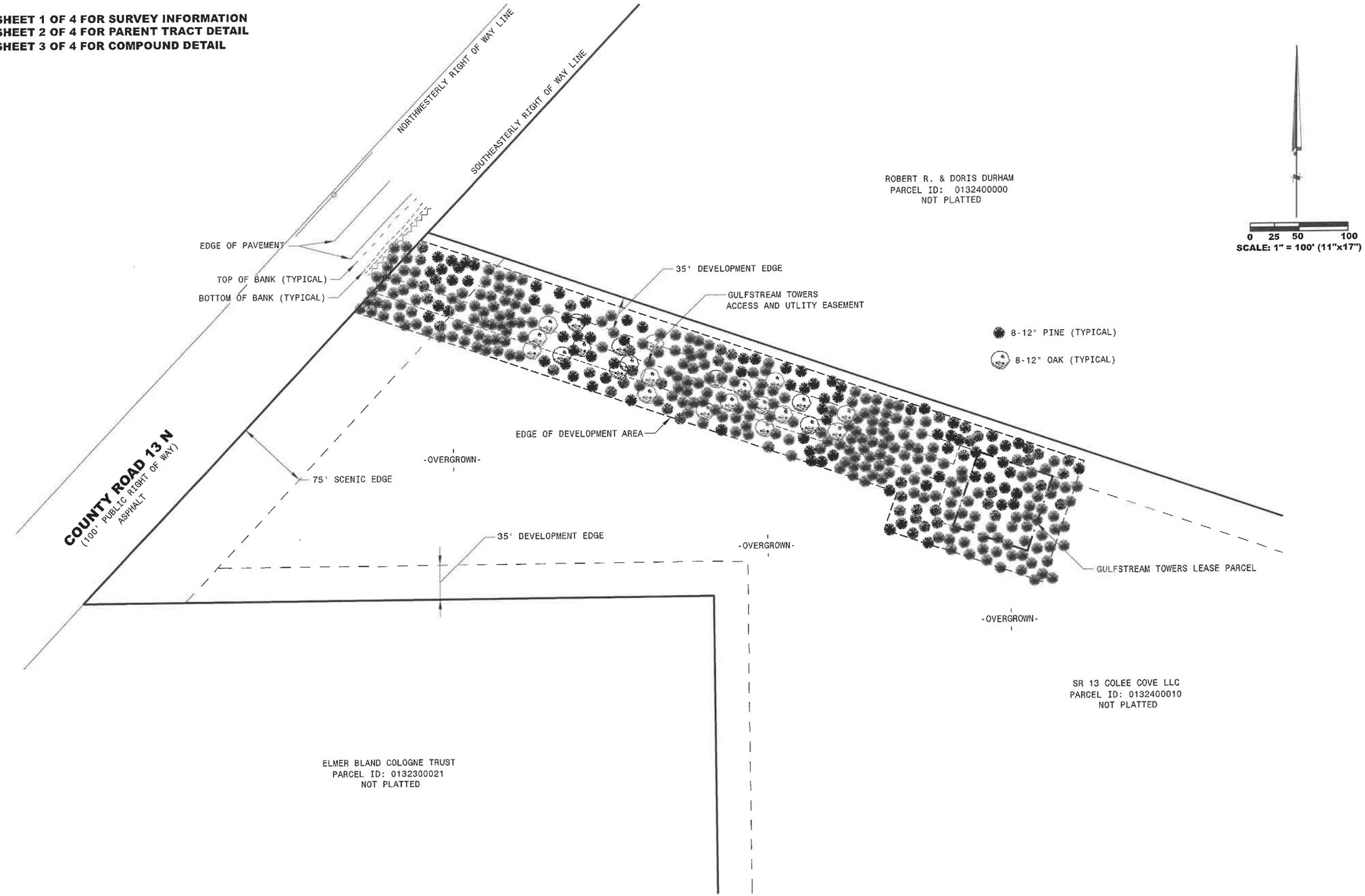
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/21/25	SP	ADD TREE LOCATION						

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL263 COLEE COVE
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JULY 23, 2024
FIELD BOOK	PRINT
SCALE	1"=20'
PROJECT NO.	X
FILE NAME	FL263 COLEE COVE
SHEET	3 OF 4

SEE SHEET 1 OF 4 FOR SURVEY INFORMATION
SEE SHEET 2 OF 4 FOR PARENT TRACT DETAIL
SEE SHEET 3 OF 4 FOR COMPOUND DETAIL

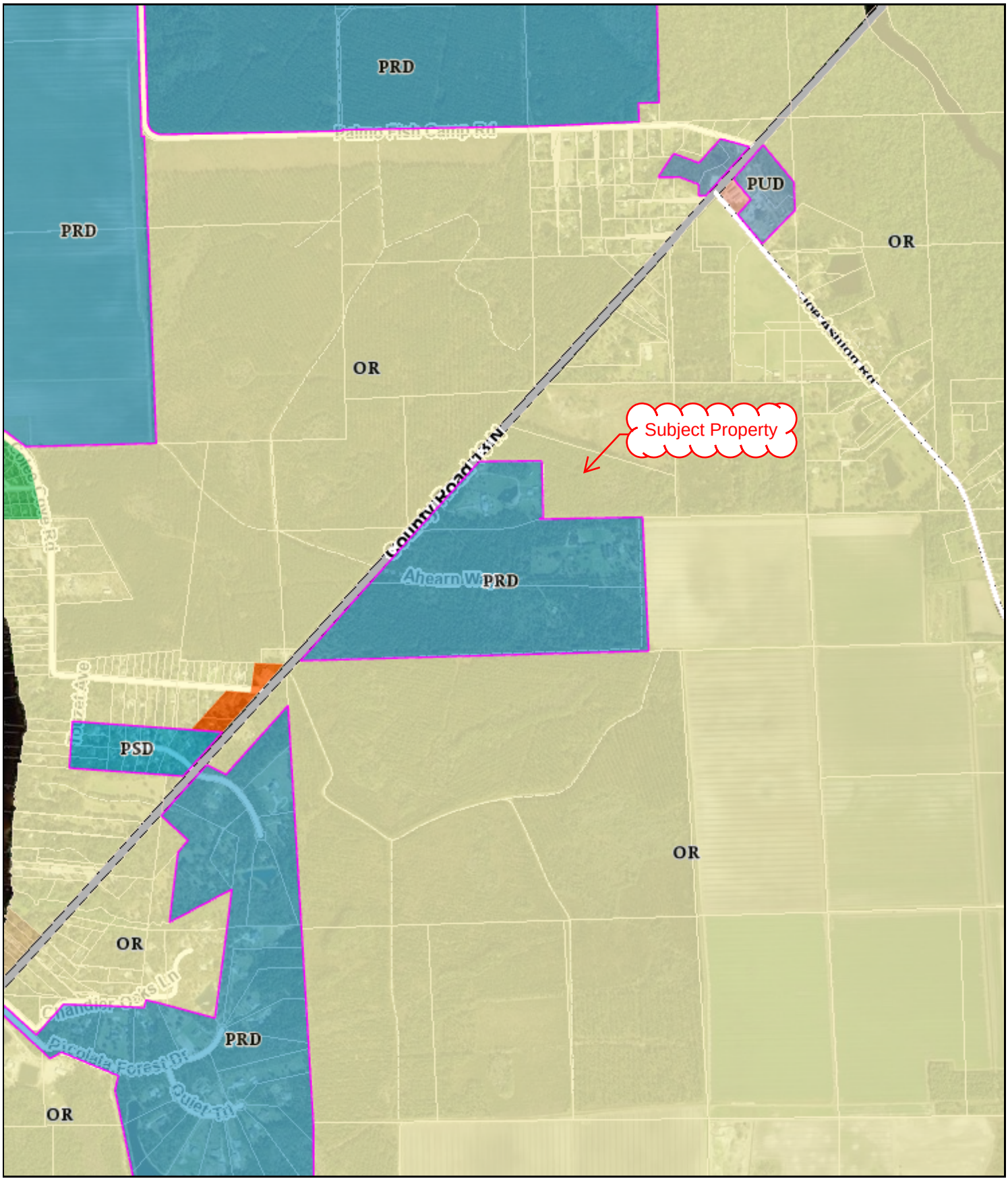


REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/21/25	SP	ADD TREE LOCATION						

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL263 COLEE COVE
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JULY 23, 2024
FIELD BOOK	PRINT
SCALE	1"=100'
PROJECT NO.	X
FILE NAME	FL263 COLEE COVE
SHEET	4 OF 4

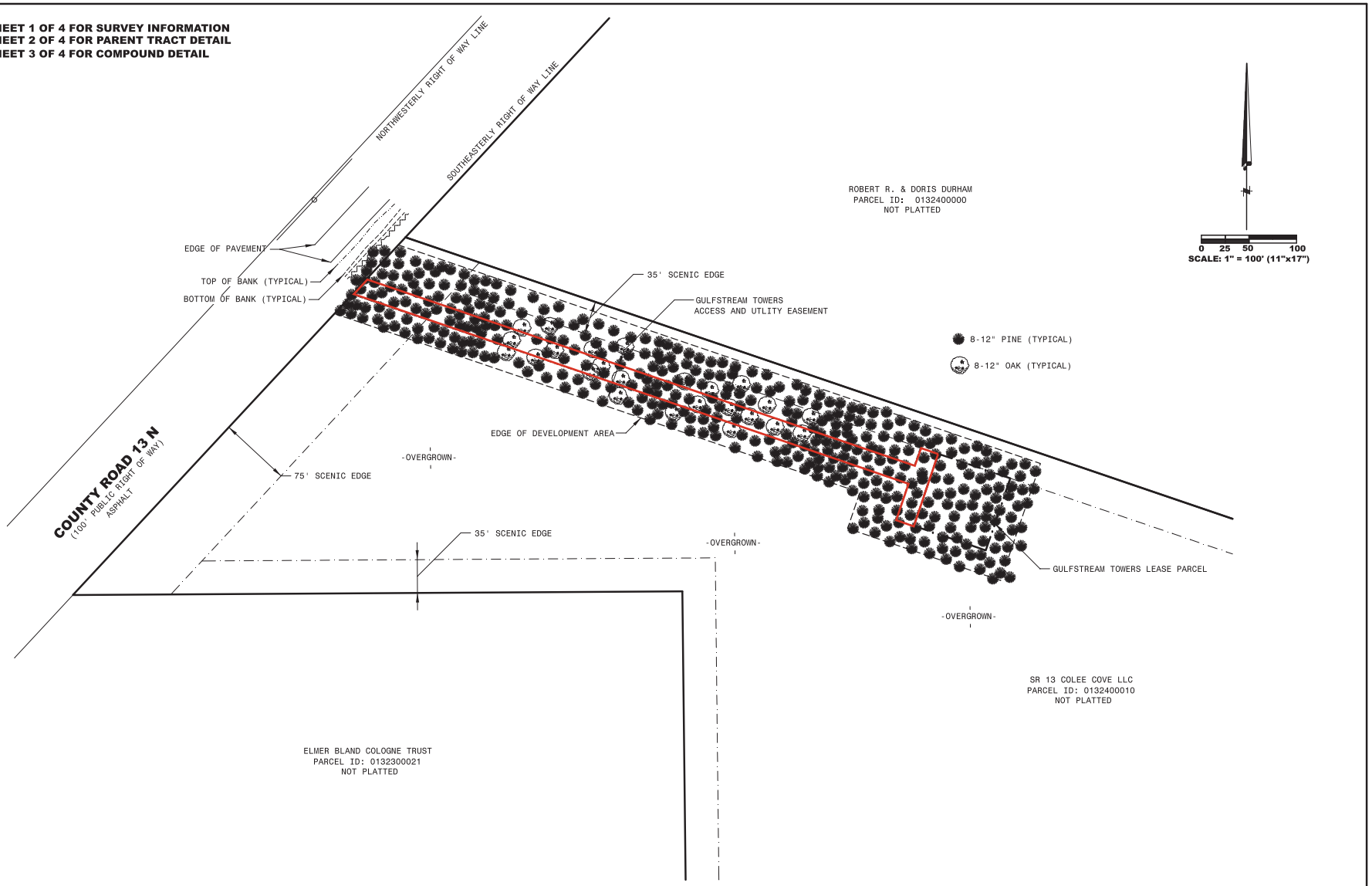


Map created with St. Johns County's iMap

DISCLAIMER:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Date Created: 1/30/2024

SEE SHEET 1 OF 4 FOR SURVEY INFORMATION
SEE SHEET 2 OF 4 FOR PARENT TRACT DETAIL
SEE SHEET 3 OF 4 FOR COMPOUND DETAIL



REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/21/25	SP	ADD TREE LOCATION						

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL263 COLEE COVE
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JULY 23, 2024
FIELD BOOK	PRINT
SCALE	1"=100'
PROJECT NO.	X
FILE NAME	FL263 COLEE COVE
SHEET	4 OF 4

ATTACHMENT 3
COVERAGE MAPS

CelPlan
Global Technology Solutions



FL263

Gulfstream Towers

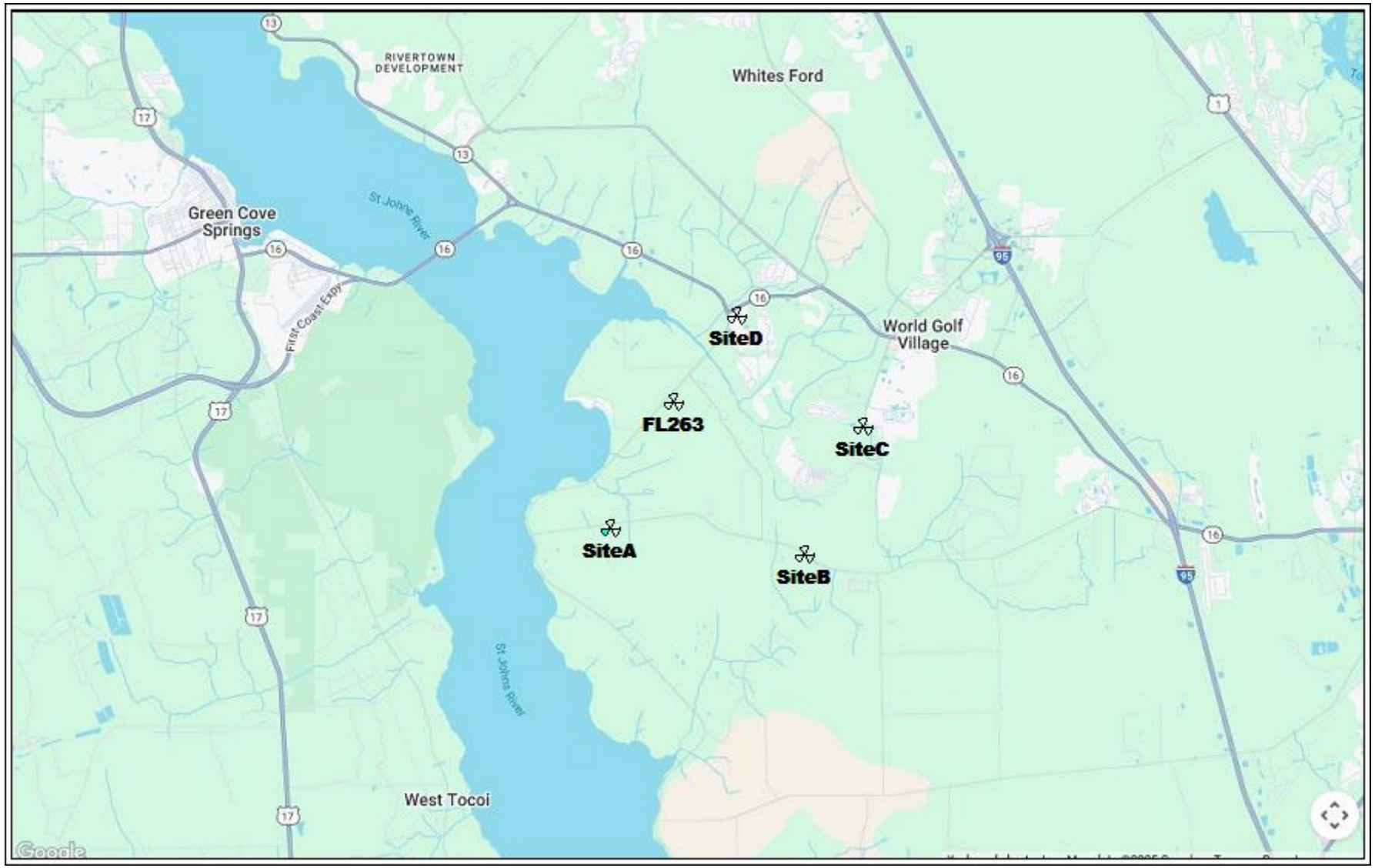
December 3, 2025

Sites Configuration

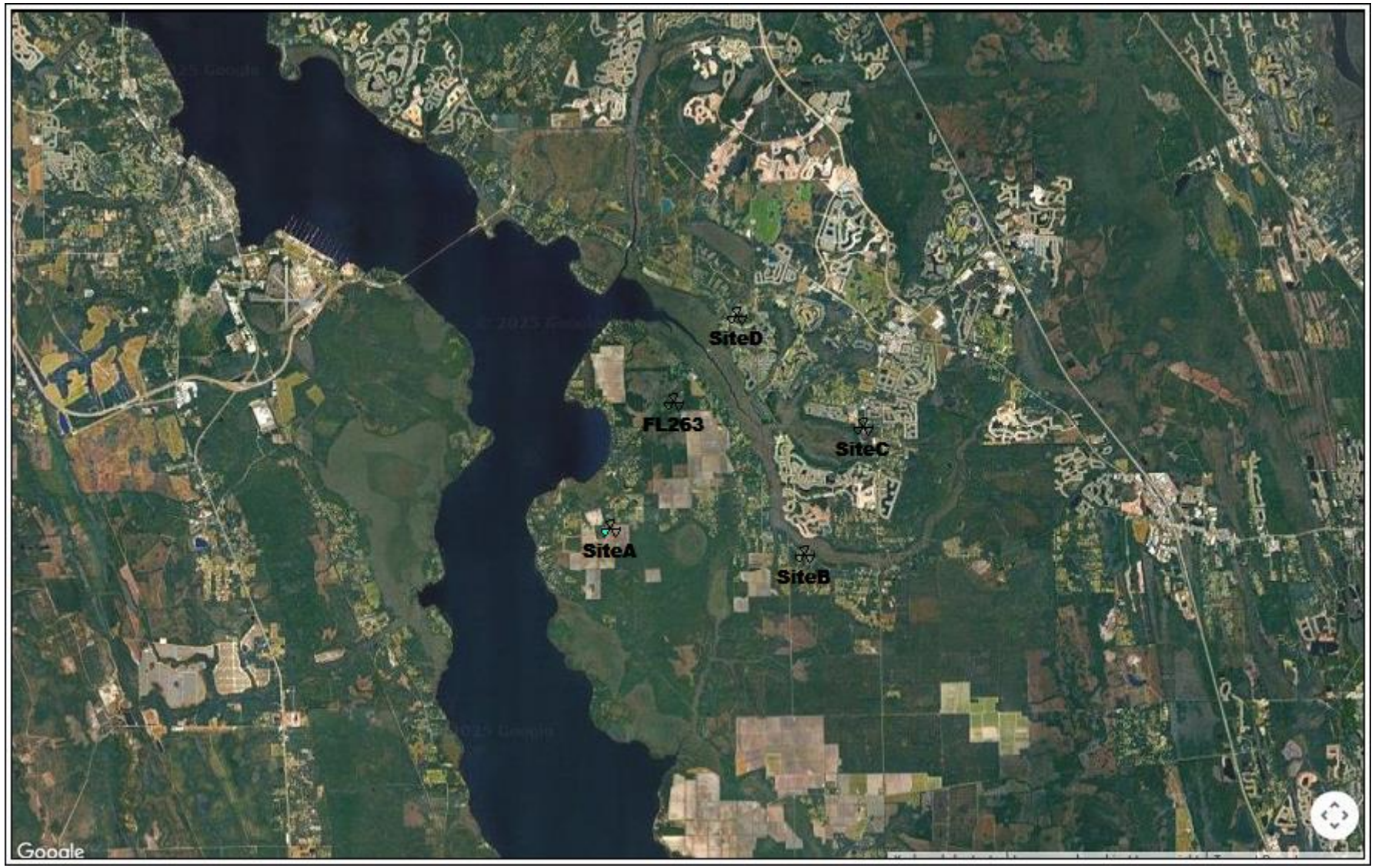
Source	Notes	Nam	Latitude				Longitude				EIRP (dBm)	Antenna Height (ft)	Azimuth
NEW		FL 263	29	56	50.09	N	81	33	12.46	W	57.2	195	0, 120, 240
Email		SiteA	29	54	58.92	N	81	34	17.26	W	57.2	250	0, 120, 240
Email		SiteB	29	54	36.47	N	81	30	59.74	W	57.2	250	0, 120, 240
Email		SiteC	29	56	29.13	N	81	30	0.43	W	57.2	180	0, 120, 240
Email		SiteD	29	58	5.81	N	81	32	8.67	W	57.2	180	0, 120, 240

*Tower info from https://www.fccinfo.com/fccinfo_google_earth.php; assuming the antennas are installed 5 m below the top of the towers

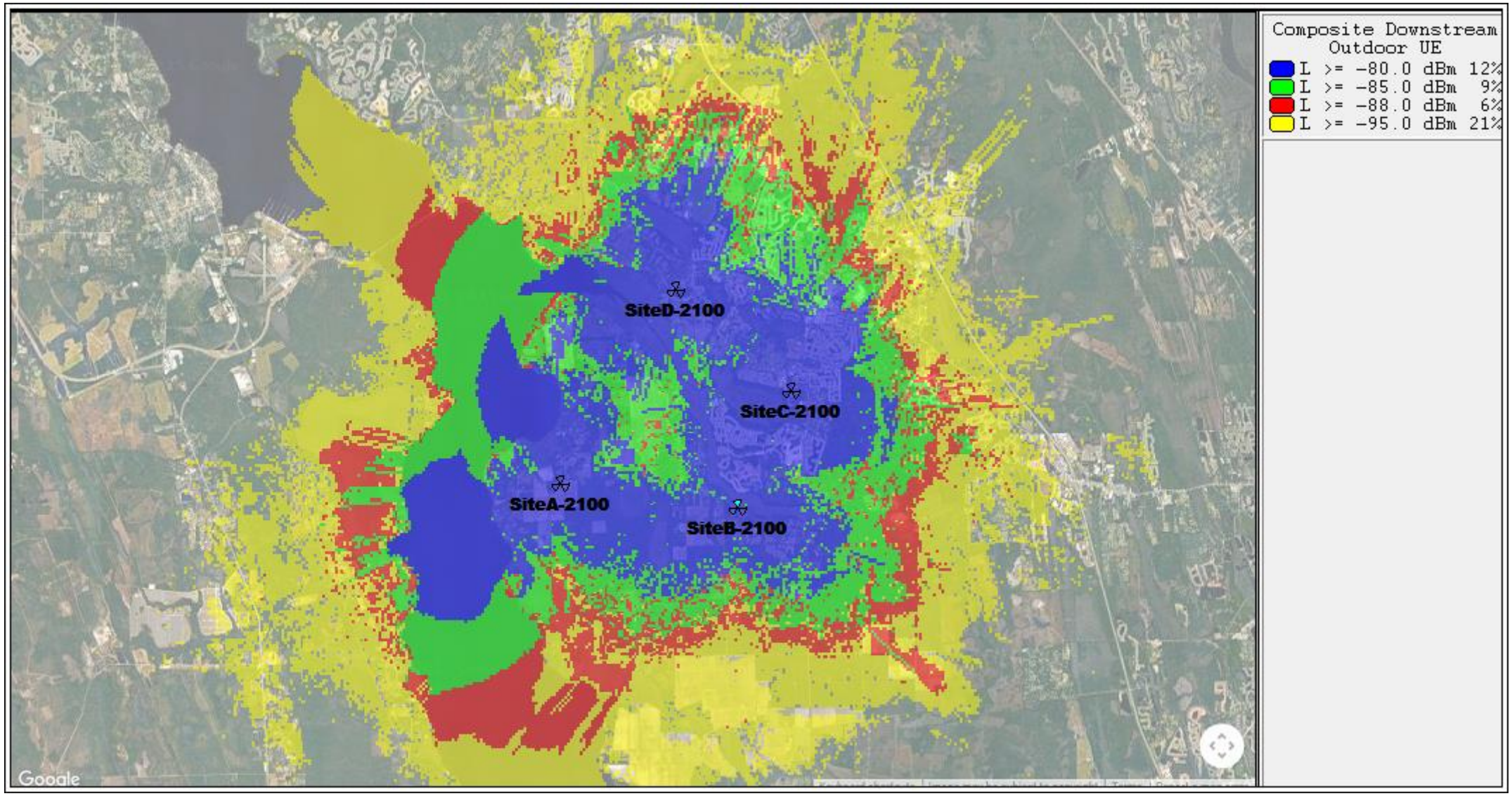
Cell Sites


RIVERTOWN DEVELOPMENT
Whites Ford
Green Cove Springs
St Johns River
First Coast Expy
SiteD
World Golf Village
FL263
SiteC
SiteA
SiteB
West Tocoi
St Johns River
Google

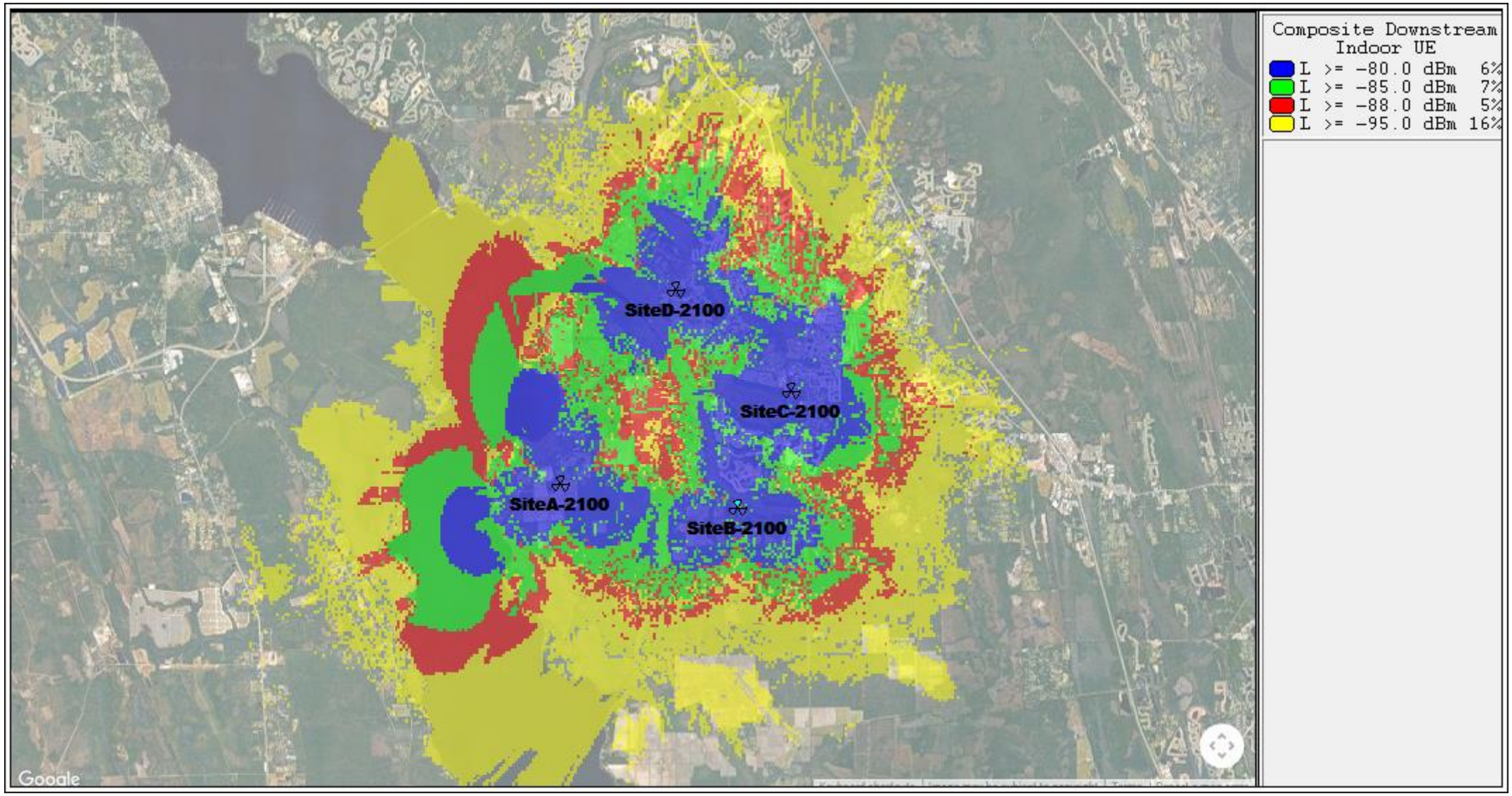
Cell Sites



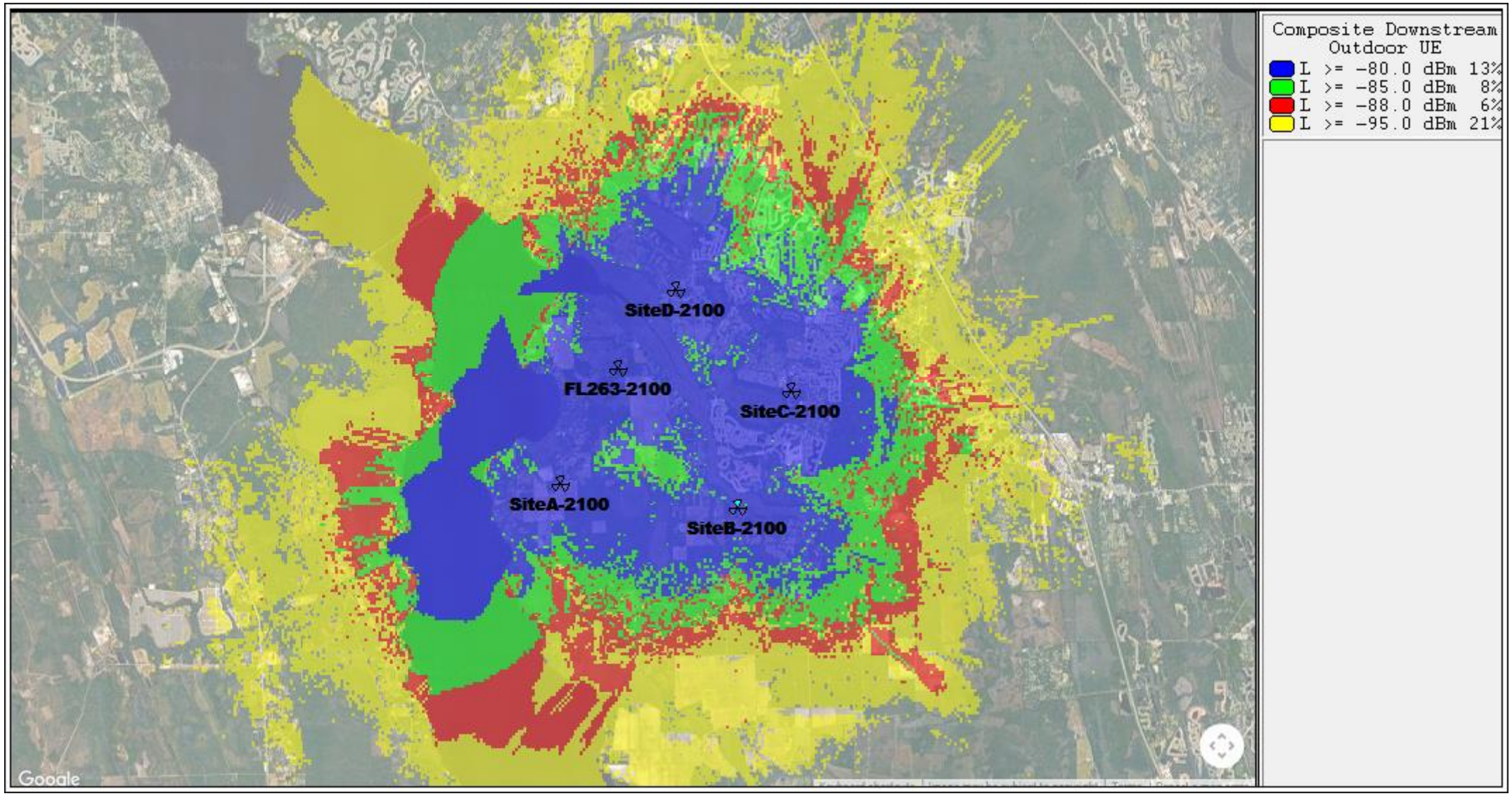
Outdoor Terminal – Existing Sites – 2100 MHz



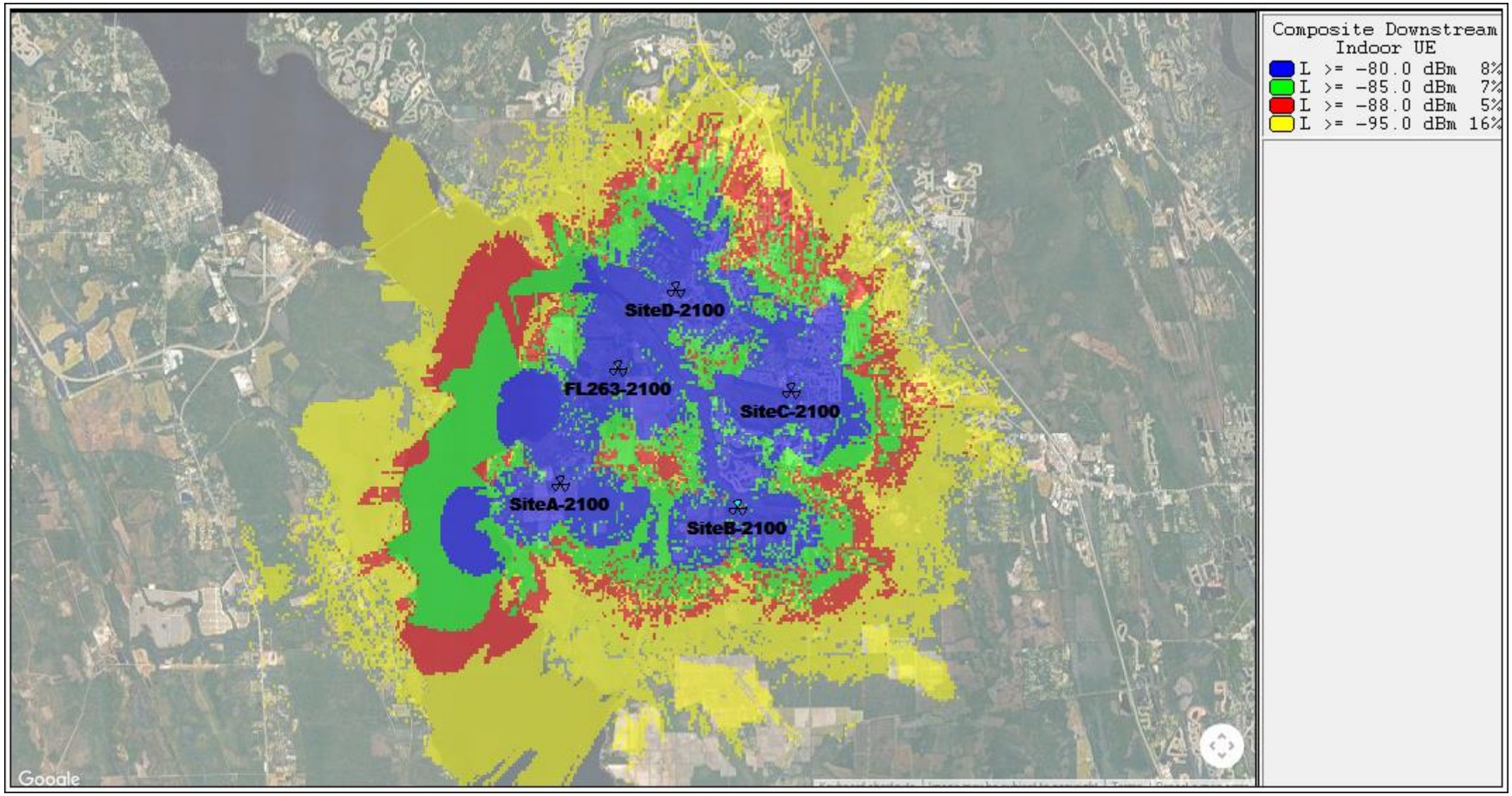
Indoor Terminal – Existing Sites – 2100 MHz



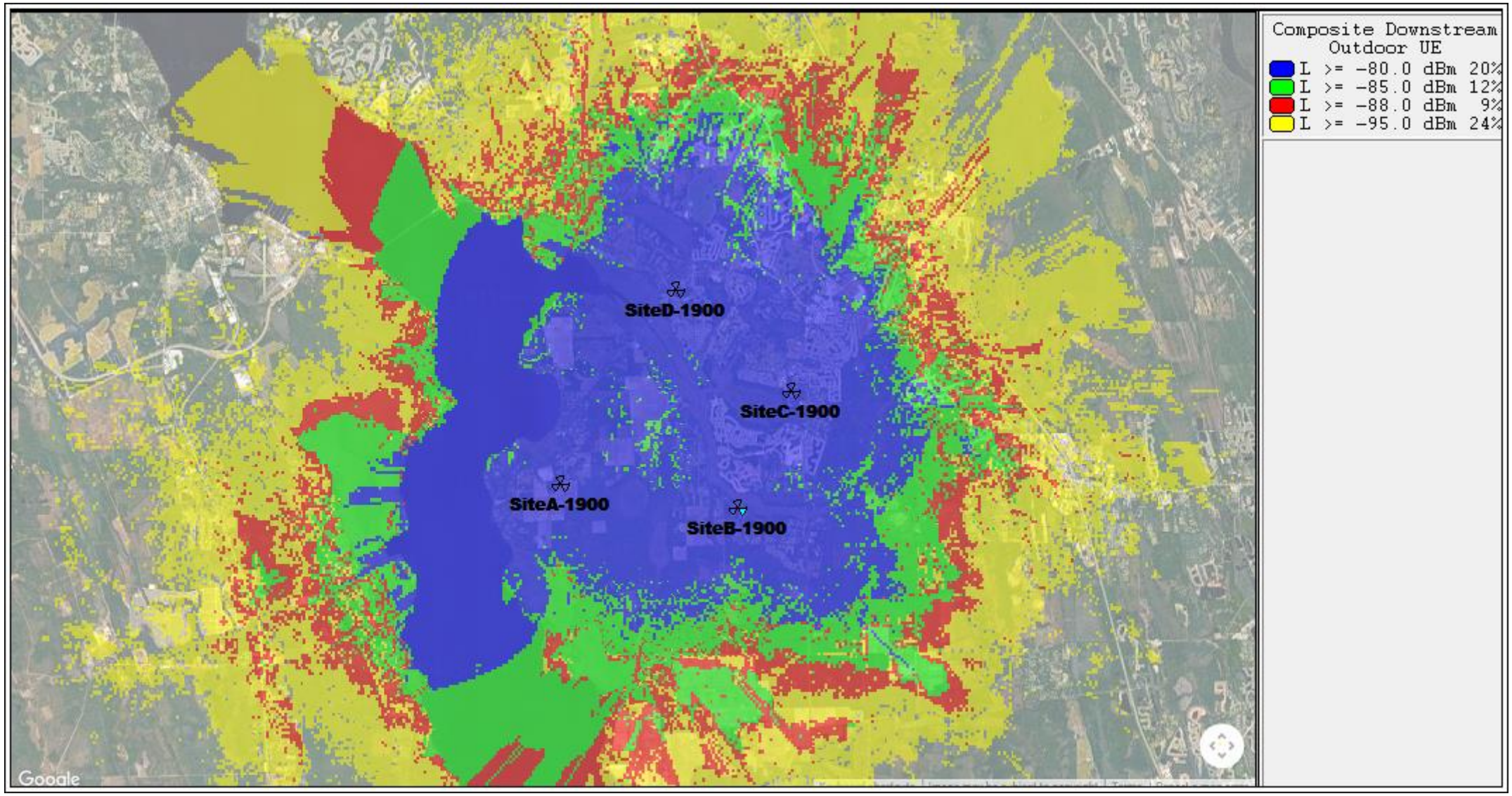
Outdoor Terminal – Existing Sites + FL263 – 2100 MHz



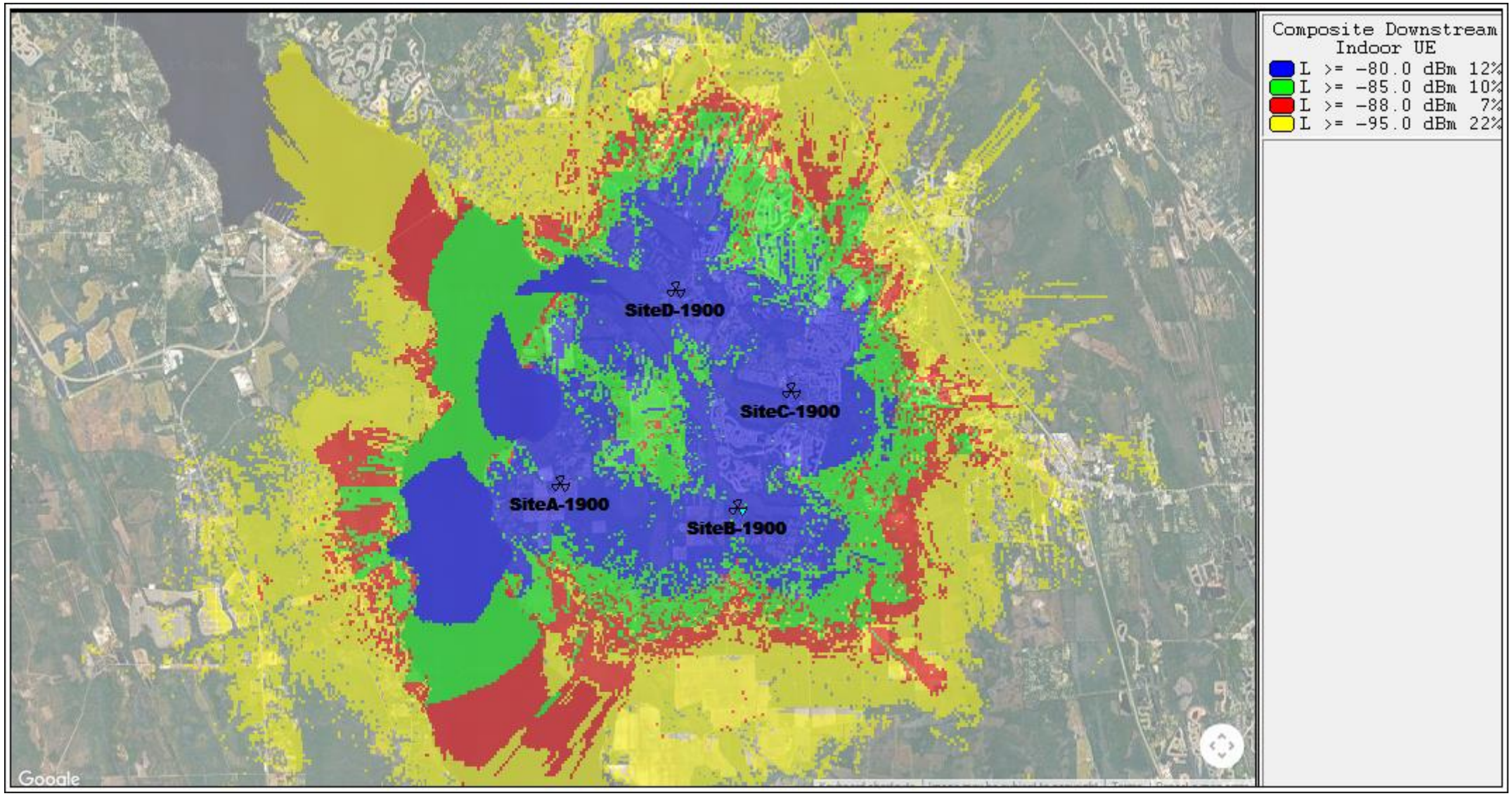
Indoor Terminal – Existing Sites + FL263 – 2100 MHz



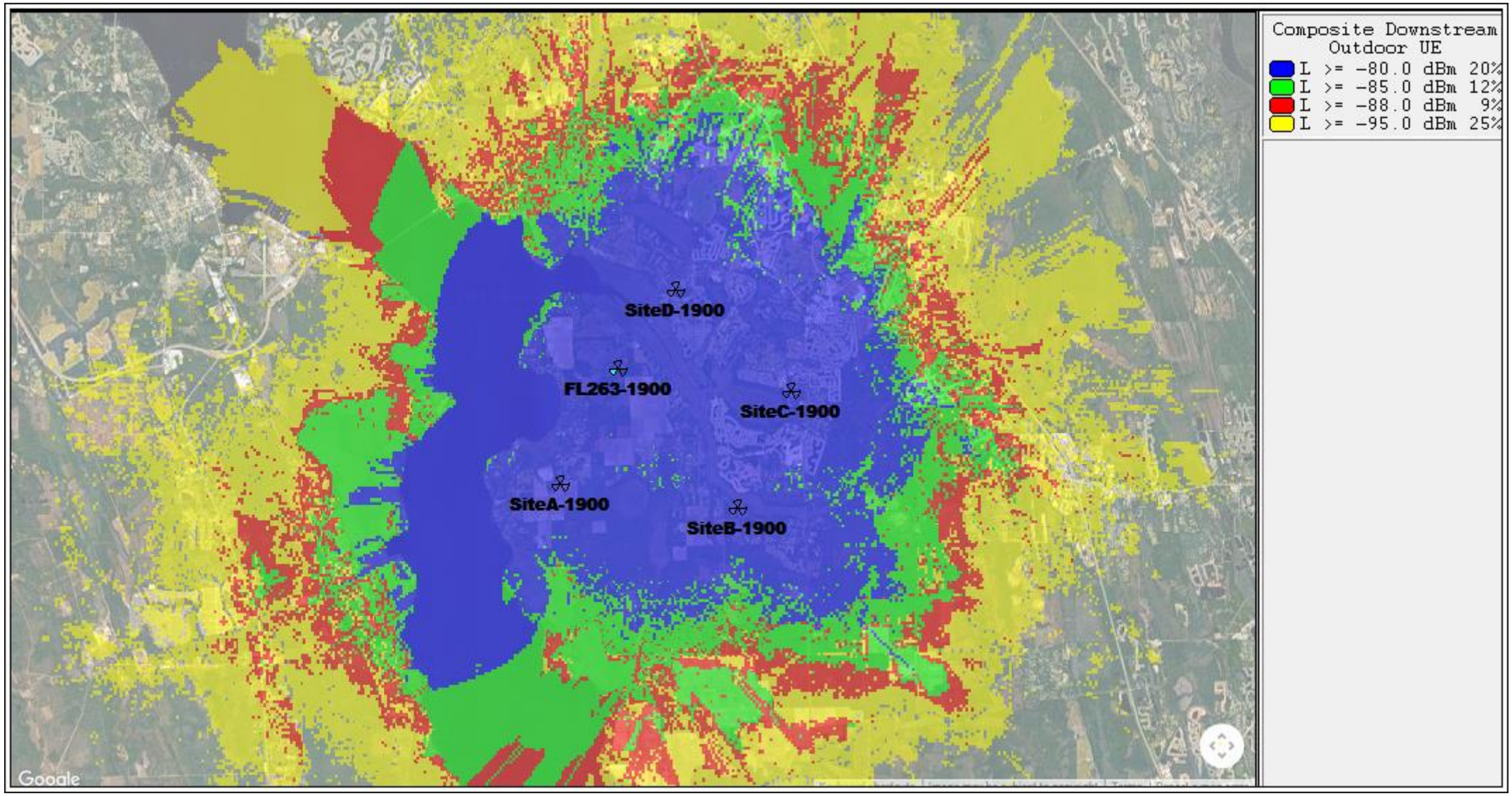
Outdoor Terminal – Existing Sites – 1900 MHz



