9	**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 21, 2026**

FROM: **Abrielle Genest, Senior Planner** **PHONE:** **904 209-0598**

SUBJECT OR TITLE: **PLNAPPL 2026-09 St. Thomas Island Parkway Cell Tower**

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

BACKGROUND INFORMATION:

Request to appeal the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-29) to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive. Motion to approve was made by Mr. Matovina, seconded by Mrs. Perkins, and passed with a vote of 4-3. Dissenting votes by Mr. Hilsenbeck, Mr. Olson, and Mr. Labanowski.

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:

Motion to approve PLNAPPL 2026-09 St Thomas Island Parkway Cell Tower of SUPMAJ 2025-29, overturning the decision of the Planning and Zoning Agency and DENYING the request for a Special Use Permit to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive

Motion to deny PLNAPPL 2026-09 St Thomas Island Parkway Cell Tower of SUPMAJ 2025-29, overturning the decision of the Planning and Zoning Agency and APPROVING the request for a Special Use Permit to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive

For Administration Use Only:
Legal: Kealey West 10/5/2026 **OMB: ARM 10/6/2026** **Admin: Brad Bradley 10/9/2026**

Growth Management Department

Planning Division Report

Application to Appeal PZA Approval of SUPMAJ 2025-29

PLNAPPL 2026-09 St. Thomas Island Parkway Cell Tower

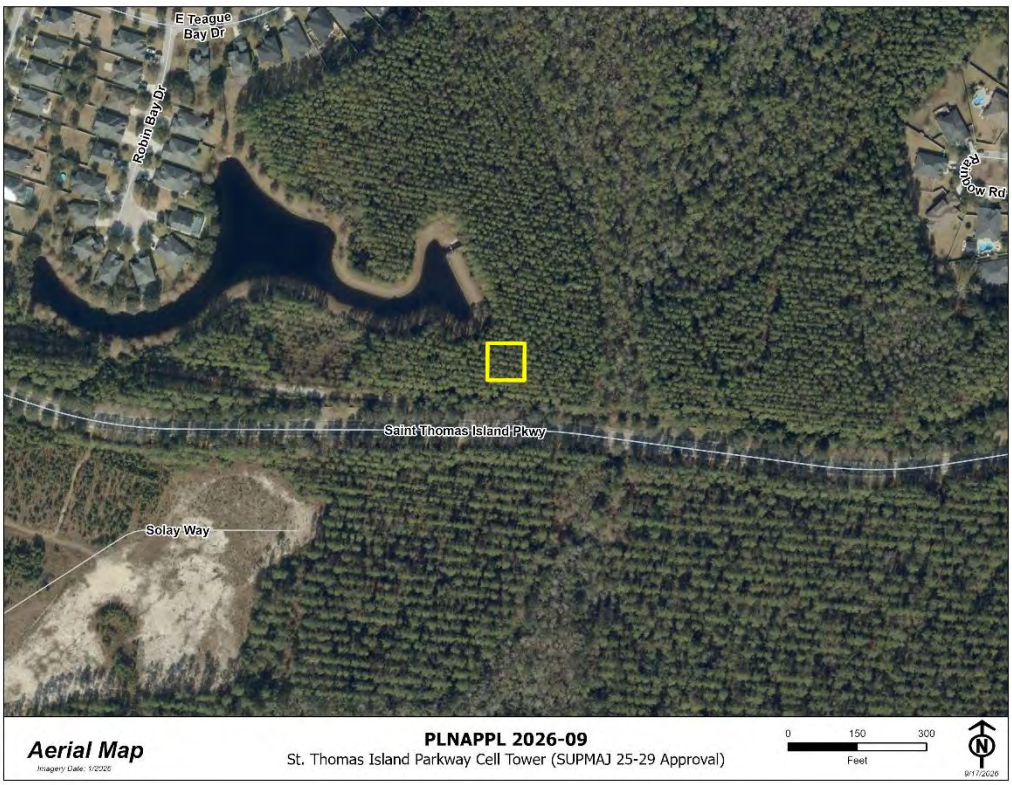
To:	Board of County Commissioners
From:	Abrielle Genest, Senior Planner
Date:	September 28, 2026
Subject:	**PLNAPPL 2026-09,** an appeal of the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-29) to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive.
Appellant:	Marguerite Collins
Hearing Dates:	Board of County Commissioners – October 20, 2026
Commissioner District:	District 2