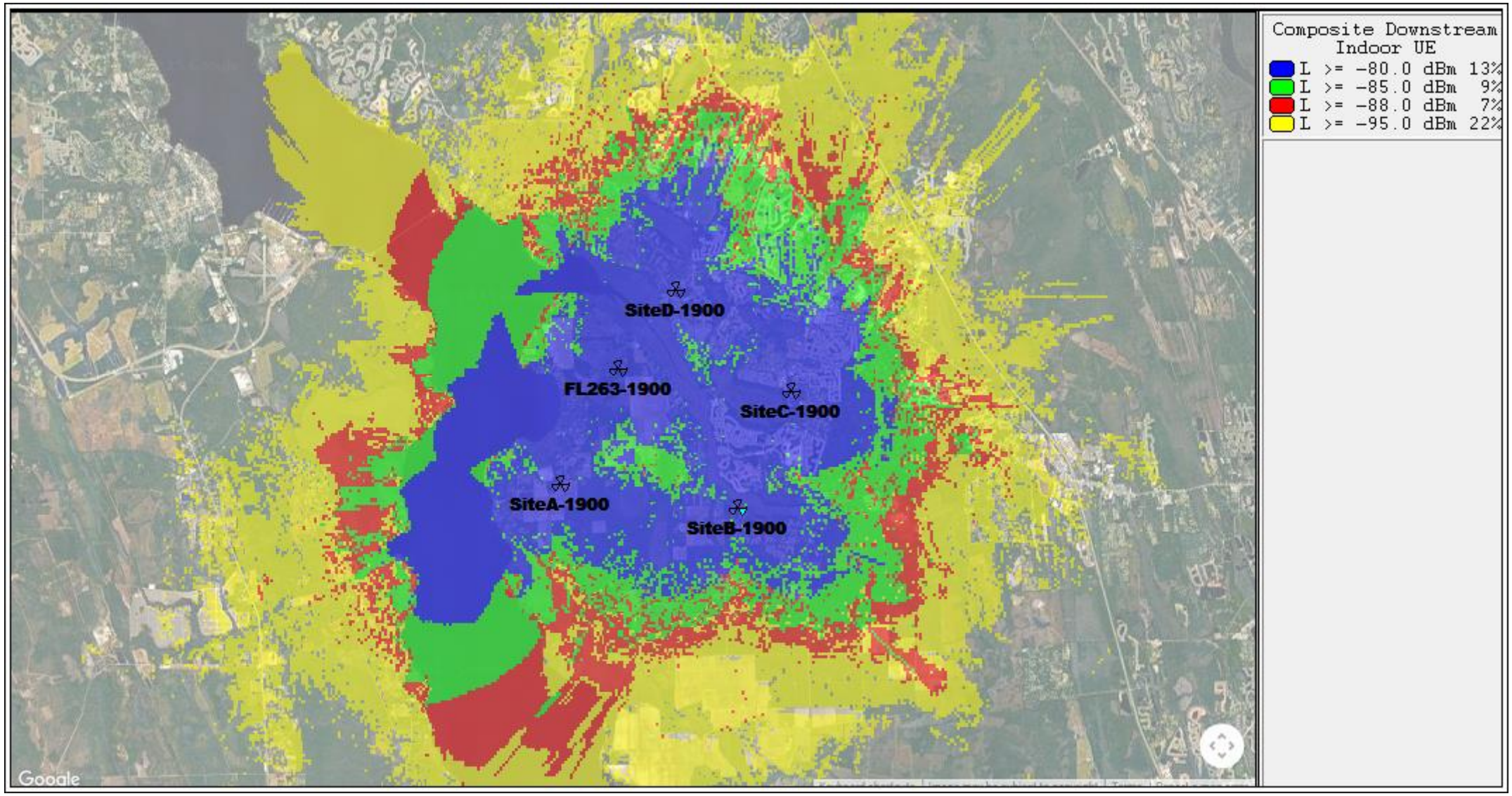
Indoor Terminal – Existing Sites – 1900 MHz



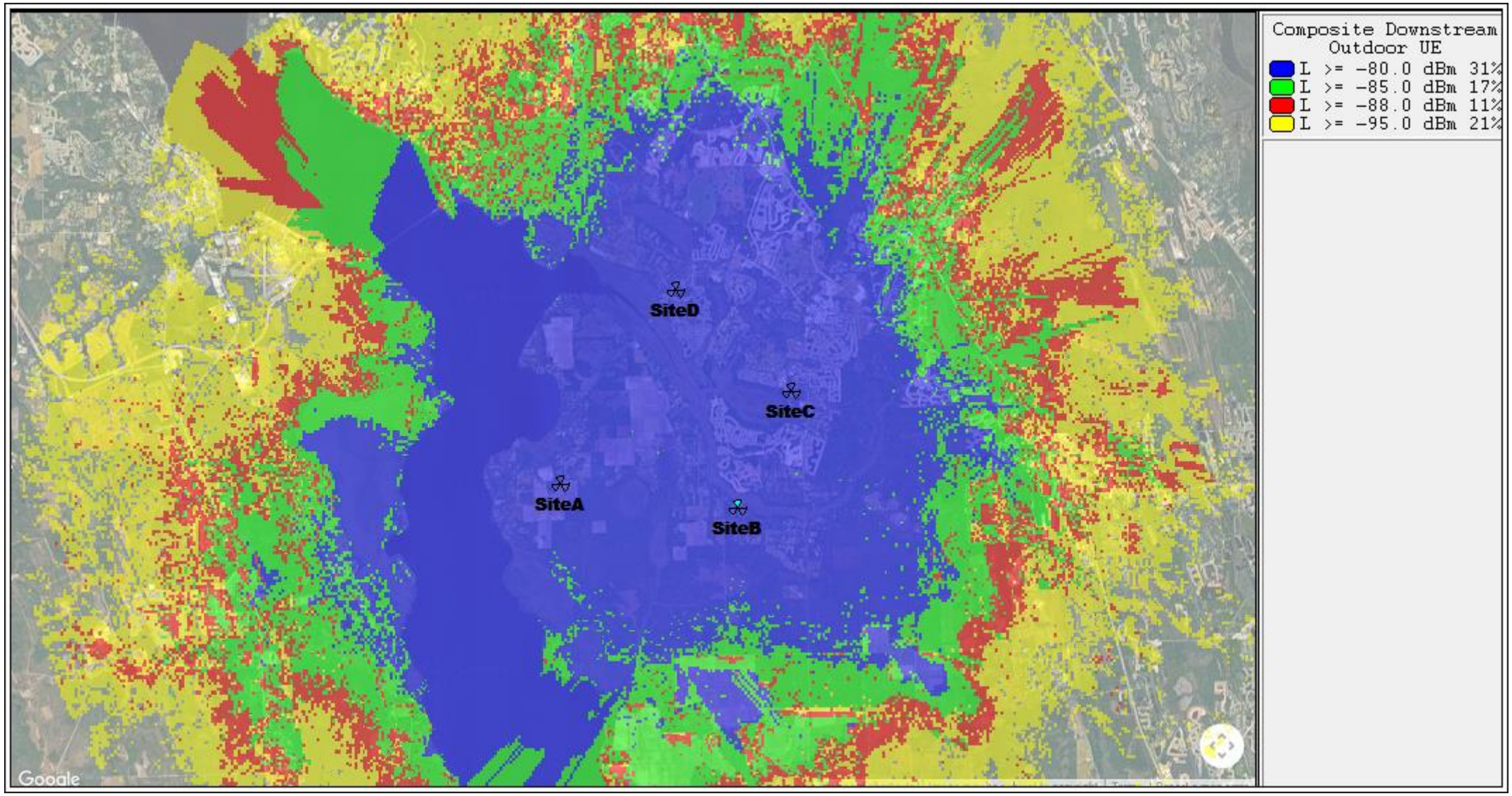
Outdoor Terminal – Existing Sites + FL263 – 1900 MHz



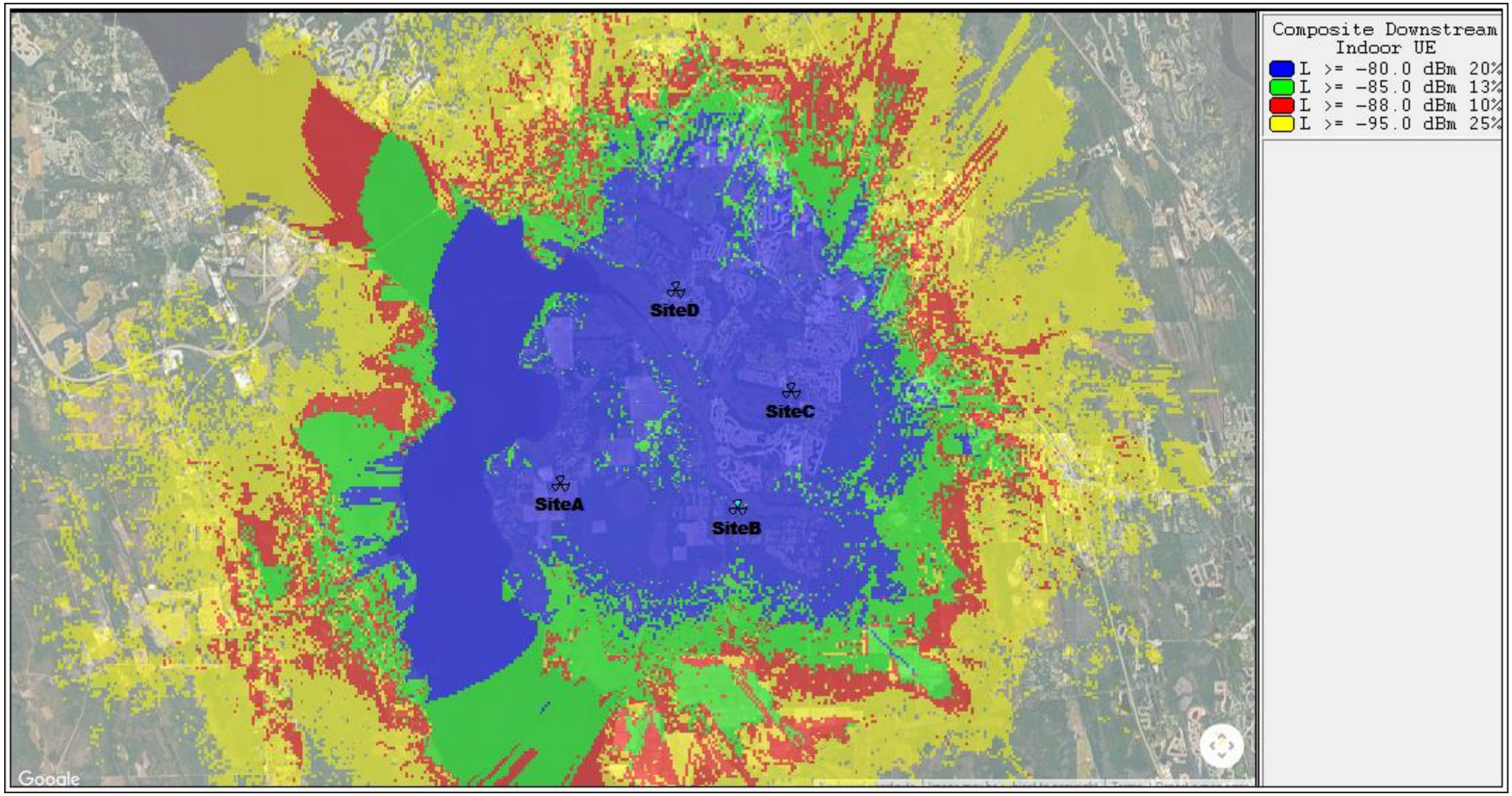
Indoor Terminal – Existing Sites + FL263 – 1900 MHz



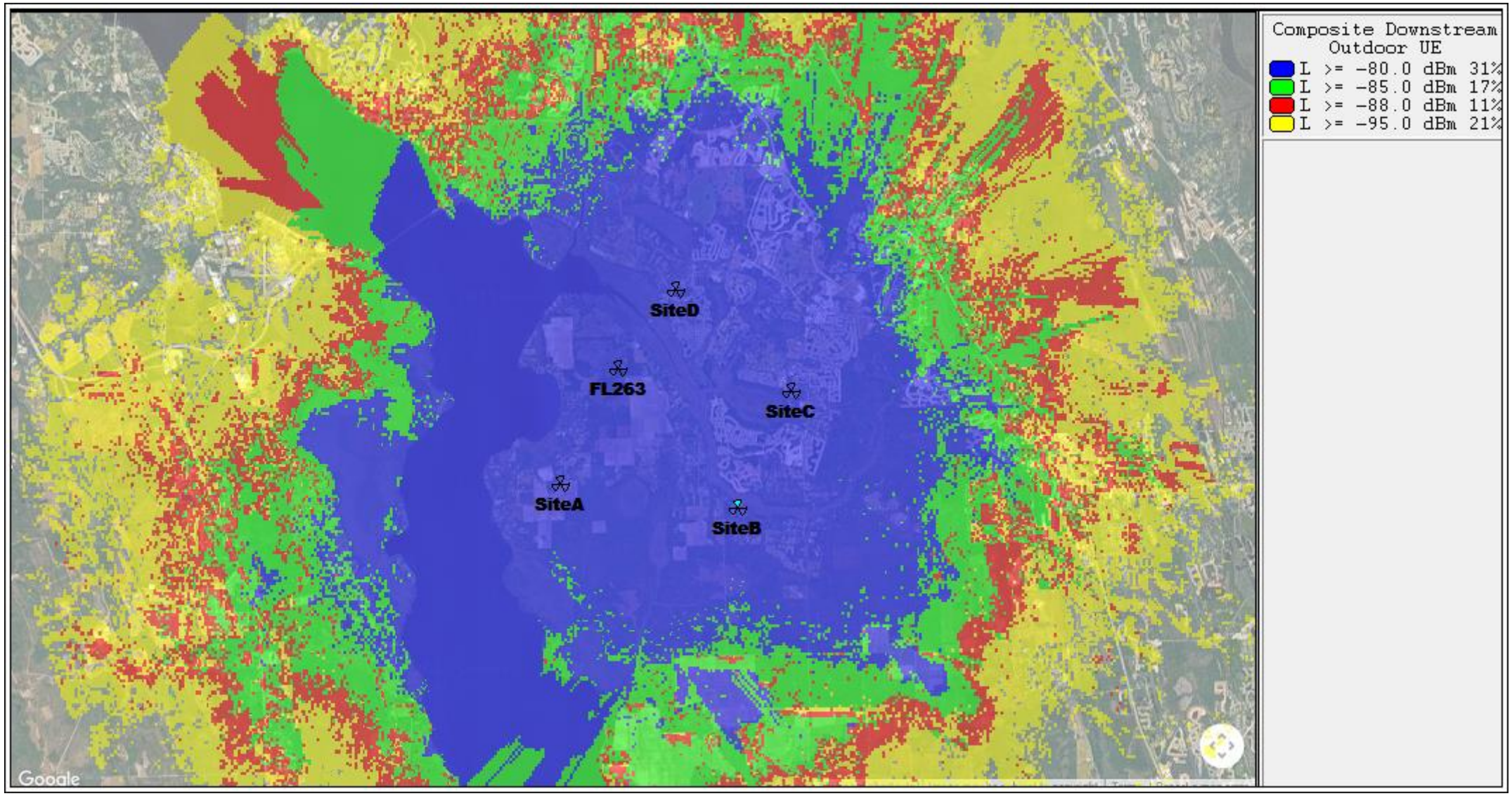
Outdoor Terminal – Existing Sites – 700 MHz



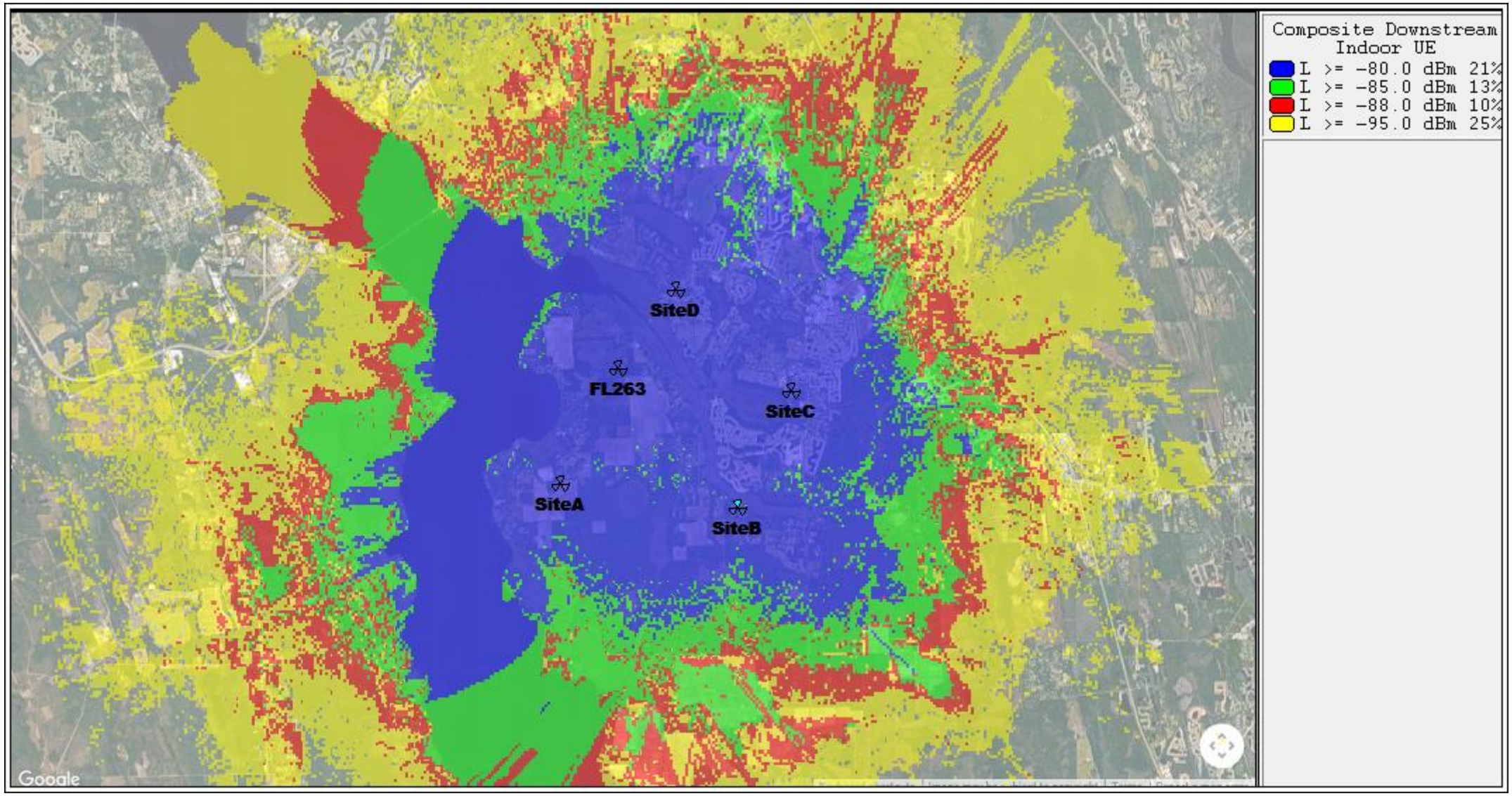
Indoor Terminal – Existing Sites – 700 MHz



Outdoor Terminal – Existing Sites + FL263 – 700 MHz



Indoor Terminal – Existing Sites + FL263 – 700 MHz

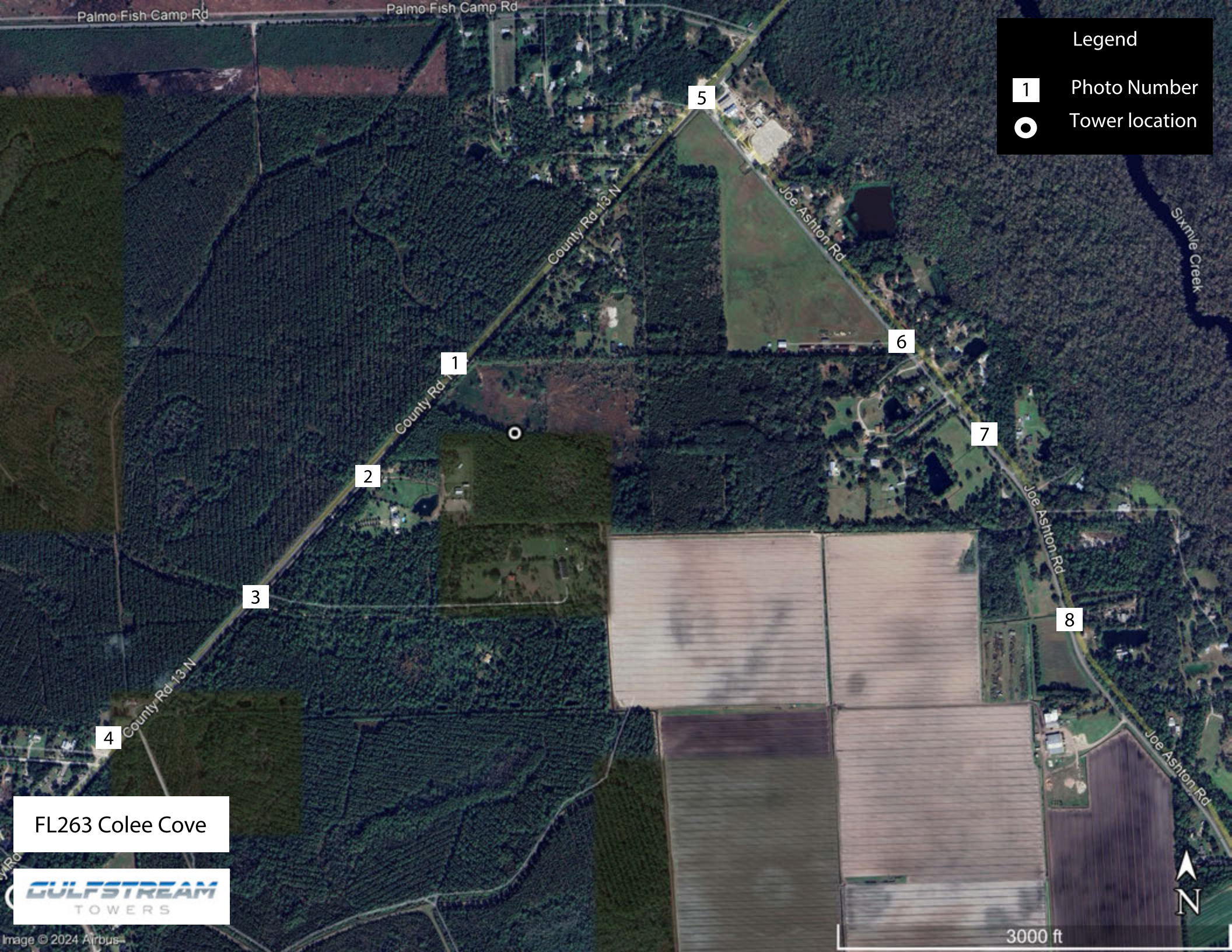


Project Assumptions

- Frequency = 2.1 GHz/ 1.9 GHz/ 700 MHz
  - Estimated Propagation Model for 2.1 GHz/ 1.9 GHz/ 700 MHz, based on measurements for medium sized US city
- 1 arcsec (30m) GIS (terrain and clutter)
- WGS84 used for coordinates
- 2 Service classes: outdoor/indoor
  - User terminal antenna 0 dBi, 4 ft
  - Fading margin = 10.2 dB (outdoor) and 14.4 dB (indoor)
    - 95% area probability for fading considerations
    - Human body attenuation of 3 dB applied
    - 6 dB penetration attenuation for indoor terminals

ATTACHMENT 4

PHOTO SIMULATIONS


Legend
1
Photo Number
Tower location
Palmo Fish Camp Rd
Palmo Fish Camp Rd
County Rd 13 N
County Rd 13 N
County Rd 13 N
Joe Ashton Rd
Joe Ashton Rd
Joe Ashton Rd
Sixmile Creek
1
2
3
4
5
6
7
8
FL263 Colee Cove
GULFSTREAM TOWERS
N
3000 ft
Image © 2024 Airbus



Distance to tower= 525’

Gulfstream Towers
View 1
Looking east
from Co. RD 13 North



Photo number 1


No View of
Proposed Tower
Approximate location
of the top of the
monopole tower
Distance to tower= 1,325’
Gulfstream Towers
View 2
Looking northeast
from Co. RD 13 North

Photo number 2




No View of
Proposed Tower
Approximate location
of the top of the
monopole tower
Distance to
tower= 2,585'
Gulfstream Towers
View 3
Looking northeast
from Co. RD 13 North

Photo number 3





Gulfstream Towers
View 4
Looking northeast
from Co. RD 13 North

Photo number 4




No View of
Proposed Tower
Approximate location
of the top of the
monopole tower
Distance to
tower= 2,650'
Gulfstream Towers
View 5
Looking southeast
from the intersection of
Co. RD 13 North &
Joe Ashton Rd

Photo number 5




Proposed
Tower
Distance to
tower= 2,925’
Gulfstream Towers
View 6
Looking west
from Joe Ashton Rd

Photo number 6



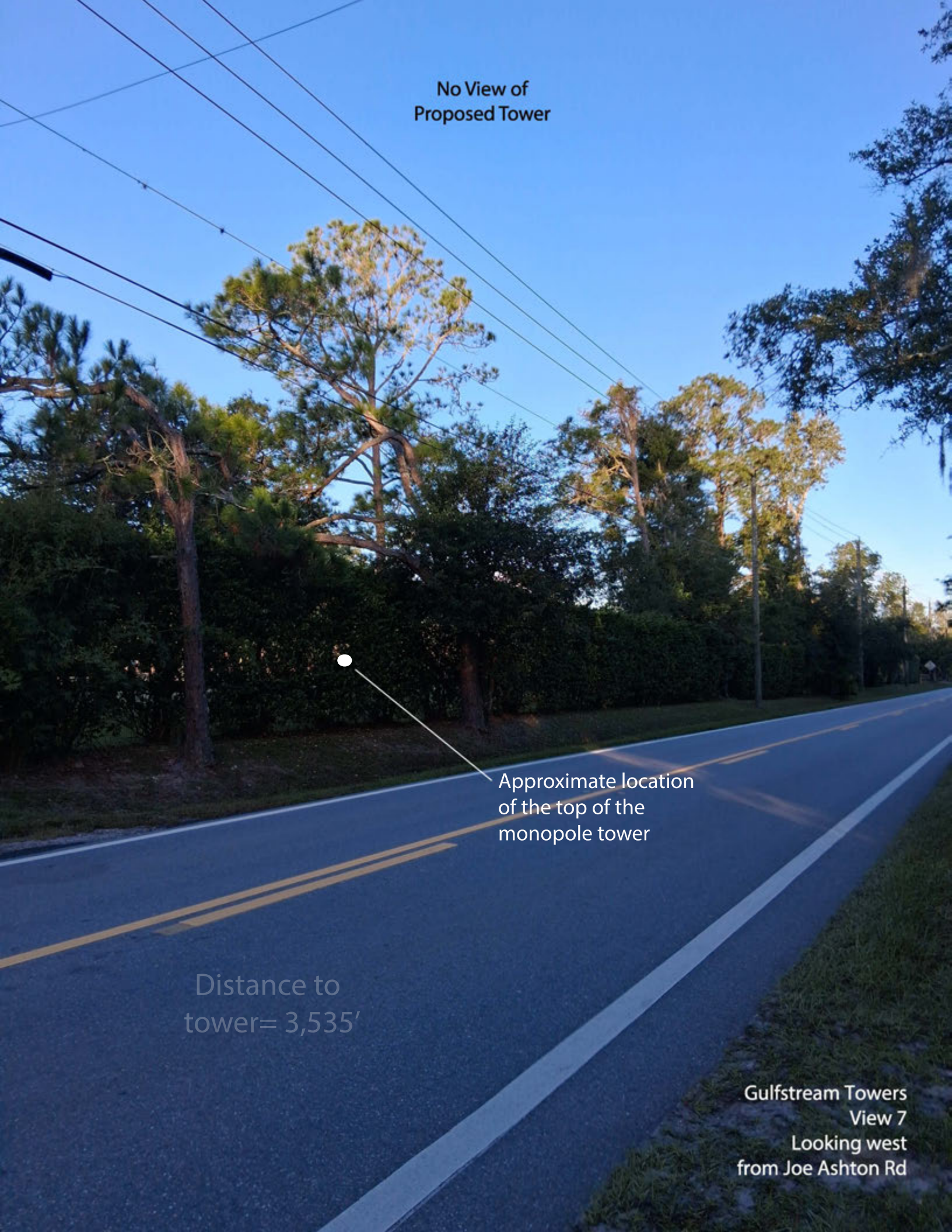

No View of
Proposed Tower
Approximate location
of the top of the
monopole tower
Distance to
tower= 3,535’
Gulfstream Towers
View 7
Looking west
from Joe Ashton Rd

Photo number 7





Gulfstream Towers
View 8
Looking west
from Joe Ashton Rd

Photo number 8



ATTACHMENT 5
ENVIRONMENTAL
SITE ASSESSMENT

Phase I Environmental Site Assessment

Gulfstream Site Name: Gulfstream FL263 Tower

SBA Site Name: FL186E1-S St. Johns Colee Cove

Verizon Wireless Site Name: FL186E1-S – St. Johns Colee Cove (FL263)

FUZE Project ID: 17642615

MDG ID: 5000944618

County Road 13 North

St. Augustine, St. Johns County, Florida

February 10, 2026 | Project Number: EQ257487

Prepared for:
Gulfstream Towers, LLC, Winter Park, Florida
and
SBA Towers XI, LLC, Boca Raton, FL
and
Cellco Partnership d/b/a Verizon Wireless

Terracon
Nationwide
Terracon.com
Facilities
Environmental
Geotechnical
Materials

8001 Baymeadows Way, Suite 1
Jacksonville, Florida
P (904) 900 – 6494
Terracon.com

February 10, 2026

Gulfstream Towers, LLC
127 W Fairbanks Ave, Winter Park, FL 32789, and

SBA Towers XI, LLC (SBA)
8051 Congress Avenue, Boca Raton, Florida 33487, and

Cellco Partnership d/b/a Verizon Wireless

Attn: Mike Burkhead
P: (407) 617-0167
E: mike@gulfstreamtowers.com

Re: Phase I Environmental Site Assessment
Gulfstream Site Name: Gulfstream FL263 Tower
SBA Site Name: FL186E1-S St. Johns Colee Cove
Verizon Wireless Site Name: FL186E1-S - St. Johns Colee Cove (FL263)
FUZE Project ID: 17642615
MDG ID: 5000944618
County Road 13 North, St. Augustine, St. Johns County, FL 32092
Terracon Project No. EQ257487

Dear Mr. Burkhead, SBA, and Verizon Wireless:

At your request, Terracon Consultants, Inc. (Terracon) has completed a Phase I Environmental Site Assessment (ESA) for the above-referenced site. These services were completed pursuant to terms and conditions listed in Section 2.0 of our report.

Terracon appreciates the opportunity to be of continued service. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

Chloe MacLaren
Field Scientist

Angellica K. Rodriguez-Baz, E.P.
Environmental Group Manager

ENVIRONMENTAL SITE SUMMARY

Table 1: Summary of Business Environmental Risks (BERs)

Assessment Component	Identified On-site (Yes, No)	Identified Off-site within 300 Feet (Yes, No, N/A)	Report Section	Page
Asbestos	No	N/A	5.4	12
Lead-Paint	No	N/A	5.5	12
Mold / Water Damage	No	N/A	5.6	12
Wastewater / Stormwater Ditches	No	Yes	5.7	12-13
Wells	No	No	5.7	12-13
Drains	No	No	5.7	11
Septic Systems	No	No	6.2	12
Wetlands	No	Yes	7.5 – 7.5.2	17-18
Surface Water	No	No	7.5 – 7.5.2	17-18
Radon	No	N/A	7.4	16-17

*On-Site = Within the boundaries of the proposed lease area including all equipment, utility, and access easements.
*N/A = Not Applicable

Terracon's assessment included limited visual observations and a limited review of available records and/or desktop resources. The limitations and assessment processes are presented in each specific report section.

Table 2: Summary of Recognized Environmental Conditions (RECs)

REC Identified (Yes/No)	Media (Soil, GW, Vapor, N/A)	Worker Exposure Likely During Install? (Yes/No)	Further Action Recommended (Yes/No)	Report Section	Page
No	N/A	No	No	1.0	1-2

*N/A = Not Applicable
*GW = Groundwater

Table of Contents

Page No.

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Conclusions 2
Recommendations 2
2.0 Introduction 3
2.1 Scope and Purpose 3
2.2 Additional Scope Limitations, ASTM Deviations, and Data Gaps 4
2.3 Statement of User Reliance 5
2.4 Standard of Care 6
3.0 Site Description 6
3.1 Site Location 6
3.2 Current and Past Uses of the Site 7
3.3 Adjoining/Surrounding Properties 7
3.4 Physical Setting 8
4.0 User Provided Information 9
4.1 Proposed Installation Plans 9
4.2 ASTM E1527-21 User Questionnaire 9
4.3 Title Records 9
4.4 Environmental Liens or AULs 10
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5.1 General Site Information 10
5.2 General Site Setting 10
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5.7 Wastewater Discharges and Wells 12
6.0 Interviews 13
6.1 Parent Tract Owner, Property Manager, Occupants 13
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7.2 Historical Use Information 15
7.2.1 Historical Topographic Maps, Aerial Photographs, and Sanborn Maps 15
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7.4.2 Observations During Reconnaissance 18
7.4.3 Conclusions Regarding Wetland-related Issues 18
8.0 Findings, Conclusions, and Recommendations 18
9.0 Certification Statement 19

Appendices

APPENDIX A	Exhibit 1: Topographic Vicinity Map
	Exhibit 2: Site Diagram
	Exhibit 3: NWI Map
APPENDIX B	Site Plans
APPENDIX C	ASTM User Questionnaire
APPENDIX D	Title Documents
APPENDIX E	Photographs
APPENDIX F	Resumes
APPENDIX G	Environmental Database Information
APPENDIX H	Historical Resources
APPENDIX I	Verizon Wireless Scope of Work

1.0 Executive Summary

This Phase I Environmental Site Assessment (ESA) This Phase I Environmental Site Assessment (ESA) was performed in accordance with the Agreement for Services between Gulfstream Towers, LLC (Gulfstream) and Terracon Consultants, Inc. (Terracon), dated December 11, 2025; consistent with the procedures included in ASTM (ASTM) E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*; and generally pursuant to the Verizon Wireless Environmental Due Diligence Services – all appropriate inquiry (AAI) Scope of Work (SOW) as described in the Addendum, effective July 24, 2024, Agreement No. CW2540933 to the General Services Agreement, effective December 21, 2021, Agreement No. CW2379520. The purpose of this ESA was to assist the client in developing information to identify recognized environmental conditions (RECs) in connection with the site as reflected by the scope of this report. This ESA was conducted under the supervision or responsible charge of Angellica K. Rodriguez-Baz, E.P, Environmental Professional. Allison Wolfson performed the site reconnaissance on January 8, 2026.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

According to the St. Johns County Tax Assessor, the parent tract (of which the lease area is a part) consists of an approximate 22.6-acre tract of land (Parcel Number: 0132400010) located off County Road 13 North, St. Augustine, Florida. Terracon observed the site and parent tract to consist of undeveloped forested land.

Terracon understands that Gulfstream plans to construct a telecommunications tower, install equipment within an approximate lease fenced compound, and install an access/utility easement extending from County Road 13 North. The proposed installation plans are included in Appendix B. Evidence of recognized environmental conditions (RECs) associated with the site originating from current site operations was not identified.

Historical Information

Based on a review of the available resources, the site has consisted of partially cleared, partially forested land from 1942 to approximately 1987 and remained undeveloped forested land since 1987. Surrounding properties have historically consisted of wooded land, agricultural land, and rural residential property. RECs associated with the site and surrounding area were not identified after a review of available historical resources.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. No facilities were identified within the specified search distances of the site.

Adjoining Properties

The site is bordered by the following: cleared land to the north; undeveloped partially forested land to the east; agricultural and residential land to the south; and County Road 13 North and a pine plantation to the west. RECs associated with current adjoining property operations were not identified.

Business Environmental Risks (BERs)

Pursuant to the Verizon Wireless SOW, Terracon evaluated the following BERs within 300 feet of the site: asbestos, lead-paint (LP), mold/water damage, wells, drains, wastewater/stormwater ditches, septic systems, radon, wetlands, and surface water.

During the reconnaissance and limited records review, Terracon identified the following BERs within 300 feet of the site:

- Wastewater/Stormwater Ditches: A stormwater drainage ditch was observed approximately 75 feet south of the proposed access road/utility easement along County Road 13 North, and approximately 620 feet west of the proposed tower compound location. It is not anticipated that the installation activities will result in direct impacts to the stormwater drainage ditch.
- Wetlands: A Freshwater Forested/Shrub Wetland is mapped approximately 200 feet south of the nearest portion of the proposed easement and approximately 400 feet southwest of the tower compound. A wetland delineation was not conducted as part of the assessment. Based on the distance to the stream, direct impacts/disturbance during proposed installation activities are not anticipated.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM E1527-21 at Near Reynolds Road, Bartow, Polk County, Florida, the site. Any exceptions to, or deletions from, this practice are described in Section 2.2 of this report. No RECs were identified.

Per the scope of services, the following BERs were identified:

- A stormwater drainage ditch was identified off-site within 300 feet.
- A freshwater forested/shrub wetland is mapped off-site within 300 feet.

Recommendations

Additional investigation is not recommended at this time; however, Gulfstream, SBA, and Verizon Wireless should be aware of the presence of these sensitive receptors within 300 feet of the site,

and best management practices (BMPs) including erosion and sediment (E&S) controls should be implemented during construction to avoid impacts.

Additionally, it should be noted that the site is located within Flood Zone A, without an established Base Flood Elevation (BFE). Terracon recommends consulting with the appropriate agencies to determine or establish the BFE for construction purposes.

2.0 Introduction

2.1 Scope and Purpose

This ESA was performed in accordance with the Agreement for Services between Gulfstream Towers, LLC and Terracon, dated December 11, 2025; consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, and generally pursuant to the Verizon Wireless Environmental Due Diligence Services – AAI Scope of Work (SOW) as described in the Addendum, effective July 24, 2024, Agreement No. CW2540933 to the General Services Agreement, effective December 21, 2021, Agreement No. CW2379520. The purpose of this ESA was to assist the client in developing information to identify recognized environmental conditions (RECs) in connection with the site as reflected by the scope of this report. RECs are defined by ASTM E1527-21 as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." A de minimis condition is not a REC. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, user-provided information, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

Terracon has assessed the entire proposed compound area, the site access and utility routes, and the areas immediately surrounding these features including the parent tract. In the event the proposed construction and installation activities deviate marginally from the included materials, it would likely not impact on our analysis or alter our conclusions as stated in this report; however, evaluation of the plans would have to be conducted by Terracon to determine if the changes alter the conclusions or recommendations of this report.

Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) are a family of compounds which are considered emerging contaminants of concern due to their mobility and longevity in the environment. PFAS has been used in many products, including but not limited to fire-fighting foam, anti-stick coatings, stain and water-repellent coatings, electroplating, and paper products, among others. On July 8, 2024, U.S. Environmental Protection Agency (USEPA) designated two

PFAS compounds, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS), including their salts and structural isomers, as hazardous substances under CERCLA; accordingly, PFOA and PFOS was evaluated within the scope of E1527-21. Please note that PFAS compounds are ubiquitous in the environment and this limited review is not to be construed as confirmation that PFAS compounds are not present in, at or under the site.

2.2 Additional Scope Limitations, ASTM Deviations, and Data Gaps

Based upon the agreed-on scope of services that are generally pursuant to the Verizon Wireless Environmental Due Diligence Services – AAI SOW as described in the Addendum, effective July 24, 2024, Agreement No. CW2540933 to the General Services Agreement, effective December 21, 2021, Agreement No. CW2379520, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e., evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- Reasonable attempts were made to contact the Florida Department of Environmental Protection, however at the issuance of this report no response has been received. Based on a review of other historical and regulatory information obtained as part of this ESA, the absence of this information does not constitute a significant data gap.

An evaluation of the significance of these limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report; however, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the

presence of hazardous substances, petroleum products, or PFAS compounds may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

As required by ASTM, the following exceptions to its guidelines are listed and apply to this ESA:

- Pursuant to the Verizon Wireless Environmental Due Diligence Services – AAI Scope of Work, this ESA was augmented to include an assessment for the following issues or non-scope considerations under the current ASTM E1527-21, Section 5.4 Asbestos; Section 5.5 Lead-Paint; Section 5.6 Mold; Section 7.4 Radon; and Section 7.5 Wetlands/Surface Water. The following additional Verizon Wireless-specific non-scope considerations have also been included in this ESA: Section 5.7 Wastewater/Stormwater Ditches, Wells, and Drains, and Section 6.2 Septic Systems.

- The search radii of the regulatory databases contained in this report are in compliance with the Verizon Wireless Environmental Due Diligence Services – AAI Scope of Work and ASTM E1527-21. Consistent with the Verizon Wireless Scope of Work, search distances for several databases were expanded in excess of ASTM requirements. Please refer to the environmental regulatory database report for details.

2.3 Statement of User Reliance

This ESA report is prepared for and may be relied upon by Gulfstream Towers, LLC (Gulfstream), SBA Towers XI, LLC (SBA), a subsidiary of SBA Telecommunications, LLC, and Cellco Partnership, d/b/a Verizon Wireless, and its parents, affiliates, subsidiaries, successors, and assigns. Use or reliance by any other party is prohibited without the written authorization of Gulfstream, SBA, Cellco Partnership, d/b/a Verizon Wireless and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by Gulfstream and their respective authorized parties will be subject to the terms, conditions and limitations stated in the ESA report and the Agreement for Services between Gulfstream and Terracon dated December 11, 2025. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Reliance on the ESA by SBA and their respective authorized parties will be subject to the terms, conditions and limitations stated in the ESA report and the MSA between SBA Telecommunications, LLC and Terracon, effective March 4, 2025. The limitation of liability defined in the MSA is the aggregate limit of Terracon's liability to SBA and their respective relying parties

Reliance on the ESA by Cellco Partnership, d/b/a Verizon Wireless and their respective authorized parties will be subject to the terms, conditions and limitations stated in the ESA report and the Addendum, effective July 24, 2024, Agreement No. CW2540933 to the General Services Agreement between Verizon Sourcing, LLC and Terracon, effective December 21, 2021, Agreement No. CW2379520. The limitation of liability defined in the General Services Agreement is the aggregate

limit of Terracon's liability to Cellco Partnership d/b/a Verizon Wireless and their respective relying parties.

Continued viability of this report is subject to ASTM E1527-21 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

2.4 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs or BERs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

3.0 Site Description

3.1 Site Location

Gulfstream Site Name	Gulfstream FL263 Tower
SBA Site Name	FL186E1-S St. Johns Colee Cove
Verizon Wireless Site Name	FL186E1-S - St. Johns Colee Cove (FL263)
Site Location/Address	Off County Road 13 North, St. Augustine, St. Johns County, Florida
Parent Tract Description	One approximate 22.6-acre tract of land, Parcel Number: 0132400010

Lease Area	An approximate 80-foot by 80-foot compound lease area and an approximate 20-foot-wide by 610-foot-long proposed access/utility easement extending off County Road 13 North
Site Improvements	None
Anticipated Future Site Use	Telecommunications tower and associated fenced equipment compound
Current Site Owner	John Hulsberg

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the United States Geologic Survey (USGS) 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. The legal description for the parent tract (as per appended title documents) is provided in Appendix D.

3.2 Current and Past Uses of the Site

Based on a review of the available resources, the site consisted of undeveloped mostly wooded land from 1942 through present day. Refer to Section 7.0 for additional information regarding the history of the site and surrounding areas. Refer to Section 5.0 for additional information regarding site characteristics.

3.3 Adjoining/Surrounding Properties

Visual observations of adjoining properties (from site boundaries) are summarized below.

Direction	Description
North	Cleared land
East	Undeveloped forested land
South	Undeveloped forested land with discarded debris
West	County Road 13 North and Pine Plantation across the street

Discarded debris
Terracon observed one unlabeled empty drum, one concrete cistern filled with apparent rainwater, metal debris, and tires south of the middle portion of the proposed easement. No indication of a release of petroleum products or hazardous substances was observed associated with the debris. The dumped debris, as observed and described herein, is not considered hazardous in nature and is not indicative of a REC.

RECs associated with the site originating from current off-site operations were not identified.