MAP SERIES

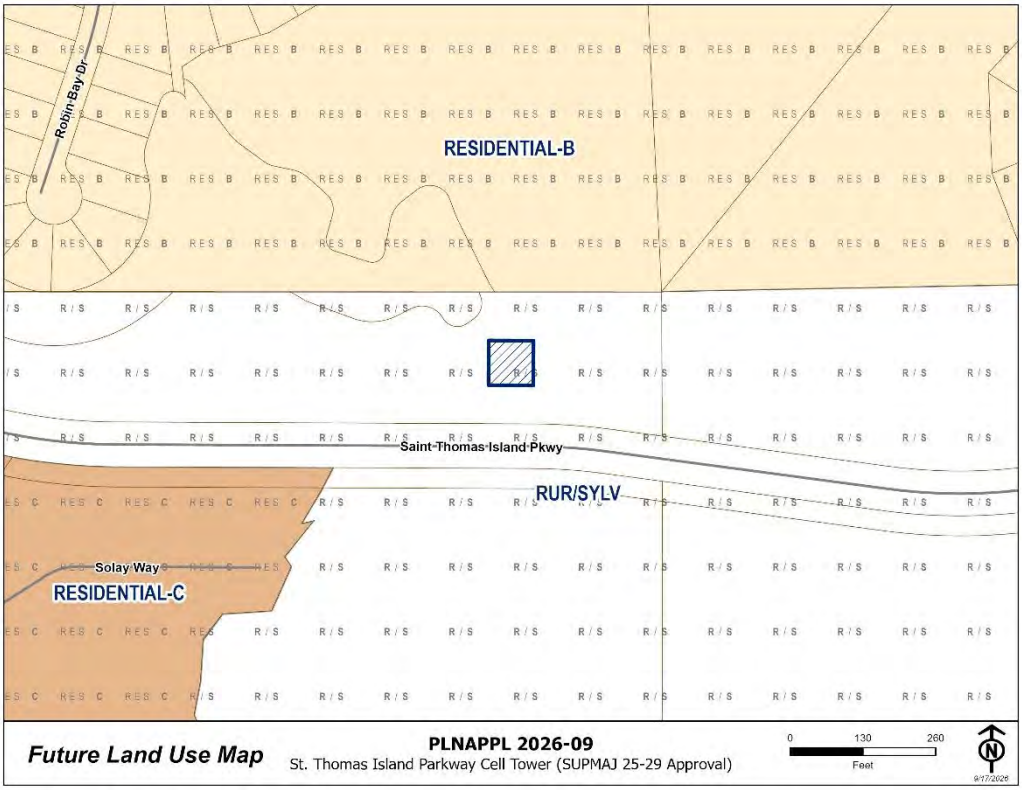
Location: The subject property is located at 1147 St Thomas Island Parkway, approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive.



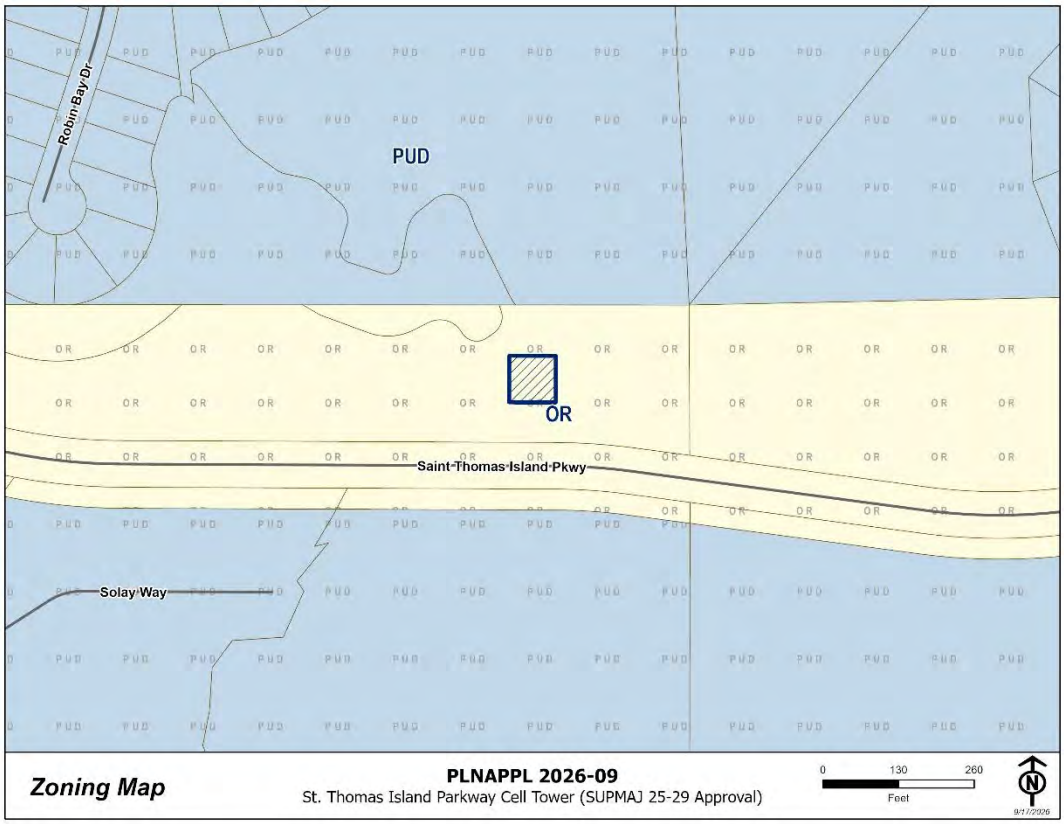
Aerial Imagery: The tower site is approximately 6,400 square feet in size and is currently wooded. The parent parcel consists of approximately 153.710 acres, including timberland and wetlands, with a portion of the property having been cleared for commercial development within the Silverleaf PUD.



Future Land Use: The subject property and surrounding area are designated Rural/Silviculture (R/S) on the Future Land Use Map (FLUM). Properties located to the north are designated Residential-B (RES-B), while the land to the southwest is designated Residential-C (RES-C).



Zoning District: The subject property is zoned Open Rural (OR). Properties in the area include the Plantation Planned Unit Development (PUD) to the north and the Silverleaf PUD to the south.



APPEAL SUMMARY

This is an appeal of the Planning and Zoning Agency approval of SUPMAJ 2025-29, a Special Use Permit pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive. The Appeal was filed by Margurite Collins, who lives within the Plantation PUD, located to the west of the tower site.

The original application, SUPMAJ 2025-29, was heard by the PZA at their regularly scheduled meeting held on July 23, 2026, and was approved with a vote of 4-3, with dissenting votes by Agency Members Hilsenbeck, Olson, and Labanowski. The notice of appeal was timely filed on August 21, 2026, and is in compliance with Section 9.07.03 of the Land Development Code (LDC). The approval order from the July 23, 2026 meeting can be found in **Attachment 3 – SUPMAJ 2025-29 Approval Order**.

Listed verbatim below is the applicant's assertion of specific errors alleged as the ground of appeal:

1. The tower is not compatible with the existing landscape and the character of the neighborhood, and the applicant offered no evidence on the criteria the Code makes controlling.
2. There is no stormwater management system, the County's own model shows the entire lease area floods, and the record cannot say whether wetlands exist on the site.
3. The showing of need never modeled the network as it will actually exist: two committed towers of the applicant's own were omitted from the baseline, and the one map that would test the claimed gap was promised to the public and never produced.
4. The applicant did not demonstrate that no suitable existing structure is available, which LDC Section 6.08.12.R.1 makes a precondition to approval.

The full notice of appeal and narrative can be found 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.

Sec. 9.07.01 Adversely Affected Person Defined

An "adversely affected person" as used herein shall be any person who is suffering or will suffer an adverse effect to an interest protected or furthered by the St. Johns County Comprehensive Plan, including but not limited to: interests related to health and safety; police and fire protection services; densities or intensities of development; transportation facilities; recreational facilities; educational facilities; health care facilities, equipment, or services; and environmental or natural resources. The alleged adverse effect may be shared in common with other members of the community at large but must exceed in degree the general interest in community good shared by all persons. A person within the area receiving a mailed notice for the hearing on the matter at issue shall be automatically deemed to be an adversely affected person.

LDC, Section 9.07.03 Appeals from Decisions of The Planning and Zoning Agency

The County Administrator, an Applicant, or an adversely affected party, as defined in Section 9.07.01, may appeal any final decision by the Planning and Zoning Agency to the Board of County Commissioners. Appeals are made to the Board of County Commissioners by filing a notice of appeal with the County Administrator within thirty (30) days of the date when the written Final Order is signed and dated. The appeal shall be scheduled on the next available meeting of the Board of County Commissioners. The decision of the Board of County Commissioners shall constitute final action for the County and may, thereafter, be appealed to the circuit court in accordance with Florida law.

Sec. 9.07.05 Notice of Appeal

A notice of appeal shall contain:

A. A statement of the decision to be reviewed, and the date of the decision.
B. A statement of the interest of the adversely affected person, as defined in Section 9.07.01, seeking review.
C. The specific error alleged as the grounds of the appeal.

Sec. 9.07.06 Appellate Hearing

When a decision is appealed to the Planning and Zoning Agency or Board of County Commissioners, the hearing shall be a de novo hearing on the merits and shall be conducted as a quasi-judicial hearing as set forth in Part 9.06.00. Payment of fees for an Appeal shall be in accordance with the Fee Schedule adopted by Resolution by the Board of County Commissioners.

Sec. 9.07.07 Stay Of Proceedings

An appeal shall stay all administrative proceedings in furtherance of the action appealed until such time as a final determination has been made by the Planning and Zoning Agency or Board of County Commissioners on the appeal, provided that no action shall be taken by the Applicant or the administrative official during such time which should change the status of the matter being appealed.

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.

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:

Appeals to the Board of County Commissioners are de novo (without deference to a lower agency decision). Applicant needs to provide all evidence into the record again during the appellate hearing and treat the appeal as a rehearing of the original application. Appeals are quasi-judicial hearings for which the standard is whether competent, substantial evidence was presented to support the decision.

Competent substantial evidence is testimony that is specific, reliable, and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of

development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent, substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application, staff report, photographs, plans, maps, and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