3.4 Physical Setting

Topography	
Site Elevation	Approximately 15 feet above sea level
Topographic Gradient	General gradient towards the north-northeast
Source	ERIS Database Report, Issued January 2026
Soil Characteristics	
Soil Type	**9 – Pomona Fine Sand**
Description	**The Pomona Fine Sand** component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. This soil does not meet hydric criteria.
Source	ERIS – Physical Setting Report, Issued January 2026
Geology/Hydrogeology	
Formation	**QU – Undifferentiated Sediments**
Description	**Undifferentiated Sediments-** Much of Florida's surface is covered by a varying thickness of undifferentiated sediments consisting of siliciclastics, organics and freshwater carbonates. Sand, silt and clay may be present in limited quantities. These carbonates often contain organics. The dominant fossils in the freshwater carbonates are mollusks.
Flood Hazard Zone	Zone A, 1% Annual Chance Flood Hazard Panel Number: 12109C0258J (effective 12/7/2018).
Estimated Depth to First Occurrence of Groundwater	4-6 feet below grade surface (bgs)
***Hydrogeologic Gradient**	Not known - may be inferred to be parallel to topographic gradient (primarily to the north north-east).
Source	ERIS – Physical Setting Report, Issued January 2026, Local Area Knowledge and Archaeology Survey

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-Site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the Site cannot be directly ascertained.

4.0 User Provided Information

4.1 Proposed Installation Plans

Terracon understands Gulfstream plans to construct a telecommunications tower and approximate 80-foot by 80-foot compound lease area and an approximate 20-foot-wide by 610-foot-long proposed access/utility easement extending off County Road 13 North as illustrated on the site plans provided in Appendix B. Additionally, Terracon understands Gulfstream will install fiber conduit along the proposed access/utility easement from County Road 13 North and terminate at the tower compound equipment.

4.2 ASTM E1527-21 User Questionnaire

The client's representatives with Gulfstream (Michael Burkhead), SBA (Juliana Mahlmeister), and Verizon Wireless (Justin Danahy) were asked to provide the following ASTM User Questionnaire information as described in ASTM E1527-21 Section 6. The ASTM User Questionnaires are provided in Appendix C. Responses from each user are indicated in the table below, with Gulfstream responses indicated with a "X", SBA responses indicated with a "S", and Verizon Wireless responses indicated with a "V".

Client Questionnaire Item	Client Did Not Respond	Client's Response		
		N/A*	Yes	No
Actual Knowledge of Environmental Liens that may encumber the site				X, S, V
Actual Knowledge of Activity Use Limitations (AULs) that may encumber the site	V			X, S
Specialized Knowledge or Experience that is material to a REC				X, S, V
Actual Knowledge of a Significantly Lower Purchase Price because of hazardous substances or petroleum products				X, S, V
Commonly Known or Reasonably Ascertainable Information that is material to a REC				X, S, V
Obvious Indicators of Contamination				X, S, V

*N/A = not applicable

Terracon's consideration of the client-provided information did not identify RECs.

4.3 Title Records

Title commitment documents for the parent tract were provided by Gulfstream and are included in Appendix D. The effective date or indicated date of data review is reported as January 30th, 2026 and indicates the current owner of the parent tract is Colee Cove, LLC: Owners John O.

Hulsberg and Jeffrey K. Hulsberg. No ownership reference is made to industrial, manufacturing, or other entities of potential environmental concern during the time period were mentioned.

4.4 Environmental Liens or AULs

According to title documents reviewed as part of this authorized scope of work, no environmental liens or AULs were reported in records researched associated with the parent tract and/or site. In addition, the environmental regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases.

4.5 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

5.0 Site Reconnaissance

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix E. Credentials of the individuals planning and conducting the site visit are included in Appendix F. Limitations (if encountered) are discussed in Section 2.2.

Site Reconnaissance	
Field Personnel	Allison Wolfson
Reconnaissance Date	January 8, 2026
Weather Conditions	60° F / Partly cloudy, Foggy

5.2 General Site Setting

Refer to Section 3.0 for a discussion of the site and general vicinity.

5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

Category	Item or Feature	Observed or Identified
	Emergency generators	

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas, or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/ PCBs	Transformers and/or capacitors	
	Other equipment	
	Stressed vegetation	

Category	Item or Feature	Observed or Identified
Releases or Potential Releases	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	
	Other	

None of the above features were observed on site.

5.4 Asbestos

The installation plans do not involve disturbance of suspect asbestos-containing material (ACM). As such, asbestos samples were not collected and analyzed as part of this assessment, and asbestos does not constitute a BER associated with the site at this time.

5.5 Lead-Paint

The installation plans do not involve disturbance of painted surfaces. As such, paint samples were not collected and analyzed for total lead content as part of this assessment, and lead-based paint (LBP) or lead-containing paint (LCP) do not constitute a BER associated with the site at this time.

5.6 Mold

Mold was not observed at the site during the reconnaissance. Due to the lack of visible mold growth and/or significant water infiltration, mold does not constitute a BER associated with the site. The scope of this limited visual observation for mold should not be construed as a mold assessment. Terracon's observations were limited to accessible areas.

5.7 Wastewater Discharges and Wells

Pursuant to the Verizon Wireless SOW, Terracon performed limited visual observations and a limited records review for wastewater discharges and wells within 300 feet of the site. The Verizon

Wireless SOW defines wastewater discharges as any wastewater (including stormwater) discharges into a drain, ditch, or stream. Additionally, the SOW specifies that this assessment must include the identification of any dry wells, irrigation wells, injection wells, abandoned wells, monitoring wells or other wells.

It should be noted that this assessment is limited in nature and certain indicators or information related to the presence of the items may have been latent, inaccessible, not provided, unobservable, or not present during the reconnaissance and may subsequently become observable. Further, for identified features extending beyond the Site boundaries, discharge points were not confirmed during the reconnaissance, unless readily apparent.

During the reconnaissance and limited records review, Terracon identified one stormwater drainage ditch within 300 feet of the site. The stormwater drainage ditch was observed approximately 75 feet south of the proposed access road/utility easement along County Road 13 North, and approximately 620 feet west of the proposed tower compound location. It is not anticipated that the installation activities will result in direct impacts to the stormwater drainage ditch; however, the presence of the ditch within 300 feet of the site constitutes a BER associated with the installation plans.

6.0 Interviews

6.1 Parent Tract Owner, Property Manager, Occupants

The following individual was contacted regarding the current and historical use of the site.

Interviewer	Name / Contact Method	Title	Date
Chloe MacLaren	John Hulsberg Phone: 904-635-6199	Site Owner	January 7th, 2026

Mr. Hulsberg was forthcoming with information and reported the following:

- Mr. Hulsberg has been the owner of the property for about 40 years.
- It is currently undeveloped forested land and always has been.
- There are no active site operations, site occupants or utilities.
- He is not aware of the storage or use of any hazardous substances or petroleum products.
- He is not aware of any pending, threatened, or past environmental litigation, proceedings, or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site.

6.2 Agency Inquiries

Agency Contacted / Contact Method	Date	Response
St. Johns County Office of County Attorney publicrecords@sjcfl.us	1/5/2026	On Tuesday January 6th, 2026, According to Betty Dixon, Legal Services Specialist- There are no records associated with this site.
Florida Department of Environmental Protection (FDEP) Public.Services@FloridaDEP.gov	1/5/2026	At the time of this report, a response has not been received from the Florida Department of Environmental Protection.
Florida Department of Health St. Johns County (FDH) PublicRecordsRequest@flhealth.gov	1/5/2026	On Monday, January 5th, 2026, according to Jenna Lawson, Administrative Staff Assistant- There are no records associated with this site.

7.0 Records Review

Regulatory database information was provided by a contract information services company. The purpose of the records review was to obtain sufficient information to assist the environmental professional in determining if a REC, historical REC, controlled REC, or a de minimis condition exists at the site in connection with the listing. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. The groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

7.1 Environmental Records Sources

Terracon reviewed standard federal, state, and tribal environmental record sources within the approximate minimum search distances, as required by ASTM E1527-21 and presented in Table 2 of Section 8.0 (Types of Government Records to be Reviewed). Pursuant to the Verizon Wireless Scope of Work, several of the search distances have been expanded and deviate from the requirements in ASTM E1527-21. Additionally, the Supplemental Databases presented in the Verizon Wireless Scope of Work were reviewed. Further, to enhance and supplement the standard environmental record sources, Terracon reviewed additional federal, state, tribal, local, and proprietary environmental record sources, provided by the database firm, if potentially useful and reasonably ascertainable. Please refer to Appendix G (the environmental regulatory database

report) for the number of listings within each database reviewed and database definitions and descriptions.

Due to conversion of address data to location coordinates and the accuracy of government records, the facility locations depicted in the environmental regulatory database report may not match actual physical locations. As such, Terracon attempted to field-verify the actual distances of facilities of concern from the site.

7.1.1 Records Summary

No facilities are listed within the environmental regulatory database report within 500 feet of the site. Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report did not list facilities in the unmapped section, this is shown in the environmental regulatory database report in Appendix G.

7.2 Historical Use Information

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix H.

7.2.1 Historical Topographic Maps, Aerial Photographs, and Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10-to-15-year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. The available reviewed sources are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from the database provider to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the database provider, Sanborn maps were not available for the site.

- Topographic maps:
  - United States Geological Survey (USGS) published in **1947, 1949, 1970, 1991, 2012, 2015, 2018, 2021, and 2024** (1:2,000)

- Aerial photographs:
  - Agricultural Stabilization & Conservation Service (ASCS) published in **1942**, **1952,** and **1960** (1:500)
  - Florida Department of Transportation (FDOT) published in **1971 and 1980** (1:500)
  - United States Geological Survey (USGS) published in **1987, 1994, and 1999** (1:500)
  - United States Department of Agriculture (USDA) published in **2005, 2006, 2007, 2010, 2013, 2015, 2017, 2019, 2021, and 2023** (1:500)

Direction	Description
Site	**1942-1987:** Undeveloped partially cleared, partially forested land **1987-Present Day:** Undeveloped forested land
North	**1942-1960:** Partially forested undeveloped land **1960-1980**: Agricultural land **1980-2023**: Mostly forested land **2023-Present Day**: Cleared land
East	**1942-2005**: Agricultural/Cleared land **2005-Present Day:** Undeveloped partially forested land
South	**1942-1960:** Partially forested undeveloped land **1987-Present Day:** Agricultural land to the southeast with low-density residential properties built directly south and southwest in 1999 and 2007.
West	**1942-1987:** County Road 13 North followed by undeveloped partially cleared land. Pine Plantation added between 1980-1987 and land has remained relatively unchanged to Present Day.

RECs associated with the site and surrounding area were not identified after a review of available historical resources.

7.2.2 Historical City Directories

The city directories used in this study were made available through ERIS (selected years reviewed: 1925-2024) and were reviewed at approximate five-year intervals, if readily available. The current street address for the site/parent tract was identified as approximately 8875 County Road 13 North, St. Augustine, St. Johns County, Florida.

Direction	Description
Site/Parent Tract	**1925-1996:** Street Not Listed **Site Not Listed: Undeveloped/Empty Land**
North	**1925-1996:** Street Not Listed **1996-2024:** Various Residential Listings
East	No listings.
South	**1925-2012:** Street Not Listed **2012-2024:** Various Residential Listings
West	No listings.

7.3 Radon

St. Johns County, Florida located in USEPA Radon Zone 3 which is defined as an area with an average indoor radon concentration less than 2.0 picoCuries per liter (pCi/L) of air. The USEPA recommends a guideline "action level" of 4.0 pCi/L for annual average indoor radon concentrations.

Testing would be required to determine actual radon concentrations; however, since there are no indoor areas on the site, radon does not constitute a BER associated with the site.

7.4 Wetlands/Surface Water

Terracon conducted a limited wetland review for the site to evaluate potential presence of apparent jurisdictional Waters of the U.S. (WOTUS), including wetlands, as defined and regulated by federal authority under 33 CFR Parts 320-330. This review may not identify state/locally-designated wetlands.

Wetlands, as defined by USEPA and the U.S. Army Corps of Engineers (USACE), in the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, (Federal Interagency Committee for Wetland Determination, 1989), are "those areas that are inundated or saturated by surface or groundwater at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Jurisdictional wetlands, regulated under Section 404 of the Clean Water Act/1972, have undergone increasing regulation (Clean Water Act/1977 and 1987, Farm Bills/1985 and 1990), and are important for protection of aquatic species and waterfowl, water purification, and flood control.

This Limited Wetland Review does not constitute a comprehensive determination and/or delineation, which is based on three criteria, wetland hydrology, hydrophytic vegetation, and hydric soils, as set forth in *1987 Corps of Engineers Wetland Delineation Manual* and further supported by the *applicable Regional Supplements to the Corps of Engineers Wetland Delineation Manual.* To determine whether regulated wetlands may be present on the site, a wetland delineation must be performed and submitted to the USACE for a jurisdictional determination, as required by Section 404 of the Clean Water Act.

7.4.1 Map and Aerial Photograph Findings

Terracon reviewed the following resources to evaluate the potential presence of jurisdictional WOTUS, including wetlands, on and in close proximity to the site:

Source	Closest Feature	Distance / Direction		Land Conditions Between Site and Feature
		From Tower Compound	From Nearest Portion of Access/Utility Easement	
USGS Topographic Map and NWI Map	Freshwater Forested/Shrub Wetland	400 feet / southwest	250 feet south	Forested land
Aerial Photographs	Pond	580 feet / southwest	498 feet south	Forested and Residential land

7.4.2 Observations During Reconnaissance

Terracon conducted visual observations to evaluate for the potential presence of apparent jurisdictional WOTUS, including wetlands during the reconnaissance. It should be noted that a wetland biologist may not have performed the observations, and a comprehensive determination and/or delineation of a potentially jurisdictional wetlands was not performed as part of the authorized scope of work. Only visual observations from the proposed lease areas and publicly-accessible areas were conducted. An evaluation of subsurface soil conditions or assessment for potential hydrophytic vegetation was not performed. During the reconnaissance, Terracon observed the following:

- Terracon observed the site to consist of forested undeveloped land. No standing water or water features such as streams, ponds, or lakes were observed within 300 feet of the site.

7.4.3 Conclusions Regarding Wetland-related Issues

Based on distance from the nearest identified feature, it is not anticipated that the installation activities will result in direct impacts to the wetlands, and the proposed construction activities will not be subject to state or federal jurisdictional waters regulations; however, pursuant to the Verizon Wireless scope of work, the presence of the wetlands within 300 feet of the site constitutes a BER associated with the installation plans.

Additional investigation is not recommended at this time; however, Terracon recommends the implementation of E&S controls during construction to avoid impacts to the mapped wetlands. Additionally, construction lay down areas should be selected in locations that will not disturb the mapped wetlands.

8.0 Findings, Conclusions, and Recommendations

Please refer to the Executive Summary (Section 1.0).

9.0 Certification Statement

I, Angellica K. Rodriguez-Baz, E.P, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional, as defined in Section 3412.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in accordance with the standards and practice set forth in 40 CFR Part 312 and in accordance with the Verizon Wireless Environmental Due Diligence Services - AAI Scope of Work.



Angellica K. Rodriguez-Baz, E.P
Environmental Professional

APPENDIX A
EXHIBIT 1: USGS TOPO BASE LAYER
EXHIBIT 2: SITE DIAGRAM
EXHIBIT 3: NWI MAP



Site Boundary

Feet

0 1,000 2,000 4,000

DATA SOURCES:
USGS - Topographic Survey, Picolata Quadrangle; ESRI - USGS Topographic Basemap & World Navigation Map

G:\00EQ\Projects\2025\EQ_Jacksonville\EQ257487_Gulfstream_FL263_ColeeCove\Maps\EQ257487_Gulfstream_FL263_ColeeCove.aprx

Project No.:	EQ257487
Date:	Jan 2026
Drawn By:	CBM
Reviewed By:	CM

Terracon
8001 Baymeadows Way, Ste 1 Jacksonville, FL 32256
PH. (904) 900-6494 terracon.com

Topographic Vicinity Map

Phase I Environmental Site Assessment
Gulfstream - FL263 Colee Cove
County Road 13 N
St. Augustine, St. Johns County, FL 32092

Exhibit

1



Site Boundary

Feet

0 100 200 400

DATA SOURCES:
ESRI - World Imagery Hybrid Basemap & World Navigation Map

G:\00EQ\Projects\2025\EQ_Jacksonville\EQ257487_Gulfstream_FL263_ColeeCove\Maps\EQ257487_Gulfstream_FL263_ColeeCove.aprx

Project No.:	EQ257487
Date:	Jan 2026
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8001 Baymeadows Way, Ste 1 Jacksonville, FL 32256

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Site Diagram

Phase I Environmental Site Assessment
Gulfstream - FL263 Colee Cove
County Road 13 N
St. Augustine, St. Johns County, FL 32092

Exhibit

2

Hydrologic Information



Wetland

Miles
0 0.075 0.15 0.3

N

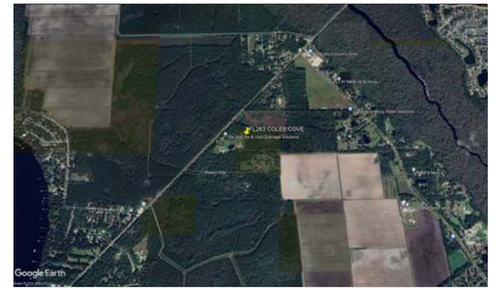
This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

APPENDIX B
SITE PLANS

SEE SHEET 2 OF 4 FOR PARENT TRACT DETAIL
SEE SHEET 3 OF 4 FOR COMPOUND DETAIL
SEE SHEET 4 OF 4 FOR TREE DETAIL



VICINITY MAP
NEAR 8960 COUNTY ROAD 13 NORTH, SAINT AUGUSTINE, FL 32092
(NOT TO SCALE)

LEGAL DESCRIPTION (AS PROVIDED BY CLIENT)

PARENT TRACT

SITUATED IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, ALL IN TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 42 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, A DISTANCE OF 416.57 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 71 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 1717.53 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE SOUTH 01 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 392.14 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1336.75 FEET TO THE SAID WEST LINE, A DISTANCE OF 573.46 FEET TO A POINT THAT LIES 677.42 FEET SOUTHERLY FROM POINT-OF-REFERENCE AS MEASURED ALONG THE EAST LINE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 641.05 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 13; THENCE NORTH 42 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 513.70 FEET TO THE POINT OF BEGINNING; CONTAINING 22.64 ACRES, MORE OR LESS, AND BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 422, PAGE 200, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TAX ID: 0132400010

BEING THE SAME PROPERTY CONVEYED TO COLEE COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE, FROM JOHN O. HULSBERG AND JEFFREY K. HULSBERG, GRANTOR, BY WARRANTY DEED RECORDED 07/27/2006, IN BOOK 2751, PAGE 1114, OF THE ST, JOHNS COUNTY RECORDS.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE NUMBER 01-24024016-01T DATED MAY 20, 2024 SCHEDULE B - SECTION II

NO PLOTTABLE ITEMS

LEGAL DESCRIPTIONS (AS PREPARED BY SURVEYOR)

GULFSTREAM TOWERS
LEASE PARCEL

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 42°55'00" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, A DISTANCE OF 416.57 FEET TO THE NORTH LINE OF THE PARENT TRACT; THENCE, CONTINUE ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, SOUTH 42°55'00" WEST, A DISTANCE OF 60.26 FEET; THENCE, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, SOUTH 71°12'28" EAST, A DISTANCE OF 608.52; THENCE NORTH 18°47'32" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°12'28" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 71°12'28" EAST, A DISTANCE OF 80.00 FEET; THENCE, SOUTH 18°47'32" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 71°12'28" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 18°47'32" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1469 ACRES OR 6400 SQUARE FEET, MORE OR LESS.

GULFSTREAM TOWERS
ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 42°55'00" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, A DISTANCE OF 416.57 FEET TO THE NORTH LINE OF THE PARENT TRACT; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, SOUTH 42°55'00" WEST, A DISTANCE OF 60.26 FEET TO THE POINT OF BEGINNING; THENCE, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, SOUTH 71°12'28" EAST, A DISTANCE OF 608.52; THENCE NORTH 18°47'32" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°12'28" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 18°47'32" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 18°47'32" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 71°12'28" WEST, A DISTANCE OF 617.48 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13; THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, NORTH 42°55'00" EAST, A DISTANCE OF 21.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.3181 ACRES OR 13860 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS IS A BOUNDARY SURVEY OF THE GULFSTREAM TOWERS LEASE PARCEL. THE PARENT TRACT INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
2. THE PROPOSED GULFSTREAM TOWERS LEASE PARCEL DEPICTED HEREON LIES ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.
3. THE SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 01-24024016-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MAY 20, 2024. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT FOR TITLE INSURANCE THAT ARE PERTINENT TO THE GULFSTREAM TOWERS LEASE PARCEL, AND ITS ACCESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THAT COMMITMENT WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) PER OFFICIAL RECORDS BOOK 2751, PAGE 1114, RECORDED IN ST. JOHNS COUNTY, FLORIDA AS BEING SOUTH 42°55'00" WEST.
5. UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
6. PARENT TRACT INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED.
7. AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12109C0258J, DATED DECEMBER 7, 2018 THE PROPOSED LEASE PARCEL DEPICTED HEREON LIES IN ZONE "A" (NO BASE FLOOD ELEVATION).
8. (D) DENOTES DESCRIPTION;(F) DENOTES FIELD MEASURED;(P) DENOTES PLAT; (C) DENOTES CALCULATED.
9. INCIDENTAL ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
10. ALL GEODETIC AND VERTICAL DATA, DEPICTED HEREON IS WITHIN THE 1A ACCURACY TOLERANCES AS SET FORTH BY THE F.A.A.
11. SITE BENCHMARK IS A SET NAIL AND BLUE DISK IN THE ASPHALT ELEVATION = 14.82' N.A.V.D. 1988 AS DEPICTED HEREON. ALL ELEVATIONS SHOWN HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.).
12. BASED UPON OUR FIELD WORK AND THE ALTA COMMITMENT FOR TITLE INSURANCE, THE GULFSTREAM TOWERS LEASE PARCEL HAS ACCESS TO COUNTY ROAD 13 N (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DEPICTED HEREON. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THE ALTA COMMITMENT FOR TITLE INSURANCE WOULD PRECLUDE ACCESS OVER THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FROM THE GULFSTREAM TOWERS LEASE PARCEL TO COUNTY ROAD 13 N (A PUBLIC RIGHT-OF-WAY).

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIRK BRIAN MITCHELL USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PERFORMED ON JULY 23, 2024, IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE PURSUANT TO SECTION 472.023, FLORIDA STATUTES AND WAS PREPARED UNDER MY RESPONSIBLE CHARGE.

KIRK B.MITCHELL P.S.M. L.S.No.5682
CERTIFICATE OF AUTHORIZATION No. L.B.6885 HARD COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
GULFSTREAM TOWERS
ITS AFFILIATES, SUBSIDIARIES AND LENDERS.

REVISIONS

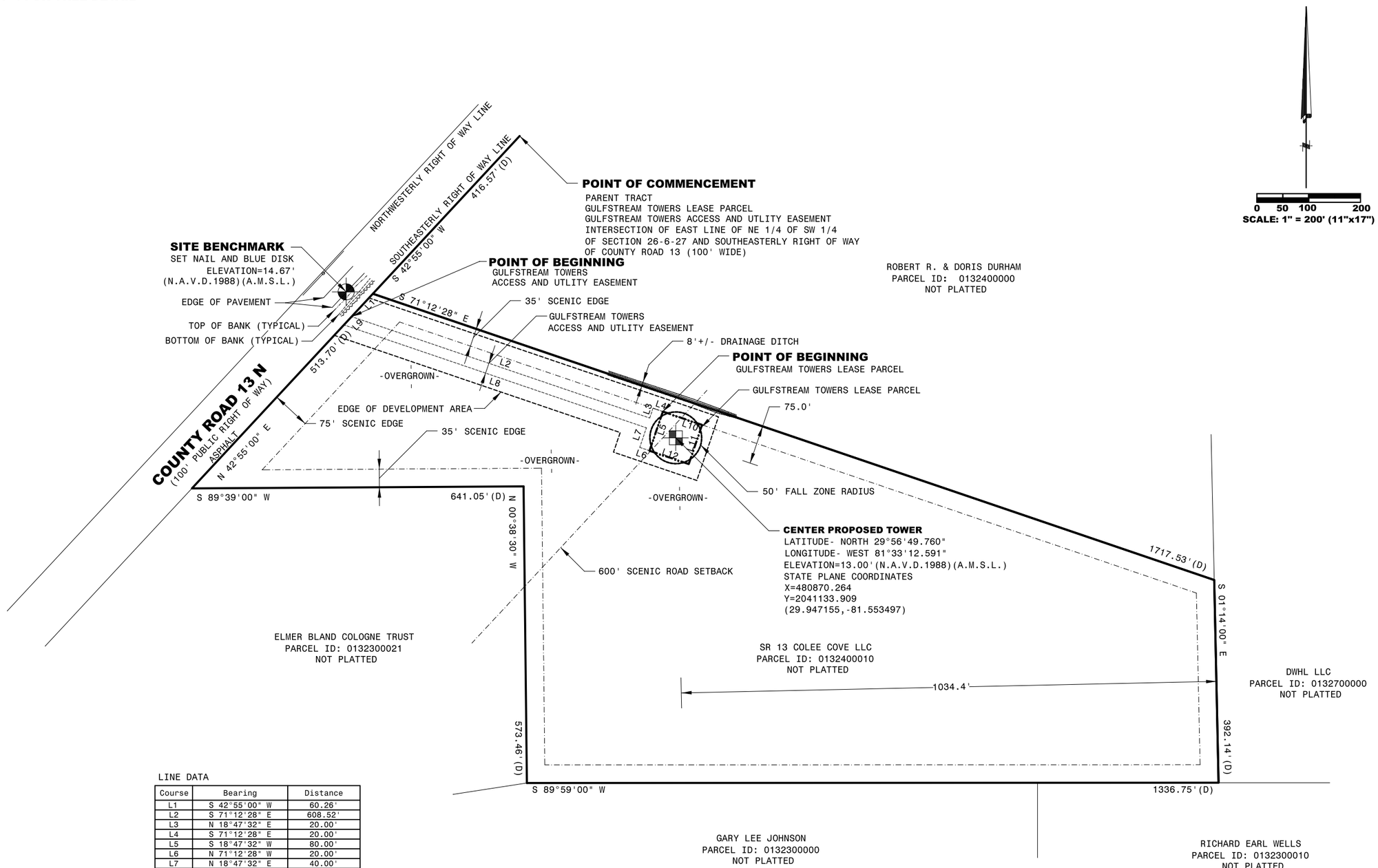
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/21/25	SP	ADD TREE LOCATION						

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL263 COLEE COVE
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JULY 23, 2024
FIELD BOOK	PRINT
SCALE	N.T.S.
PROJECT NO.	X
FILE NAME	FL263 COLEE COVE
SHEET	1 OF 4

SEE SHEET 1 OF 4 FOR SURVEY INFORMATION
SEE SHEET 3 OF 4 FOR COMPOUND DETAIL
SEE SHEET 4 OF 4 FOR TREE DETAIL



LINE DATA

Course	Bearing	Distance
L1	S 42°55'00" W	60.26'
L2	S 71°12'28" E	608.52'
L3	N 18°47'32" E	20.00'
L4	S 71°12'28" E	20.00'
L5	S 18°47'32" W	80.00'
L6	N 71°12'28" W	20.00'
L7	N 18°47'32" E	40.00'
L8	N 71°12'28" W	617.48'
L9	N 42°55'00" E	21.91'
L10	S 71°12'28" E	80.00'
L11	S 18°47'32" W	80.00'
L12	N 71°12'28" W	80.00'

REVISIONS

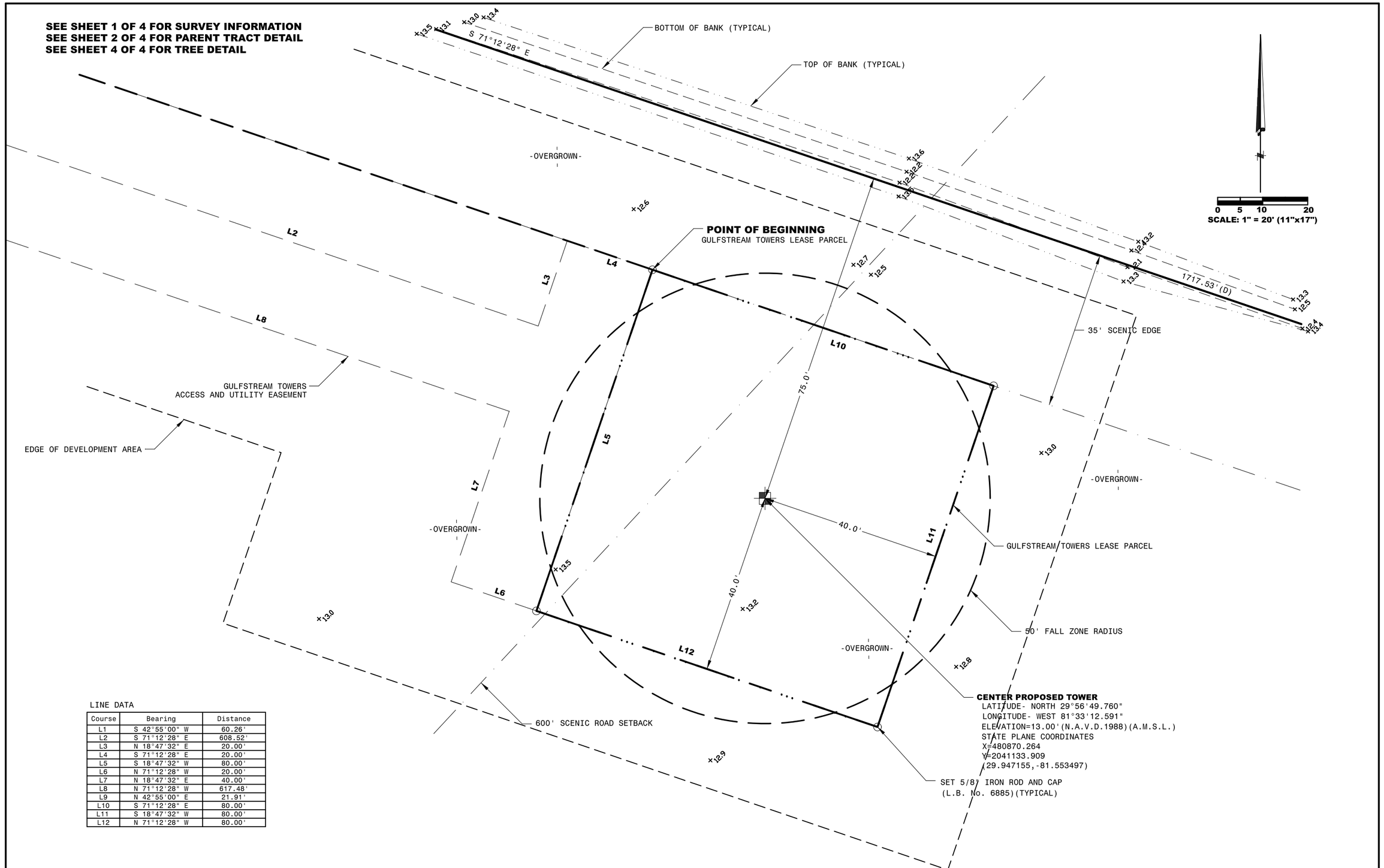
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/21/25	SP	ADD TREE LOCATION						

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL263 COLEE COVE
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JULY 23, 2024
FIELD BOOK	PRINT
SCALE	1"=200'
PROJECT NO.	X
FILE NAME	FL263 COLEE COVE
SHEET	2 OF 4

SEE SHEET 1 OF 4 FOR SURVEY INFORMATION
SEE SHEET 2 OF 4 FOR PARENT TRACT DETAIL
SEE SHEET 4 OF 4 FOR TREE DETAIL



LINE DATA

Course	Bearing	Distance
L1	S 42°55'00" W	60.26'
L2	S 71°12'28" E	608.52'
L3	N 18°47'32" E	20.00'
L4	S 71°12'28" E	20.00'
L5	S 18°47'32" W	80.00'
L6	N 71°12'28" W	20.00'
L7	N 18°47'32" E	40.00'
L8	N 71°12'28" W	617.48'
L9	N 42°55'00" E	21.91'
L10	S 71°12'28" E	80.00'
L11	S 18°47'32" W	80.00'
L12	N 71°12'28" W	80.00'

REVISIONS

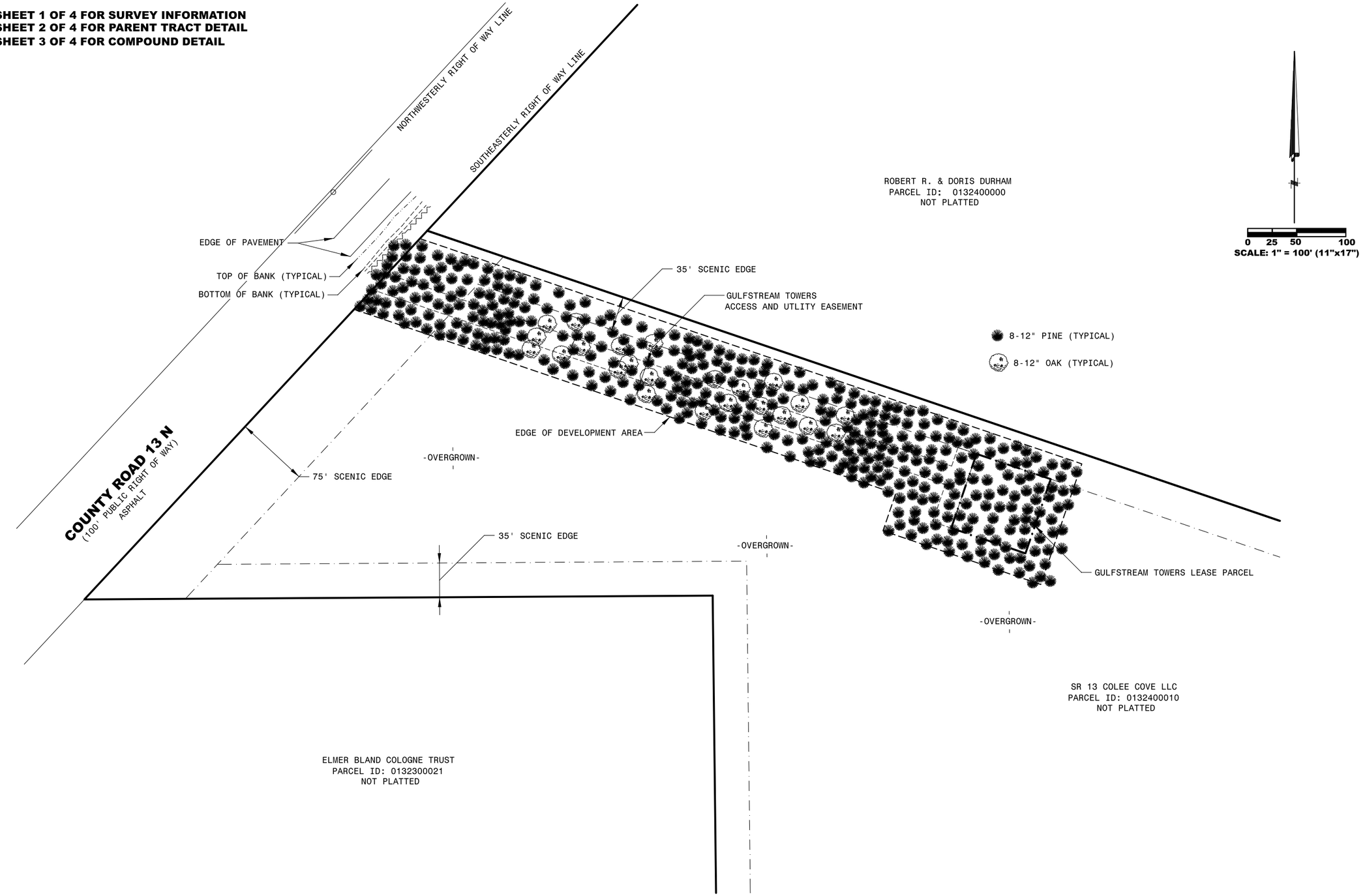
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/21/25	SP	ADD TREE LOCATION						

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL263 COLEE COVE
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JULY 23, 2024
FIELD BOOK	PRINT
SCALE	1"=20'
PROJECT NO.	X
FILE NAME	FL263 COLEE COVE
SHEET	3 OF 4

SEE SHEET 1 OF 4 FOR SURVEY INFORMATION
SEE SHEET 2 OF 4 FOR PARENT TRACT DETAIL
SEE SHEET 3 OF 4 FOR COMPOUND DETAIL



REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/21/25	SP	ADD TREE LOCATION						

ADVANCED LAND SURVEYING
AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL263 COLEE COVE
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	JULY 23, 2024
FIELD BOOK	PRINT
SCALE	1"=100'
PROJECT NO.	X
FILE NAME	FL263 COLEE COVE
SHEET	4 OF 4

APPENDIX C
ASTM USER QUESTIONNAIRE

ASTM E1527-21 User Questionnaire

Person Completing Questionnaire	Name: Michael Burkhead Company: Gulfstream Towers, LLC Phone: (407) 617-0167 Email: mike@gulfstreamtowers.com
Site Name	Gulfstream FL263 Tower
Site Address	County Road 13 North, St. Augustine, St. Johns County, Florida
Point of Contact for Access	Name: John Hulsberg Company: Phone: (904) 635-6199 Email: johnhulsberg@icloud.com
Access Restrictions or Special Site Requirements?	_X_No ___Yes (If yes, please explain)
Confidentiality Requirements?	_X_No ___Yes (If yes, please explain)
Current Site Owner	Name: John Hulsberg Company: SR13 - Colee Cove LLC Phone: (904) 635-6199 Email: johnhulsberg@icloud.com
Current Site Operator	Name: Michael Burkhead Company: Gulfstream Towers Phone: (407) 617-0167 Email: mike@gulfstreamtowers.com
Reasons for ESA (e.g., financing, acquisition, lease, etc.)	Lease
Anticipated Future Site Use	Cell Tower
Relevant Documents?	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.

ASTM User Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?
_X_No ___Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)

2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?
_X_No ___Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)

3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)?
_X_No ___Yes (If yes, explain below)

4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)?
_X_No ___Yes ___Not applicable (If yes or Not applicable, explain below)

5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?
_X_No ___Yes (If yes, explain below)

6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)?
_X_No ___Yes (If yes, explain below)

Comments or explanations:

Please return this form with the signed authorization to proceed. Proposal No. PH1257C09

ASTM E1527-21 User Questionnaire

Person Completing Questionnaire	Name: Juliana Mahlmeister Phone: (786) 716-1212 Company: SBA Towers XI, LLC Email: jmahlmeister@sbasite.com
Site Name	Gulfstream FL263 Tower - FL186E1-S St. Johns Colee Cove
Site Address	Approximate to County Road 13 North, St. Augustine, St. Johns County, Florida
Point of Contact for Access	Name: John Hulsberg Phone: (904) 635-6199 Company: Email: johnhulsberg@icloud.com
Access Restrictions or Special Site Requirements?	_X_No ___Yes (If yes, please explain)
Confidentiality Requirements?	_X_No ___Yes (If yes, please explain)
Current Site Owner	Name: John Hulsberg Phone: (904) 635-6199 Company: SR13 - Colee Cove LLC Email: johnhulsberg@icloud.com
Current Site Operator	Name: Michael Burkhead Phone: (407) 617-0167 Company: Gulfstream Towers Email: mike@gulfstreamtowers.com
Reasons for ESA (e.g., financing, acquisition, lease, etc.)	Lease
Anticipated Future Site Use	Cell Tower
Relevant Documents?	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.

ASTM User Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?
_X_No ___Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)

2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?
_X_No ___Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)

3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)?
_X_No ___Yes (If yes, explain below)

4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)?
_X_No ___Yes ___Not applicable (If yes or Not applicable, explain below)

5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?
_X_No ___Yes (If yes, explain below)

6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)?
_X_No ___Yes (If yes, explain below)

Comments or explanations:

Please return this form with the signed authorization to proceed. Proposal No. PH1257C09

Juliana Mahlmeister

ASTM E1527-21 User Questionnaire

Person Completing Questionnaire	Name: Justin Danahy Company: Verizon Wireless	Phone: 518-410-7593 Email: justin.danaahy@verizonwireless.com
Site Name	FL186E1-S -- St Johns Colee Cove (FL263)	
Site Address	Approximate to County Road 13 North, St. Augustine, St. Johns County, Florida	
FUZE Project ID **MDG ID**	17642615 5000944618	
Point of Contact for Access	Name: John Hulsberg Company: N/A	Phone: (904) 635-6199 Email: johnhulsberg@icloud.com
Access Restrictions or Special Site Requirements?	_X_No ___Yes (If yes, please explain)	
Confidentiality Requirements?	_X_No ___Yes (If yes, please explain)	
Current Site Owner	Name: John Hulsberg Company: N/A	Phone: (904) 635-6199 Email: johnhulsberg@icloud.com
Current Site Operator	Name: N/A Company: N/A	Phone: N/A Email:N/A
Reasons for ESA (e.g., financing, acquisition, lease, etc.)	Lease	
Anticipated Future Site Use	Cell Tower	
Relevant Documents?	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.	

ASTM User Questionnaire

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the user must respond to the following inquiries required by 40 C.F.R. §§ 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate* inquiries" is not complete.

1) Did a search of land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?

_X_No ___Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)

2) Did a search of land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?

___No ___Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)

3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312.28)?

_X_No ___Yes (If yes, explain below)

4) Does the purchase price being paid for this site reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the site (40 CFR 312.29)?

_X_No ___Yes ___Not applicable (If yes or Not applicable, explain below)

5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)? For example, (a.) Do you know the past uses of the site? (b.) Do you know of specific chemicals that are present or once were present at the site? (c.) Do you know of spills or other chemical releases that have taken place at the site? (d.) Do you know of any environmental cleanups that have taken place at the site?

_X_No ___Yes (If yes, explain below)

6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of releases at the site (40 CFR 312.31)?

_X_No ___Yes (If yes, explain below)

ASTM E1527-21 User Questionnaire

Comments or explanations:

Signature: *Justin Danahy* Date: 1/16/2026

APPENDIX D
TITLE DOCUMENTS

ALTA COMMITMENT FOR TITLE INSURANCE with FLORIDA MODIFICATIONS

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I—Requirements; and

f. Schedule B, Part II—Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

   i. comply with the Schedule B, Part I—Requirements;

   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Old Republic National Title Insurance Company

Issuing Office: 530 SOUTH MAIN STREET SUITE 1061 AKRON, OH 44311

Issuing Office's ALTA® Registry ID: 1013817

Loan ID Number: FL283 COLEE COVE

Commitment Number: 01-24024016-01T

Property Address: COUNTY ROAD 13 N SAINT AUGUSTINE, FL 32092

SCHEDULE A

COMMITMENT

1. Commitment Date: 01/30/2026 at 7:00 a.m.

2. Policy to be issued:

a. 2021 ALTA® Owner's Policy with Florida Modifications
Proposed Insured: GULFSTREAM TOWERS, LLC
Proposed Amount of Insurance: $250,000.00
The estate or interest to be insured: LEASEHOLD

b. 2021 ALTA® Loan Policy with Florida Modifications
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured:

c. _____ ALTA® _____ Policy with Florida Modifications
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured:

3. The estate or interest in the Land at the Commitment Date is: FEE

4. The Title is, at the Commitment Date, vested in: COLEE COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY and, as disclosed in the Public Records, has been since 07/27/2006

5. The Land is described as follows: SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

SITUATED IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, ALL IN TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13 (FORMERLY STATE ROAD 13) HAVING A RIGHT-OF-WAY WIDTH OF 100 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 42 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13, A DISTANCE OF 416.57 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 71 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 1717.53 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE SOUTH 01 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 392.14 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1336.75 FEET TO THE SAID WEST LINE, A DISTANCE OF 573.46 FEET TO A POINT THAT LIES 677.42 FEET SOUTHERLY FROM POINT-OF-REFERENCE AS MEASURED ALONG THE EAST LINE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 641.05 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 13; THENCE NORTH 42 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 513.70 FEET TO THE POINT OF BEGINNING; CONTAINING 22.64 ACRES, MORE OR LESS, AND BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 422, PAGE 200, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TAX ID: 0132400010

BEING THE SAME PROPERTY CONVEYED TO COLEE COVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE, FROM JOHN O. HULSBERG AND JEFFREY K. HULSBERG, GRANTOR, BY WARRANTY DEED RECORDED 07/27/2006, IN BOOK 2751, PAGE 1114, OF THE ST, JOHNS COUNTY RECORDS.

END OF SCHEDULE A

Legal in Word - This link will expire on 08/02/2026

SCHEDULE B I
COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Pay all taxes, charges and assessments which are due and payable.
   Tax i.d. number: 0132400010

   Tax year: 2025 - ANNUAL
   Amount: $4,216.60 Paid

   Tax authority information:
   DENNIS W. HOLLINGSWORTH, TAX COLLECTOR
   4030 LEWIS SPEEDWAY
   SAINT AUGUSTINE, FL 32084
   (904) 209-2250

6. WITH RESPECT TO COLEE COVE, LLC, THE FOLLOWING MUST BE SUBMITTED:

   A.) COPY OF ANY OPERATING AGREEMENT AND ALL AMENDMENTS THERETO; OR IF THERE IS NO OPERATING AGREEMENT, A CERTIFICATION STATING THAT THERE IS NONE.
   B.) EVIDENCE THE LIMITED LIABILITY COMPANY IS IN GOOD STANDING IN THE STATE IN WHICH THE COMPANY IS ORGANIZED.
   C.) A RESOLUTION SIGNED BY ALL MEMBERS OF THE LLC AUTHORIZING THE TRANSACTION TO BE INSURED HEREUNDER AND THE MEMBERS AUTHORIZED TO EXECUTE THE NECESSARY DOCUMENTS TO COMPLETE THE TRANSACTION.
   D.) SUCH OTHER REQUIREMENTS AS MAY BE MADE FOLLOWING A REVIEW OF THE LLC ORGANIZATIONAL DOCUMENTS REQUIRED ABOVE.

7. RECORD SATISFACTORY EXECUTED LEASE FROM COLEE COVE, LLC, TO GULFSTREAM TOWERS, LLC, IN THE ST. JOHNS COUNTY RECORDS.

The Company must be notified of any repairs or improvements made to the Land within the last 180 days immediately. The Company reserved the right to add requirements based on the nature of the work performed after an Underwriting Risk Assessment. Such an assessment and addition requirements may take several days to complete. Please notify the Company of such repairs or improvements with sufficient time to avoid closing delays.