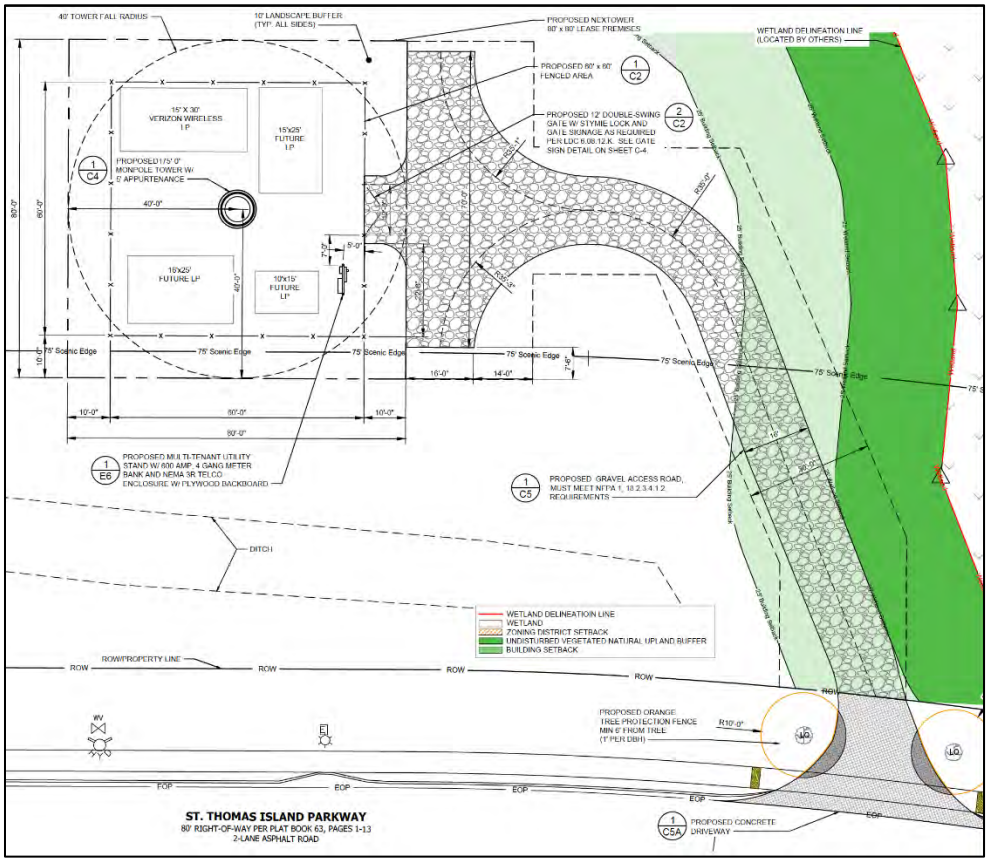
The local regulation of telecommunication facilities is subject to limitations under the Telecommunications Act of 1996. While the Board retains zoning authority over the sitting of telecommunication towers, that authority may not be exercised in a manner that unreasonably discriminated among providers of functionally equivalent services or prohibits or has the effect of prohibiting the provision of personal wireless service. Additionally, the Board may not consider or base its decision on concerns regarding the environmental or health effects of radio frequency emissions of the facility complies with applicable standards of the Federal Communications Commission.

Planning and Zoning Division Review:

The original Special Use Permit submitted through application SUPMAJ 2025-29 proposed a 180-foot monopole tower is located within Open Rural (OR) zoning and located more than 250 feet from a residential use or residentially zoned property. According to Table 2.03.01 of the LDC, OR zoning requires a Special Use Permit to allow for towers pursuant to the conditions and limitations found in LDC Section 2.03.01, 2.03.26, and 6.08.12.

The proposed site plan for the antenna tower indicates that the tower will be located in the eastern section of the parent parcel. The structure will have an overall height of 180 feet, including a 5-foot lightning rod atop the 175-foot tower. The fall radius extends up to 40 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 4 - Staff Report and Supporting Documents from SUPMAJ 2025-29**.

Proposed Site Plan (provided in part):



Proposed Aerial Site Plan:

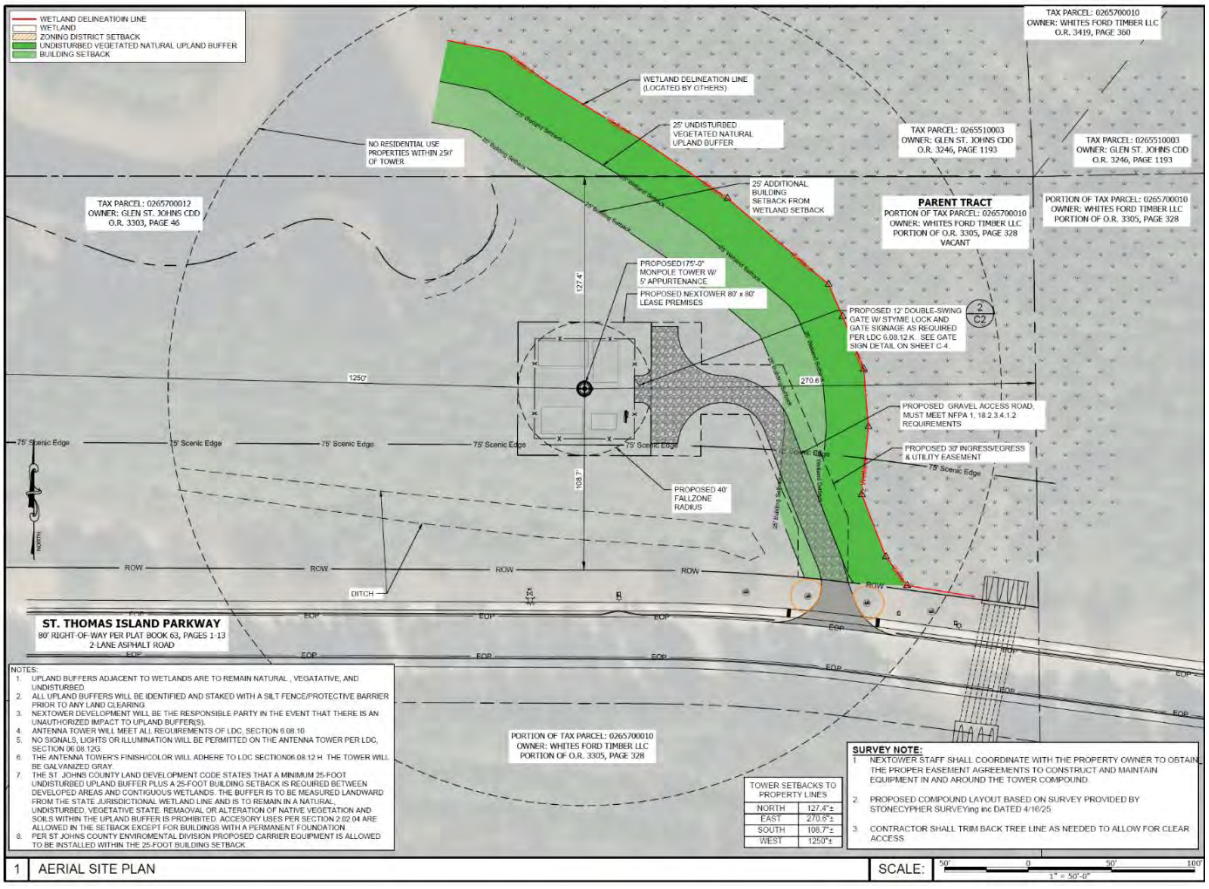


Figure 1 illustrates a compatibility map for the existing area. As depicted, the subject site is located within the OR zoning district, bordered by PUDs to the north and south. The proposed tower is situated in an area comprised of undeveloped land. Two residential neighborhoods are located to the east and west of the site, and a proposed multifamily development is planned to the southwest. The nearest residential properties are approximately 460 feet from the proposed multifamily development to the southwest, 740 feet northwest of the site along Robin Bay Drive, and 942 feet northeast of the site along Tortuga Bay Drive.

Figure 1: Compatibility Map

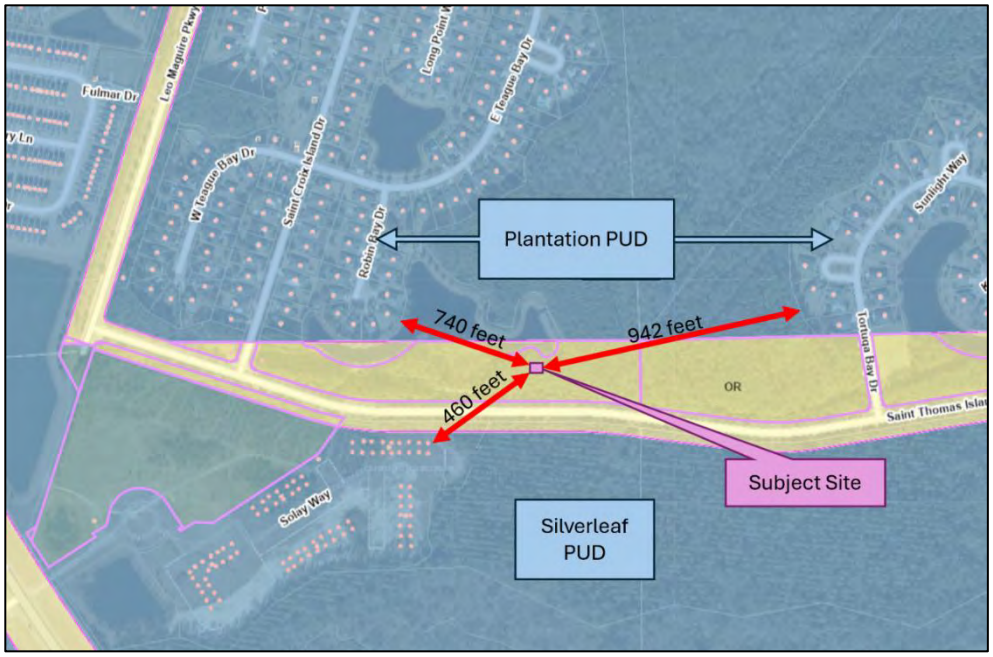
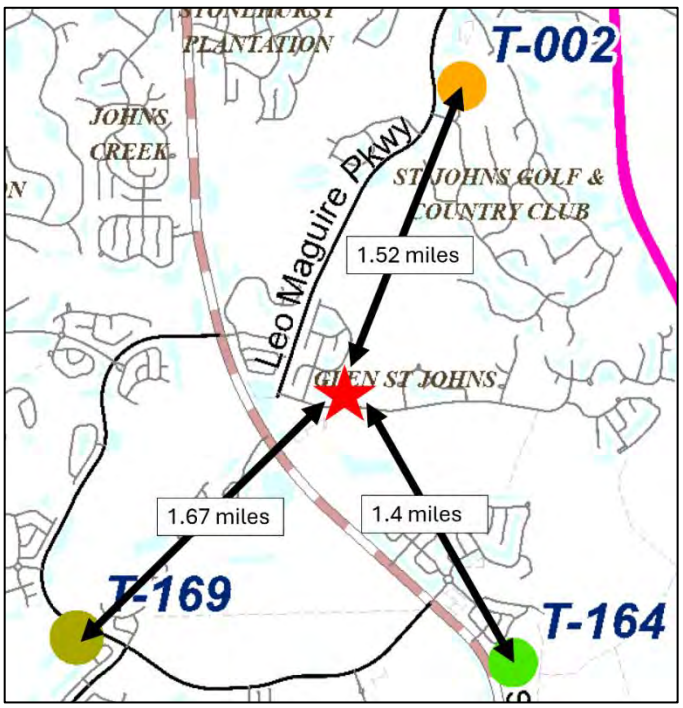


Figure 2 illustrates the distances between the proposed tower and the three nearest existing towers. The proposed tower is located approximately 1.40 miles from the nearest tower to the southeast, 1.52 miles from the nearest tower to the northeast, and 1.67 miles from the nearest tower to the southwest.