END OF SCHEDULE B-I

SCHEDULE B II
COMMITMENT

EXCEPTIONS FROM COVERAGE

Policy Number:

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Facts which would be disclosed by a comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.

4. Mechanics', contractors' or material men's liens and lien claims, if any, where no notice thereof appears of record.

5. Any changes in title occurring subsequent to the effective date of this commitment and prior to the date of issuance of the title policy.

6. Deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such matters violate 42 usc 3604(c)

7. Quantity of acreage/square footage as set forth in schedule a, if any.

8. Taxes and special assessments for current tax year and all subsequent years.

END OF SCHEDULE B-II

Supporting Documents - This link will expire on 08/02/2026

OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES
530 SOUTH MAIN STREET SUITE 1061, AKRON, OH 44311

OWNER'S AFFIDAVIT

State of } File No.
}ss.
County of }

The Affiant whose address is_____, being first duly sworn, deposes and says that:

1. **[Seller or Borrower]** is the Owner of the premises located at _____(the "Property") and further described in the Exhibit A attached hereto.

2. Affiant is the _____ of Owner and is knowledgeable about the Property and the averments made herein. (Use for business entity only)

3. No person other than the Owner is in possession or has a right to possession of the Property. If otherwise list said person:_____

4. Affiant has no knowledge of any unrecorded easement, or claim of easement, affecting the Property. If otherwise list said easement:
_____.

5. Affiant is not aware of any boundary line disputes or discrepancies affecting the Property, or any material encroachments of improvements located on the Property onto any adjacent land or any material encroachments or improvements located on adjacent land onto the Property.

6. Any repair or improvements of the Property were completed prior to 180 days of this date. If otherwise, list said repairs or improvements:
_____

7. There are no unpaid real estate taxes or assessments affecting the Property (except as shown on the current tax duplicate), and no notice has been received regarding future or pending assessments. If otherwise, list said taxes, assessments or notices: _____.

8. There are no outstanding mortgages or other liens affecting the Property. If otherwise, list said lien holder, amount and date:
_____.

9. There are no other contracts, options or rights to purchase the Property except____.

10. Owner, recognizing that funding may occur prior to the Deed, Deed of Trust and/or Mortgage being filed for record in the appropriate Clerk's Office; agrees that in consideration of Underwriter issuing said policy or policies of title insurance, without exception to any matters which may arise between the effective date of the commitment for title insurance and the date the documents creating the interest being insured are filed for record, (which matters may constitute an encumbrance on or affect the title),

to promptly defend, remove, bond or otherwise dispose of any encumbrance, lien or objectionable matter to title which may arise or be filed, as the case may be, against said Property during the period of time between the effective date of the commitment and the date the documents are recorded.

THIS AFFIDAVIT is made for the purpose of inducing the Old Republic National Title Insurance Company, to issue a title insurance policy or other title evidence, then to disburse any funds held as escrow or loan consummation agent.

Owner hereby indemnifies and agrees to hold harmless Old Republic National Title Insurance Company against any damages or expense, including attorney fees, sustained as a result of any of the foregoing matters not being true and accurate.

("Affiant" is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders as the context shall require.)

BY: _____

As _____ of Owner.

Sworn to and subscribed before me, a Notary Public in and for said State, this day of _____, 2022.

_____Notary Public

File No. 01-24024016-01T

Exhibit “A”

Legal Description

APPENDIX E
PHOTOGRAPHS



Photo 1: View from north end/entrance of proposed easement entrance facing north



Photo 2: View from north end/entrance of proposed easement entrance facing east



Photo 3: View from north end/entrance of proposed easement entrance facing south



Photo 4: View from north end/entrance of proposed easement entrance facing west



Photo 5: View of drain ditch along northwest border of property



Photo 6: View of drain ditch along northwest border of property



Photo 7: View from middle of proposed easement entrance facing north



Photo 8: View from middle of proposed easement entrance facing south



Photo 9: View from middle of proposed easement entrance facing west



Photo 10: Metal debris near south border of middle of easement



Photo 11: Tires near south border of middle of easement



Photo 12: Unlabeled empty drum near south border of middle of easement



Photo 13: Cistern near south border of middle of easement



Photo 14: Cistern near south border of middle of easement



Photo 15: View from northwest corner of proposed tower facing north



Photo 16: View from northwest corner of proposed tower facing east



Photo 17: View from northwest corner of proposed tower facing south



Photo 18: View from northwest corner of proposed tower facing west



Photo 19: View of center of proposed tower facing east

APPENDIX F
RESUMES

Chloe MacLaren

Field Scientist



PROFESSIONAL EXPERIENCE

Chloe MacLaren is a Field Scientist at Terracon's Jacksonville, FL., office. Chloe works within Terracon's Environmental department and is actively working on NEPA Services, Phase 1 ESAs and SWPPP Plans and Inspections.

PROJECT EXPERIENCE

NEPA/SHPO Services – Telecommunications Sector
Throughout Florida, Georgia, North Carolina, South Carolina, Tennessee, Arkansas, and Texas. NEPA responsibilities include coordinating field work, contact with federal, state, and local government agencies, coordination of Cultural Resource Assessment for historical property evaluation, evaluating the presence/absence of potential effects to wetlands, floodplains, federal land, Indian religious sites, threatened and endangered species and critical habitat, and report writing.

Phase I Environmental Site Assessments

Experience conducting Phase I Environmental Site Assessments in the North Florida and Southern Georgia region. Specific responsibilities include performing historical property research, site reconnaissance, regulatory agency database analysis, and technical report writing.

Gopher Tortoise Survey & Vegetation Monitoring, 3 Creeks LLC., Gopher Tortoise Recipient Site - Clay County, Florida
Surveyed potential Gopher Tortoise habitat pursuant to Florida Fish and Wildlife Conservation Commission (FWC) methodology and monitored vegetation in accordance with recipient site permit obligations.

EDUCATION

BS in Environmental Science and Sustainability, Allegheny College

REGISTRATIONS/ CERTIFICATIONS

Safeland USA 2021 Basic Training

Qualified Preparer of Stormwater Pollution Prevention Plans & Qualified Compliance Inspector of Stormwater - Florida

Venomous Snakes on the Jobsite Training

AFFILIATIONS

Friends of the Riverfront, AmeriCorps Member, 2024
Women's Wireless Leadership Forum, 2025-Present

WORK HISTORY

Terracon Consultants, Inc., Field Scientist, 2025-Present
Moody and Associates, Environmental Scientist 2024-2025

YEARS EXPERIENCE

With Terracon: 1
Total in Industry: 2

OFFICE LOCATION

Jacksonville, FL

Allison Wolfson

Field Engineer



PROFESSIONAL EXPERIENCE

Allison is a Field Engineer in Terracon's Jacksonville, Florida office. Allison is working with the site assessment and remediation team, assisting in investigating and cleaning contaminated soil and groundwater. Allison graduated from The University of North Florida in 2024 with a bachelor's degree in mechanical engineering where she did undergraduate research in both robotics and the further development of using recycled material for 3D printing. She did the Disney College Program where she worked at Disney's Animal Kingdom. Allison has experience with technical report writing and soil/groundwater sampling.

PROJECT EXPERIENCE

EDUCATION

BS in Mechanical Engineering, University of North Florida

PROFESSIONAL TRAINING

OSHA 40-hour HAZWOPER

Work History

Terracon Consultants Inc. Field Engineer, August 2025 -Present

Walt Disney World, Disney College Program, Aug 2021 – June 2022

YEARS EXPERIENCE

With Terracon: 0
Total in Industry: 0

OFFICE LOCATION

Jacksonville, Florida

Angellica Rodriguez-Baz

Site Assessment and Remediation Group Manager



PROFESSIONAL EXPERIENCE

Ms. Rodriguez-Baz is a Project and Group managing Scientist in Terracon's Jacksonville, Florida office. She has over 10 years of experience providing environmental consulting in the states of Florida and Georgia, along with a history of over 9 years of research and laboratory experience within biological and veterinary/wildlife sciences. She has worked as a field scientist and project manager on federal, state, and privately funded projects. Her experience includes lead role in EPA Brownfield Assessment Grant management, FDEP Petroleum Restoration Program Site management, overseeing, managing, and/or conducting hundreds of Phase I and II Environmental Site Assessments (ESA), environmental due diligence, monitoring well design and installation, groundwater quality, contamination and risk-based assessments, remediation, vapor assessments, environmental compliance, PFAS investigations, and multiple federal and state brownfield projects.

Clients have included private sector land holdings, banking and commercial. In the public sector, clients include municipalities, charity organizations and governmental entities. Mrs. Rodriguez-Baz has experience as a project manager on federal Environmental protection Agency (EPA) projects as well as state department of environmental protection (FDEP) and department of transportation projects with the Florida DOT (FDOT) and various Florida municipalities.

EDUCATION

M.S. Environmental Management, University of Florida, 2017

B.S., Biology, Florida State University, 2012

CERTIFICATIONS

40-hr. OSHA HAZWOPER

8-hr. HAZWOPER Refresher

Adult/Child First Aid and CPR

AFFILIATIONS

University of North Florida – Deans Leadership Council

Florida Native Plant Society – Chapter Ixia Member

PROJECT EXPERIENCE

Phase I and Phase ESA Investigations – Florida, Georgia, South Carolina

Over the past 12 years, responsible for business development, implementation, and management of numerous Phase I and Phase II Environmental Site Assessment projects throughout Florida and Georgia.

Brownfields Services, Assessment Grant for The City of Ocala, FL, City of Jacksonville, FL, City of Tallahassee, Fl Escambia County, FL and Development Authority of Bainbridge Country, GA

Assistant and Project Manager and current consultant under City's assessment grant. Actively engaging local community and brownfields stakeholders through community outreach events. Developing brownfields site inventory and priority ranking system to aid in selection of properties for assessment. Providing project management and conducting field activities of Phase I and II Environmental Site Assessments including scope and site-specific quality assurance plan development. Conducting ACRES reporting and analysis of brownfield cleanup alternatives.

FDEP Petroleum Restoration Program, Florida

Currently managing numerous state funded site assessment and remediation projects under the FDEP PRP program. Sites include leaking underground storage tanks, historic petroleum releases, long term natural attenuation monitoring, active air sparge / soil vapor extraction remediation, and source removal sites

Florida Department of Transportation (FDOT), Statewide. Member of the project team responsible for the completion of a Contamination Screening Evaluation Report (CSER) as a component of a Project Development and Evaluation (PD&E) study for various roadway, rail, and airport projects within three (3) FDOT Districts.

APPENDIX G
ENVIRONMENTAL DATABASE INFORMATION

DATABASE REPORT

Project Property:	*Gulfstream FL263 Tower* *Off of County Road 13 North* *Saint Augustine FL*
Project No:	*EQ257487*
Report Type:	*Database Report*
Order No:	*26010500123*
Requested by:	*Terracon Consultants, Inc.*
Date Completed:	*January 16, 2026*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property:		*Gulfstream FL263 Tower* *Off of County Road 13 North Saint Augustine FL*
Project No:		*EQ257487*
Coordinates:		
	Latitude:	*29.94635652*
	Longitude:	*-81.55298884*
	UTM Northing:	*3,313,085.44*
	UTM Easting:	*446,511.25*
	UTM Zone:	*17R*
Elevation:		*14 FT*

Order Information:

Order No:	*26010500123*
Date Requested:	*January 5, 2026*
Requested by:	*Terracon Consultants, Inc.*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (with Project Boundaries)*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*
Topographic Map	*Topographic Maps*
Vapor Screening Tool	*Vapor Screening Tool*
terraDOCS Report	*terraDOCS*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.25	0	0	0	-	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	0.25	0	0	0	-	-	0
ERNS 1987 TO 1989	Y	0.25	0	0	0	-	-	0
ERNS	Y	0.25	0	0	0	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	0	0	0	0	0	0
CLEANUP DEP	Y	1	0	0	0	0	0	0
WCRPS	Y	1	0	0	0	0	0	0
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	0	-	-	0
STCS	Y	0.5	0	0	0	0	-	0
INST	Y	0.5	0	0	0	0	-	0
ENG	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.5	0	0	0	0	-	0
HAZ WASTE FAC	Y	0.5	0	0	0	0	-	0
SQG	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County	***No County databases were selected to be included in the search.***							
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	0.25	0	0	0	-	-	0
TRIS	Y	0.25	0	0	0	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS ERNS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.25	0	0	0	-	-	0
HIST TSCA	Y	0.25	0	0	0	-	-	0
FTTS ADMIN	Y	0.25	0	0	0	-	-	0
FTTS INSP	Y	0.25	0	0	0	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	0.25	0	0	0	-	-	0
HIST MLTS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
POWER PLANTS	Y	0.125	0	0	-	-	-	0
HIST RISK	Y	0.5	0	0	0	0	-	0
State								
PRIORITYCLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.25	0	0	0	-	-	0
SPILLS	Y	0.5	0	0	0	0	-	0
DWM CONTAM	Y	0.5	0	0	0	0	-	0
DEL CONTAM SITE	Y	0.5	0	0	0	0	-	0
PFAS AFFF	Y	0.5	0	0	0	0	-	0
PFAS	Y	0.5	0	0	0	0	-	0
GW CONTAM	Y	0.125	0	0	-	-	-	0
UIC	Y	PO	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.25	0	0	0	-	-	0
CDV SOUTHEAST	Y	0.5	0	0	0	0	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental databases were selected to be included in the search.***							
Total:			0	0	0	0	0	0

**** PO – Property Only***

**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the surrounding properties.

Executive Summary: Summary by Data Source

No records found in the selected databases for the project property or surrounding properties.



Map: 1.0 Mile Radius

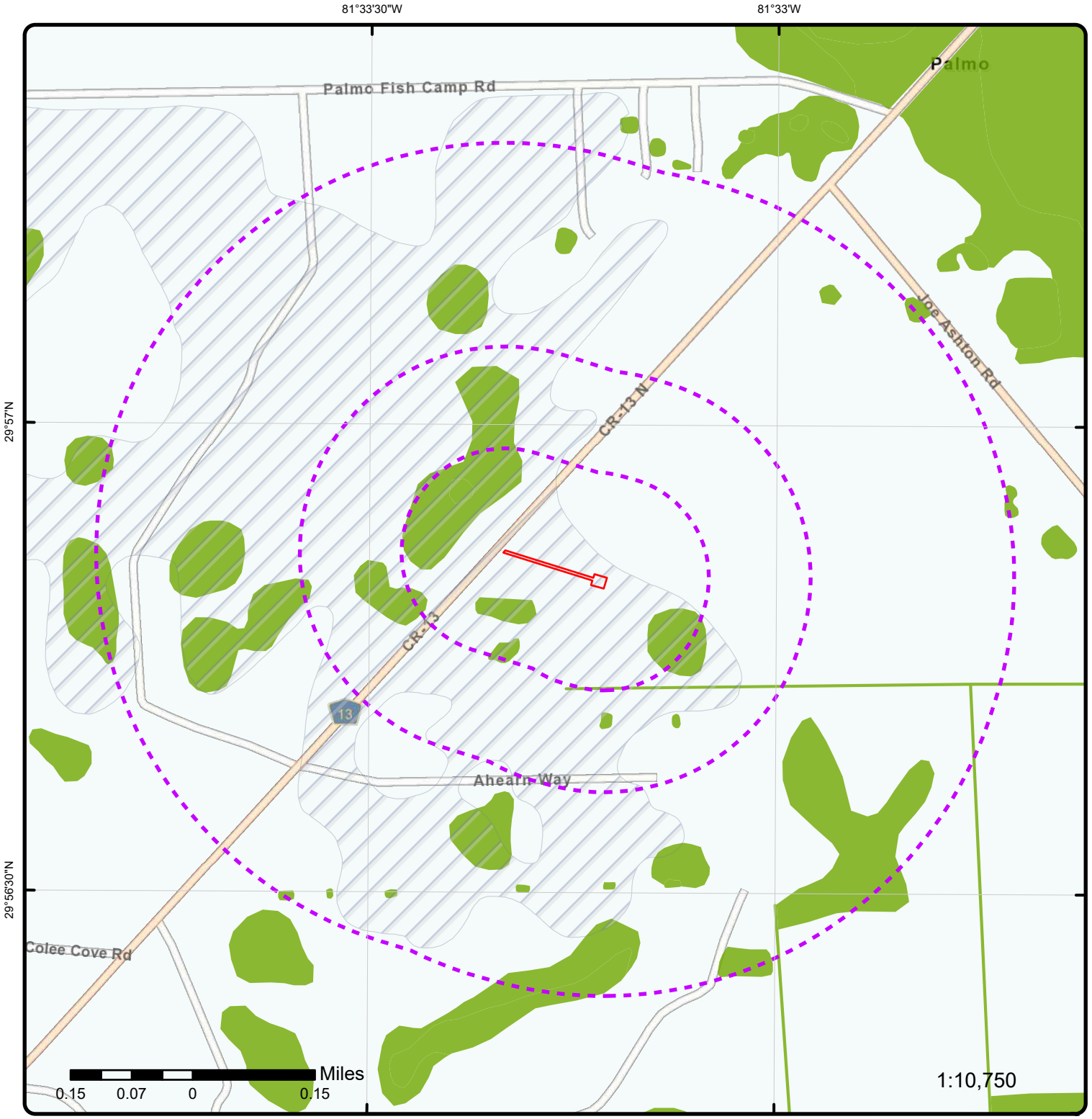
Order Number: 26010500123

Address: Off of County Road 13 North, Saint Augustine, FL

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Map: 0.5 Mile Radius

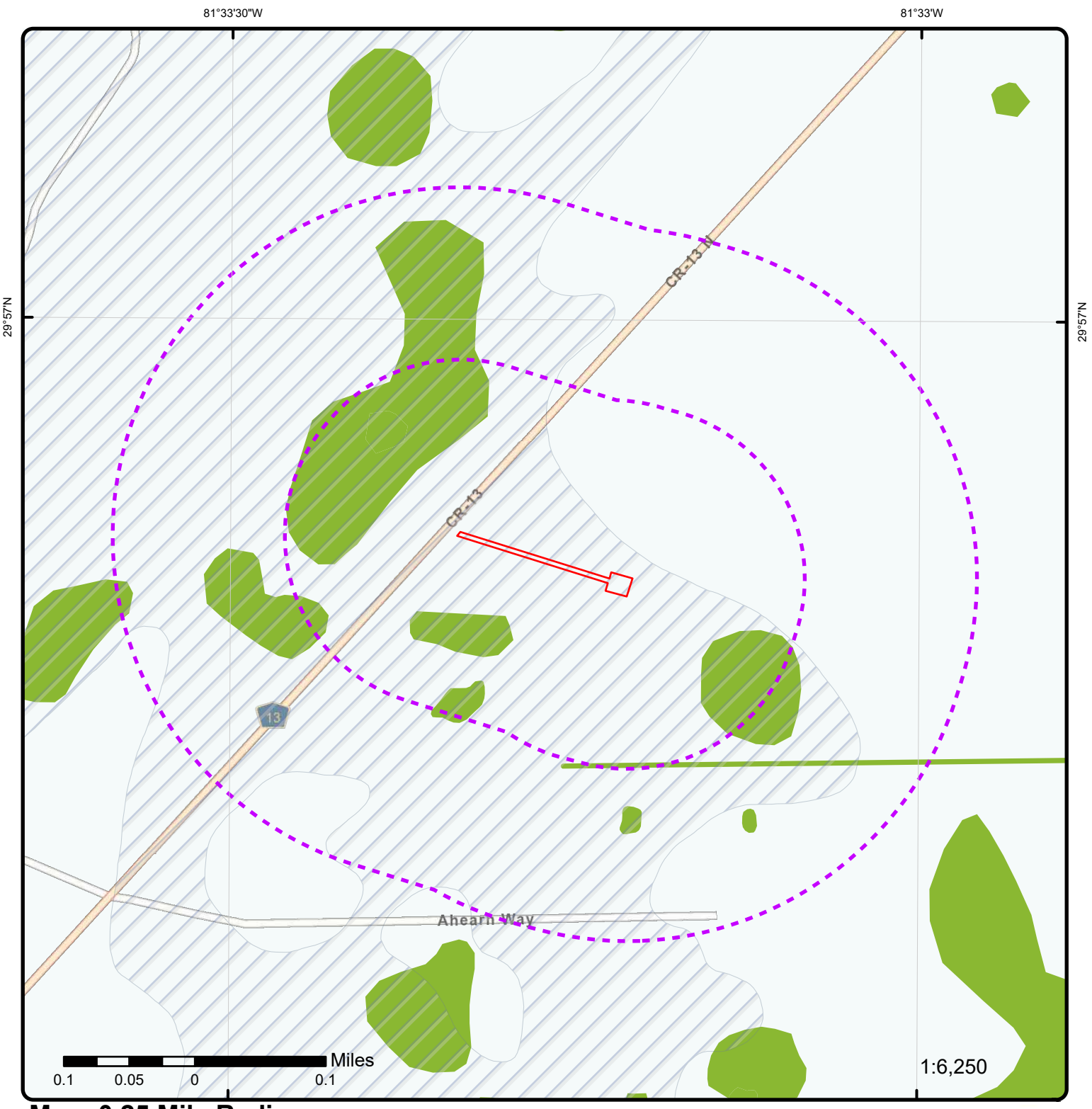
Order Number: 26010500123

Address: Off of County Road 13 North, Saint Augustine, FL

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Map: 0.25 Mile Radius

Order Number: 26010500123

Address: Off of County Road 13 North, Saint Augustine, FL

ERIS

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Aerial

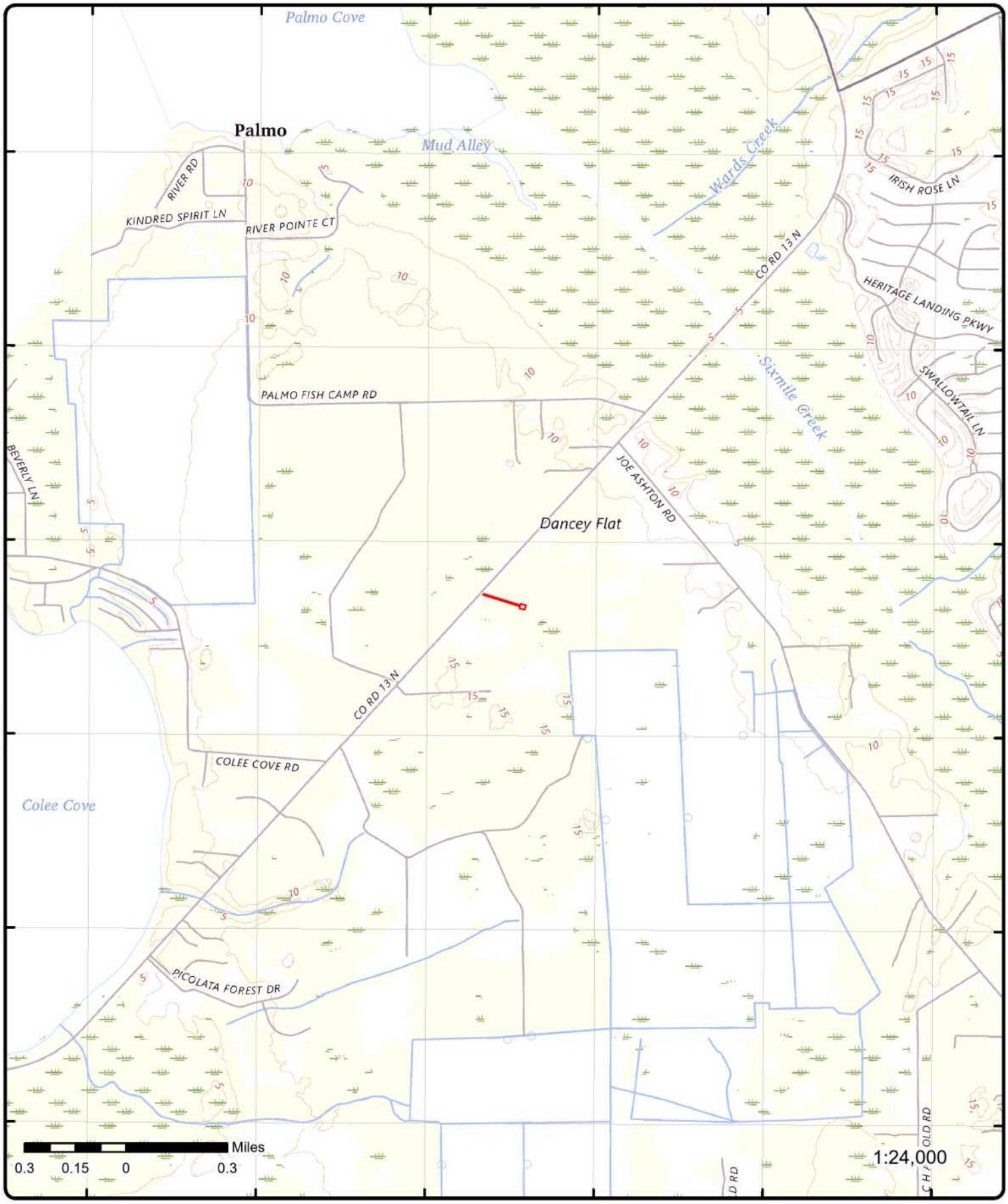
Year: 2024

Order Number: 26010500123

Address: Off of County Road 13 North, Saint Augustine, FL

Source: ESRI World Imagery

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Topographic Map

Year: 2024

Order Number: 26010500123

Address: Off of County Road 13 North, FL

Quadrangle(s): Picolata FL

Source: USGS Topographic Map

ERIS

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

No records found in the selected databases for the project property or surrounding properties.

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Currently on the Final NPL (F)' and/or the 'Site is Part of NPL Site (A)'. These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 6, 2025

National Priority List - Proposed: PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 6, 2025

Deleted NPL: DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 6, 2025

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool. This data may also include applicable sites represented as polygons sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Not on the NPL (N)' , 'Removed from Proposed (R)', and/or 'Pre-Proposal Site (S)'. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Aug 27, 2025

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file. This data may also include applicable sites represented as polygons sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Not on the NPL (N)' , 'Removed from Proposed (R)', and/or 'Pre-Proposal Site (S)'. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Aug 27, 2025

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Nov 30, 2025

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Nov 30, 2025

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste. This list also includes RCRAInfo sites that have notified as LQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Sep 1, 2025

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month. This list also includes RCRAInfo sites that have notified as SQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Sep 1, 2025

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Sep 1, 2025

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Sep 1, 2025

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Nov 30, 2025

Federal Engineering Controls-ECs: FED ENG

List of Engineering controls (ECs) made availabe by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Nov 28, 2025

Federal Institutional Controls- ICs: FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Nov 28, 2025

Land Use Controls Information System: LUCIS

The Land Use Controls Information System (LUCIS) database is sourced from the U.S. Department of the Navy (DON). This data contains information for former Base Realignment and Closure (BRAC) properties across the United States. DON's BRAC office was tasked with tracking certain base closures while requiring the prevention of risks to human health and the environment of those properties with LUCs in place. Regarding currently available LUC Sites data, the sites listing is limited to centroid point locations for the overall installation property boundaries. Formerly obtained LUC Sites data may reflect site details that applied previously for a BRAC property.

Government Publication Date: Jun 13, 2024

Institutional Control Boundaries at NPL sites: NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Sep 6, 2025

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Sep 7, 2025

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 8, 2025

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. The list includes FRP facilities sourced from the EPA FOIA office and from previously available Homeland Infrastructure Foundation-Level Data (HIFLD) file/s. Disclaimer: Per the EPA FOIA Office, the verification process for current requested FRP data is undergoing review and revision, and any similar reporting will be made public in Fiscal Year 2026. For this reason, the latest available FOIA file may be incomplete.

Government Publication Date: Jun 1, 2025

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jun 1, 2025

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Oct 31, 2024

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Jun 5, 2025

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Aug 27, 2025

Superfund Decision Documents: SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Oct 30, 2025

State

Superfund Waste Cleanup & State-Funded Action Sites: SHWS

List of hazardous waste cleanup sites participating in various federal and state funded cleanup programs. Florida's State-Funded Action Sites and Superfund Waste Cleanup Sites lists are maintained and made available by the Florida Department of Environmental Protection (FDEP). This database serves a purpose similar to that of the federal Superfund Enterprise Management System (SEMS), functioning as a state-level counterpart for tracking potential hazardous substance release sites.

Government Publication Date: Oct 19, 2025

Delisted State-Funded Action Sites: DELISTED SHWS

This database contains a list of closed hazardous waste sites of various federal and state funded cleanup programs that were removed from the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Oct 19, 2025

ERIC Waste Cleanup: ERIC

Environmental Restoration Integrated Cleanup (ERIC) is a single database for tracking contaminated site cleanup activities in the Florida Department of Environmental Protection (DEP)'s Division of Waste Management (DWM). Includes records from 11 different DEP data systems, allowing tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Government Publication Date: Oct 16, 2025

Florida Department of Environmental Protection Cleanup Sites: CLEANUP DEP

This Cleanup Sites dataset is provided by the Florida Department of Environmental Protection (FDEP), and the layer is included on the FDEP's Contamination Locator Map (CLM) tool. The data provides locations and document links for sites currently in the cleanup process and sites awaiting cleanup funding. Cleanup programs include Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

Government Publication Date: Jan 11, 2026

Waste Cleanup Responsible Party Sites: WCRPS

List of Open, Closed, and Inactive Waste Cleanup Responsible Party sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Apr 11, 2021

Delisted Waste Cleanup Sites: DELISTED WCP

List of sites which once appeared on - and have since been removed from - the list of Waste Cleanup Sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Jan 11, 2026

Solid Waste Facilities and Landfills: SWF/LF

The Solid Waste Facility Inventory Report made available by the Florida Department of Environmental Protection (FDEP) includes all types of authorized and unauthorized facilities: municipal solid waste, landfills, dumps, construction and demolition disposal, recycling facilities, and more.

Government Publication Date: Jun 20, 2025

Leaking Tanks: LST

This list of leaking storage tanks is sourced from the Florida Department of Environmental Protection (FDEP). The Storage Tank and Petroleum Contamination/Cleanup Monitoring (STCM) section is part of the Petroleum Restoration Program (PRP) in the FDEP's Division of Waste Management. The PRP encompasses the technical oversight, management, and administrative activities necessary to prioritize, assess and clean-up sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems. Over 28,000 facilities have reported discharges of petroleum products from storage tank systems. STCM database reports do not include discharges that are not required for Rule 62-780 as well as discharges that have already been cleaned up. Rule 62-780 applies to site rehabilitation conducted at sites contaminated with pollutants, hazardous substances, drycleaning solvents, petroleum and petroleum products. Florida relies on groundwater for about 92 percent of its drinking water needs and has some of the most stringent rules in the country.

Government Publication Date: Oct 23, 2025

Delisted Leaking Tanks: DELISTED LST

Whereas Leaking Tanks (LST) includes only facilities which currently have contamination as recorded by the Florida Department of Environmental Protection, this list contains facilities which were once included in LST data but no longer appear on the list made available by FDEP. Facilities may be removed from the current LST list because the discharge has been cleaned up, or the discharge is not required for 62-770.

Government Publication Date: Dec 1, 2025

Underground Storage Tanks: UST

List of Underground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. In an effort to minimize the occurrence and environmental risks of releases and discharges, FDEP administers standards pertaining to the construction, installation, operation, maintenance, repair, closure, and disposal of underground storage tank systems that store regulated substances.
Government Publication Date: Oct 28, 2025

Aboveground Storage Tanks: AST

List of Aboveground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity.The Florida Department of Environmental Protection (FDEP) provides standards for aboveground storage tanks (ASTs) that have individual storage tank capacities greater than 550 gallons. The state also regulates the registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems that store regulated substances.
Government Publication Date: Oct 28, 2025

Storage Tank Facilities: TANK

List of storage tank facilities made available by the Florida Department of Environmental Protection (FL DEP) for which tank information is not available. In the case of closed facilities - where all tanks have been removed or closed, and there is also no petroleum discharge or on-going cleanup activity - the owner data may not be current, but rather would represent the most recent information made available to FL DEP.
Government Publication Date: Oct 28, 2025

Delisted AST UST Storage Tanks: DEL UST AST TANK

This database contains a list of closed UST and AST storage tank sites that were removed from the Florida Department of Environmental Protection (FDEP) storage tank database.
Government Publication Date: Jul 2, 2015

Delisted Storage Tanks: DEL STORAGE TANK

List of sites that once appeared on - and have since been removed from - the list of UST and AST storage tank facilities made available by the Florida Department of Environmental Protection.
Government Publication Date: Oct 28, 2025

Federal Facilities Listing: FF TANKS

The Florida Department of Environmental Protection (FDEP) Storage Tank Program registers facilities and storage tanks where aboveground or underground storage tanks store pollutants, hazardous substances, and/or mineral acid substances regulated by Chapter 62-761, Florida Administrative Code, or when aboveground storage tanks or compression vessels store a hazardous substance which requires registration according to Chapter 376, Florida Statutes.
Government Publication Date: Oct 19, 2025

Storage Tank/Contaminated Facility Search: STCS

List of facilities and tanks in the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search. Note that tank details do not appear for facilities for which all tanks have been removed.
Government Publication Date: Dec 1, 2025

Institutional Controls Registry: INST

The Institutional Controls registry is maintained by the Florida Department of Environmental Protection (FDEP). The registry aims to help preserve adequate protection of contaminated soil regions and help to minimize any chances of exposure.
Government Publication Date: Oct 19, 2025

Engineering Controls: ENG

A listing of all engineering controls that are in place to eliminate or reduce the potential for contaminant migration and exposure to contaminants. These controls may include caps, barriers, guards or fences. The list is maintained by the Florida Department of Environmental Protection (FDEP).
Government Publication Date: Oct 19, 2025

Voluntary Cleanup Sites: VCP

A listing of active and closed voluntary cleanup sites registered by the Florida Department of Environmental Protection (FDEP).
Government Publication Date: Sep 8, 2025

Brownfield Sites: BROWNFIELDS

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of sites within designated Brownfield Areas within Florida where Brownfield Site Rehabilitation Agreement (BSRA)s have been executed between FDEP and a responsible party.
Government Publication Date: Oct 8, 2025

Brownfield Areas: BROWNFIELD AREA

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of Brownfield Areas, defined by the FDEP as contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. Because a variety of sources and methods were used to derive information for this data, locations are approximate.
Government Publication Date: Oct 8, 2025

Hazardous Waste Facility List: HAZ WASTE FAC

List of Hazardous Waste Financial Assurance Facilities made available by the Division of Waste Management of the Florida Department of Environmental Protection (FDEP). The FDEP's Hazardous waste financial responsibility requirements exist to ensure that certain hazardous waste facilities and transporters have the financial resources available to provide for closure, postclosure and corrective action requirements and/or pay for bodily injury or property damage that might result from accidents, spills or other unexpected events, known as liabilities. These closure, postclosure, corrective action and liability requirements are called financial assurance.
Government Publication Date: Oct 3, 2025

County Small Quantity Generators (SQG): SQG

This data is made available by the Small Quantity Generator Assessment, Notification and Verification (SQG ANV) Program, established under Sections 403.7225 and 403.7234, Florida Statutes. The program focuses on facilities classified as Small Quantity Generators (SQGs), defined in federal regulations as those that produce less than 2,200 pounds of hazardous waste in any calendar month. The SQG ANV Program requires local governments to identify and assess SQGs, notify them of their legal responsibilities for proper hazardous waste management, and conduct site visits to verify the types and amounts of hazardous waste generated and the waste management practices used.
Government Publication Date: Nov 20, 2025

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands: INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Nov 21, 2025

Underground Storage Tanks on Tribal/Indian Lands: INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Nov 21, 2025

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Nov 21, 2025

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Nov 21, 2025

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data: PFAS GHG

The U.S. Environmental Protection Agency's (EPA) Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO2e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. This dataset is sourced from the EPA's PFAS Analytic Tools, and it includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified as PFAS based on EPA's CompTox Chemicals Dashboard lists of PFAS with defined and undefined structures. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time. Note that some regulatory programs have specified chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard.

Government Publication Date: Oct 7, 2025

On-Scene Coordinator Response Sites: OSC RESPONSE

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

Government Publication Date: Oct 8, 2025

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Oct 10, 2025

Toxics Release Inventory (TRI) Program: TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites: PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Sep 26, 2025

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2025 per agency entity dataset. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: May 30, 2025

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/

Government Publication Date: Aug 1, 2025

National Response Center PFAS Spills: PFAS ERNS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Dec 1, 2025

PFAS NPDES Discharge Monitoring: PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Dec 16, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data: PFAS WATER

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

Government Publication Date: Jul 21, 2025

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest: PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Oct 4, 2025

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Sep 1, 2025

Hazardous Materials Information Reporting System: HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: May 28, 2025

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act: TSCA

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Sep 29, 2025

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: May 3, 2025

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Oct 18, 2025

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites which once appeared on - and have since been removed from - the list of drycleaner facilities included in Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Oct 18, 2025

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Jul 10, 2025

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Aug 8, 2025

Surface Mining Control and Reclamation Act Sites: SMCRA

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Oct 30, 2025

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). The intent of the site location is to provide a general reference point to the site on a national scale. The coordinates of each site point can be the location of a site monument, the centroid of the site boundary, or a general location of the site. This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Nov 6, 2025

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 1, 2025

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jun 26, 2024

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Sep 26, 2025

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

Power Plants: POWER PLANTS

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Jun 5, 2025

Historical Business Activity Risk: HIST RISK

Proprietary list of sites identified as potentially having engaged in business activity that poses a higher-than-normal risk of contamination. Records originate from historical city directories, and are included in this list based on broad business categories Potentially Hazardous Chemical Users and Fuel and Automotive, including but not limited to Dry Cleaners and Fuel Stations, Garages, etc. Inclusion in this listing does not indicate that there is or ever has been contamination; rather, sites are included in this list due to their potential for having engaged in a business activity presenting an elevated risk of contamination. The list was compiled from various city directories including Polks, Millers, Mullin Kille, Interstate Directory, and State Directory Co; spanning roughly 1920s through 1960 depending on information available by city.

Government Publication Date: Jan 1, 1960

State

Priority Ranking List: PRIORITYCLEAN

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility or wholesale supply facility (Chapter 376, Florida Statutes). The program is administered by the Florida Department of Environmental Protection (FDEP). The statute was sponsored by the drycleaning industry to address environmental, economic, and liability issues resulting from drycleaning solvent contamination. The program provides limited liability protection to the owner, operator and real property owner of drycleaning or wholesale supply facilities for cleanup of drycleaning solvent contamination if the parties meet the eligibility conditions stated in the law.

Government Publication Date: Oct 26, 2025

Dry Cleaning Facilities: DRYCLEANERS

A listing of dry cleaning facilities registered with the Florida Department of Environmental Protection (FDEP). The information contains facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

Government Publication Date: Dec 7, 2025

Delisted Dry Cleaning Facilities: DELISTED DRYCLEANERS

List of sites removed from the drycleaners database made available by the Florida Department of Environmental Conservation (DEC).

Government Publication Date: Dec 7, 2025

Historical Dry Cleaners: HISTORICAL DRYC

The Florida Department of Environmental Protection (FDEP) provided this historical database of regulated and non-regulated dry cleaning facilities. These facilities were at one time tracked and registered by the FDEP OCULUS Electronic Document Management System as "drums" in the underground storage tank database.
Government Publication Date: Aug 2, 2013

Oil and Hazardous Materials Incidents: SPILLS
Statewide listing of oil and hazardous materials spills and incidents recorded by the Florida Department of Environmental Protection (FDEP).
Government Publication Date: Oct 1, 2025

Contaminated Sites: DWM CONTAM
Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM) listing of active or known sites that include sites requiring cleanup but are not actively being worked on due to the agency's lack of funding (primarily petroleum and drycleaning).
Government Publication Date: Mar 3, 2025

Delisted Contaminated Sites: DEL CONTAM SITE
List of sites which were once included on the Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM)'s Contaminated Sites list. As sites on the Contaminated Sites (CS) list are cleaned up or closed under risk based corrective action, they are removed from the CS list.
Government Publication Date: Sep 30, 2015

Aqueous Film Forming Foam (AFFF): PFAS AFFF
A list of fire fighter training facilities that use or possibly used Aqueous Film Forming Foam (AFFF). This list is made available by the Florida Department of Environmental Protection (DEP).
Government Publication Date: Aug 29, 2024

PFAS Investigation at Federal Facilities: PFAS
List of sites - including Federal Facilities - in Florida at which either a) there has been confirmed or suspected usage of Aqueous Film Forming Foam (AFFF), or b) the Division of Waste Management has identified as a potential source or environmental impact related to per- and polyfluoroalkyl substances (PFAS). The Florida Department of Environmental Protection (DEP) is committed to the protection of the groundwater resources of the state and the public health and safety of residents. The DEP will continue its efforts to investigate and understand PFAS in the environment and the ecological and human health risks associated with PFAS contamination. Listings made available by the Florida Department of Environmental Protection (DEP).
Government Publication Date: Nov 30, 2025

Ground Water Contamination Areas: GW CONTAM
List of areas of known groundwater contamination made available by the Florida Department of Environmental Protection (DEP). 38 counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.
Government Publication Date: Jul 12, 2023

Underground Injection Control Wells: UIC
Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.
Government Publication Date: Sep 20, 2025

Well Surveillance Program Facilities: WELL SURVEILLANCE
List of facilities made available by the Florida Health Well Surveillance group. The Well Surveillance group manages several programs to identify and monitor areas in Florida where contaminated drinking water is suspected and may pose a threat to public health. The section coordinates with the County Health Departments (CHDs) to locate potable wells and conduct water sampling for contaminants of concern. The Well Surveillance Section is composed of the State Underground Petroleum Environmental Response Act (SUPER Act), Drinking Water Toxics Program (Toxics), Drycleaner Solvent Cleanup Program (DSCP). Includes locations of known cattle dipping vats.
Government Publication Date: Nov 17, 2025

Cattle Dip Vats: CDV SOUTHEAST
A list of Cattle Dip Vats in Southeast Florida made available by the Florida Department of Environmental Protection.
Government Publication Date: Jan 19, 2017

Tier 2 Report: TIER 2

A list of Tier 2 facilities in the state of Florida. The list tracks the inventory of chemicals within a particular facility. This list is provided by the Florida Division of Emergency Management.

Government Publication Date: Apr 2, 2024

Delisted County Records: DELISTED COUNTY

Records removed from county databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Nov 9, 2025

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:	26010500123p
Date Completed:	January 12, 2026
Project Number:	EQ257487
Project Property:	Gulfstream FL263 Tower Off of County Road 13 North Saint Augustine FL
Coordinates:	
Latitude:	29.94635652
Longitude:	-81.55298884
UTM Northing:	3313085.43577 Meters
UTM Easting:	446511.247948 Meters
UTM Zone:	UTM Zone 17R
Elevation:	14.07 ft
Slope Direction:	NW

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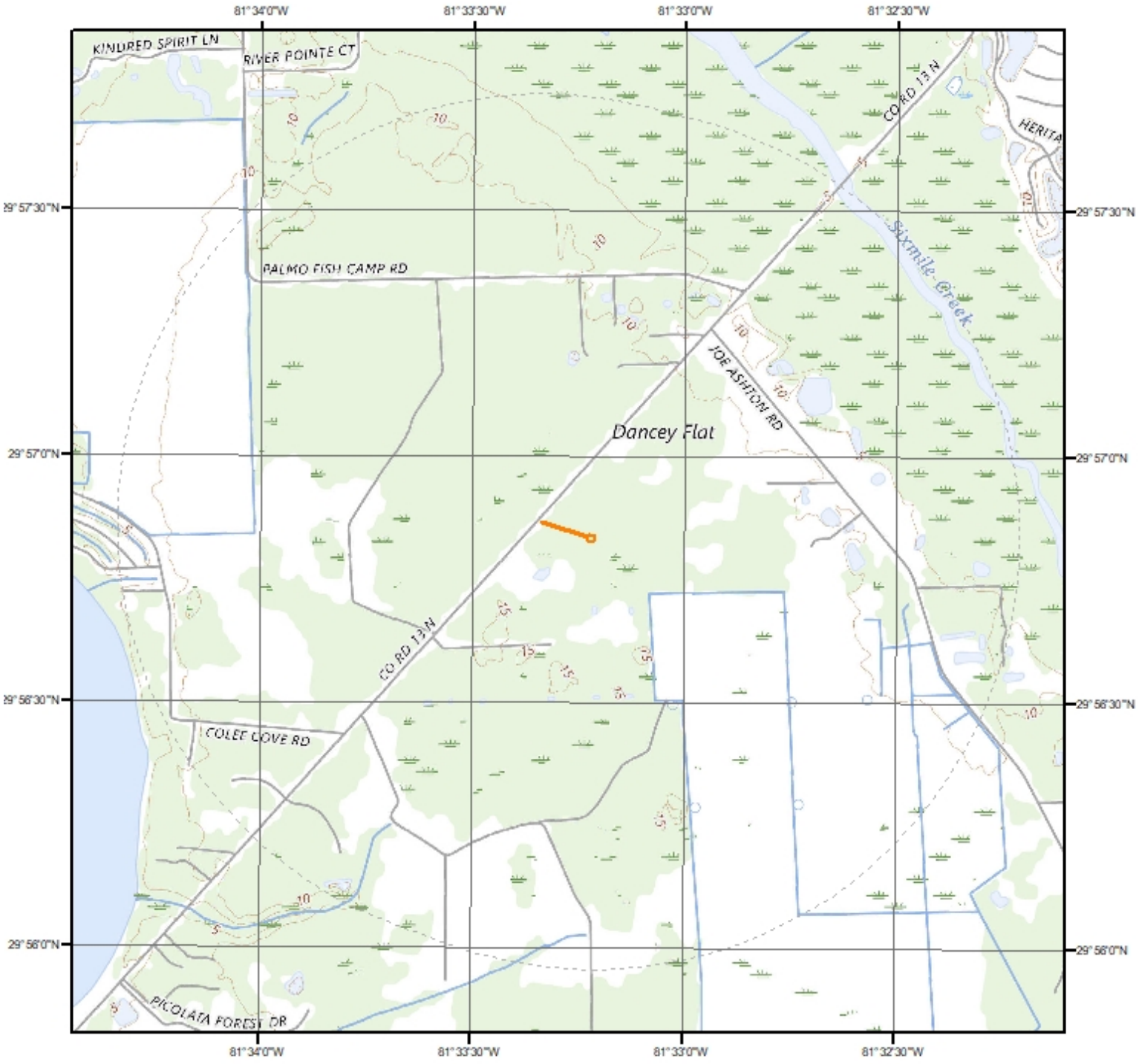
The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2024)

Miles
0 0.2 0.4 0.8

N

Quadrangle(s): Picolata,FL

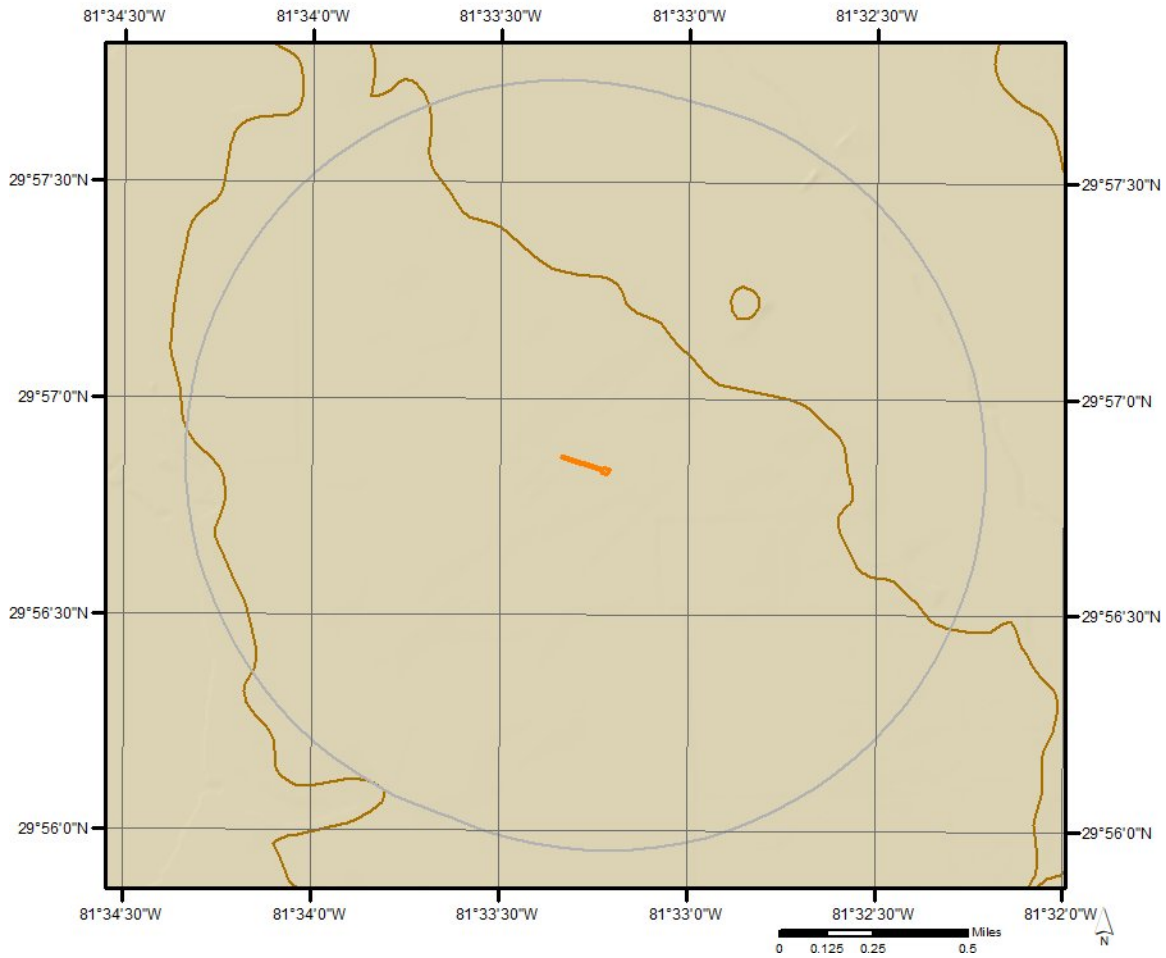
Source: USGS 7.5 Minute Topographic Map

Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation:	14.07 ft
Slope Direction:	NW



Hydrologic Information



Wetland

Miles
0 0.075 0.15 0.3

N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

Quadrangle(s): Picolata,FL

ERIS

Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.
For detailed Zone descriptions please click the link: https://floodadvocate.com/fema-zone-definitions

Available FIRM Panels in area:	12019C0325E(effective:2014-03-17) 12019C0325E(effective:2014-03-17) 12109C0258J(effective:2018-12-07)

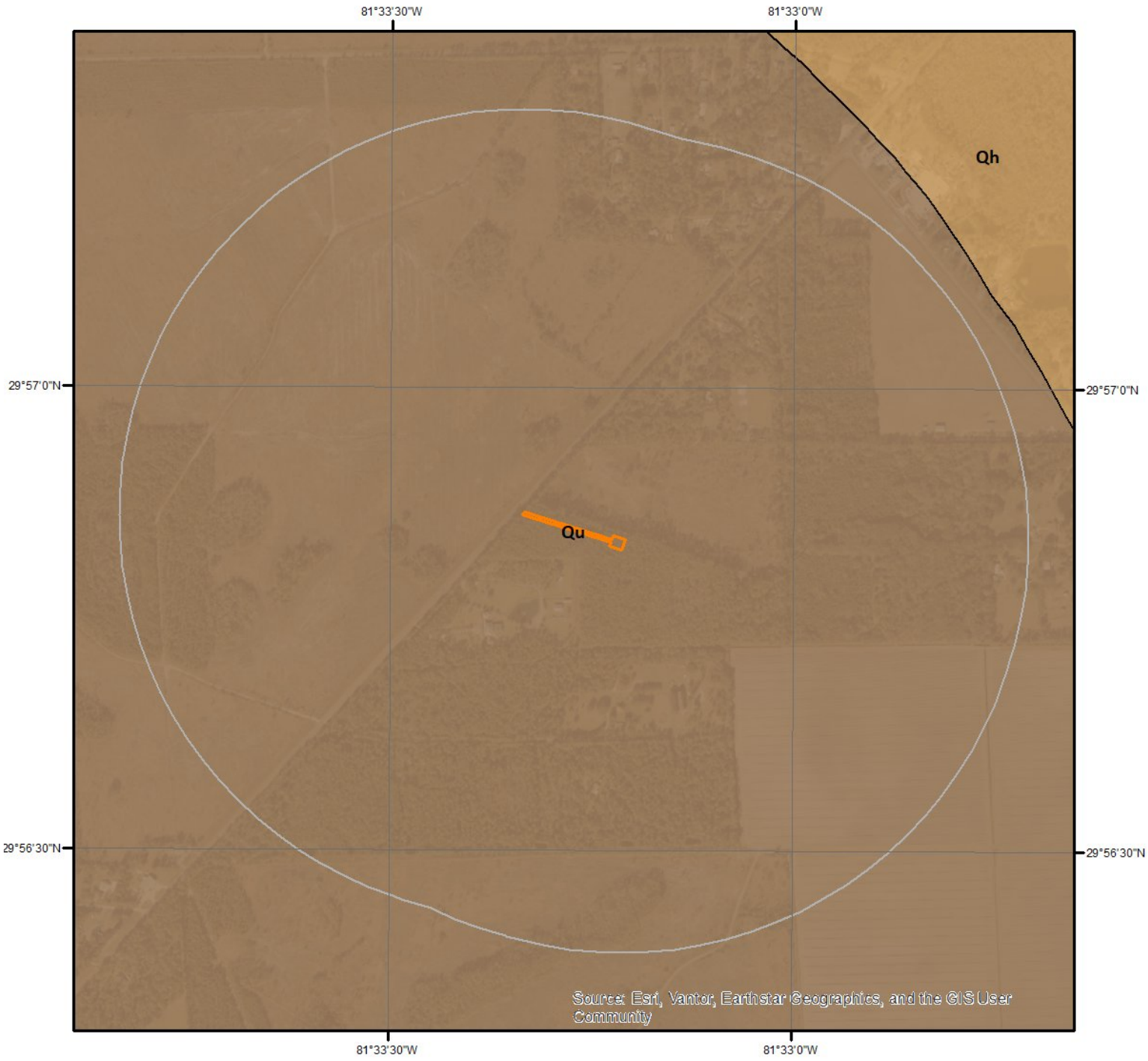
Flood Zone A-01

Zone:	A
Zone subtype:	

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.

N

0 0.15 0.3 Miles

ERIS

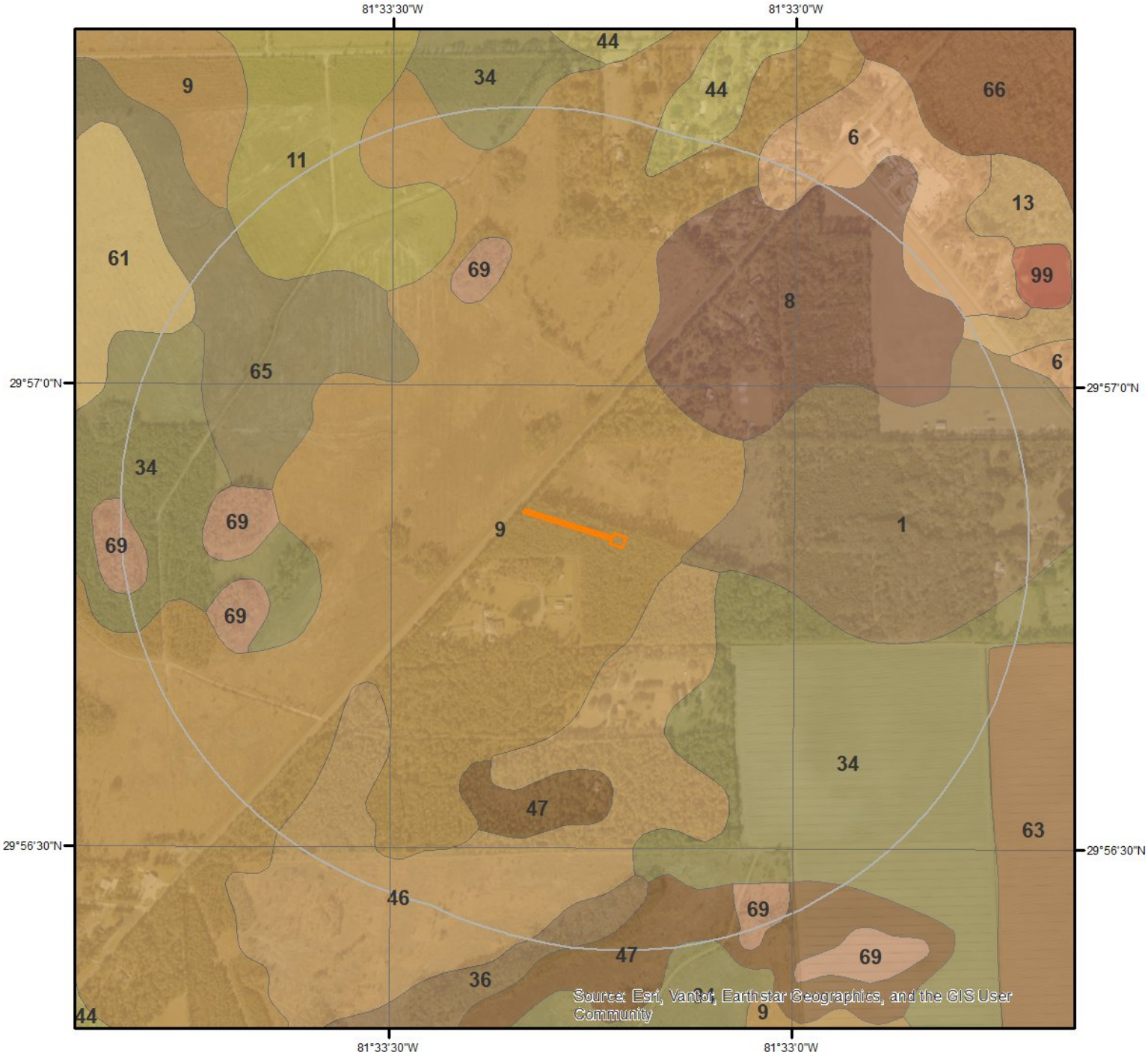
Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit Qu

Unit Name:	Undifferentiated sediments
Unit Age:	Pleistocene/Holocene
Primary Rock Type:	Sand
Secondary Rock Type:	Clay
Unit Description:	Undifferentiated Quaternary Sediments - Much of Florida's surface is covered by a varying thickness of undifferentiated sediments consisting of siliciclastics, organics and freshwater carbonates. Where these sediments exceed 20 feet (6.1 meters) thick, they were mapped as discrete units. In an effort to subdivide the undifferentiated sediments, those sediments occurring in flood plains were mapped as alluvial and flood plain deposits (Qal). Sediments showing surficial expression of beach ridges and dunes were mapped separately (Qbd) as were the sediments composing Trail Ridge (Qtr). Terrace sands were not mapped (refer to Healy [1975] for a discussion of the terraces in Florida). The subdivisions of the Undifferentiated Quaternary Sediments (Qu) are not lithostratigraphic units but are utilized in order to facilitate a better understanding of the State's geology. The siliciclastics are light gray, tan, brown to black, unconsolidated to poorly consolidated, clean to clayey, silty, unfossiliferous, variably organic-bearing sands to blue green to olive green, poorly to moderately consolidated, sandy, silty clays. Gravel is occasionally present in the panhandle. Organics occur as plant debris, roots, disseminated organic matrix and beds of peat. Freshwater carbonates, often referred to as marls in the literature, are scattered over much of the State. In southern Florida, freshwater carbonates are nearly ubiquitous in the Everglades. These sediments are buff colored to tan, unconsolidated to poorly consolidated, fossiliferous carbonate muds. Sand, silt and clay may be present in limited quantities. These carbonates often contain organics. The dominant fossils in the freshwater carbonates are mollusks.

Soil Information



SSURGO Soils

N

0 0.15 0.3 Miles

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.

ERIS

Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit 1 (6.34%)

Map Unit Name:	Adamsville fine sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	76cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Adamsville(87%)

horizon A(0cm to 18cm)	Fine sand
horizon C(18cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 1 - Adamsville fine sand, 0 to 2 percent slopes

Component: Adamsville (87%)
The Adamsville component makes up 87 percent of the map unit. Slopes are 0 to 2 percent. This component is on rises on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Zolfo (4%)
Generated brief soil descriptions are created for major soil components. The Zolfo soil is a minor component.

Component: Tavares (4%)
Generated brief soil descriptions are created for major soil components. The Tavares soil is a minor component.

Component: Myakka (3%)
Generated brief soil descriptions are created for major soil components. The Myakka soil is a minor component.

Component: Pompano (2%)
Generated brief soil descriptions are created for major soil components. The Pompano soil is a minor component.

Map Unit 11 (7.95%)

Map Unit Name:	Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	8cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Smyrna(76%)

horizon A(0cm to 10cm)	Fine sand
horizon E(10cm to 43cm)	Fine sand

horizon Bh(43cm to 69cm)	Loamy fine sand
horizon C(69cm to 203cm)	Fine sand
Smyrna(20%)	
horizon A(0cm to 10cm)	Fine sand
horizon E(10cm to 43cm)	Fine sand
horizon Bh(43cm to 69cm)	Loamy fine sand
horizon C(69cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 11 - Smyrna-Smyrna, wet, fine sand, 0 to 2 percent slopes

Component: Smyrna (76%)
The Smyrna, non-hydric component makes up 76 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September. Organic matter content in the surface horizon is about 7 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 0 within 30 inches of the soil surface.

Component: Smyrna (20%)
The Smyrna, hydric component makes up 20 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 3 inches during June, July, August, September. Organic matter content in the surface horizon is about 7 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 0 within 30 inches of the soil surface.

Component: Basinger (2%)
Generated brief soil descriptions are created for major soil components. The Basinger, depressional soil is a minor component.

Component: EauGallie (1%)
Generated brief soil descriptions are created for major soil components. The EauGallie, hydric soil is a minor component.

Component: Pomona (1%)
Generated brief soil descriptions are created for major soil components. The Pomona, non-hydric soil is a minor component.

Map Unit 13 (0.79%)

Map Unit Name:	St. Johns fine sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	8cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

St. Johns(60%)	
horizon A(0cm to 25cm)	Fine sand
horizon E(25cm to 38cm)	Fine sand
horizon Bh(38cm to 71cm)	Fine sand
horizon E'(71cm to 107cm)	Fine sand
horizon B'h(107cm to 168cm)	Fine sand
horizon C(168cm to 203cm)	Fine sand
St. Johns(30%)	

horizon A(0cm to 25cm)	Fine sand
horizon E(25cm to 38cm)	Fine sand
horizon Bh(38cm to 71cm)	Fine sand
horizon E'(71cm to 107cm)	Fine sand
horizon B'h(107cm to 168cm)	Fine sand
horizon C(168cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 13 - St. Johns fine sand

Component: St. Johns (60%)
The St. Johns, hydric component makes up 60 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 3 inches during January, February, March, April, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: St. Johns (30%)
The St. Johns, nonhydric component makes up 30 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Myakka (4%)
Generated brief soil descriptions are created for major soil components. The Myakka, nonhydric soil is a minor component.

Component: Ona (3%)
Generated brief soil descriptions are created for major soil components. The Ona, hydric soil is a minor component.

Component: Smyrna (3%)
Generated brief soil descriptions are created for major soil components. The Smyrna, nonhydric soil is a minor component.

Map Unit 34 (26.21%)

Map Unit Name:	Tocoi fine sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	15cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Tocoi(65%)

horizon A(0cm to 33cm)	Fine sand
horizon Bh(33cm to 58cm)	Fine sand
horizon B/E(58cm to 114cm)	Fine sand
horizon Btg(114cm to 193cm)	Loamy fine sand
horizon Cg(193cm to 203cm)	Loamy fine sand

Tocoi(20%)

horizon A(0cm to 33cm)	Fine sand
horizon Bh(33cm to 58cm)	Fine sand

horizon B/E(58cm to 114cm)	Fine sand
horizon Btg(114cm to 193cm)	Loamy fine sand
horizon Cg(193cm to 203cm)	Loamy fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 34 - Tocoi fine sand

Component: Tocoi (65%)
The Tocoi, nonhydric component makes up 65 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, August, September, October, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Tocoi (20%)
The Tocoi, hydric component makes up 20 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, August, September, October, November. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Pompano (3%)
Generated brief soil descriptions are created for major soil components. The Pompano, hydric soil is a minor component.

Component: Myakka (3%)
Generated brief soil descriptions are created for major soil components. The Myakka, nonhydric soil is a minor component.

Component: St. Johns (3%)
Generated brief soil descriptions are created for major soil components. The St. Johns, hydric soil is a minor component.

Component: Ona (3%)
Generated brief soil descriptions are created for major soil components. The Ona, nonhydric soil is a minor component.

Component: Placid (3%)
Generated brief soil descriptions are created for major soil components. The Placid soil is a minor component.

Map Unit 36 (2.28%)

Map Unit Name:	Riviera fine sand, frequently flooded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	C/D - These soils have moderately high runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Riviera(85%)

horizon A(0cm to 25cm)	Fine sand
horizon E(25cm to 58cm)	Fine sand
horizon E and Bt(58cm to 71cm)	Fine sandy loam
horizon B/Cg(71cm to 180cm)	Fine sandy loam
horizon 2Cg(180cm to 203cm)	Loamy fine sand

Soil Information

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 36 - Riviera fine sand, frequently flooded

Component: Riviera (85%)
The Riviera, frequently flooded component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on flood plains on marine terraces on coastal plains, drainageways on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during July, August, September, October. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 5w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Holopaw (3%)
Generated brief soil descriptions are created for major soil components. The Holopaw, frequently flooded soil is a minor component.

Component: Manatee (3%)
Generated brief soil descriptions are created for major soil components. The Manatee soil is a minor component.

Component: Winder (3%)
Generated brief soil descriptions are created for major soil components. The Winder, frequently flooded soil is a minor component.

Component: Bluff (3%)
Generated brief soil descriptions are created for major soil components. The Bluff soil is a minor component.

Component: Floridana (3%)
Generated brief soil descriptions are created for major soil components. The Floridana, frequently flooded soil is a minor component.

Map Unit 44 (0.71%)

Map Unit Name:	Sparr fine sand, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	77cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Sparr(85%)

horizon A(0cm to 8cm)	Fine sand
horizon E(8cm to 173cm)	Fine sand
horizon Btg(173cm to 203cm)	Fine sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 44 - Sparr fine sand, 0 to 5 percent slopes

Component: Sparr (85%)
The Sparr component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on rises on marine terraces on coastal plains, knolls on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during July, August, September, October. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Soil Information

Component: Adamsville (4%)
Generated brief soil descriptions are created for major soil components. The Adamsville soil is a minor component.

Component: Pomona (4%)
Generated brief soil descriptions are created for major soil components. The Pomona, nonhydric soil is a minor component.

Component: Ona (4%)
Generated brief soil descriptions are created for major soil components. The Ona, nonhydric soil is a minor component.

Component: Tavares (3%)
Generated brief soil descriptions are created for major soil components. The Tavares soil is a minor component.

Map Unit 46 (5.49%)

Map Unit Name:	Holopaw fine sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Holopaw(70%)	
horizon A(0cm to 33cm)	Fine sand
horizon Eg(33cm to 135cm)	Fine sand
horizon Btg(135cm to 183cm)	Fine sandy loam
horizon Cg(183cm to 203cm)	Loamy fine sand
Holopaw(15%)	
horizon A(0cm to 33cm)	Fine sand
horizon Eg(33cm to 135cm)	Fine sand
horizon Btg(135cm to 183cm)	Fine sandy loam
horizon Cg(183cm to 203cm)	Loamy fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 46 - Holopaw fine sand

Component: Holopaw (70%)
The Holopaw, nonhydric component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Holopaw (15%)
The Holopaw, hydric component makes up 15 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during July, August, September. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Riviera (5%)
Generated brief soil descriptions are created for major soil components. The Riviera, hydric soil is a minor component.

Component: Pompano (5%)
Generated brief soil descriptions are created for major soil components. The Pompano, hydric soil is a minor component.

Component: Winder (5%)
Generated brief soil descriptions are created for major soil components. The Winder soil is a minor component.

Map Unit 47 (8.22%)

Map Unit Name:	Holopaw fine sand, frequently flooded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Holopaw(90%)

horizon A(0cm to 15cm)	Fine sand
horizon Eg(15cm to 127cm)	Fine sand
horizon Btg(127cm to 173cm)	Fine sandy loam
horizon Cg(173cm to 203cm)	Loamy fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 47 - Holopaw fine sand, frequently flooded

Component: Holopaw (90%)
The Holopaw, frequently flooded component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Floridana (4%)
Generated brief soil descriptions are created for major soil components. The Floridana, frequently flooded soil is a minor component.

Component: Riviera (3%)
Generated brief soil descriptions are created for major soil components. The Riviera, frequently flooded soil is a minor component.

Component: Myakka (3%)
Generated brief soil descriptions are created for major soil components. The Myakka, depressional soil is a minor component.

Map Unit 6 (1.75%)

Map Unit Name:	Tavares fine sand, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	76cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Tavares(83%)

horizon A(0cm to 15cm)	Fine sand
horizon C(15cm to 203cm)	Fine sand

Soil Information

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 6 - Tavares fine sand, 0 to 5 percent slopes

Component: Tavares (83%)
The Tavares component makes up 83 percent of the map unit. Slopes are 0 to 5 percent. This component is on hills on marine terraces on coastal plains. The parent material consists of eolian or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Cassia (5%)
Generated brief soil descriptions are created for major soil components. The Cassia soil is a minor component.

Component: Pomello (4%)
Generated brief soil descriptions are created for major soil components. The Pomello soil is a minor component.

Component: Astatula (3%)
Generated brief soil descriptions are created for major soil components. The Astatula soil is a minor component.

Component: Apopka (3%)
Generated brief soil descriptions are created for major soil components. The Apopka soil is a minor component.

Component: Adamsville (2%)
Generated brief soil descriptions are created for major soil components. The Adamsville soil is a minor component.

Map Unit 61 (2.14%)

Map Unit Name:	Riviera fine sand, frequently ponded, 0 to 1 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Riviera(85%)

horizon A(0cm to 10cm)	Fine sand
horizon E(10cm to 91cm)	Fine sand
horizon Bt/E(91cm to 107cm)	Fine sandy loam
horizon Cg1(107cm to 142cm)	Fine sand
horizon Cg2(142cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 61 - Riviera fine sand, frequently ponded, 0 to 1 percent slopes

Component: Riviera (85%)
The Riviera component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during July, August, September, October. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. There are no

saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Chobee (7%)
Generated brief soil descriptions are created for major soil components. The Chobee soil is a minor component.

Component: Wabasso (4%)
Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Component: Tequesta (4%)
Generated brief soil descriptions are created for major soil components. The Tequesta soil is a minor component.

Map Unit 63 (7.55%)

Map Unit Name:	Placid fine sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Placid(85%)

horizon A(0cm to 30cm)	Fine sand
horizon C(30cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 63 - Placid fine sand

Component: Placid (85%)
The Placid component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Holopaw (4%)
Generated brief soil descriptions are created for major soil components. The Holopaw, hydric soil is a minor component.

Component: Ellzey (4%)
Generated brief soil descriptions are created for major soil components. The Ellzey, hydric soil is a minor component.

Component: Floridana (4%)
Generated brief soil descriptions are created for major soil components. The Floridana, hydric soil is a minor component.

Component: Tocoi (3%)
Generated brief soil descriptions are created for major soil components. The Tocoi, hydric soil is a minor component.

Map Unit 65 (3.37%)

Map Unit Name:	Riviera fine sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Poorly drained

Soil Information

Hydrologic Group - Dominant:	C/D - These soils have moderately high runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Riviera(60%)	
horizon A(0cm to 15cm)	Fine sand
horizon E(15cm to 71cm)	Fine sand
horizon E and Bt(71cm to 102cm)	Sandy clay loam
horizon Bt(102cm to 157cm)	Sandy clay loam
horizon 2Cg(157cm to 203cm)	Loamy fine sand
Riviera(25%)	
horizon A(0cm to 15cm)	Fine sand
horizon E(15cm to 71cm)	Fine sand
horizon E and Bt(71cm to 102cm)	Sandy clay loam
horizon Bt(102cm to 157cm)	Sandy clay loam
horizon 2Cg(157cm to 203cm)	Loamy fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 65 - Riviera fine sand

Component: Riviera (60%)
The Riviera, nonhydric component makes up 60 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Riviera (25%)
The Riviera, hydric component makes up 25 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Pompano (5%)
Generated brief soil descriptions are created for major soil components. The Pompano, nonhydric soil is a minor component.

Component: Holopaw (5%)
Generated brief soil descriptions are created for major soil components. The Holopaw, hydric soil is a minor component.

Component: Floridana (5%)
Generated brief soil descriptions are created for major soil components. The Floridana, hydric soil is a minor component.

Map Unit 69 (1.05%)

Map Unit Name:	Bakersville muck
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	15cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Bakersville(100%)

horizon Oa(0cm to 13cm)	Muck
horizon A(13cm to 104cm)	Loamy fine sand
horizon B(104cm to 150cm)	Fine sandy loam
horizon B/Cg(150cm to 218cm)	Loamy fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 69 - Bakersville muck

Component: Bakersville (100%)
The Bakersville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches (depth from the mineral surface is 1 inches) during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 35 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Map Unit 8 (3.66%)

Map Unit Name:	Zolfo fine sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	84cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Zolfo(90%)

horizon A(0cm to 13cm)	Fine sand
horizon E(13cm to 168cm)	Fine sand
horizon Bh(168cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 8 - Zolfo fine sand

Component: Zolfo (90%)
The Zolfo component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains, rises on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Adamsville (4%)
Generated brief soil descriptions are created for major soil components. The Adamsville soil is a minor component.

Component: Ona (3%)
Generated brief soil descriptions are created for major soil components. The Ona, nonhydric soil is a minor component.

Component: Immokalee (3%)
Generated brief soil descriptions are created for major soil components. The Immokalee, nonhydric soil is a minor component.

Soil Information

Map Unit 9 (22.48%)

Map Unit Name:	Pomona fine sand
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	15cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Pomona(70%)	
horizon A(0cm to 15cm)	Fine sand
horizon E(15cm to 53cm)	Fine sand
horizon Bh(53cm to 79cm)	Fine sand
horizon E'(79cm to 119cm)	Fine sand
horizon Btg(119cm to 160cm)	Fine sandy loam
horizon C(160cm to 203cm)	Fine sand
Pomona(20%)	
horizon A(0cm to 15cm)	Fine sand
horizon E(15cm to 53cm)	Fine sand
horizon Bh(53cm to 79cm)	Fine sand
horizon E'(79cm to 119cm)	Fine sand
horizon Btg(119cm to 160cm)	Fine sandy loam
horizon C(160cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 9 - Pomona fine sand

Component: Pomona (70%)
The Pomona, nonhydric component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during July, August, September. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Pomona (20%)
The Pomona, hydric component makes up 20 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during July, August, September. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Myakka (2%)
Generated brief soil descriptions are created for major soil components. The Myakka, nonhydric soil is a minor component.

Component: St. Johns (2%)
Generated brief soil descriptions are created for major soil components. The St. Johns, hydric soil is a minor component.

Component: EauGallie (2%)
Generated brief soil descriptions are created for major soil components. The EauGallie, nonhydric soil is a minor component.

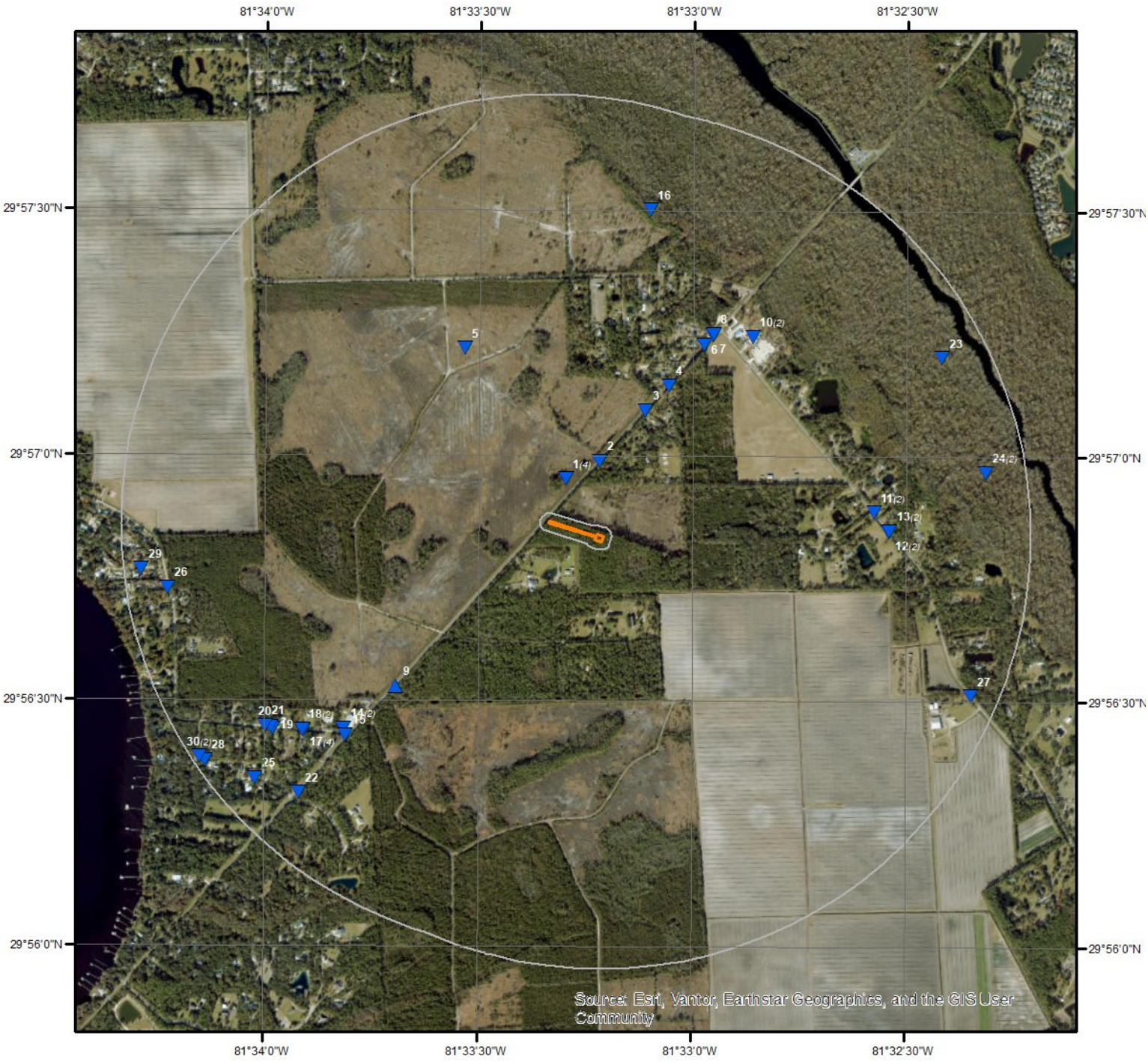
Component: Wesconnett (2%)

Soil Information

Generated brief soil descriptions are created for major soil components. The Wesconnett soil is a minor component.

Component: Bakersville (2%)
Generated brief soil descriptions are created for major soil components. The Bakersville soil is a minor component.

Wells and Additional Sources



Wells & Additional Sources

N

0 0.15 0.3 0.6 Miles

- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- OGW Sites with Higher Elevation
- OGW Sites with Same Elevation
- OGW Sites with Lower Elevation
- OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	ID	Distance (ft)	Direction
	No records found		

Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
	No records found		

USGS National Water Information System

Map Key	ID	Distance (ft)	Direction
	No records found		

State Sources

Florida Subsidence Incident Reports

Map Key	ID	Distance (ft)	Direction
	No records found		

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Public Water Supply Wells

Map Key	Gis Well ID	Distance (ft)	Direction
10	3819	3067.11	NE
14	3818	3588.06	SW

Underground Injection Control Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Use Permits Sites - South Florida Water Management District

Map Key	ID	Distance (ft)	Direction
	No records found		

Wells and Additional Sources Summary

Water Well Completions - Northwest Florida Water Management District

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Well Completions - St. Johns River Water Management District

Map Key	Permit	Distance (ft)	Direction
1	-	555.06	NNW
1	-	555.06	NNW
1	-	555.06	NNW
1	-	555.06	NNW
2	-	890.06	NNE
3	-	1626.37	NNE
4	-	2017.87	NNE
5	-	2374.44	NNW
6	-	2660.60	NNE
7	-	2812.72	NNE
8	-	2831.01	NNE
9	-	2762.72	SW
11	-	3357.92	E
11	-	3357.92	E
12	-	3522.31	E
12	-	3522.31	E
13	-	3536.84	E
13	-	3536.84	E
15	-	3626.86	SW
16	-	4035.60	NNE
17	-	3973.14	SW
17	-	3973.14	SW
17	-	3973.14	SW
17	-	3973.14	SW
18	-	3973.45	SW
18	-	3973.45	SW
19	-	4247.83	WSW
20	-	4256.62	WSW
21	-	4310.54	WSW
22	-	4549.01	SW
23	-	4720.52	ENE
24	-	4782.40	E
24	-	4782.40	E
25	-	4806.23	SW
26	-	4770.94	W
27	-	4944.69	ESE
28	-	5154.66	WSW
29	-	5056.71	W
30	-	5188.41	WSW
30	-	5188.41	WSW

Water Well Completions - Suwanee River Water Management District

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Well Construction Permits

Map Key	ID	Distance (ft)	Direction
	No records found		

Wells and Additional Sources Summary

Water Well Construction Permits - Southwest Florida Water Management District

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Wells - Suwanee River Water Management District

Map Key	ID	Distance (ft)	Direction
	No records found		

Well Surveillance Program Water Wells

Map Key	Permit No	Distance (ft)	Direction
10	2554400	3067.11	NE
14	2554399	3588.06	SW

Wells and Additional Sources Detail Report

Public Water Supply Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	NE	0.58	3,067.11	9.46	PWSW

PWS Status:	ACTIVE	Well Name:	WELL
PWS Name:	BUDDY BOYS COUNTRY STORE	Fluwid:	AAC1356
PWS City:	ST. AUGUSTINE	Well Status:	ACTIVE
PWS Zip5:	32092	WellHghtAbvElipsd:	0.032
PWS Type Code:	N	WellCoordDate:	1997-06-27 00:00:00 UTC
PWS Type:	NONCOMMUNITY	Well Plant ID:	1
Well Lat Dd:	29	Well Year Drilled:	1983
Well Lat Mm:	57	Well Depth Drilled:	
Well Lat Ss:	14.543	WellAvilbltyUsage:	PERMANENT
Well Long Dd:	81	Object id:	3819
Well Long Mm:	32	Gis Well ID:	3819
Well Long Ss:	51.624	Pws ID:	2554400
PWS Subpart H:	NO	Pws Primary Phone:	9045220270
PWS Operator:	MR. DAVID & MRS. VALERIE JOHNSON, SR.	Well Method:	DPHO
PWS Pop Served:	100	Well Datum:	83
PWSLastSanSurvey:	2021-02-22 00:00:00 UTC	Well ID:	1
PWS DesignCapacity:	4680	Point X:	-81.54767333333311
PWS PrmrySrvcArea:	CONVENIENCE STORE	Point Y:	29.954039722221832
Pws Cnp County ID:	55	Well Under:	NO
Pws Oc1 Office ID:	NED	Aquifer:	Floridan Aquifer
LctnsPwsLocationID:	9550		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	SW	0.68	3,588.06	13.83	PWSW

PWS Status:	ACTIVE	Well Name:	WELL
PWS Name:	COLEE COVE JUNCTION	Fluwid:	AAL1793
PWS City:	ST. AUGUSTINE	Well Status:	ACTIVE
PWS Zip5:	32092	WellHghtAbvElipsd:	0.032
PWS Type Code:	N	WellCoordDate:	1997-06-27 00:00:00 UTC
PWS Type:	NONCOMMUNITY	Well Plant ID:	1
Well Lat Dd:	29	Well Year Drilled:	1986
Well Lat Mm:	56	Well Depth Drilled:	
Well Lat Ss:	26.519	WellAvilbltyUsage:	PERMANENT
Well Long Dd:	81	Object id:	3818
Well Long Mm:	33	Gis Well ID:	3818
Well Long Ss:	48.817	Pws ID:	2554399
PWS Subpart H:	NO	Pws Primary Phone:	9046698905
PWS Operator:	MR. ROY RUNION	Well Method:	DGPS

Wells and Additional Sources Detail Report

PWS Pop Served:	25	Well Datum:	83
PWSLastSanSurvey:	2022-03-18 00:00:00 UTC	Well ID:	1
PWS DesignCapacity:	3342	Point X:	-81.56356027777768
PWS PrmrySrvcArea:	RESTAURANT	Point Y:	29.94069972222197
Pws Cnp County ID:	55	Well Under:	NO
Pws Oc1 Office ID:	NED	Aquifer:	Floridan Aquifer
LctnsPwsLocationID:	9547		

Water Well Completions - St. Johns River Water Management District

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNW	0.11	555.06	14.01	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	117401	Contractor Name:	-
Compliance No:	775143	Driller Name:	Ray Pruitt
Well Use:	-	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	20	Section:	26
Total Depth:	30	Township:	6S
Diameter:	1	Range:	27E
Completion Date:	02/18/1999	Latitude:	295657.086268
Issue Date:	-	Longitude:	813317.74152
Well Street Address:	1112 Kingslow St		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1489878		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNW	0.11	555.06	14.01	WATER WELLS

Permit:	-	Static Water Lvl Ft:	6
Legacy No:	-	Contractor License:	-
Station ID:	353509	Contractor Name:	-
Compliance No:	1070894	Driller Name:	?
Well Use:	-	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	26
Total Depth:	104	Township:	6S
Diameter:	0	Range:	27E
Completion Date:	09/17/1986	Latitude:	295657.086268
Issue Date:	-	Longitude:	813317.74152
Well Street Address:	-		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocN		

ame=EREG_1876663

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNW	0.11	555.06	14.01	WATER WELLS

Permit:	-	Static Water Lvl Ft:	810
Legacy No:	-	Contractor License:	-
Station ID:	353508	Contractor Name:	-
Compliance No:	1070893	Driller Name:	?
Well Use:	-	County:	St. Johns
Type of Work:	-	Location State:	FL
Casing Depth:	0	Section:	26
Total Depth:	315	Township:	6S
Diameter:	0	Range:	27E
Completion Date:	11/16/1986	Latitude:	295657.086268
Issue Date:	-	Longitude:	813317.74152
Well Street Address:	Rt 2 Box 349-22, St Augustine, FL 32084		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1876662		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNW	0.11	555.06	14.01	WATER WELLS

Permit:	-	Static Water Lvl Ft:	3
Legacy No:	-	Contractor License:	-
Station ID:	104472	Contractor Name:	-
Compliance No:	556126	Driller Name:	MARTIN NUSS
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	280	Section:	26
Total Depth:	320	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	04/25/2001	Latitude:	295657.086268
Issue Date:	-	Longitude:	813317.74152
Well Street Address:	7691 PALMO		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1480334		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	NNE	0.17	890.06	13.96	WATER WELLS

Permit:	-	Static Water Lvl Ft:	9
Legacy No:	-	Contractor License:	-

Wells and Additional Sources Detail Report

Station ID:	404868	Contractor Name:	-
Compliance No:	1125747	Driller Name:	Andy Bates
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	26
Total Depth:	360	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	12/19/1992	Latitude:	295659.281152
Issue Date:	-	Longitude:	813312.973536
Well Street Address:	8650 Sr 13		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1947962		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	NNE	0.31	1,626.37	12.86	WATER WELLS

Permit:	-	Static Water Lvl Ft:	10
Legacy No:	-	Contractor License:	-
Station ID:	100367	Contractor Name:	-
Compliance No:	551855	Driller Name:	TOMMY LAYMAN
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	62	Section:	26
Total Depth:	76	Township:	6S
Diameter:	2	Range:	27E
Completion Date:	06/27/2002	Latitude:	295705.464872
Issue Date:	-	Longitude:	813306.56316
Well Street Address:	8600 CR 13 N		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1477569		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	NNE	0.38	2,017.87	9.37	WATER WELLS

Permit:	-	Static Water Lvl Ft:	8
Legacy No:	-	Contractor License:	-
Station ID:	165260	Contractor Name:	-
Compliance No:	830291	Driller Name:	Virgil Fox?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	73	Section:	26
Total Depth:	79	Township:	6S
Diameter:	7	Range:	27E

Wells and Additional Sources Detail Report

Completion Date:	08/04/2003	Latitude:	295708.540568
Issue Date:	-	Longitude:	813303.357972
Well Street Address:	8560 Cr 13		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1542041		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	NNW	0.45	2,374.44	12.89	WATER WELLS

Permit:	-	Static Water Lvl Ft:	8
Legacy No:	-	Contractor License:	-
Station ID:	317278	Contractor Name:	-
Compliance No:	1034595	Driller Name:	?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	26
Total Depth:	400	Township:	6S
Diameter:	2	Range:	27E
Completion Date:	01/11/2008	Latitude:	295673
Issue Date:	-	Longitude:	813332
Well Street Address:	8960 Cr 13 N		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1840097		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	NNE	0.50	2,660.60	6.65	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	135606	Contractor Name:	-
Compliance No:	794506	Driller Name:	Martin C Nuss?
Well Use:	-	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	26
Total Depth:	300	Township:	6S
Diameter:	0	Range:	27E
Completion Date:	09/26/2005	Latitude:	295713.526388
Issue Date:	-	Longitude:	813258.404516
Well Street Address:	8501 CR 13		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1510348		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNE	0.53	2,812.72	6.13	WATER WELLS

Permit:	-	Static Water Lvl Ft:	2
Legacy No:	-	Contractor License:	-
Station ID:	317258	Contractor Name:	-
Compliance No:	1034575	Driller Name:	-
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	26
Total Depth:	240	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	02/27/2007	Latitude:	295714.691924
Issue Date:	-	Longitude:	813257.239016
Well Street Address:	8477 Cr 13 N		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1840077		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	NNE	0.54	2,831.01	6.13	WATER WELLS

Permit:	-	Static Water Lvl Ft:	10
Legacy No:	-	Contractor License:	-
Station ID:	117753	Contractor Name:	-
Compliance No:	775495	Driller Name:	Tom George?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	40	Section:	26
Total Depth:	50	Township:	6S
Diameter:	1.25	Range:	27E
Completion Date:	02/13/1997	Latitude:	295714.821416
Issue Date:	-	Longitude:	813257.077124
Well Street Address:	8469 C.R.13 North		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1489561		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	SW	0.52	2,762.72	14.13	WATER WELLS

Permit:	-	Static Water Lvl Ft:	5
Legacy No:	-	Contractor License:	-
Station ID:	285532	Contractor Name:	-

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Compliance No:	1002800	Driller Name:	Andy Bates
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	26
Total Depth:	420	Township:	6S
Diameter:	4	Range:	27E
Completion Date:	08/01/1996	Latitude:	295631.704828
Issue Date:	-	Longitude:	813341.467356
Well Street Address:	9080 Sr 13		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1808384		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.64	3,357.92	9.19	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	245756	Contractor Name:	-
Compliance No:	962949	Driller Name:	Luke Floyd?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	25
Total Depth:	340	Township:	5S
Diameter:	4	Range:	27E
Completion Date:	07/08/1994	Latitude:	295653.065032
Issue Date:	-	Longitude:	813234.446588
Well Street Address:	3700 Joe Ashton Road		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1768924		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.64	3,357.92	9.19	WATER WELLS

Permit:	-	Static Water Lvl Ft:	7
Legacy No:	-	Contractor License:	-
Station ID:	245947	Contractor Name:	-
Compliance No:	963140	Driller Name:	James Osteen Jr?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	25
Total Depth:	105	Township:	7S
Diameter:	2	Range:	27E
Completion Date:	04/26/1994	Latitude:	295653.065032

Issue Date:	-	Longitude:	813234.446588
Well Street Address:	3700 Joe Ashton Road		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1769100		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	E	0.67	3,522.31	8.15	WATER WELLS

Permit:	-	Static Water Lvl Ft:	6
Legacy No:	-	Contractor License:	-
Station ID:	401695	Contractor Name:	-
Compliance No:	1119102	Driller Name:	-
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	25
Total Depth:	237	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	05/16/2008	Latitude:	295650.636868
Issue Date:	-	Longitude:	813232.4393
Well Street Address:	3695 Joe Ashton Rd.		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1924243		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	E	0.67	3,522.31	8.15	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	404598	Contractor Name:	-
Compliance No:	1122005	Driller Name:	-
Well Use:	-	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	25
Total Depth:	320	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	05/16/2008	Latitude:	295650.636868
Issue Date:	-	Longitude:	813232.4393
Well Street Address:	3695 Joe Ashton Rd.		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1927118		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