Figure 2: Existing Residential Distances



NORTHWEST SECTOR COMMUNITY MEETING (2/19/2026)

The applicant hosted the county-required Northwest Sector Community meeting on February 19, 2026, at Roots Church located at 2050 St. Johns Parkway, Suite 111, 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 forty (40) members of the public attended and posed questions related to the proposed coverage, the necessity of coverage in the area, how the location was decided, 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 4 - Staff Report and Supporting Documents from SUPMAJ 2025-29.**

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 databases. It is confirmed that there are no tower structures within one (1) mile. The closest tower sites to the proposed location are approximately 1.4 miles to the southeast. The full Technical Review Report provided by Omnicom Consulting Group is included in **Attachment 4 - Staff Report and Supporting Documents from SUPMAJ 2025-29.**

CORRESPONDENCE/PHONE CALLS

Staff received numerous letters and emails of opposition to the original application, SUPMAJ 2025-29. A large packet of opposition was provided for the record at the PZA meeting on July 23, 2026. All written correspondence is included in **Attachment 6 – Correspondence**.

PLANNING AND ZONING AGENCY (PZA) ACTION ON SUPMAJ 2025-29 – JULY 23, 2026

On July 23, 2026, the Planning and Zoning Agency (PZA) heard the application SUPMAJ 2025-29, which was 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 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive. The applicant for SUPMAJ 2025-29 provided a full presentation going over the details of the request, to include an overview of the site plan, location of the tower and its proximity to residential properties, elevation drawings, photo simulations, cell service coverage maps, the sites compatibility with its surroundings, and an in depth analysis of the criteria for review.

Public comment was offered by numerous residents who live in the communities off St. Thomas Island Parkway, a majority of which were in opposition to the proposed tower. Some concerns raised during public comments included:

- Compatibility with nearby area
- Environmental, wildlife, and floodplain impacts
- Effect on property values
- Visual landscape of area being altered
- Impacts of construction on access to surrounding neighborhoods
- Selection of tower location

- Site coverage with two new towers located to the southwest and southeast

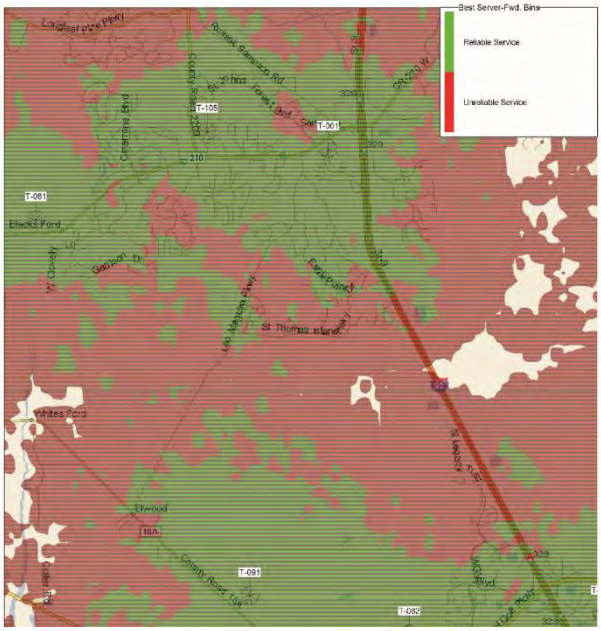
The rebuttal by the applicant generally discussed the following points:

- The proposed tower is located at a distance nearly three times the 250-foot LDC threshold that triggers a Special Use Permit.
- The appraisal report concludes that the proposed tower would have no impact on surrounding property values.
- The applicant evaluated eight alternative tower sites. The propagation models were reviewed by the County's third-party reviewer, who identified a coverage gap at the proposed site.
- A Maintenance of Traffic (MOT) plan will be required as part of the permitting process. Construction activities will not block access to the surrounding neighborhoods.
- The proposed tower has a 40-foot collapse radius, meaning the tower is designed to fall within that radius in the event of a structural failure.
- The "Not for Construction" designation does not indicate that the plans lack detail. The plans were prepared by a licensed engineer and provide the technical information required for review at this stage.
- The proposed tower is not located in the heart of the community or immediately adjacent to residential properties.
- The required Northwest (NW) Sector meeting was held in February 2026.
- There are no documented noise issues associated with cell phone towers.

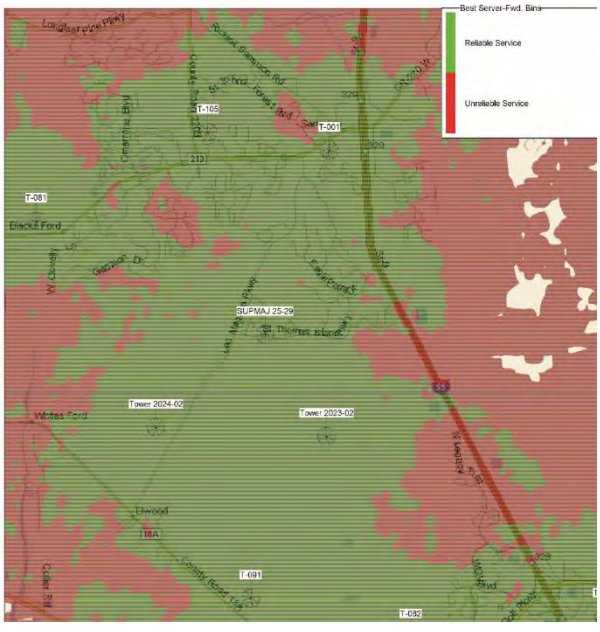
A motion to approve the request was made by Agency Member Matovina and was seconded by Agency Member Perkins. That motion carried by a vote of 4-3, with Agency Members Hilsenbeck, Olson, and Labanowski as dissenting votes. The archived recording of the July 23, 2026 PZA hearing is available to Watch on GovTV Live – St. Johns County and the Approved Meeting Minutes can be found in **Attachment 5**. All documents, statements, and evidence presented during the PZA are made a part of the record for this item.