13	E	0.67	3,536.84	7.78	WATER WELLS

Permit:	-	Static Water Lvl Ft:	10
Legacy No:	-	Contractor License:	-
Station ID:	175322	Contractor Name:	-
Compliance No:	840425	Driller Name:	James Black?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	110	Section:	25
Total Depth:	110	Township:	6S
Diameter:	2	Range:	27E
Completion Date:	02/24/2000	Latitude:	295650.831124
Issue Date:	-	Longitude:	813232.277408
Well Street Address:	3690 Joe Ashton Rd		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1547054		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	E	0.67	3,536.84	7.78	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	223756	Contractor Name:	-
Compliance No:	891652	Driller Name:	K Lohr
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	280	Section:	1
Total Depth:	320	Township:	7S
Diameter:	3	Range:	27E
Completion Date:	05/03/2003	Latitude:	295650.831124
Issue Date:	-	Longitude:	813232.277408
Well Street Address:	3690 Joe Ashton		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1594710		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	SW	0.69	3,626.86	13.75	WATER WELLS

Permit:	-	Static Water Lvl Ft:	10
Legacy No:	-	Contractor License:	-
Station ID:	174641	Contractor Name:	-
Compliance No:	839744	Driller Name:	James Black?
Well Use:	Domestic	County:	St. Johns

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Type of Work:	-	Location State:	-
Casing Depth:	90	Section:	41
Total Depth:	90	Township:	6S
Diameter:	2	Range:	27E
Completion Date:	01/05/2000	Latitude:	295625.714716
Issue Date:	-	Longitude:	813348.496644
Well Street Address:	7501 Coolee Cove Rd		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1545747		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	NNE	0.76	4,035.60	5.02	WATER WELLS

Permit:	-	Static Water Lvl Ft:	8
Legacy No:	-	Contractor License:	-
Station ID:	401704	Contractor Name:	-
Compliance No:	1119111	Driller Name:	-
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	23
Total Depth:	375	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	09/25/2008	Latitude:	295730
Issue Date:	-	Longitude:	813306
Well Street Address:	7701 Palmo Fish Camp Rd.		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1924252		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	SW	0.75	3,973.14	12.77	WATER WELLS

Permit:	-	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	423464	Contractor Name:	-
Compliance No:	1209399	Driller Name:	Winston Moore
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	280	Section:	34
Total Depth:	380	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	02/10/1994	Latitude:	295626.187144
Issue Date:	-	Longitude:	813354.440424
Well Street Address:	7733 Colee Cane Rd St Augustine FL 32092		

Documents: Supporting Document
Documents URL: https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_5683795

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	SW	0.75	3,973.14	12.77	WATER WELLS

Permit:	-	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	423465	Contractor Name:	-
Compliance No:	1209400	Driller Name:	Winston Moore
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	280	Section:	34
Total Depth:	380	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	02/10/1994	Latitude:	295626.187144
Issue Date:	-	Longitude:	813354.440424
Well Street Address:	7733 Coley Cove Rd		
Documents:	Map		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_6251557		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	SW	0.75	3,973.14	12.77	WATER WELLS

Permit:	-	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	423464	Contractor Name:	-
Compliance No:	1209399	Driller Name:	Winston Moore
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	280	Section:	34
Total Depth:	380	Township:	6S
Diameter:	3	Range:	St. Johns
Completion Date:	02/10/1994	Latitude:	295626.187144
Issue Date:	-	Longitude:	813354.440424
Well Street Address:	7733 Colee Cane Rd St Augustine FL 32092		
Documents:	Map		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_6252992		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	SW	0.75	3,973.14	12.77	WATER WELLS

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Permit:	-	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	423465	Contractor Name:	-
Compliance No:	1209400	Driller Name:	Winston Moore
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	280	Section:	34
Total Depth:	380	Township:	6S
Diameter:	3	Range:	St. Johns
Completion Date:	02/10/1994	Latitude:	295626.187144
Issue Date:	-	Longitude:	813354.440424
Well Street Address:	7733 Coley Cove Rd		
Documents:	Supporting Document		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_5683796		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	SW	0.75	3,973.45	12.80	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	117685	Contractor Name:	-
Compliance No:	775427	Driller Name:	Andy Bates?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	280	Section:	40
Total Depth:	340	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	12/17/1997	Latitude:	295626.387556
Issue Date:	-	Longitude:	813354.640908
Well Street Address:	7748 Coulee Cove Rd		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1495159		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	SW	0.75	3,973.45	12.80	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	117704	Contractor Name:	-
Compliance No:	775446	Driller Name:	Andy Bates?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-

Casing Depth:	280	Section:	40
Total Depth:	340	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	12/04/1997	Latitude:	295626.387556
Issue Date:	-	Longitude:	813354.640908
Well Street Address:	7748 Coulee Cove Rd		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1488916		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	WSW	0.80	4,247.83	12.34	WATER WELLS

Permit:	-	Static Water Lvl Ft:	7
Legacy No:	-	Contractor License:	-
Station ID:	404869	Contractor Name:	-
Compliance No:	1125748	Driller Name:	Richard Hyelan
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	34
Total Depth:	383	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	08/19/1992	Latitude:	295626.484648
Issue Date:	-	Longitude:	813358.720248
Well Street Address:	7795 Coulee Cove Rd		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1947963		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	WSW	0.81	4,256.62	12.41	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	118424	Contractor Name:	-
Compliance No:	776218	Driller Name:	Greg Gatchell?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	265	Section:	41
Total Depth:	300	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	09/04/1998	Latitude:	295626.678904
Issue Date:	-	Longitude:	813359.011632
Well Street Address:	7806 Colee Cove Rd.		
Documents:	Well Completion Report		

Documents URL: https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1495754

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	WSW	0.82	4,310.54	12.26	WATER WELLS

Permit:	-	Static Water Lvl Ft:	11
Legacy No:	-	Contractor License:	-
Station ID:	175302	Contractor Name:	-
Compliance No:	840405	Driller Name:	James Black?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	75	Section:	27
Total Depth:	75	Township:	6S
Diameter:	2	Range:	27E
Completion Date:	02/05/2001	Latitude:	295626.776032
Issue Date:	-	Longitude:	813359.853384
Well Street Address:	7812 Colee Cove Rd		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1549019		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	SW	0.86	4,549.01	11.47	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	174714	Contractor Name:	-
Compliance No:	839817	Driller Name:	Anthony Farmer?
Well Use:	-	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	270	Section:	44
Total Depth:	300	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	01/24/2000	Latitude:	295618.581856
Issue Date:	-	Longitude:	813355.0863
Well Street Address:	9300 Cr 13 N		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1550056		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	ENE	0.89	4,720.52	5.02	WATER WELLS

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Permit:	-	Static Water Lvl Ft:	11
Legacy No:	-	Contractor License:	-
Station ID:	317286	Contractor Name:	-
Compliance No:	1034603	Driller Name:	?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	25
Total Depth:	270	Township:	6S
Diameter:	2	Range:	27E
Completion Date:	08/01/2007	Latitude:	295672
Issue Date:	-	Longitude:	813225
Well Street Address:	3590 Joe Ashton Rd.		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1840105		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	E	0.91	4,782.40	5.02	WATER WELLS

Permit:	-	Static Water Lvl Ft:	7
Legacy No:	-	Contractor License:	-
Station ID:	197225	Contractor Name:	-
Compliance No:	862688	Driller Name:	Alan Kelly
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	300	Section:	25
Total Depth:	360	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	12/29/2004	Latitude:	295657.978996
Issue Date:	-	Longitude:	813218.8448
Well Street Address:	7721 Palmo rd.		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1571924		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	E	0.91	4,782.40	5.02	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	197227	Contractor Name:	-
Compliance No:	862690	Driller Name:	Alan Kelly
Well Use:	-	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	90	Section:	25

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Total Depth:	90	Township:	6S
Diameter:	2	Range:	27E
Completion Date:	12/29/2004	Latitude:	295657.978996
Issue Date:	-	Longitude:	813218.8448
Well Street Address:	7721 Palmo Rd.		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1571925		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	SW	0.91	4,806.23	10.65	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	245638	Contractor Name:	-
Compliance No:	962831	Driller Name:	?
Well Use:	-	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	26
Total Depth:	320	Township:	6S
Diameter:	0	Range:	27E
Completion Date:	09/07/1994	Latitude:	295620.365692
Issue Date:	-	Longitude:	813401.180812
Well Street Address:	7760 Wyndwood Ave		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1768806		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	W	0.90	4,770.94	9.67	WATER WELLS

Permit:	-	Static Water Lvl Ft:	10
Legacy No:	-	Contractor License:	-
Station ID:	303856	Contractor Name:	-
Compliance No:	1021158	Driller Name:	Timothy Albert?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	FL
Casing Depth:	0	Section:	40
Total Depth:	336	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	02/15/1989	Latitude:	295643.649736
Issue Date:	-	Longitude:	813413.575972
Well Street Address:	8065 Coulee Cove Rd., St. Augustine, FL 32085		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Renditi		

on=Web&dDocName=EREG_1826592

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	ESE	0.94	4,944.69	9.05	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	117729	Contractor Name:	-
Compliance No:	775471	Driller Name:	Winston Moore?
Well Use:	-	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	230	Section:	36
Total Depth:	400	Township:	6S
Diameter:	6	Range:	27E
Completion Date:	02/20/1997	Latitude:	295630.661116
Issue Date:	-	Longitude:	813220.848848
Well Street Address:	3455 Joe Astin Rd		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1494177		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	WSW	0.98	5,154.66	9.00	WATER WELLS

Permit:	-	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	468512	Contractor Name:	-
Compliance No:	1331917	Driller Name:	Charlie Hendricks
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	FL
Casing Depth:	0	Section:	41
Total Depth:	300	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	06/23/2009	Latitude:	295622.589916
Issue Date:	-	Longitude:	813408.210928
Well Street Address:	9455A CR 13N; ; FL -		
Documents:	Supporting Document		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_6538893		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	W	0.96	5,056.71	9.16	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0

Wells and Additional Sources Detail Report

Legacy No:	-	Contractor License:	-
Station ID:	175341	Contractor Name:	-
Compliance No:	840444	Driller Name:	Anthony Farmers?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	260	Section:	41
Total Depth:	300	Township:	6S
Diameter:	3	Range:	27E
Completion Date:	01/10/2000	Latitude:	295645.910032
Issue Date:	-	Longitude:	813417.23908
Well Street Address:	7815 Rusty Anchard		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1551374		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	WSW	0.98	5,188.41	8.56	WATER WELLS

Permit:	-	Static Water Lvl Ft:	6
Legacy No:	-	Contractor License:	-
Station ID:	401696	Contractor Name:	-
Compliance No:	1119103	Driller Name:	-
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	41
Total Depth:	330	Township:	6S
Diameter:	4	Range:	27E
Completion Date:	03/14/2007	Latitude:	295583
Issue Date:	-	Longitude:	813409
Well Street Address:	112 Picolata Forest Dr.		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1924244		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	WSW	0.98	5,188.41	8.56	WATER WELLS

Permit:	-	Static Water Lvl Ft:	6
Legacy No:	-	Contractor License:	-
Station ID:	317272	Contractor Name:	-
Compliance No:	1034589	Driller Name:	?
Well Use:	Domestic	County:	St. Johns
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	41
Total Depth:	330	Township:	6S

Diameter:	2	Range:	27E
Completion Date:	03/14/2007	Latitude:	295583
Issue Date:	-	Longitude:	813409
Well Street Address:	112 Picolata Forest Dr.		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1840091		

Well Surveillance Program Water Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	NE	0.58	3,067.11	9.46	WATER WELLS

FLUW ID:	AAC1356	Property ID:	
Permit No:	2554400	Parcel ID:	
WSRP ID:		Project ID:	DEP
Other ID:		Loc ID:	285036
Req No:		GPS ID:	285036
Status:	ACTIVE	Resident Type:	
Well Type Code:	41	Name:	BUDDY BOY'S COUNTRY STORE
Well Type:	Non-Community PWS	First Name:	
Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:		County:	ST. JOHNS
Length:		Height Abv Ellipsoid:	0
Diameter:		Longitude:	-81.547673
Sanitary Seal:		Latitude:	29.954039
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	6/27/1997 0:00:00
PWS Design:	2000	Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	8430 SR 13, S		
City:	ST. AUGUSTINE		
Comment:	DATUM 83		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	SW	0.68	3,588.06	13.83	WATER WELLS

FLUW ID:	AAC1357	Property ID:	
Permit No:	2554399	Parcel ID:	
WSRP ID:		Project ID:	DEP
Other ID:		Loc ID:	285038

Wells and Additional Sources Detail Report

Req No:		GPS ID:	285038
Status:	ACTIVE	Resident Type:	
Well Type Code:	41	Name:	COLEE COVE CENTER (FKA NITA'S)
Well Type:	Non-Community PWS	First Name:	
Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:		County:	ST. JOHNS
Length:		Height Abv Ellipsoid:	0
Diameter:		Longitude:	-81.56356
Sanitary Seal:		Latitude:	29.940699
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	6/27/1997 0:00:00
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	9155 CR 13, N		
City:	COLEE COVE		
Comment:	DATUM 83		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *ST. JOHNS* County: **3**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L
Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L
Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *ST. JOHNS* County

No Measures/Homes:	17
Arithmetic Mean:	0.3
Standard Deviation:	0.1
Maximum:	0.7
% >4 pCi/L:	-
% >8 pCi/L:	-
% >12 pCi/L:	-
Notes on Data Table:	TABLE 2. Indoor radon results from the Florida population-based radon survey, by county.

Appendix

Federal Sources

FEMA National Flood Hazard Layer — **FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data — **INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data — **PWSV**

This list of drinking water violations and enforcement actions is sourced from the U.S Environmental Protection Agency's (EPA) Enforcement and Compliance History Online (ECHO) system that incorporates Public Water Systems data from EPA's Safe Drinking Water Information System (SDWIS) database, as part of the national download of Safe Drinking Water Act (SDWA) data. SDWIS contains information on public water systems from the Public Water System Supervision (PWSS) Program, including monitoring, enforcement, and violation data related to requirements established by the SWDA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level — **RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS) — **SDWIS**

This national download of Safe Drinking Water Act (SDWA) data is sourced from the U.S Environmental Protection Agency's (EPA) Enforcement and Compliance History Online (ECHO) system that incorporates Public Water Systems data from EPA's Safe Drinking Water Information System (SDWIS) database. SDWIS contains information on public water systems from the Public Water System Supervision (PWSS) Program related to requirements established by the Safe Drinking Water Act (SDWA). Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Soil Survey Geographic database — **SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data — **US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo — **US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology — **US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System — **FED USGS**

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. The data includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIS database information is obtained through the Water Quality Data Portal (WQP). The WQP

is a cooperative service sponsored by the USGS, the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC).

State Sources

Florida Subsidence Incident Reports — **SINKHOLES**

A list of Florida Subsidence Incidents made available by the Florida Department of Environmental Protection (DEP) and maintained by the Florida Geological Survey. Sinkholes are closed depressions in areas underlain by soluble rock such as limestone, dolostone, and in some states gypsum and salt. Other subterranean events can cause holes, depressions, or subsidence of the land surface that may mimic sinkhole activity. Commonly, a reported depression is not verified by a licensed professional geologist to be a true sinkhole, and the cause of subsidence is not known. Such an event is called a subsidence incident.

Oil and Gas Wells — **OGW**

The Oil and Gas Program is the permitting authority within the Florida Department of Environmental Protection's Mining and Minerals Regulation Program. Companies interested in exploration or production of hydrocarbons in Florida are regulated by the Oil and Gas Program. This data is made available by Florida Department of Environmental Protection's Oil and Gas program.

Public Water Supply Wells — **PWSW**

The Public Water Supply Wells (PWSW) data consist of public water supply facilities and their wells in Florida, excluding Federally owned facilities. This data is made available by Florida Department of Environmental Protection, Water Compliance Assurance Program.

Underground Injection Control Wells — **UIC**

Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.

Water Use Permits Sites - South Florida Water Management District — **WELLS**

List of Water Use Permitting Facilities consisting of wells, pumps and culverts, made available by the South Florida Water Management District. The facilities represent a subset of all wells, pumps and culverts associated with Water Use Permits. A Water Use Permit is required for all water uses except single family and duplex use and fire fighting.

Water Well Completions - Northwest Florida Water Management District — **WATER WELLS**

A list of existing well permits provided by the Northwest Florida Water Management District, representing records for wells permitted for construction/repair/abandonment beginning in the year 1976; does not typically contain data on wells constructed prior to 1976. The data provided may therefore only represent a fraction of existing wells. The data are provided by water well contractors on completion reports and, in most cases, has not been verified by District staff.

Water Well Completions - St. Johns River Water Management District — **WATER WELLS**

A list of wells in the Water Well Completion Report database made available by the St. Johns River Water Management District (SJRWMD). The SJRWMD advises that data reported in the Water Well Completion Report are obtained from multiple sources, including SJRWMD, delegated counties, and other regulatory agencies; that they cannot assure that contributors have used consistent measurement techniques or adhered to approved quality control standards; and that, although the SJRWMD has made reasonable attempts to assure the quality of the data contained herein, in most cases, the information is reported as received.

Water Well Completions - Suwanee River Water Management District — **WELLS**

A list of wells in the Water Well Completion Report database made available by the Suwanee River Water Management District department (SRWMD). The SRWMD advises that data reported in the Water Well Completion Report are obtained from multiple sources, including SRWMD, delegated counties, and other regulatory agencies; that they cannot assure that contributors have used consistent measurement techniques or adhered to approved quality control standards; and that, although the SRWMD has made reasonable attempts to assure the quality of the data contained herein, in most cases, the information is reported as received.

Water Well Construction Permits — **WELL CONST PERM**

Appendix

A list of water well construction permits issued by the St. Johns River Water Management District (SJRWMD).

Water Well Construction Permits - Southwest Florida Water Management District **WATER WELLS**

A list of permitted well construction sites within the Southwest Florida Water District (SWFWD) maintained by the Southwest Florida Water Management District (SWFWMD). A Well Construction Permit (WCP) is required prior to installation of a water well within the SWFWD. The WCP ensures that wells are constructed by qualified contractors and meet rigid safety and durability standards. This list includes historical well construction sites that may not have a recorded latitude and longitude for their location. Instead, address matching, quarter STR centroids, STR centroids, or county centroids, were used as the location. WCPs for wells under 4" were strictly enforced after 1990, meaning many domestic wells built before may be excluded from this dataset.

Water Wells - Suwanee River Water Management District **WATER WELLS**

A list of water wells made available by the Suwanee River Water Management District department (SRWMD). The SRWMD advises that data are obtained from multiple sources including SRWMD, delegated counties, and other regulatory agencies; that they cannot assure that contributors have used consistent measurement techniques or adhered to approved quality control standards; and that, although the SRWMD has made reasonable attempts to assure the quality of the data contained herein, in most cases, the information is reported as received.

Well Surveillance Program Water Wells **WATER WELLS**

A list of privately and publicly owned potable wells from the Florida Department of Health's (DOH) Well Surveillance Program.

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CITY DIRECTORY

Project Property:	*Gulfstream FL263 Tower* *Off of County Road 13 North* *Saint Augustine,FL*
Project No:	*EQ257487*
Requested By:	*Terracon*
Order No:	*26010500123*
Date Completed:	*January 06, 2026*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

January 06, 2026
RE: CITY DIRECTORY RESEARCH
Off of County Road 13 North
Saint Augustine,FL

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
ALL of Ahearn Way
8650-8950 of County Rd 13 N
Search Notes:

Search Results Summary

Date	Source	Comment
2024	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1996	POLKS	
1991	POLKS	
1986	POLKS	
1981	POLKS	
1976	POLKS	
1971	POLKS	
1968	POLKS	
1964	POLKS	
1960	POLKS	
1955	POLKS	
1951	POLKS	
1945	POLKS	
1940	POLKS	
1934	POLKS	
1930	POLKS	
1925	POLKS	

2024 AHEARN WAY

SOURCE: DIGITAL BUSINESS DIRECTORY

280 **TIMOTHY PRIANO**...*RESIDENTIAL*

2024 COUNTY RD 13 N

SOURCE: DIGITAL BUSINESS DIRECTORY

8650 **ANITA CONNELLY**...*RESIDENTIAL*
8720 **CAITLIN RUSSELL**...*RESIDENTIAL*
8720 **PATRICK RUSSELL**...*RESIDENTIAL*

2020 AHEARN WAY

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2020 COUNTY RD 13 N

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2016 AHEARN WAY

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2016 COUNTY RD 13 N

SOURCE: DIGITAL BUSINESS DIRECTORY

8650 **ANITA CONNELLY**...*RESIDENTIAL*
8650 **CONSTANCE CONNELLY**...*RESIDENTIAL*
8650 **KEVIN CONNELLY**...*RESIDENTIAL*
8720 **JOSEPH COOKE**...*RESIDENTIAL*

2012 AHEARN WAY

SOURCE: DIGITAL BUSINESS DIRECTORY

283 **PRIANO TIMOTHY**...*RESIDENTIAL*
283 **TIMOTHY PRIANO**...*RESIDENTIAL*

2012 COUNTY RD 13 N

SOURCE: DIGITAL BUSINESS DIRECTORY

8650 **ANITA CONNELLY**...*RESIDENTIAL*
8650 **CONSTANCE CONNELLY**...*RESIDENTIAL*
8650 **KEVIN CONNELLY**...*RESIDENTIAL*
8720 **CHRISTOPHER SHUMWAY**...*RESIDENTIAL*
8720 **ERIN RUSSELL**...*RESIDENTIAL*
8720 **KATHLEEN RUSSELL**...*RESIDENTIAL*
8720 **PATRICK RUSSELL**...*RESIDENTIAL*

2008 AHEARN WAY

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2008 COUNTY RD 13 N

SOURCE: DIGITAL BUSINESS DIRECTORY

8720 **MARK G MELTON**...*RESIDENTIAL*
8731 **BYRON & LILLIAN LALONE**...*RESIDENTIAL*

2003 AHEARN WAY

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2003 COUNTY RD 13 N

SOURCE: DIGITAL BUSINESS DIRECTORY

8650 **KEVIN & CONSTANCE CONNELLY**...*RESIDENTIAL*

2000 AHEARN WAY

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2000 COUNTY RD 13 N

SOURCE: DIGITAL BUSINESS DIRECTORY

8650 **KEVIN & CONSTANCE CONNELLY**...*RESIDENTIAL*

1996 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1996 COUNTY RD 13 N

SOURCE: POLKS

8580	**ADKINS S**
8650	**CONNELLY CONSTA**
8650	**CONNELLY KEVIN**
9155	**CURTAIN CALL**
9155	**NITA'S GENERAL**

1991 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1991 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1986 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1986 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1981 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1981 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1976 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1976 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1971 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1971 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1968 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1968 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1964 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1964 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1960 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1960 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1955 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1955 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1951 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1951 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1945 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1945 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1940 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1940 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1934 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1934 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1930 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1930 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

1925 AHEARN WAY

SOURCE: POLKS

STREET NOT LISTED

1925 COUNTY RD 13 N

SOURCE: POLKS

STREET NOT LISTED

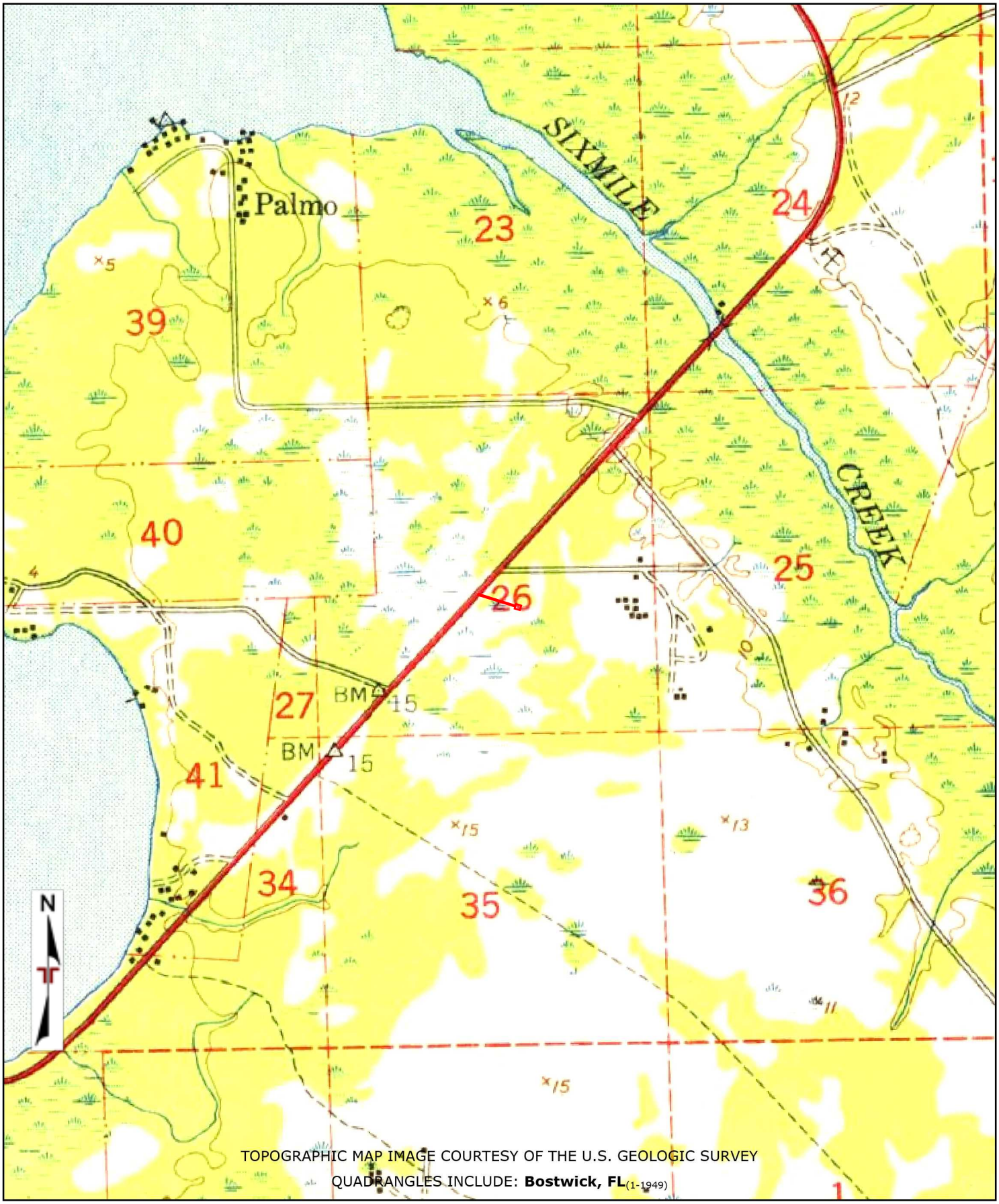
APPENDIX H
HISTORICAL DOCUMENTATION



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGIC SURVEY

QUADRANGLES INCLUDE: **Bostwick, FL**(1-1947)

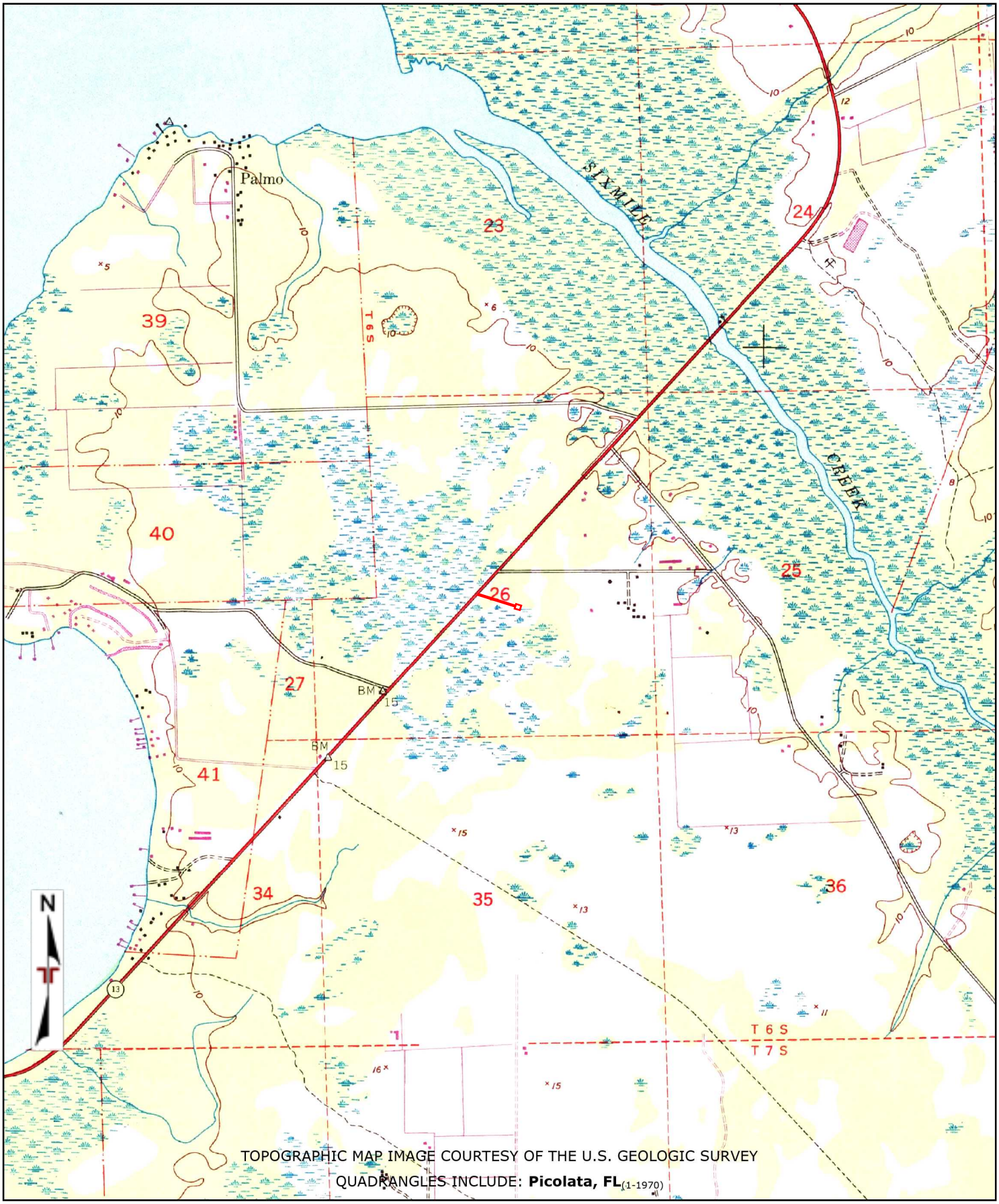
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Drawn By:	**Scale:**			
Checked By:	**File Name:**			
Approved By:	**Date:**			



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGIC SURVEY

QUADRANGLES INCLUDE: **Bostwick, FL**(1-1949)

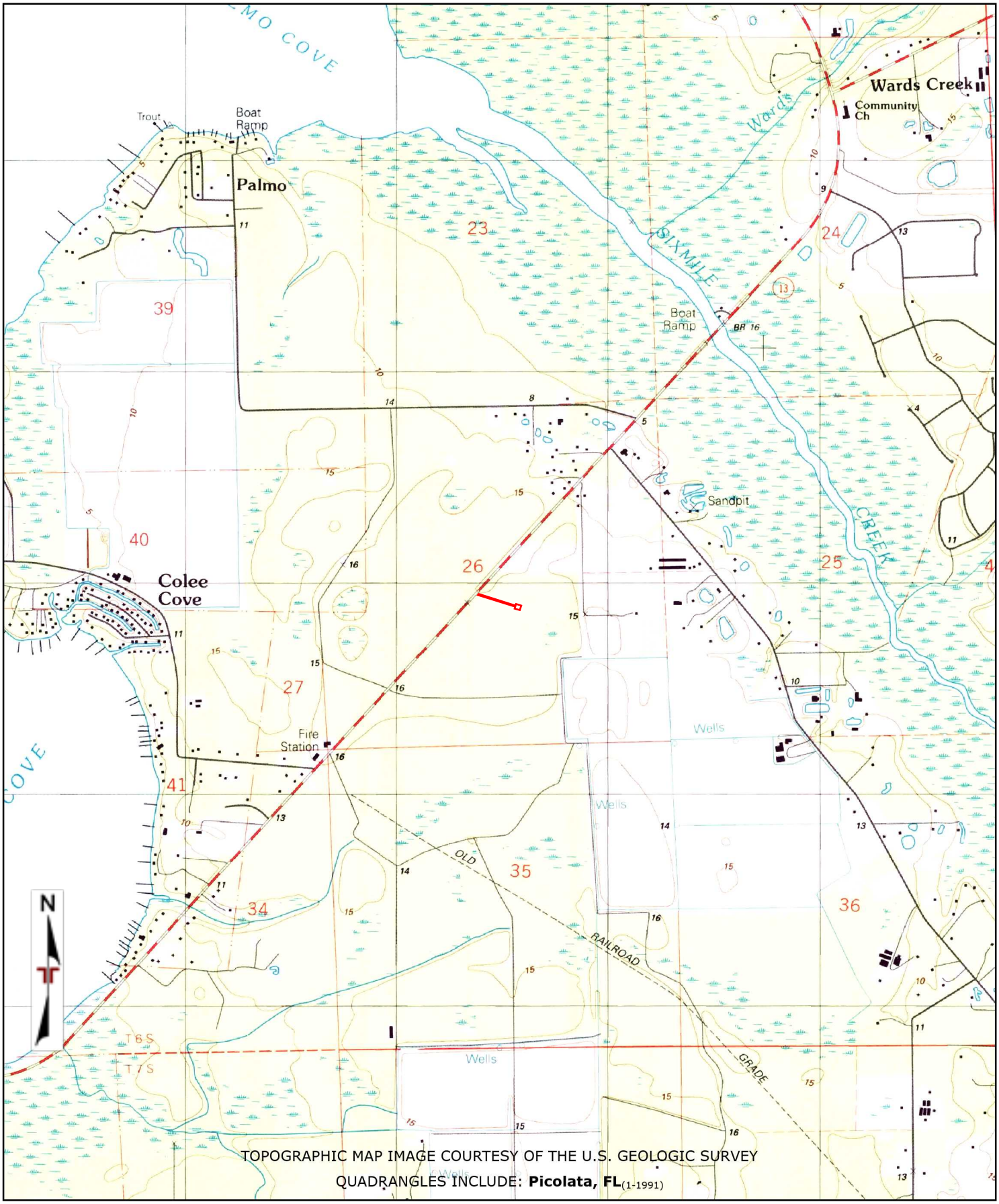
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Drawn By:	**Scale:**			
Checked By:	**File Name:**			
Approved By:	**Date:**			



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGIC SURVEY

QUADRANGLES INCLUDE: **Picolata, FL**(1-1970)

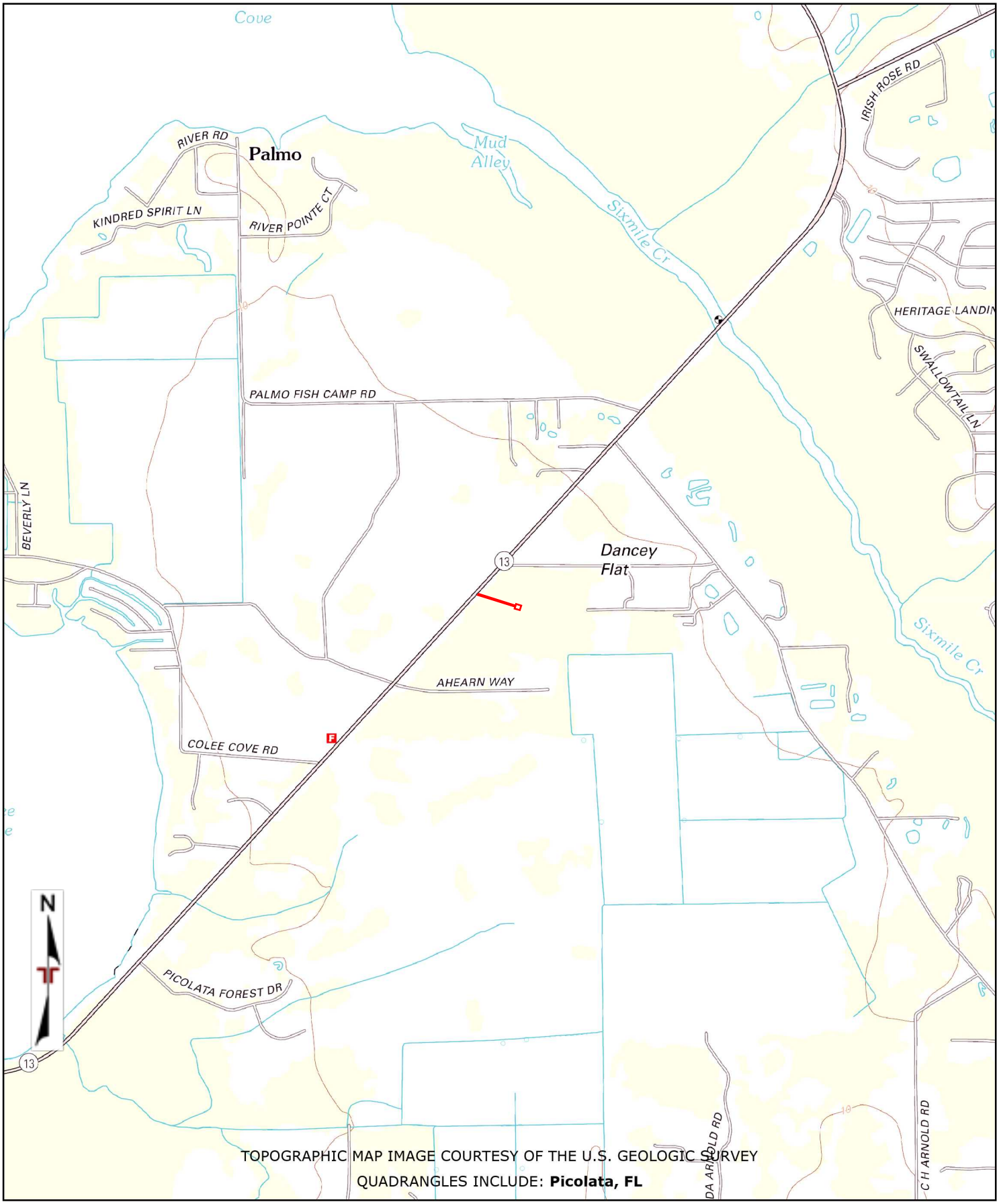
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Drawn By:	**Scale:**			
Checked By:	**File Name:**			
Approved By:	**Date:**			



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGIC SURVEY

QUADRANGLES INCLUDE: **Picolata, FL**(1-1991)

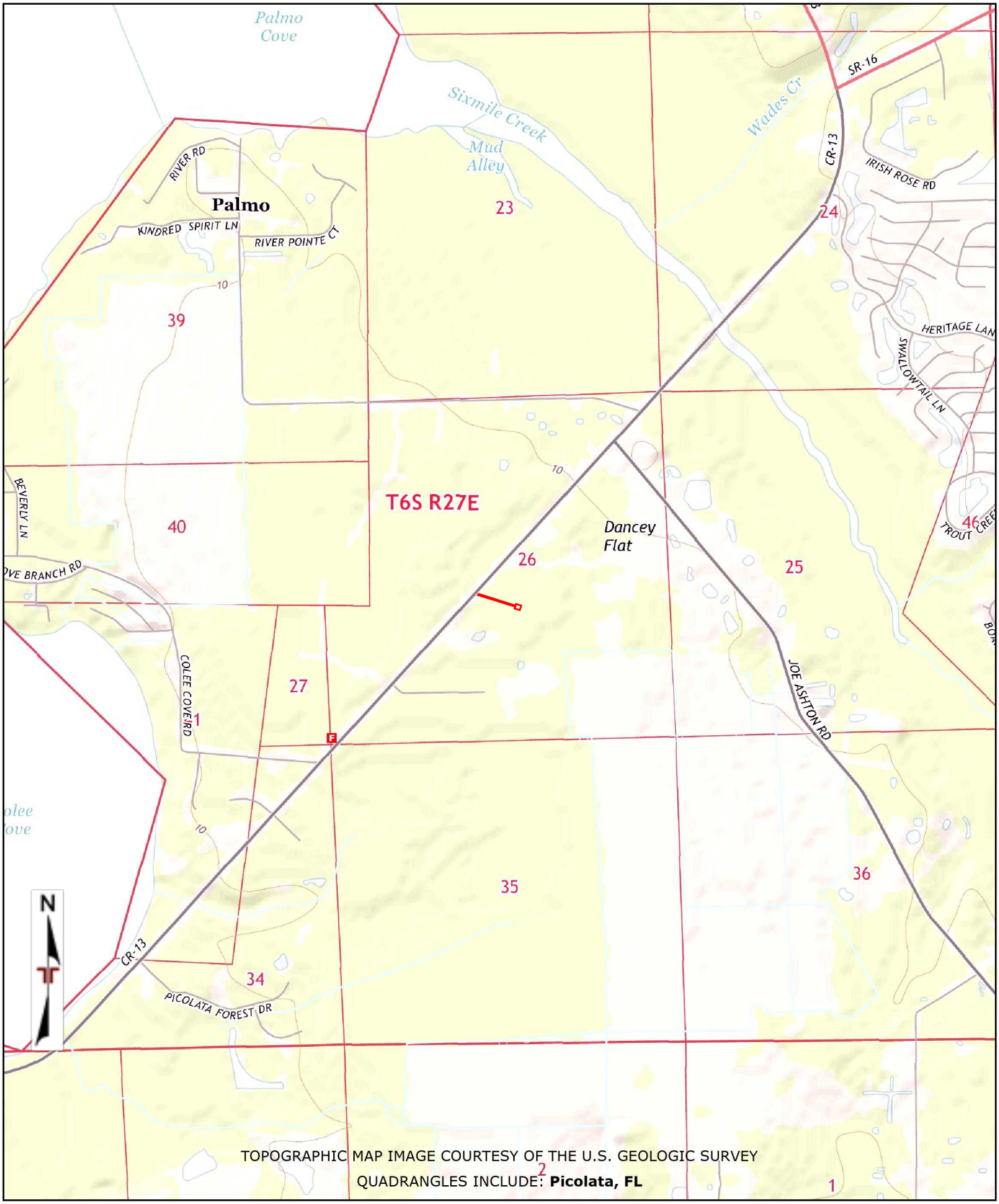
Project Manager:	**Project No:**	Terracon	TOPOGRAPHIC MAP (1991)	
Drawn By:	**Scale:**			
Checked By:	**File Name:**			
Approved By:	**Date:**			



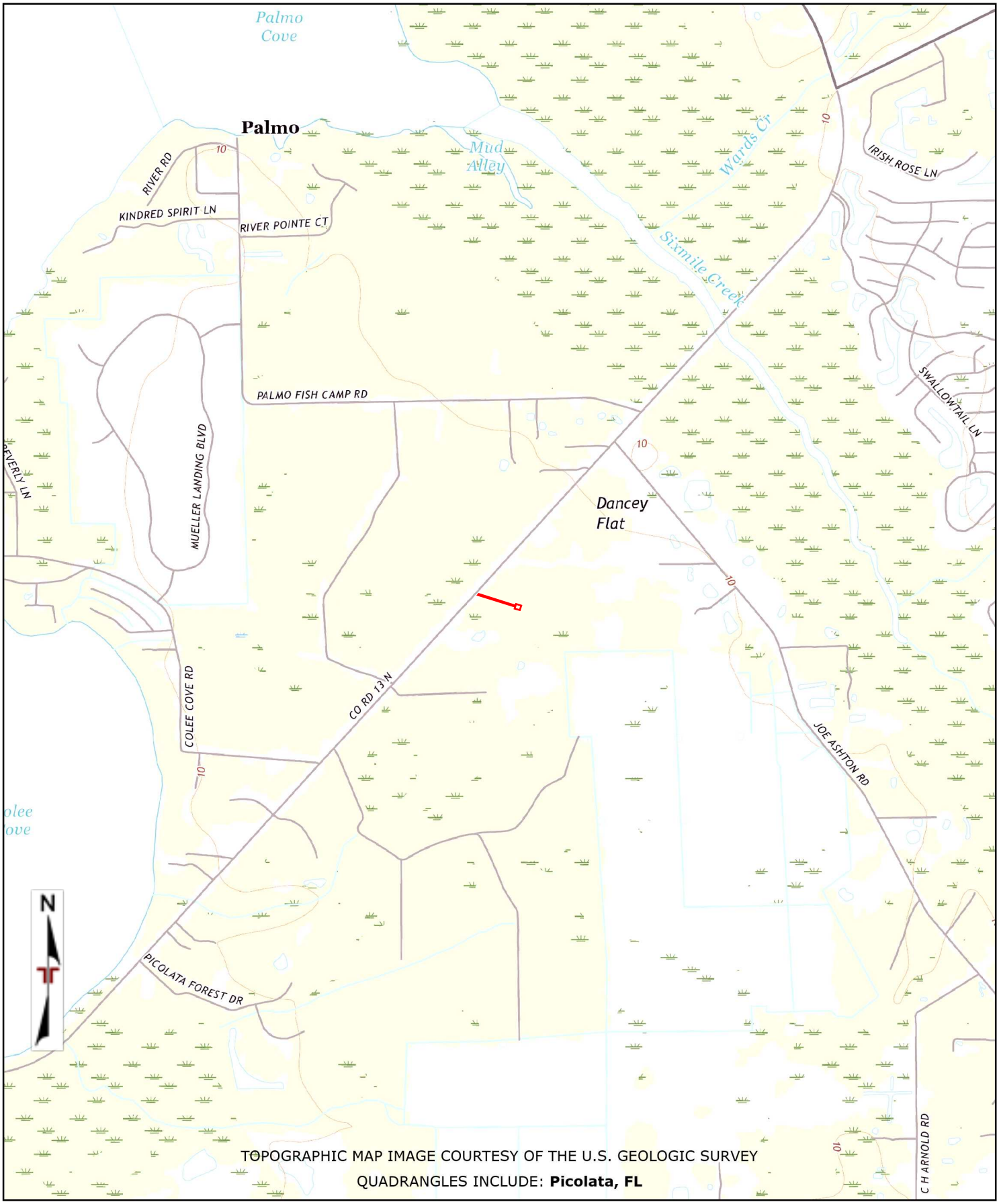
TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGIC SURVEY

QUADRANGLES INCLUDE: **Picolata, FL**

Project Manager:	**Project No:**	Terracon	TOPOGRAPHIC MAP (2012)	
Drawn By:	**Scale:**			
Checked By:	**File Name:**			
Approved By:	**Date:**			



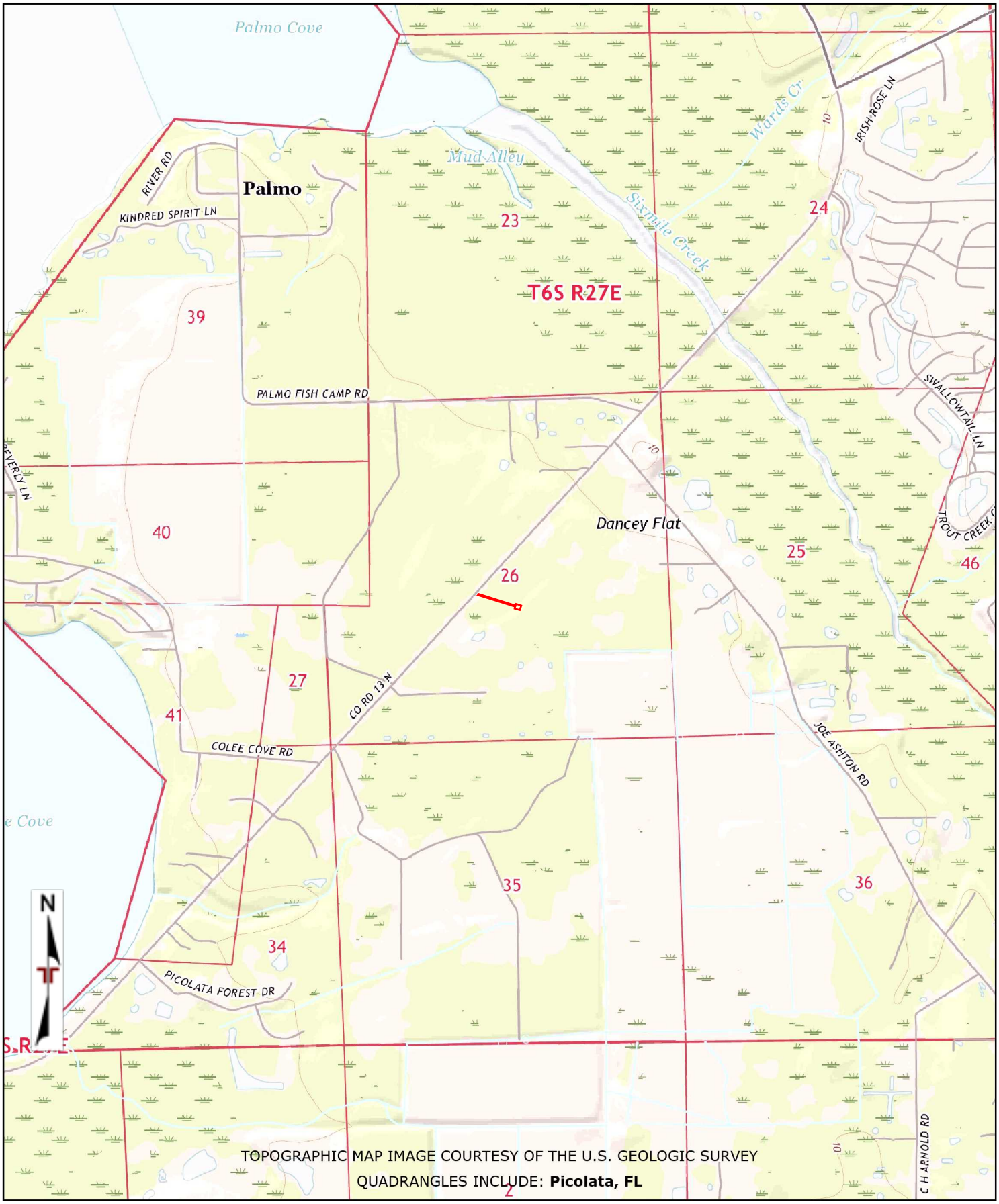
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Drawn By:	**Scale:**			
Checked By:	**File Name:**			
Approved By:	**Date:**			



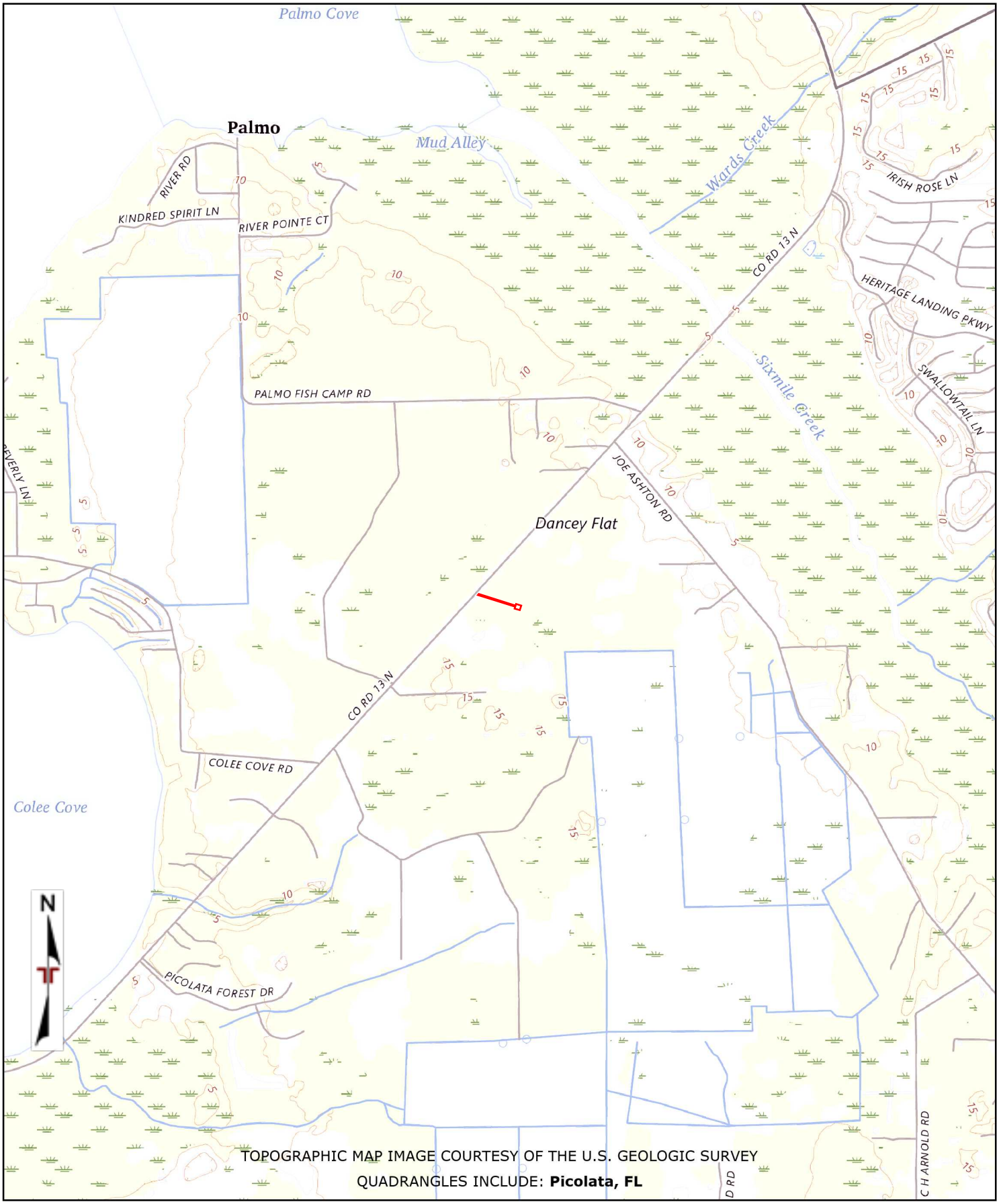
TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGIC SURVEY

QUADRANGLES INCLUDE: **Picolata, FL**

Project Manager:	**Project No:**	Terracon	TOPOGRAPHIC MAP (2018)
Drawn By:	**Scale:**		
Checked By:	**File Name:**		
Approved By:	**Date:**		



Project Manager:	**Project No:**	Terracon	TOPOGRAPHIC MAP (2021)
Drawn By:	**Scale:**		
Checked By:	**File Name:**		
Approved By:	**Date:**		



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGIC SURVEY

QUADRANGLES INCLUDE: **Picolata, FL**

Project Manager:	**Project No:**	Terracon	TOPOGRAPHIC MAP (2024)	
Drawn By:	**Scale:**			
Checked By:	**File Name:**			
Approved By:	**Date:**			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (1942 - ASCS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (1952 - ASCS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (1960 - ASCS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (1971 - FDOT)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (1980 - FDOT)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (1987 - USGS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



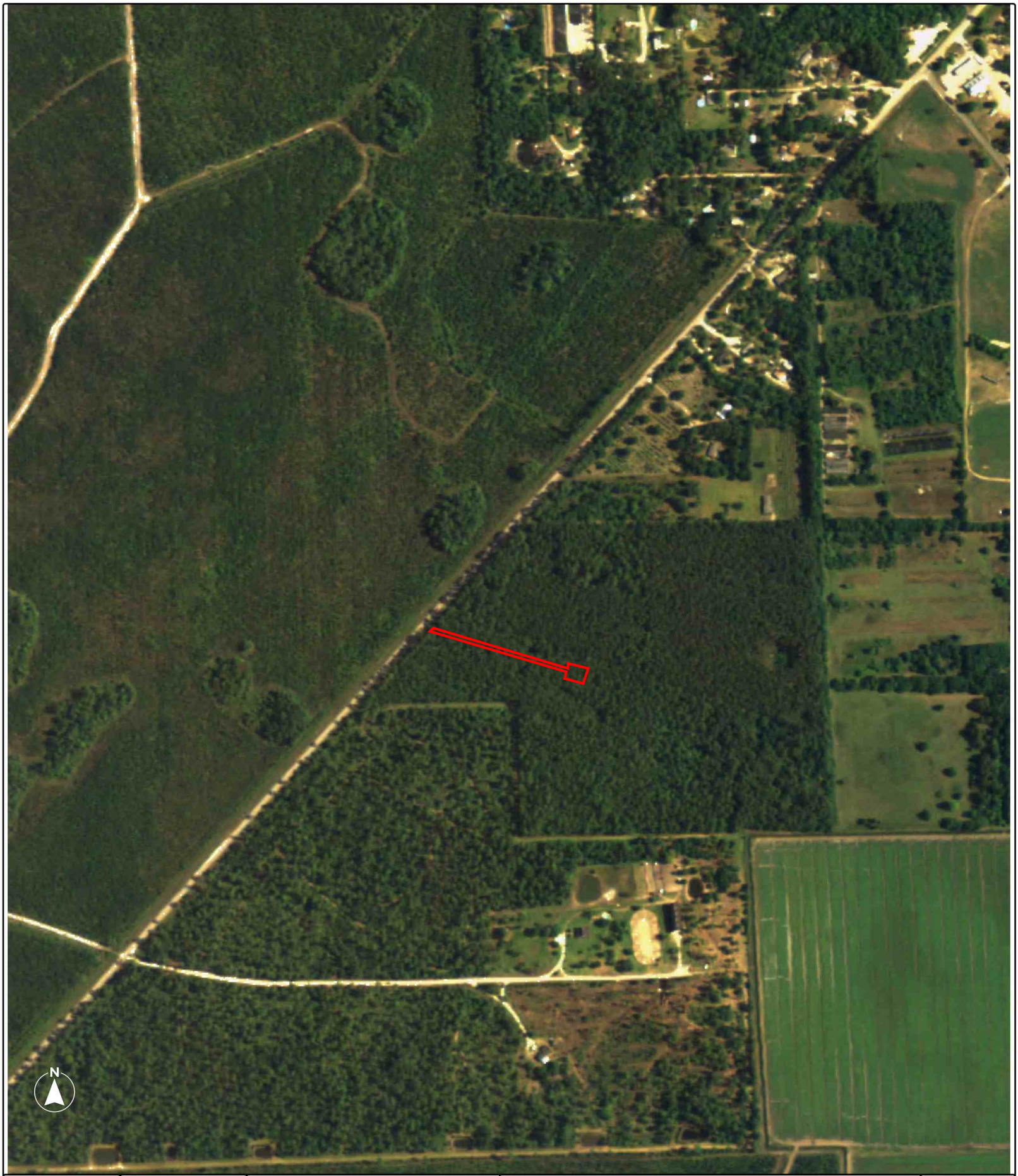
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Checked by:	File Name:			
Approved by:	Date:			



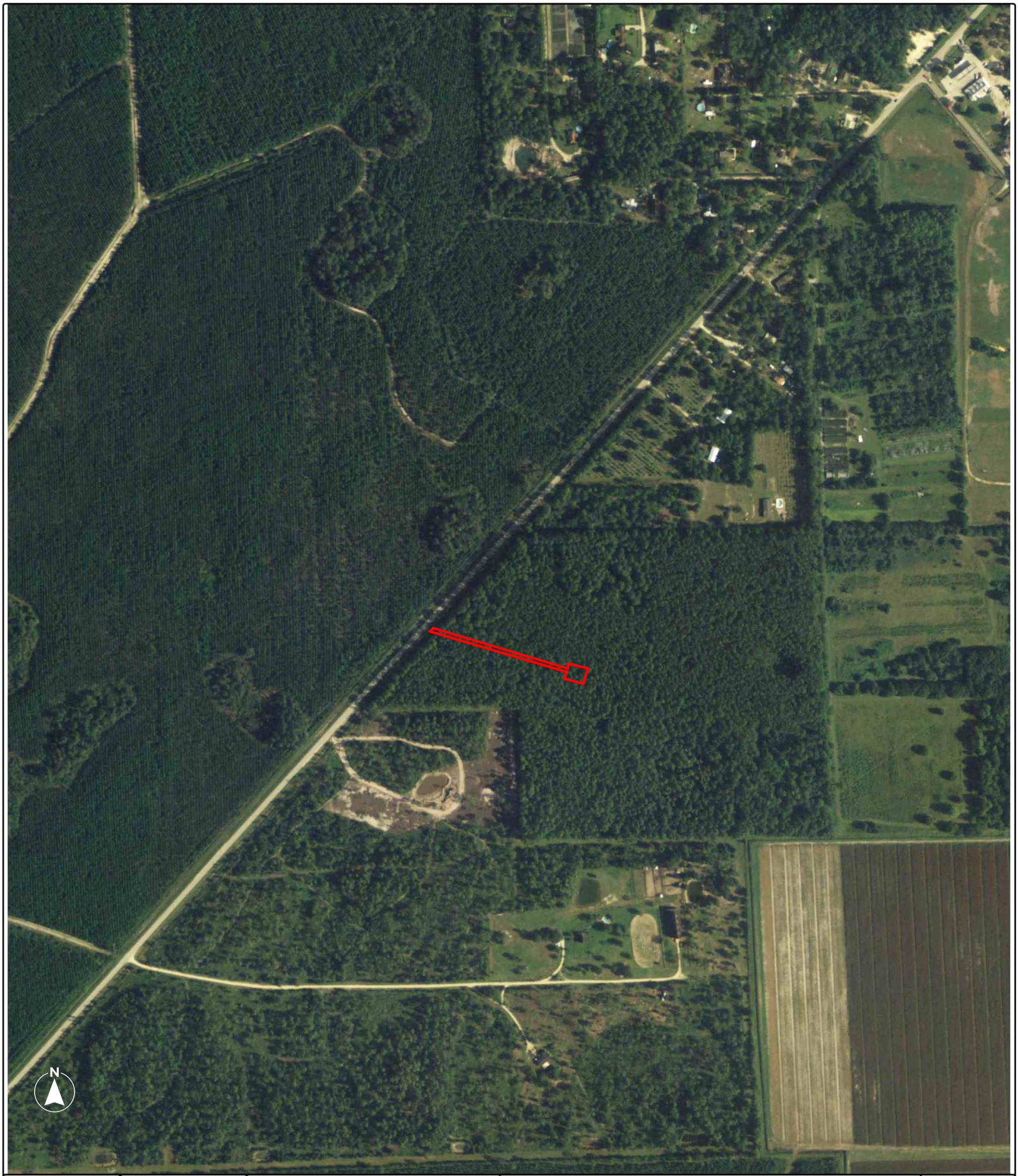
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Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2005 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2006 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2007 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2010 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2013 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2015 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2017 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2019 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2021 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



Project Manager:	Project No.	Terracon	AERIAL PHOTO (2023 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			

FIRE INSURANCE MAPS

Project Property: Gulfstream FL263 Tower
Off of County Road 13 North Saint Augustine FL
Project No: EQ257487
Requested By: Terracon
Order No: 26010500123
Date Completed: January 05, 2026

Please note that no information was found for your site or adjacent properties.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

APPENDIX I
VERIZON WIRELESS SCOPE OF WORK

EXHIBIT E-1

SCOPE OF WORK 2
ENVIRONMENTAL DUE DILIGENCE SERVICES SOW - AAI
PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT
FOR VERIZON WIRELESS ONLY

1. OVERVIEW

1.1. Upon receipt of an Order from an authorized Verizon Wireless representative, Supplier shall conduct Phase I and, if requested, Phase II environmental site assessments of the site location indicated in the Order.

1.2. Supplier shall conduct a Phase I Environmental Site Assessment ("Phase I Assessment") and, if requested, Phase II environmental site assessment of the site location indicated in the Order. The Phase I Assessment shall be conducted in accordance with, but not limited to, the requirements set forth in 40 CFR Part 312 – "Standards and Practices for All Appropriate Inquiries", herein referred to as EPA's AAI Rule and ~ASTM Standard E 1527-21 or the most recent version thereof.

1.3. In accordance with the EPA's AAI rule, Supplier's representative performing the assessment shall be an EPA-defined and must have the required combination of experience and education ranging from: (1) three (3) years of relevant experience for a professional engineer or geologist or a person who is licensed or certified by a government agency or tribe to perform environmental inquiries; (2) five (5) years of relevant experience for a person with a bachelor's degree in engineering, environmental science, or earth science; or (3) ten (10) years of relevant experience for a person with a bachelor's degree in a field other than engineering, environmental science, or earth science.

2. SCOPE OF WORK: PHASE I ENVIRONMENTAL SITE ASSESSMENT

As appropriate and as specified in the Order activities to be performed by Supplier shall include, but not be limited to, the tasks described herein.

2.1. Site Reconnaissance

2.1.1. In accordance with but not limited to the requirements set forth in 40 CFR Part 312, Supplier shall visually and physically observe and note the uses and conditions of the property and the surrounding area as part of the site reconnaissance. Supplier shall identify and describe:

a. based on an area reconnaissance, current and past uses likely to indicate or known to RECs on the property; on adjoining properties; and in the surrounding area.
b. degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination.
c. geologic, hydro-geologic, hydrologic and topographic conditions of the property; and of the surrounding area.
d. structures on the property (number, size and age).
e. roads on or adjoining the property.
f. source of potable water on the property.
g. sewage disposal system on the property (type and age).
h. based on interior and exterior observations of the structures, current and past uses of the subject property. Identify general uses and any that may involve hazardous materials or petroleum products.

If current uses involve hazardous materials or petroleum products identify the type, quantity and storage conditions of those substances.

i. all aboveground and underground storage tanks, including contents, capacity and age. Identify visible vent pipes, fill pipes, and access ways.
j. sources of any noxious odors, any pools of liquid, and note any standing surface water.
k. pools or any pits, cisterns, cesspools or similar receptacles where liquids drain, collect or are stored (sumps) that are likely to contain hazardous substances or petroleum products.
l. contents of any drums and other containers.
m. electrical or hydraulic equipment likely to contain Polychlorinated Biphenyls (PCB)s.
n. the type of Heating Ventilation Air Conditioning (HVAC) system and fuel source.
o. any visible stains and/or corrosion on floors, walls or ceilings.
p. all drains and any pits, cisterns, cesspools or similar receptacles where liquids drain, collect or are stored (e.g., sumps).
q. pits, ponds and lagoons (open pools likely to contain hazardous substance or petroleum products, particularly if used in connection with waste disposal or waste treatment on the property and on adjoining properties.
r. stained soil or pavement.
s. stressed vegetation.
t. any solid waste disposal on site.
u. any unnatural fill or grading, particularly fill of unknown origin.
v. trash or other evidence of solid waste disposal.
w. any wastewater (including storm water) discharges into a drain, ditch or stream on the property and on adjacent property.
x. any dry wells, irrigation wells, injection wells, abandoned wells, monitoring wells, supply wells, or other wells.
y. any on-site septic system or cesspool.
z. any areas likely to be considered wetlands and state open waters, within a 300-foot radius or greater radius if required by authorities having jurisdiction.
aa. the location and condition of suspected asbestos-containing materials (ACM) in proximity to the proposed facility (including the building rooftop and/or within interior building spaces and common areas or areas likely to be disturbed by Verizon Wireless' construction and installation activities). In the event disturbance or removal of suspected ACM is likely, Supplier shall supplement visual reconnaissance and conduct asbestos inspections. Supplier shall ensure the asbestos survey complies with the following statutes and regulations in the performance of the work: asbestos as regulated under the Clean Air Act (CAA), the Occupational Safety and Health Act (OSHA), the Toxic Substances Control Act (TSCA), and the Asbestos Hazard Emergency Response Act (AHERA), as well as any local applicable requirements. Supplier shall perform all activities necessary and reasonably achievable in light of the specific facility circumstances to identify and document the presence or absence of ACM within the proposed facility. Supplier's asbestos inspection shall include as much of the following as possible in light of the specific facility circumstances: assess exposure hazards, quantify of the identified ACM, and make site-specific recommendations for ACM removal, encapsulation or enclosure. Supplier shall use well-trained and accredited asbestos inspectors to conduct visual surveys for the presence of ACM and, where reasonably possible, obtain bulk samples of materials suspected of containing asbestos. Suspect ACM include such items as boiler and pipe insulation, acoustical insulation, fire proofing, roofing materials, floor tile, and transite sheet and cement-asbestos siding. Supplier shall analyze the samples using Polarized Light Microscopy (PLM) methods, and also recommend prioritized abatement actions based on the associated health hazard. Procedures and Protocols shall follow EPA and NIOSH recommendations. The Laboratory Services shall be provided by Laboratories that are American Industrial Hygiene Association (AIHA) – Accredited and National Institute of Standards and Technology (NVLAP) – Accredited.

bb. the location and condition of suspected lead based-paint (LBP) in or in close proximity to the proposed facility or areas likely to be disturbed by construction and installation activities. In the event disturbance or removal of suspected LBP is likely, Supplier shall supplement visual reconnaissance and conduct LBP inspections in such areas. Supplier shall conduct a comprehensive LBP survey of the proposed facility, using accredited persons meeting the inspector training requirements of EPA and all other Federal, State, and local requirements. Supplier shall perform a thorough review of building records to include painting histories and renovation histories, drawings, specifications, past removal actions (when information is available), inspection reports, industrial hygiene data, maintenance records, and reports/findings previously performed surveys and assessments. If based on visual inspections, conditions dictate chip samples be taken, Supplier shall collect the samples necessary and reasonably obtainable in light of the specific facility circumstances, in accordance with EPA and OSHA regulations preventing airborne fiber. All bulk sample analysis shall be conducted by laboratories that are accredited under the National Lead laboratory Accreditation Program (NLLAP) and all applicable State Certifications and Licenses. Bulk samples resulting from the survey shall be managed or disposed of by Supplier in accordance with established federal and state rules and regulations.

cc. any other unusual conditions that may be of concern.

dd. with respect to potential mold conditions, any evidence of the following:

i. suspected microbial growth on observed components
ii. water damage on observed components
iii. conditions on observed components conducive to mold growth.

2.2. Interviews

2.2.1. Supplier shall interview with the owner(s), occupants of neighboring properties who might have information concerning previous uses of the subject property, key site manager(s), as well as occupants of the site to obtain information and documents reflecting uses and conditions of the site. These interviews shall result in the collection of information necessary to achieve the objectives and performance factors of the AAI regulations. The interview process shall include, but not be limited to including the following:

a. all items identified in Section 2.1 (SITE RECONNAISSANCE), including past and current history for each item; and

b. all documents in connection with the property, including but not limited to:

i. prior environmental site assessment reports
ii. environmental audit reports
iii. environmental permits
iv. registrations for underground and above-ground storage tanks
v. material safety data sheets
vi. community right-to-know plans
vii. environmental safety plans
viii. geological or hydro-geologic reports
ix. notices of violation from government agencies
x. notifications and reports regarding hazardous waste generation any proceedings against the property, including but not limited to:
xi. pending, threatened or past litigation regarding hazardous substances or petroleum products in, on or from the property.
xii. any pending, threatened or past administrative proceedings regarding hazardous substances or petroleum products in, on, or from the property.
xiii. any notices from any government entity regarding any possible violation of environmental

laws or possible liability relating to hazardous substances.

xiv. Supplier shall note whether the interviewee was forthcoming with information.

2.3. Record Search

2.3.1. Supplier shall review historical documents and records, such as aerial photographs, fire insurance maps, title documents and land use records. The review must extend as far back in history as it can be shown that the property contained structures or from the time the property was first used for residential, agricultural, commercial, industrial or government purposes.

2.3.2. Supplier shall review the building, zoning, planning, sewer, water, fire, environmental and other department records that would have information on or have interest in the property and/or neighboring sites in accordance with the most current AAI regulations.

2.3.3. Applicable to transaction involving the purchase of real property: In accordance with 40 CFR 312.28, Supplier shall research and consider the relationship of the purchase price to the value of the property, if the property was not contaminated. Supplier shall review federal, state, tribal and local government records whose actions may affect the subject property and neighboring properties in accordance the most current AAI regulations.

2.3.4. Supplier shall review national, state and local (where applicable) Wetlands Inventory Map(s) to determine whether the proposed siting of the facility may impact wetlands, including freshwater, coastal and tidal wetlands and wetland buffer areas or transition areas. For subject properties where potential wetlands or fill activities are suspect, Supplier may supplement research with review of historical aerial photographs for evidence of previous wetlands or fill activities, and development permits of existing structures (when the structure or building is the subject of a proposed purchase transaction) to determine whether wetlands were previously located on the site and if non-permitted fill activities may have occurred.

2.3.5. Supplier shall review The National Radon Database developed by the U.S. Environmental Protection Agency (EPA) and any published materials (generally by the state environmental regulatory authority or the state health authority) to identify average radon concentrations for the locale or area and determine the potential for elevated indoor radon levels.

2.3.6. Supplier shall conduct a search of registries or publicly available lists of engineering controls and institutional controls within one-half mile of the subject property.

2.3.7. Supplier shall utilize the Verizon Wireless-provided information pertaining to the title search of the property.

2.3.8. Supplier shall conduct a search of standard environmental record sources in accordance with the most current AAI regulations and ASTM E 1527-21 or the most recent version. The following standard environmental federal, state and tribal record sources shall be reviewed; and additional environmental records sources to enhance and supplement the standard environmental record sources shall be checked in the reasonable judgment of the environmental professional in accordance with ASTM E 1527-21 Section 8.2.2.

RELEVANT STANDARD ENVIRONMENTAL STATE AND TRIBAL DATABASE REFERENCES UNDER AAI:		
DATABASE	NAME / DESCRIPTION	RADIUS mi.
CERCLIS	CERCLIS contains data on potentially hazardous waste sites That have been reported to the USEPA by states, municipalities, Private companies and private persons, pursuant to Section 103 Of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). State- and tribal-equivalent CERCLIS	0.5

CERCLIS-NFRAP	CERCLA Sites with No Further Remedial Action Planned	0.25
CORRACTS:	Hazardous waste handlers with RCRA corrective action activity.	1.0
ERNS:	Emergency Response Notification System	0.25
FINDS:	Facility Index System	0.25
FTTS	FTTS tracks administrative cases and pesticide enforcement actions and compliance activities under FIFRA, TSCA and EPCRA over the previous five years.	0.25
GW Classification	State's Classification of Groundwater (if available)	Target Property
LUST/LAST	State and tribal Leaking Underground & Aboveground Storage Tank lists	0.5
MLTS	Sites with radioactive materials or subject to NRC licensing requirements	0.25
NPL	National Priorities List (Superfund)	1.0
PWS	Public Water Supply Wells	0.5
RCRIS	Resource Conservation And Recovery Act Information System	0.5
RCRIS- LQG	RCRIS Large Quantity Generator	0.25
RCRIS- SQG	RCRIS Small Quantity Generator	0.25
RCRIS-TSDF	RCRIS Transporters, Storage and Disposal Facilities	0.5
SHWS	State and tribal lists of Hazardous Waste Sites identified for investigation or remediation s	1.0
SPILLS	State Spill Cases	0.5
SPL	State- and tribal-equivalent Priority List	1.0
SWF/LF	State and tribal Landfill Facilities and/or Solid Waste disposal site lists	0.5
TRIS	Toxic Release Inventory System.	0.25
TSCA	Toxic Substances Control Act.	0.25
UST/AST	State and tribal registered Underground & Aboveground Storage Tank lists	0.25
	State and tribal institutional control/engineering control registries	0.5
	State and tribal voluntary cleanup sites	0.5

2.3.9. Additional Environmental Records Sources:
Types of Records:

a. Local Brownfield Lists
b. Local Lists of Landfill/Solid Waste Disposal Sites
c. Local Lists of Hazardous waste/Contaminated Sites
d. Local Lists of Registered Storage Tanks
e. Local Land Records (for AULs)
f. Records of Emergency Release Reports (42 U.S.C 11004)
g. Sources:
h. Department of Health/Environmental Division
i. Fire Department
j. Planning Department
k. Building Permit/Inspection Department
l. Local/Regional Pollution Control Agency

m. Local/Regional Water Quality Agency
n. Local Electric Utility Companies (for records relating to PCBs)

2.4. Report Content

2.4.1. In accordance with EPA's AAI Rule and ASTM Standard E 1527-21 or the most recent version, Supplier shall prepare a written report that documents the results of the inquiry and provides the environmental professional's opinion "whether the inquiry has identified conditions indicative of releases or threatened releases." The report must also identify any data gaps in the inquiry, and the environmental professional must comment on the significance of the data gaps with respect to their ability to provide the required opinion.

2.4.2. The report shall document each source used, even if a source revealed no findings. Sources shall be sufficiently documented, including name, date request for information was filled, date information provided was last updated by source, the date information was last updated by original source (if provided other than by original source) so as to facilitate reconstruction of the research at a later date.

2.4.3. The format of the report shall follow the standard report format as specified in Attachment 1 to Exhibit E1 (PHASE I ESA REPORT FORMAT OF WORK PRODUCT DELIVERABLES).

2.4.4. The content of the Phase I report shall comply with the standards of ASTM E 1527-21 or the most recent version and shall include the following:

o. Supplier shall include Supplier's statement of qualifications.
p. Supplier shall include the scope of work and resumes of the assessors as exhibits or attachments to the individual report.
q. Supplier shall list and document all (factual) findings from the site reconnaissance and the interview process as outlined in this scope of services and in accordance with (ASTM E 1527- 21 or the most recent version).
r. Supplier shall describe all deviations from the practices specified in ASTM E 1527-21 or the most recent version.
s. Supplier shall identify methodology for walk over, and describe any limitations to site visit (e.g., physical obstructions and/or access restrictions).
t. Supplier shall identify all additional services provided beyond those specified in ASTM E 1527-21 or the most recent version, if any.
u. Supplier shall include one of the following paragraphs as the conclusion regarding RECs:
    i. "We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 (or the most recent version) of [insert address or legal description], the property. Any exceptions to, or deletions from, this practice are described in Section [ ] of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property." OR
    ii. "We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 (or the most recent version) of [insert address or legal description], the property. Any exceptions to, or deletions from, this practice are described in Section [ ] of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following: [list]

2.4.5. Supplier shall provide the environmental professional's opinion "whether the inquiry has identified conditions indicative of releases or threatened releases."

2.4.6. Supplier shall provide a written certification statement, signed by the environmental professional, certifying the accuracy and completeness of the environmental site assessment and the Phase I report.

2.5. Report Submission

Supplier shall submit an electronic copy of the report in FUZE-SPM (or any alternative Verizon system as advised from time to time by Verizon) as a draft version for review by Verizon or Verizon's authorized agent. After receipt of Verizon's comments, Supplier shall incorporate the comments and submit within the time specified in the Order and submit an electronic copy of the report in FUZE-SPM.

3. SCOPE OF WORK: PHASE II ENVIRONMENTAL SITE ASSESSMENT

3.1. If authorized by Verizon Wireless, Supplier shall conduct a Phase II Environmental Site Assessment of the site identified in the written Order. All work shall follow the standards outlined in ASTM Standard E 1903-11 or the most recent version, "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process".

3.2. The Phase II assessment shall address the conditions described in the Phase I report, which depicts the results of the Phase I Environmental Site Assessment performed in accordance with ASTM Standard E 1527-21 or the most recent version.

3.3. As appropriate and as specified in the Order, activities to be performed by Supplier shall include, but not be limited to including the tasks described herein. Work to be performed during the Phase II investigation shall include, but not be limited to including the following:

3.3.1. Prior to conducting any fieldwork, Supplier shall develop a work plan to establish the tasks, standards, and methodologies for completing the Phase II objectives. At a minimum, the work plan shall incorporate the following:

a. Known or anticipated distribution of contaminants in soils or groundwater as indicated in the Phase I report
b. Proposed assessment activities and methods
c. Field sampling plan and laboratory analysis
d. Health and safety plan, as required for Verizon Wireless employees
e. Work objectives
f. Quality assurance/quality control procedures
g. Estimated total work cost and fee schedule
h. Work schedule
i. Project organization including qualifications/resumes of key project personnel
j. Site plan showing proposed sampling locations in proximity to RECs and proposed Verizon Wireless improvements
k. Address need for formal entry and testing agreement and/or utilities check (as necessary).

3.4. After receipt of Verizon or Verizon agent comments, Supplier shall incorporate the comments and submit an electronic copy of the report in FUZE-SPM within the time specified in the Order.

3.5. Supplier shall perform the assessment activities in the approved work plan. The method or methods used by Supplier to perform the assessment shall be based on the environmental professional expertise of Supplier.

3.6. Assessment activities shall include the collection and evaluation of data, followed by a professional interpretation of the results. The results of the Phase II explorations, sampling, and testing shall be interpreted to determine the significance of the data as it relates to the work plan objective. The data shall also be evaluated to determine whether other sources of contamination or more highly contaminated media may exist at the site that was not previously addressed. This process shall result in the "elimination" or "confirmation" of RECs.

3.7. A complete Phase II Report shall be prepared including findings and observations along with recommendations and conclusions. Supplier shall submit an electronic copy of the report in FUZE-SPM as

a draft version for review by Verizon Wireless or Verizon Wireless' agent. After receipt of Verizon Wireless' or Verizon Wireless' agent's comments, Supplier shall incorporate the comments and submit within the time specified in the Order and submit an electronic copy of the report in FUZE-SPM.

Attachment 1 to Exhibit E1
PHASE I ESA REPORT FORMAT OF WORK PRODUCT DELIVERABLES

The format of all Phase I reports shall adhere to the following:

1. Section 1: Executive Summary

2. Section 2: Introduction

   - Reference to Performance of Detailed Scope-of-Work and ASTM Standard Practice E 1527-21 (most current version)
   - Significant assumptions
   - Deviations
   - Limitations and exceptions (Environmental Services Agreement shall be incorporated by reference to Verizon Wireless' identifying contract number.)
   - Special Terms and Conditions (Environmental Services Agreement shall be incorporated by reference to Verizon Wireless' identifying contract number.
   - Statement of User Reliance

3. Section 3: Site Description

   - Property location and legal description
   - Site and vicinity general characteristics
   - Current and past uses of the property
   - Descriptions of structures, roads, other improvements on the site (including heating/cooling system, sewage disposal, source of potable water)
   - Current and past uses of adjoining/surrounding properties
   - Geologic, hydrogeologic, hydrologic, and topographic conditions

4. Section 4: User provided information (if applicable)

   - Title Records and environmental Liens or Activity and Use Limitations
   - Specialized knowledge
   - Owner, property manager, and occupant information
   - Proposed site design drawings
   - Proposed structure information, including proposed height and foundation depth
   - Other

5. Section 5: Site Reconnaissance

   - Methodology and limiting conditions
   - General site setting
   - Exterior observations
   - Interior observations (if applicable to the Project)
   - Asbestos
   - Lead-based paint
   - Mold

6. Section 6: Interviews

- Interview with owner(s)
- Interview with neighbors
- Interview with site manager
- Interview with occupants
- Interviews with local government officials
- Interviews with others

7. Section 7: Records Review

    - Environmental records sources per Scope of Work
    - Deviations
    - Additional environmental record sources
    - Radon
    - Wetlands
    - Physical setting sources
    - Historical use information on the property
    - Historical use information on adjoining properties

8. Section 8: Findings

9. Section 9: Conclusions

10. Section 10: Opinion and recommendations

11. Section 11: Certification Statement. Signatures of Environmental Professional (Any changes to key personnel must be pre-approved by Verizon Wireless' Corporate Environmental Compliance Group.)

12. References

    - Appendices
    - Site plan (showing locations of proposed site/leasehold premises/improvements/utilities on the subject property)
    - Site photographs
    - Site (vicinity) map
    - Historical research documentation (aerial photographs, fire insurance maps, historical topographical maps, etc.)
    - Regulatory records documentation
    - Interview documentation
    - Copy of Environmental Services Agreement/Scope of Work

AMENDMENT NUMBER ONE (1)

TO

ADDENDUM NUMBER ONE (1) (CW2540933)

BETWEEN

VERIZON SOURCING LLC

AND

TERRACON CONSULTANTS, INC

This Amendment Number One (1) ("Amendment 1") to Addendum Number One (1) (CW2540933) ("Addendum 1") between Terracon Consultants, Inc, a Delaware Corporation, with offices at 10841 S Ridgeview Rd, Olathe, Kansas 66061 ("Supplier") and Verizon Sourcing LLC, a Delaware limited liability company, having an office and principal place of business at One Verizon Way, Basking Ridge, New Jersey 07920 on behalf of itself and for the benefit of its Affiliates ("Verizon") is made and entered into on and as of the date of execution by the last signing Party ("Effective Date").

WHEREAS, Addendum 1 was created as a sub-agreement to the General Service Agreement Number CW2379520 ("Agreement") in order to outline the scope of services and pricing for Network Regulatory Services in the United States; and

WHEREAS, now, legal counsel has provided guidance on the inclusion of specific language regarding PFAS (Per-and Polyfluoroalkyl Substances) into the scope Environmental Due Diligence Services - AAI; Phase I Environmental Site Assessment (SOW 2) ("Exhibit – E1") of the original addendum ("Addendum 1") for greater clarity and compliance.

NOW THEREFORE, in consideration of the mutual promises and conditions set forth herein, receipt of which is hereby acknowledged, and intending to be legally bound, the Parties hereto agree to modify the Agreement as follows:

1. <u>SCOPE OF AMENDMENT:</u>

The Agreement is hereby updated as follows:

a. Section 2 of Exhibit E-1 (Environmental Due Diligence Services - AAI; Phase I Environmental Site Assessment (SOW 2)) of the addendum 1 is hereby amended to include the following new subsection Section 2.6:

2.6. PFAS Guidelines:

"As mandated by ASTM E1527-21, the standard governing the conduct of Phase I Environmental Site Assessments ("Phase Is"), consultants performing Phase Is for VZW must evaluate the presence or likely presence of PFAS compounds that are

regulated as "hazardous substances" at the subject property. If it is determined that there was a release or likely release of regulated PFAS compounds resulting in the presence of such compounds on the subject property, or that the presence of such compounds on the subject property represents a material threat of a future release, the consultant must clarify this as a Recognized Environmental Condition ("REC"). If it is determined that there might be regulated PFAS present on the subject property with no apparent connection to a release of regulated PFAS compounds, or that non – regulated PFAS compounds may be present on subject property, the consultant should not classify these as RECs, but should provide a narrative provide description of the potential concerns. This narrative description should be included in Phase I, providing the reasoning for the determination and any historical information that supports this conclusion."

2. EFFECT OF AMENDMENT:

This Amendment 1 is an integral part of the Agreement. Terms used herein which are defined or specified in the Agreement shall have the meanings set forth therein. If there are any inconsistencies between a specific term or condition of this Amendment 1 and a specific term or condition of the Agreement, the specific term or condition of this Amendment 1 shall control. This Amendment 1 constitutes and embodies the entire agreement by and among the Parties hereto and supersedes all prior oral or written agreements or understandings, if any, among them with respect to the subject matter of this Amendment 1. This Amendment 1 shall not be modified or amended except by a writing signed by authorized representatives of both Parties.

Except as updated and added to hereby, all the other terms, conditions, and provision of the original addendum remain unchanged and shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment 1 to be executed by their duly authorized representatives as of the date set forth below.

TERRACON CONSULTANTS, INC	**VERIZON SOURCING LLC**
By: Emily Kosmalski (Mar 3, 2025 10:58 EST)	**By:** HEATHER LYNN WAGTER (Mar 3, 2025 10:01 CST)
Name: Emily Kosmalski	**Name:** HEATHER LYNN WAGTER
Title: Principal / National Director	**Title:** Sr. Contract Manager - Sourcing Liaison
Date: Mar 3, 2025	**Date:** Mar 3, 2025
	Contract Owner: Nupur N Ajmera

ATTACHMENT 6
NORTHWEST SECTOR
MEETING PACKET

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

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: June 23, 2026

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number SUPMAJ 2026-09 for a Community Meeting held on June 22, 2026 . I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

Notice Requirement	Date and Initials
☑ **Adjacent Property Owner Notice sent 15 days prior to scheduled meeting**	May 29, 2026
☑ **Sign(s) Posted 15 days prior to scheduled meeting**	June 8, 2026
☑ **Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting**	Published June 6, 2026, copy to PNZ June 15, 2026
☑ **Signs posted at location meeting**	June 22, 2026
☐ **Flyers posted within Northwest sector** (optional)	

Applicant Signature

Date 6/23/26

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of June, 20 26, by Michael Burkhead as President for Gulfstream Towers Holding Company, LLC.

Notary Public State of Florida
Sheetal Patel
My Commission HH 323393
Expires 10/19/2026

Notary Public, State of Florida
Name: Sheetal Patel
My Commission Expires: 10/19/2026
My Commission Number is: HH 323393

Personally Known ___ OR Produced Identification ✓
Type of Identification Produced FLDL

Gmail Alison Yurko <ayurkolaw@gmail.com>

Mailed notices

1 message

Alison Yurko <ayurkolaw@gmail.com> Fri, May 29, 2026 at 4:43 PM
To: Abrielle Genest <agenest@sjcfl.us>, Saleena Randolph <srandolph@sjcfl.us>, Mike Burkhead <mike@gulfstreamtowers.com>, January Sloan <januarypl@gmail.com>

See attached copy of stamped and addressed envelopes, which will go out in today's mail. I have also reached out to the Saint Augustine Register with a request for publication of the notice on June 7 and am waiting to hear back from them with a proof for the ad. Many thanks to everyone on this email for your excellent efforts in helping us get these notice requirements over the line.

Alison Yurko
Alison Yurko PA
407-340-7043.