During the PZA meeting, the coverage maps were reviewed and discussed by the Board, the applicant, and members of the public. The coverage map on the left, provided by the applicant and verified by the County's third-party reviewer, shows the proposed tower with the two existing towers to the southwest and southeast turned off. The coverage map on the right shows the combined coverage with all three towers turned on.

Coverage maps without proposed sites

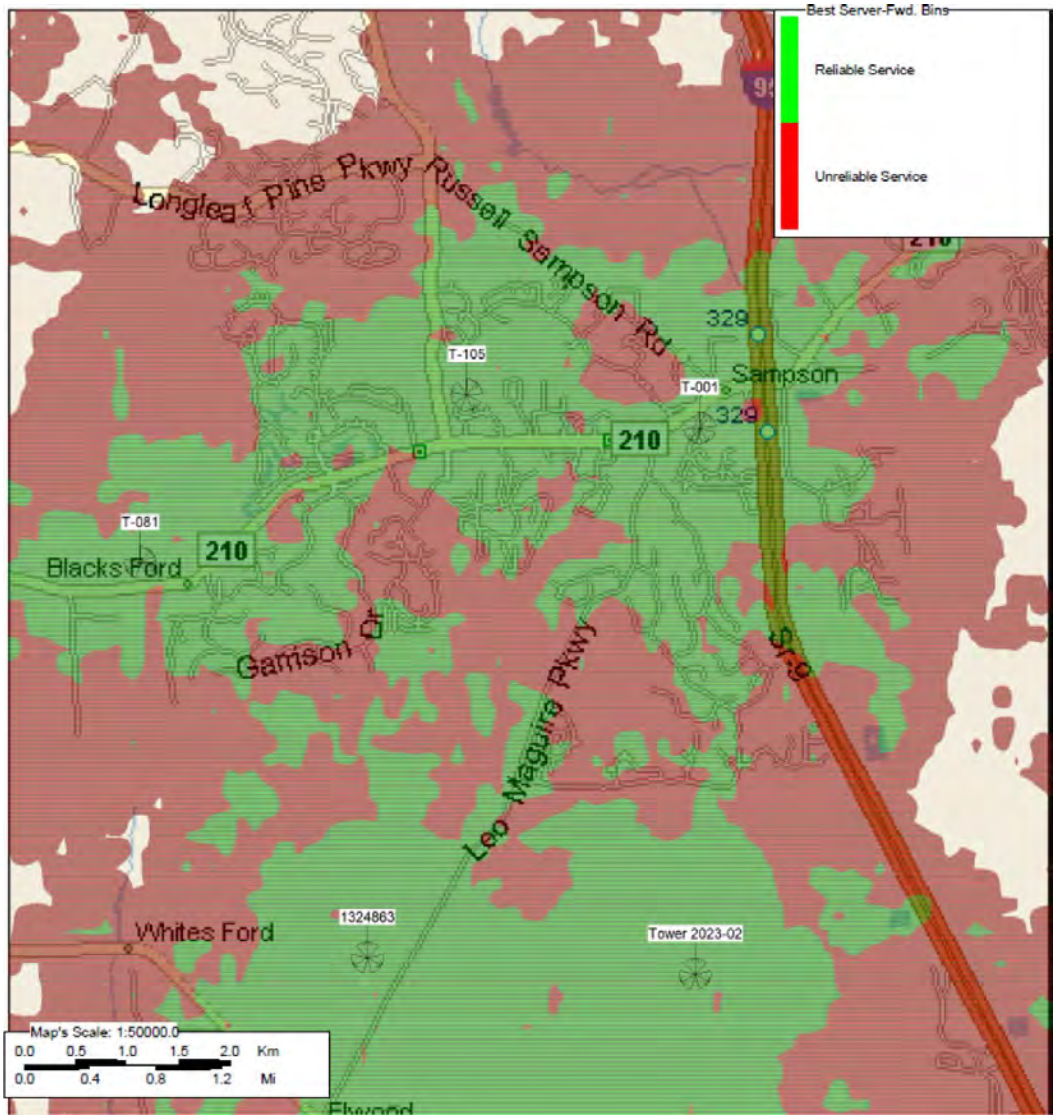


Coverage maps with proposed sites



Concerns were raised regarding the need for additional coverage because a map showing coverage with only the two southern towers operating had not been provided. During the discussion, the third-party engineer confirmed that their analysis was based on the information originally provided by the applicant and included in the staff report.

The map below, provided as part of the third-party review in response to this appeal, confirms that there are gaps in coverage when only the two southern towers are operating. This demonstrates the need for additional coverage at the proposed tower location.