Scannable Document on May 29, 2026 at 4_40_42 PM.pdf
1008K

ALISON M. YURKO, P.A.
Attorneys at Law

Alison M. Yurko, Esq.
P.O. Box 2286
Winter Park, FL 32790



Cologne Elmer Bland Rev. Living Trust
8960 County Road 13N
St. Augustine, Fla. 32092

ALISON M. YURKO, P.A.
Attorneys at Law

Alison M. Yurko, Esq.
P.O. Box 2286
Winter Park, FL 32790



DWHL LLC
111 Nature Walk Parkway, Unit 103
St. Augustine, Fla. 32092-3064

ALISON M. YURKO, P.A.
Attorneys at Law

Alison M. Yurko, Esq.
P.O. Box 2286
Winter Park, FL 32790



Picolata Forest Group LLC
c/o Property Tax Coordinator
1 Rayonier Way
Wildlight, Fl. 32097

ALISON M. YURKO, P.A.
Attorneys at Law

Alison M. Yurko, Esq.
P.O. Box 2286
Winter Park, FL 32790

FOREVER



Robert R. & Doris Durham, Trustees
1060 Popolee Rd. Ext.
St. Johns, Fla. 32259-2877

ALISON M. YURKO, P.A.
Attorneys at Law

Alison M. Yurko, Esq.
P.O. Box 2286
Winter Park, FL 32790

FOREVER



Cheyenne and Richard E. Wells, Jr.
7720 County Road 208
St. Augustine, Fla. 32092

ALISON M. YURKO, P.A.
Attorneys at Law

Alison M. Yurko, Esq.
P.O. Box 2286
Winter Park, FL 32790

FOREVER



Gary L Johnson Rev. Living Trust
1443 Wentworth Ave.
St. John's, Florida. 32259-3832

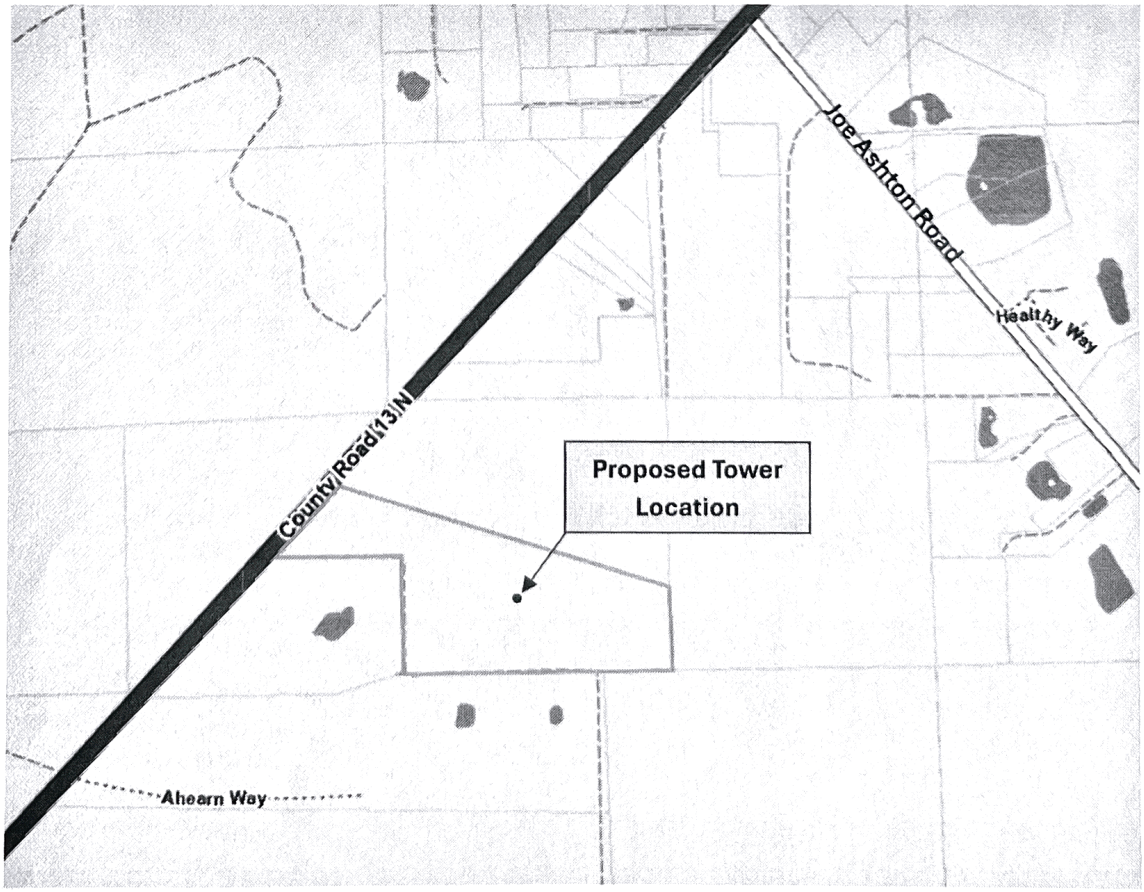
NOTICE OF NW SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING

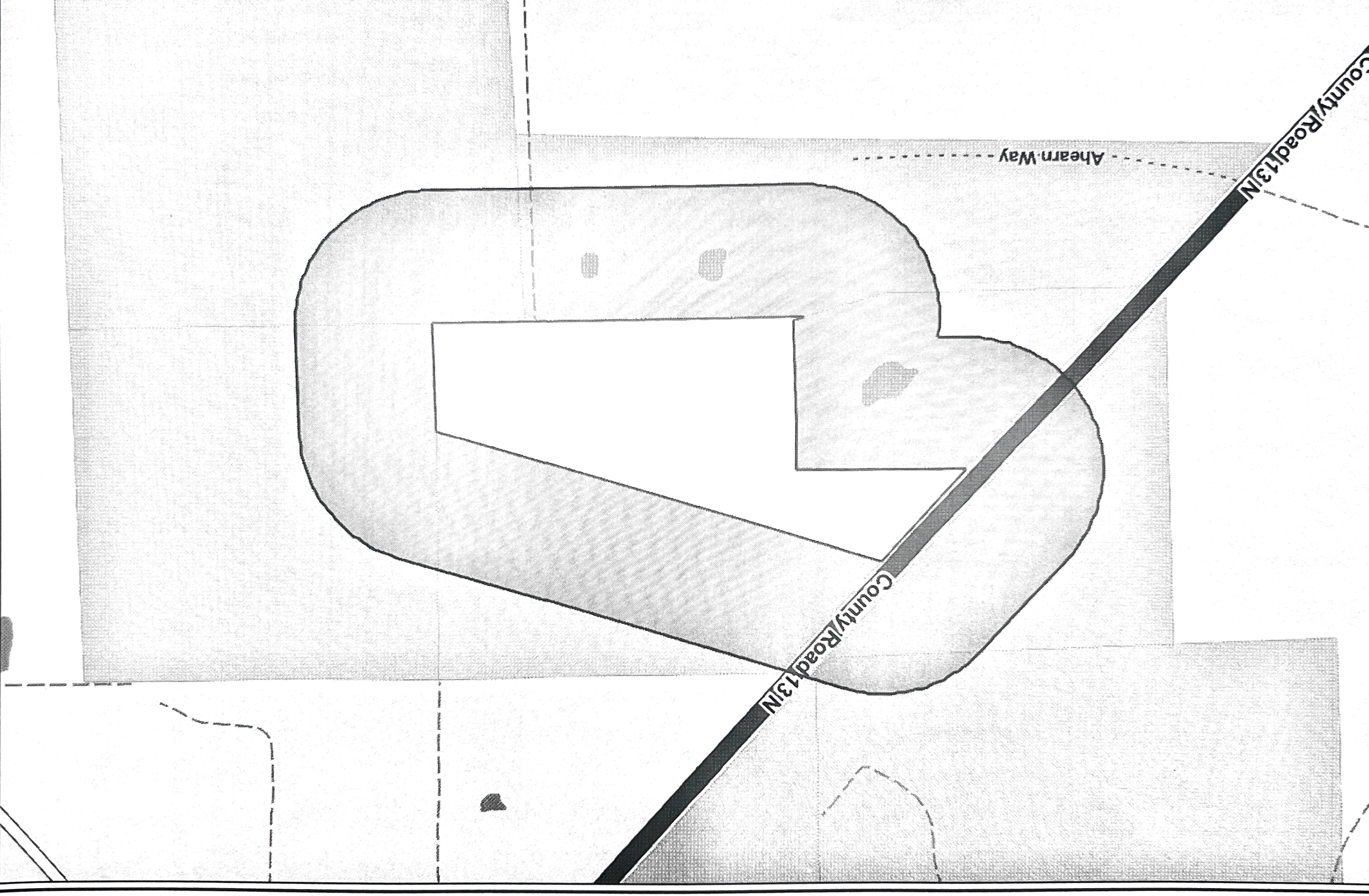
Monday, June 22nd at 6:00 PM
Our Lady of Good Counsel Catholic Church
5950 State Road 16
St. Augustine. Fla 32092

Notice is hereby given that a public participation community meeting will be held regarding a request for a Special Use Permit Major Review ("SUPMAJ 2026-09") for the construction of new 195-foot Monopole Antenna Tower with 4-foot appurtenance (Total 199-ft AGL). The approximate 6,400sf (80' x 80') tower parcel is located at County Road 13 North, St. Augustine, Florida 32092; Parcel ID 0132400010 (depicted on map below).

Interested parties may appear at the meeting and be heard with respect to the proposed request. Point of contact is Alison M. Yurko at Alison M. Yurko, P.A. at 407-340-7043 and Ayurkolaw@gmail.com. The application files for "SUPMAJ 2026-09" are maintained in the Planning and Zoning Section of the Growth Management Department at the County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to the community meeting.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact Alison M. Yurko at Alison M. Yurko, P.A. at 407-340-7043 and Ayurkolaw@gmail.com. Hearing impaired persons, call Florida Relay Service (1-800-955-8770) no later than five days prior to the meeting.




Ahearn Way
County Road 13 N
County Road 13 N

COLOGNE ELMER BLAND REV LVG TRUST U/A/D 2/11/04
8960 COUNTY ROAD 13 N
SAINT AUGUSTINE FL 32092

DURHAM ROBERT R,DORIS TRUSTEES
1060 POPOLEE RD EXT
SAINT JOHNS FL 32259-2877

DWHL LLC
111 NATURE WALK PKWY UNIT 103
SAINT AUGUSTINE FL 32092-3064

JOHNSON GARY L REV TRUST D: 6-13-2025
1443 WENTWORTH AVE
SAINT JOHNS FL 32259-3832

PICOLATA FOREST GROUP LLC
C/O PROPERTY TAX COORDINATOR
1 RAYONIER WAY
WILDLIGHT FL 32097

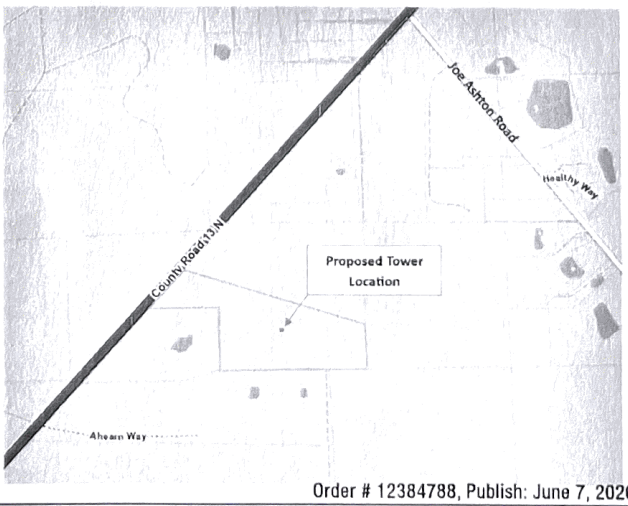
WELLS RICHARD E JR,CHEYENNE M
7720 COUNTY ROAD 208
SAINT AUGUSTINE FL 32092

NOTICE OF NW SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING
Monday, June 22nd at 6:00 PM
Our Lady of Good Counsel Catholic Church
5950 State Road 16
St. Augustine. Fla 32092

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Order # 12384788, Publish: June 7, 2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Alison Yurko
Alison Yurko PA
Po Box 2286
Winter Park FL 32790-2286

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 06/07/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/07/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

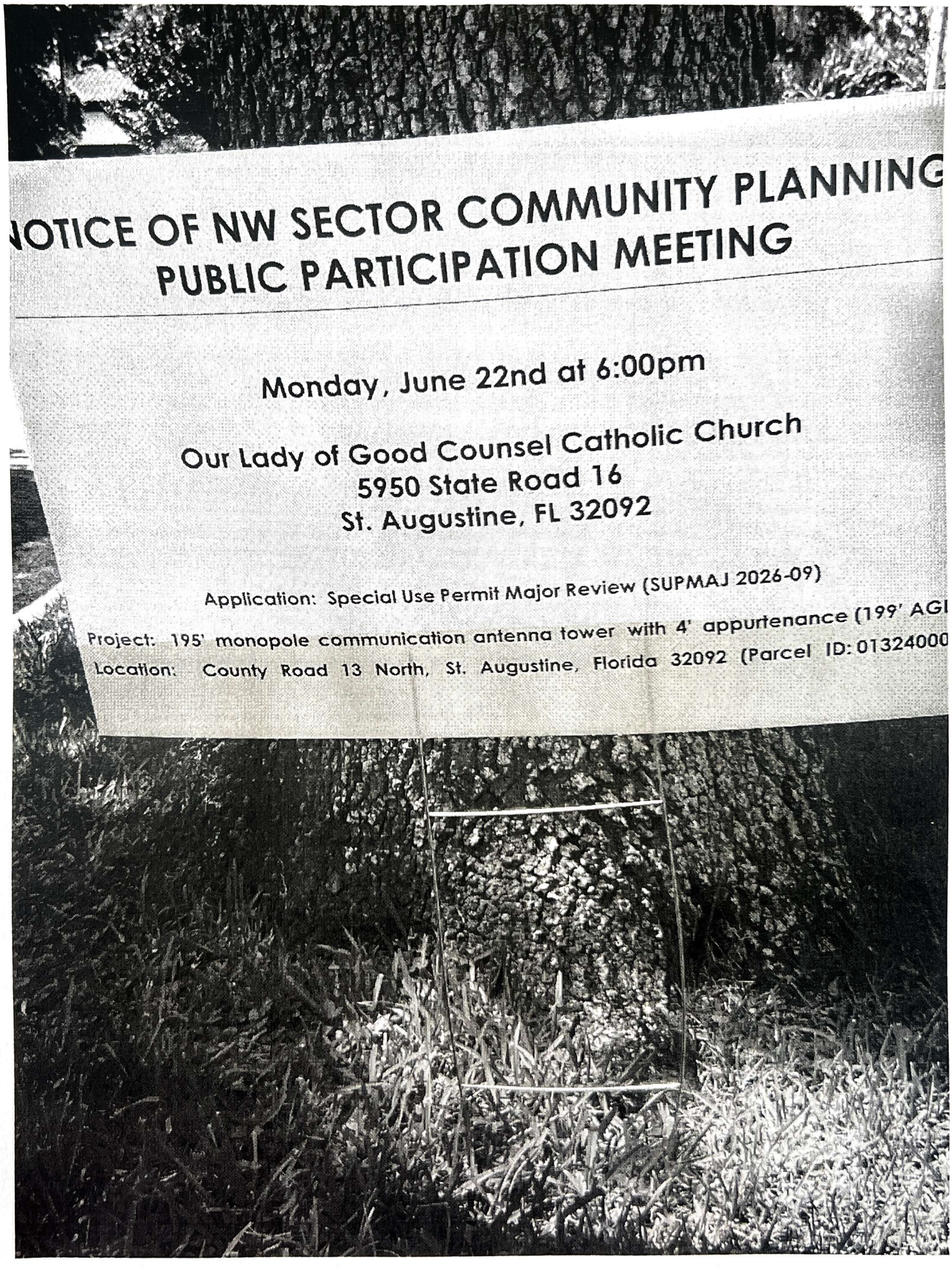
Publication Cost:	$328.40		
Tax Amount:	$0.00		
Payment Cost:	$328.40		
Order No:	12384788	# of Copies:	
Customer No:	1603053	1	
PO #:			

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin


NOTICE OF NW SECTOR COMMUNITY PLANNING
PUBLIC PARTICIPATION MEETING
Monday, June 22nd at 6:00pm
Our Lady of Good Counsel Catholic Church
5950 State Road 16
St. Augustine, FL 32092


NOTICE OF NW SECTOR COMMUNITY PLANNING
PUBLIC PARTICIPATION MEETING
Monday, June 22nd at 6:00pm
Our Lady of Good Counsel Catholic Church
5950 State Road 16
St. Augustine, FL 32092
Application: Special Use Permit Major Review (SUPMAJ 2026-09)
Project: 195' monopole communication antenna tower with 4' appurtenance (199' AGL
Location: County Road 13 North, St. Augustine, Florida 32092 (Parcel ID: 01324000

(0)

Sign - In sheet

1) JOE MCANARNEY
1005 Blackberry Ln.
St. John. 32259

2) Abnelle Genect
4040 Lewis Speedway
St. Augustine, FL 32084

3) CAROL & CHUCK LABANOWSKI

4) DORIS & Bob DURHAM
1060 Popkerd Ext.
SAINT JOHNS, FL 32259

5) Pam + Clay Murphy — 500 SAN SEBASTION VIEW ST. AUGUSTINE FL 32092
AND ZULEIKA COTTO CARBAJO

6) Scott DUTTON 9540 CR 13 N ST. AUG 32092

7) [illegible] Bland Cologne 8960 CR 13 N St Aug.

8) MATT JACKSON 118 HONEY GLOSSON RD. 32259

9) Chuck & Carol Labanowski
1748 N. Cappero Dr
St Augustine, FL 32092

10) GINA BLACK
8255 Colee Cove Branch Road
ST. AUGUSTINE, FL 32092

11) Martin Pyszczymuka
42 Tahiti Cove
St. Johns FL 32259

Meeting minutes from June 22, 2026 Community Meeting held at 6 PM at our Lady of Good Counsel Catholic Church in Saint Augustine for Collee Cove Tower proposed for Gulfstream Towers LLC (SUPMAJ 2026-09)

There were 11 residents in attendance, in addition to 3 members of the Applicant team, County planner Abrielle Genest, and the County Commissioner. The applicants land use attorney, Alison Yurko, led with an overview and introduced Rob Schmidt and Mark Pafford from Gulfstream Powers, LLC.

Rob Schmidt went into some detail about the specifics of the project, utilizing the site plan and other documents for illustration purposes. There were a number of questions and issues as well as follows:

1. there was considerable discussion about why the tower couldn't be move further from the street. It was pointed out that it was past the 600 foot requirement and then the commissioner brought up that it appeared that there may be a wetland in its path, which would have prevented it from being put any further from the road.

2. there was a comment about how the location of the tower determines the need for a special use permit. However, later in the meeting, Abrielle Genest corrected this and pointed out that all cell towers now need special use permits.

3. there was considerable discussion about whether the RF analysis would have lent itself to having the tower in a different location. It was explained that typically the RF analysis and search rings contained within it, dictate the location of the tower.

4. there was considerable discussion about whether there were any environmental issues on the site. People brought up various things like the property being in a flood plain, concerns about the trees being cut, and related. The development team responded that they were not aware of any environmental issues at the site.

The tower developer team committed that at the Planning and Zoning Commission hearing there would be a PowerPoint with additional detail on all of these issues, including the search rings, environmental report, and related.

It was announced that the Planning and Zoning Hearing would be held on July 23 and the Board of County Commissioners hearing will be held on August 18. The meeting ended at 7:05.

ATTACHMENT 7
THIRD PARTY
REVIEW

20 April 2026

OMNICOM CONSULTING GROUP, INC.

TECHNICAL REVIEW REPORT

for

ST. JOHNS COUNTY

for

Gulfstream Towers, LLC

199' Monopole Tower

Application: SUPMAJ 26-09

This report is in response to the St. Johns County's request to perform consulting services related to the Gulfstream Towers, LLC application to construct a 199' monopole tower 195' tower with 4' appurtenance located within Parcel ID 0132400010. Verizon Wireless is proposed as the anchor tenant in the tower application. Omnicom Consulting Group, Inc. (OCG) has been contracted to review, analyze and evaluate the propagation studies submitted by the applicant to demonstrate that the requested site and proposed antenna heights are required to meet their communications coverage needs.

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

Task 1

OCG performed a tower search for any towers located within a one (1) mile radius of the preferred tower location. OCG completed this search utilizing the Antenna Structure Registration section of the Federal Communications Commission, Google Earth and other tower data bases and confirmed that there are no tower structures within one (1) mile of the proposed location. The closest tower site to the proposed location is approximately two (2) miles to the east north east which Verizon is currently utilizing.

Task 2

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

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

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

Submitted by:



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

Enclosure



Tower Search Ring

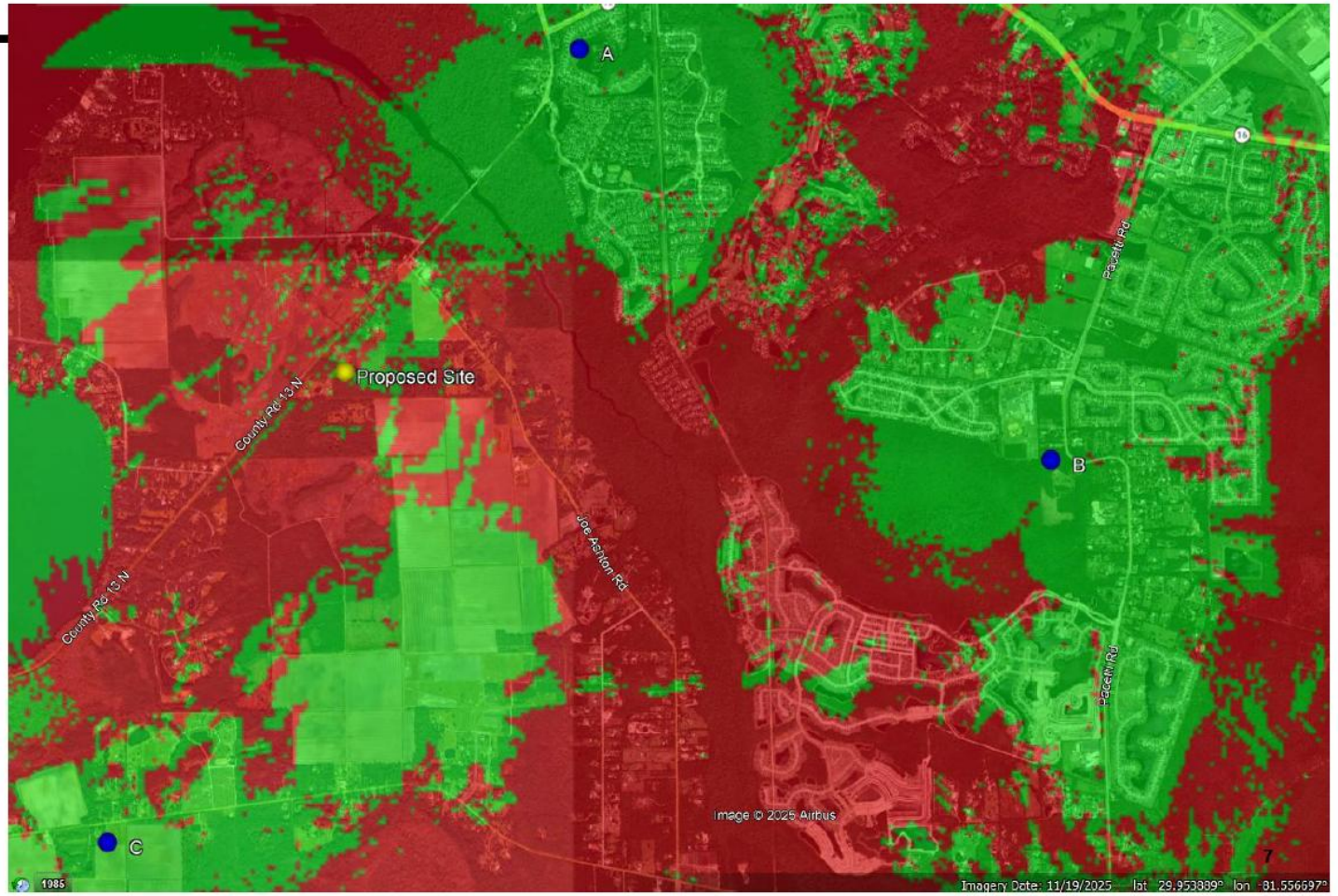


OCG Coverage maps without proposed site



OCG Coverage maps with proposed site

Site Coverage Map – Current (AWS)

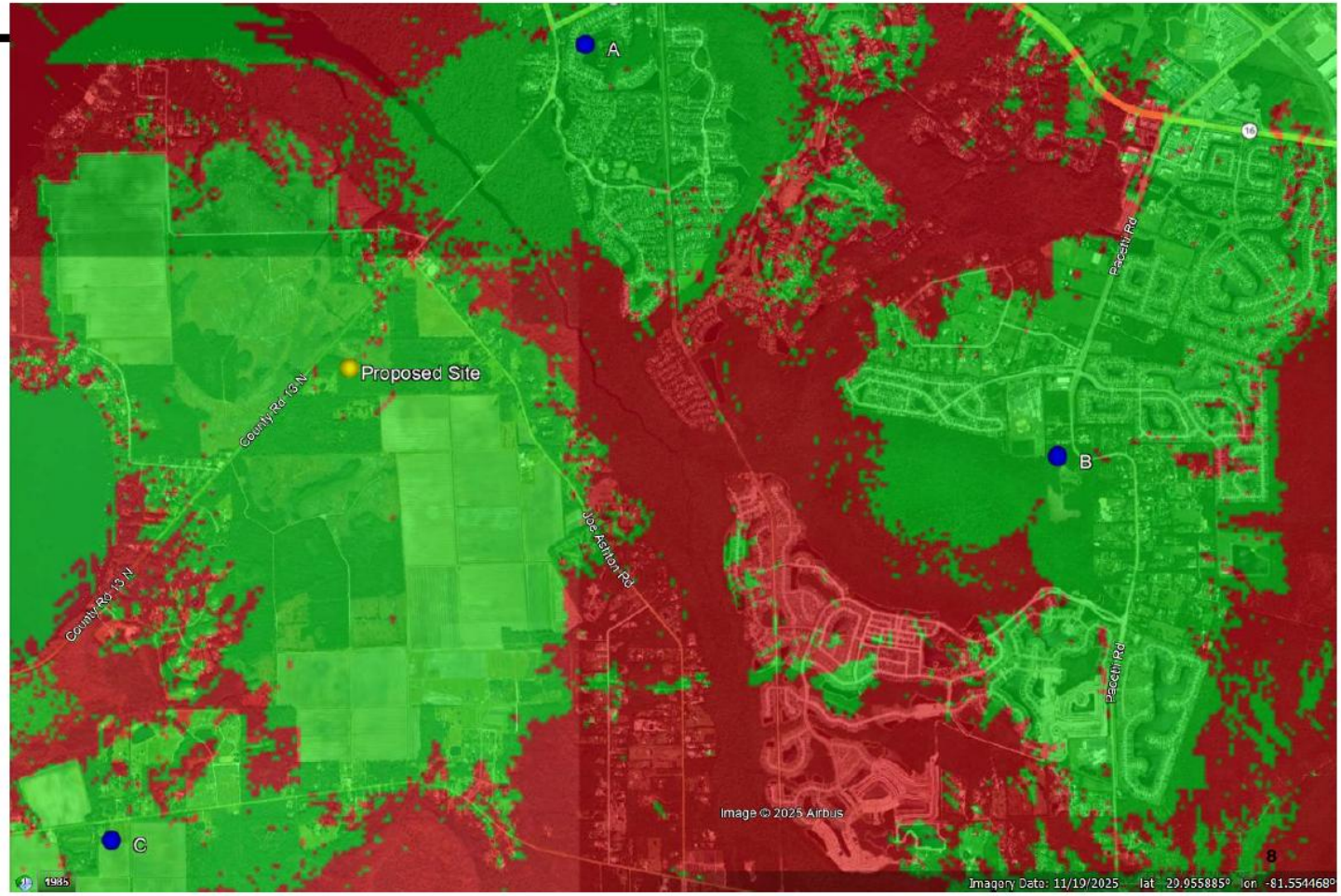


Unreliable Service
Reliable Service

verizon

Verizon AWS Band Existing

Site Coverage Map – with Two Rivers Preserve (AWS)



Unreliable Service
Reliable Service

verizon

Verizon AWS Band With Proposed Site

ATTACHMENT 8
CORRESPONDENCE

Saleena Randolph

From: PZA7
Sent: Tuesday, July 21, 2026 4:46 PM
To: Saleena Randolph
Subject: Fw: SUPMAJ 2026-09 Colee Cove Tower.

Follow Up Flag: Follow up
Flag Status: Flagged

Saleena,
I am forwarding the email I mentioned this morning.
Judy

From: Robert Durham <rrdur@bellsouth.net>
Sent: Sunday, July 19, 2026 4:16 PM
To: Robert Durham <rrdur@bellsouth.net>
Subject: SUPMAJ 2026-09 Colee Cove Tower.

Hello Judy Spiegel

I am Robert R. Durham. I am a long-time resident of St Johns County. I have lived in Fruit Cove since 1974. My concern is the
Scheduled rezoning request SUPMAJ 2026-09 Colee Cove Tower.

I purchased 22.6 acres of land adjoining this property 40 something years ago. I purchased it as an investment hoping it would increase

in value and I could use it to send my children and grandchildren to college and later as their inheritance..

I feel that when the new Shands bridge is completed that this area will flourish and my children will be able to develop the property.

But now I have a problem. The adjoining property owner south of me wants to erect a 199-foot-tall cell tower.

This tower would be 600 feet east of CR13 and 40 feet south of my southern property line

Needless to say, it would devalue my property. Who would like to develop anything with a 199 ft tower in the back yard?

I encourage you to vote against allowing a Tower to be built in this location. I am sure if you owned the property, you would be against it being built.

If you would like to discuss my problems with the tower, please call me at (904) 553-7302 or meet me at the property as Mr Chuck Labanowski did to view this situation prior to the July 23rd PZA meeting

Thanks Bob

Robert R. Durham
1060 Popolee Rd Ext
St Johns, Florida
32259

BMD
Brennan Manna Diamond

LISTEN. SOLVE. EMPOWER.

P: 904.366.1500 F: 904.366.1501 W: bmdpl.com
5210 Belfort Road, Suite 400, Jacksonville, Florida 32256

Matthew T. Jackson
Managing Partner
D: 904.366.1500
F: 904.366.1501
E: mtjackson@bmdllc.com

July 22, 2026

Michael Roberson
Director of Growth Management
St. Johns County, Florida
500 San Sebastian View
St. Augustine, FL 32084

Re: Opposition to SUPMAJ 2026-09 Colee Cove Tower

Dear Mr. Roberson:

We represent the Cologne family, whose address is 8960 County Rd. 13, N, St. Augustine, FL 32092. As you are aware, County Rd. 13 has been designated as a Florida Scenic Highway. The Cologne's home is to the immediate southwest of the proposed cell tower referenced above. While we understand there may be a need for additional cell coverage in the area, we object to the proposed location of the cell tower and, for the reasons stated below, we ask for the County to deny the cell tower application or, alternatively, to impose conditions to relocate the cell tower to the easternmost area of the current subject parcel or to another parcel altogether. We believe the following points are sufficient to grant denial of the proposed cell tower application, and we reserve the right to provide further arguments and evidence going forward.

1. **Incompatible Use.**. Under Section 2.03.01-A.A.2. of the St. Johns County Land Development Code, a cell tower must be compatible with the contiguous and surrounding area and must not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses. The proposed cell tower is directly behind the Cologne's property and immediately adjacent to the neighboring properties. A visible metal tower rising at least 100 feet above the tree canopy is clearly incompatible with the contiguous and surrounding area. It would also impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses, including to the landowners to the north and east of the subject property. Any future uses of their property would be significantly impacted by the presence of the Tower. Finally, and as noted above, County Rd. 13 is a designated Florida Scenic Highway. The cell tower will be visible and certainly is not compatible with a scenic highway. Such incompatibility, burdens, and impacts are contrary to code requirements and sufficient for denial.

2. **Zoning Setbacks.** The proposed location of the cell tower site immediately along the northern border of the subject property violates the zoning code and/or could adversely impact the ability of the landowner to the north to develop its property to its highest and best use. A sketch of the proposed location of the cell tower is shown in Appendix A. While the Code requires that any cell tower within 250 feet of a residential parcel be reviewed as a special use, the 50-foot radius of the fall zone requirement for this cell tower would certainly adversely impact on the northern landowner's right to develop residential parcels along its southern border. If typical setbacks for residential parcels are measured from the edge of the fall zone radius, then additional adverse impacts would be incurred further supporting application denial or, alternatively, relocation of the proposed cell tower site.

   As for such relocation, under Section 2.03.01-A.F. of the Code, the Planning and Zoning Agency is authorized to prescribe conditions to ensure proper compliance with the Code, including alterations of proposed designs or other measures like relocating a proposed cell tower site when they fall under the reasonably necessary standard of the provision, as follows:

   > F. The Planning and Zoning Agency may prescribe appropriate conditions to ensure proper compliance with the general spirit, purpose, and intent of this Code and the Comprehensive Plan in addition to any conditions or restrictions specifically authorized to be imposed under this Article. Without limitation of the foregoing, conditions may be imposed by the Planning and Zoning Agency to ensure compatibility of the Special Use and related Uses with adjacent or surrounding land uses, and to avoid potentially negative effects on adjacent and surrounding land uses, provided that such conditions are reasonable and appropriate in the particular circumstances of the case, including screening or buffering, landscaping, control of manner or hours of operation, alteration of proposed design or construction of buildings, relocation of proposed open space or alteration or use of such space, or such other measures as are reasonably necessary to assure that such potential adverse or negative effects will be avoided so as to render the Special Use compatible and harmonious with other Uses and development in the area. Any such conditions shall be stated in the final order of the Planning and Zoning Agency granting the Special Use.

   Based on this language, we believe that if the Agency does not deny the application outright, then it should impose conditions to relocate the cell tower to the easternmost portion of the subject parcel, where it would not be visible from our client's parcel and should not adversely impact the northern landowner's right to develop residential parcels.

   Also, while the current proposed location of the cell tower does not violate the required setback of 600 feet for scenic highways (which the immediate portion of County Road 13 is), the applicant met the bare minimum in meeting this requirement, placing the tower 609 feet from CR 13. The position taken by the applicant at the public hearing was that their engineers required the tower to be in the exact location proposed in their application. This position is dubious at best. The fact is that there are numerous other locations that do not have the same impact as the proposed tower location also support the conclusion that the applicant is not interested in mitigating the impact on surrounding property interests. Rather, the specific location is simply less expensive.

3. **Wetlands.** Based on the wetlands survey prepared by the applicant, as shown in Appendix B below, it appears that the applicant may have placed the proposed location of the cell tower along the northern border of the subject parcel to avoid any wetlands mitigation that would be required by locating the cell tower along the eastern border, which would both be sufficiently away from our client's rural residential parcel and the northern landowner's southern border. In addition, the survey provided by the applicant does not delineate all of the wetland areas or the marginal uplands that are located on the Subject Property. As you can see, Appendix C does these areas. The proposed site traverses marginal uplands that are crucial barriers between the wetlands and neighboring properties. No analysis of the impact that construction of the tower was provided or conducted. It is likely that the applicant prepared the plans to avoid incurring costs for any wetlands mitigation, something that they indicated they could do during the public meeting on their application. But no documentation on the potential adverse impacts on the surrounding landowners was provided. Therefore, the Agency should deny the application due to the potential impact on the existing wetlands and the potential negative impact on the surrounding properties.

4. **Diminished Property Values.** Research shows that cell towers in particular residential communities, including rural ones, diminish property values due to detrimental aesthetics, fire and hazard materials risks (from the onsite power/batteries installed), and disruption of the local ecosystem. Multiple studies have concluded that proximity to a cell tower appears to have a negative effect on property values. For example, a 2018 study from the University of South Alabama analyzed over 23,000 home sales in Mobile County, Alabama relative to their proximity to cell towers. Researchers found that homes within a mile of a cell tower decreased in value an average of 2.65%. In addition, if the cell tower was visible from the property, then the properties decreased an average of 9.78%. Coupled with the homes already existing in the area and the possibility of future development, the placement of this tower is particularly problematic.

5. Safety. Cell tower are fire hazards which is why the FCC requires such significant infrastructure in an attempt to prevent a fire. But there are no hydrants on County Rd. 13 and the closest station is five miles away. In fact, the Colognes were required to create their own water supply when they purchased their home. Due to the fact that there is no fire safety infrastructure in the area, the application should be denied.

6. **Sufficient Coverage/Available Alternative Sites.** Lastly, we believe that there are other sites/parcels better suited for this project and/or there is already sufficient mobile data coverage in the area sufficient to deny the current application. It is the obligation of the applicant to demonstrate that the current cell coverage is lacking. The applicant has not provided any data to support this conclusion.

We appreciate your consideration of our objections to the current location of the proposed cell tower, which we hope will result in the denial of the application or, alternatively, to conditions modifying the application to relocate the cell tower easterly on the subject parcel or to another parcel altogether. If you need anything further or have any questions or concerns, please do not hesitate to call.

Sincerely,

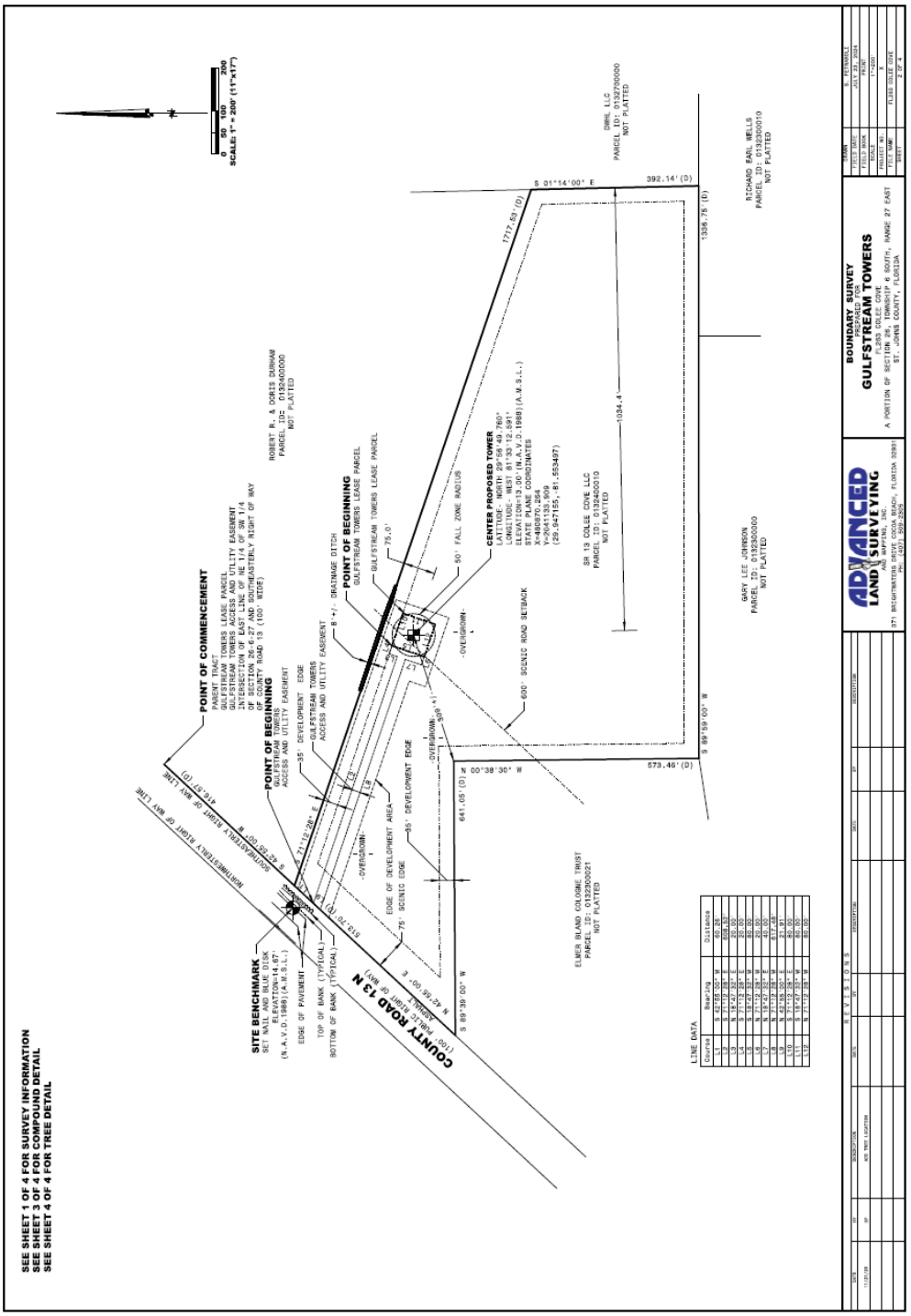


Matthew Jackson

Enclosures

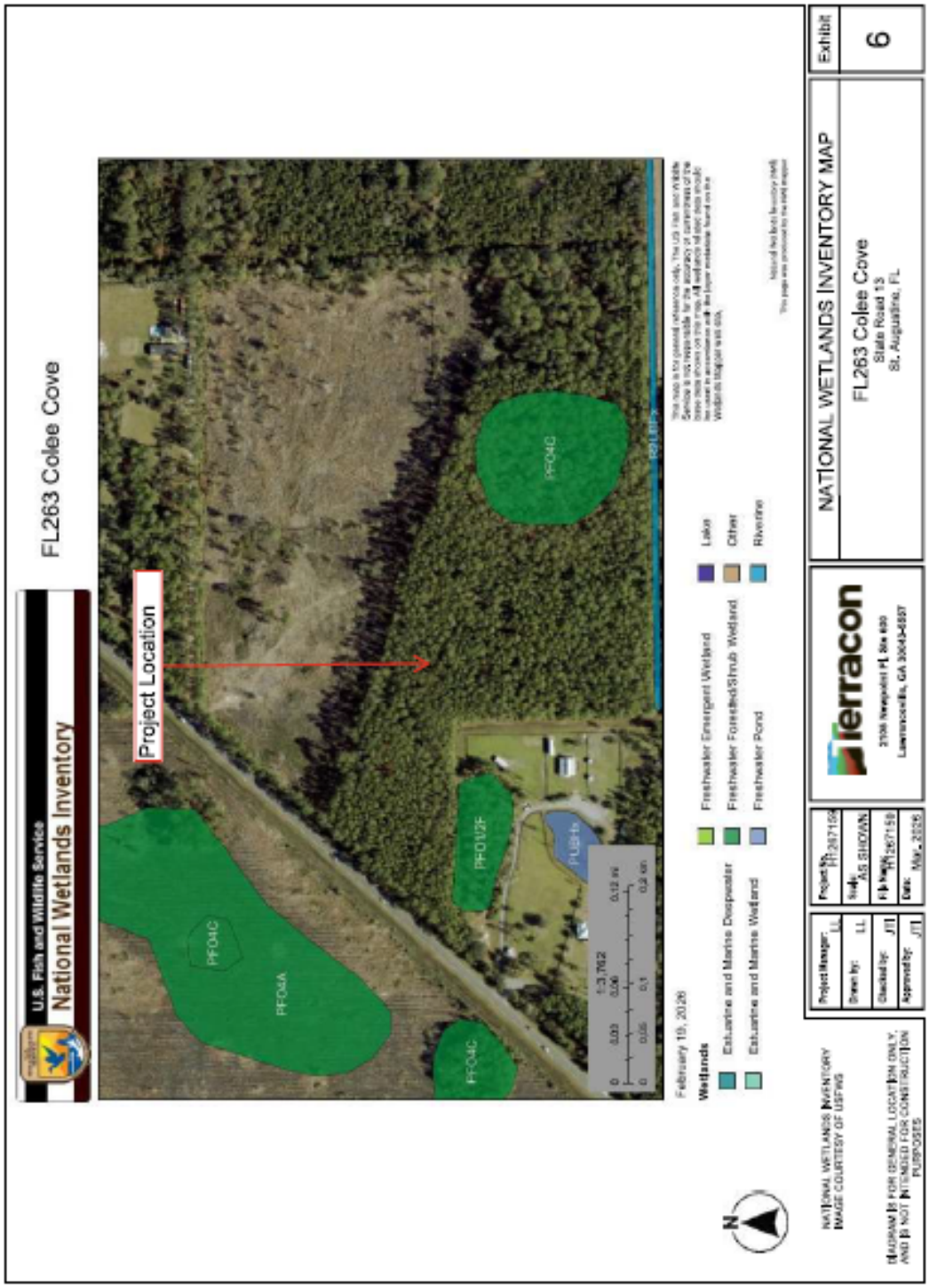
PPENDIX A

Proposed Location of Cell Tower



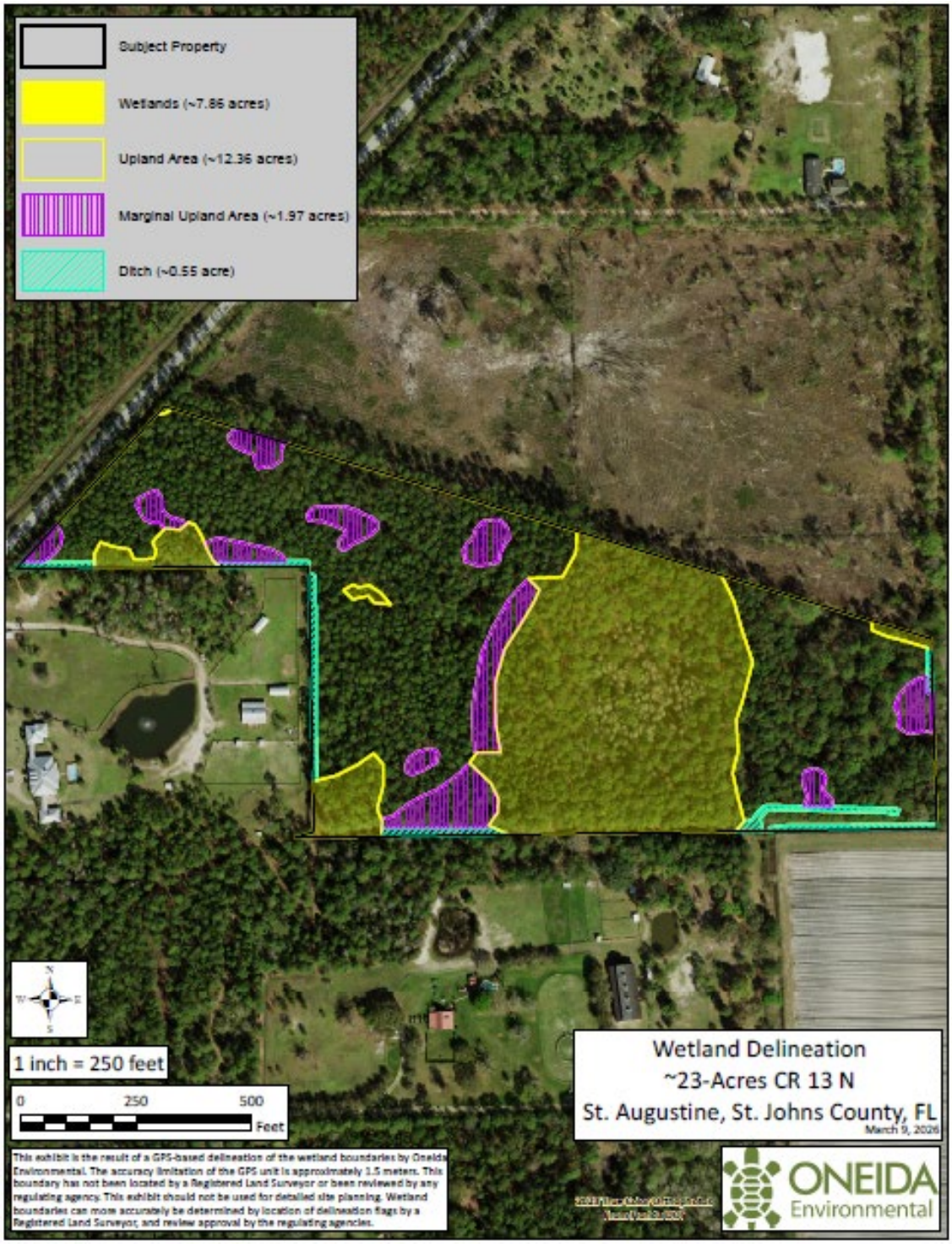
APPENDIX B

Wetlands Survey



APPENDIX C

Wetland Delineation



USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

AFFIDAVIT OF PUBLICATION

Michael Burkhead
Michael Burkhead
127 W Fairbanks AVE
Winter Park FL 32789-4326

STATE OF WISCONSIN, COUNTY OF BROWN

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SAG St Augustine Record 09/29/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/29/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

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NOTICE OF HEARING ON PROPOSED SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/20/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Special Use Permit, pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 199-foot monopole tower and support facility within the Open Rural (OR) zoning.

The subject property is located at Eastern side of County Road 13 N, south of Joe Ashton Road (Parcel # 013240-0010) See attached map depicting the location (Exhibit A).

This file is maintained in the Planning and Zoning Division of the Growth Management Department at the County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed permit.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St Johns County Facilities Management 2416 Dobbs Rd 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR
FILE NUMBER: SUPMAJ-20260000009
PROJECT NAME: Colee Cove Tower



SAG44748088

#12659074, 9/29/2026, $328.40.