It is important to note that these coverage maps reflect Verizon's service only and do not represent coverage provided by other wireless service providers.

ACTION

Staff provides ten (10) findings of fact to support a motion to approve appeal and reverse the final decision of the Planning and Zoning Agency, thereby denying the Special Use Permit request, and eleven (11) findings of fact and ten (10) conditions to support the motion to deny the appeal and uphold the Planning and Zoning Agency's decision to approve the Special Use Permit request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Draft Orders
2. Supporting Documents
3. SUPMAJ 2025-29 Approval Order
4. Staff Report and Supporting Documents from SUPMAJ 2025-29
5. Approved July 23, 2026 PZA Meeting Minutes
6. Correspondence

SUGGESTED MOTION / FINDINGS TO APPROVE REQUEST

Motion to approve **PLNAPPL 2026-09 St Thomas Island Parkway Cell Tower** of **SUPMAJ 2025-29**, overturning the decision of the Planning and Zoning Agency and **DENYING** the request for a Special Use Permit to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, 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.

SUGGESTED MOTION / FINDINGS/CONDITIONS TO DENY REQUEST

Motion to deny **PLNAPPL 2026-09 St Thomas Island Parkway Cell Tower** of **SUPMAJ 2025-29**, overturning the decision of the Planning and Zoning Agency and **APPROVING** the request for a Special Use Permit to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, and 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 NexTower and Whites Ford Timber LLC for the site located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive 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 180 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. The Use shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Final Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the Development Review Division of St. Johns County Growth Management.
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)

ATTACHMENT 1

DRAFT FINAL ORDERS

APPROVAL / DENIAL

ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Marguerite Collins 85 Robin Bay Drive St. Augustine, FL 32092
FILE NUMBER:	PLNAPPL 2026-09 of SUPMAJ 2025-29
LEGAL:	Exhibit A
PARCEL ID:	026570-0010
DATE OF HEARING:	July 23, 2026

ORDER APPROVING APPEAL,
OVERTURNING THE PLANNING AND ZONING AGENCY APPROVAL,
AND DENYING SPECIAL USE PERMIT SUPMAJ 2025-29

This was an Appeal of a Planning and Zoning Agency Final Order approving a Special Use Permit to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive. This Appeal of the Planning and Zoning Agency's decision was filed by Marguerite Collins on August 21, 2026.

The matter was brought before the Board of County Commissioners on October 20, 2026, at a public hearing with legal notice duly published as required by law and conducted in accordance with Florida Law.

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.

ACCORDINGLY, the Appeal is hereby **APPROVED** based on the above stated Findings of Fact, and based upon said Findings, the Board of County Commissioners hereby denies the Special Use Permit, pursuant to Section 2.03.26 of the Land Development Code.

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.

DATED THIS _____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA

_____
Clay Murphy, Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

NEXTOWER DEVELOPMENT GROUP II, LLC
ST. THOMAS PKWY NXFL-351

PARENT TRACT DESCRIPTION

A PARCEL OF LAND BEING THAT PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LYING NORTH OF ST. THOMAS ISLAND PARKWAY, ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1, AS RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE PUBLIC RECORDS OF SAID COUNTY, AND LYING EAST OF ST. CROIX ISLAND DRIVE, ACCORDING TO SAID PLAT; LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3303, PAGE 46 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N89° 44' 28"W FOR 80.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 80.00 FEET; THENCE S00° 15' 32"W FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET MORE OR LESS.

NEXTOWER 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

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ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE:	Marguerite Collins 85 Robin Bay Drive St. Augustine, FL 32092
FILE NUMBER:	PLNAPPL 2026-09 of SUPMAJ 2025-29
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL ID:	026570-0010
DATE OF HEARING:	October 20, 2026

ORDER DENYING APPEAL,
UPHOLDING THE PLANNING AND ZONING AGENCY APPROVAL,
AND APPROVING SPECIAL USE PERMIT SUPMAJ 2025-29

This was an Appeal of a Planning and Zoning Agency Final Order approving a Special Use Permit to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive. This Appeal of the Planning and Zoning Agency's decision was filed by Marguerite Collins on August 21, 2026.

The matter was brought before the Board of County Commissioners on October 20, 2026, at a public hearing with legal notice duly published as required by law and conducted in accordance with Florida Law.

FINDINGS OF FACT

Having considered this Appeal of the Planning and Zoning Agency's Final Order approving a Special Use Permit to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive; including all of the testimony and evidence presented by the appellants, the appellee, and the public at the public hearing for the Appeal, the Board of County Commissioners made the following findings of fact:

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.

ACCORDINGLY, the Appeal is hereby DENIED based on the above stated Findings of Fact, and based upon said Findings, the Board of County Commissioners hereby approves the Special Use Permit, pursuant to Land Development Code Section 2.03.01.A, subject to the following conditions:

1. The Special Use Permit is granted to NexTower and Whites Ford Timber LLC for the site located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive 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 180 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. The Use shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Final Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the Development Review Division of St. Johns County Growth Management.

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.

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 COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

_____

Clay Murphy, Chair

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

BY: _____

Deputy Clerk

Effective Date: _____

NEXTOWER DEVELOPMENT GROUP II, LLC
ST. THOMAS PKWY NXFL-351

PARENT TRACT DESCRIPTION

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NEXTOWER LEASE PARCEL

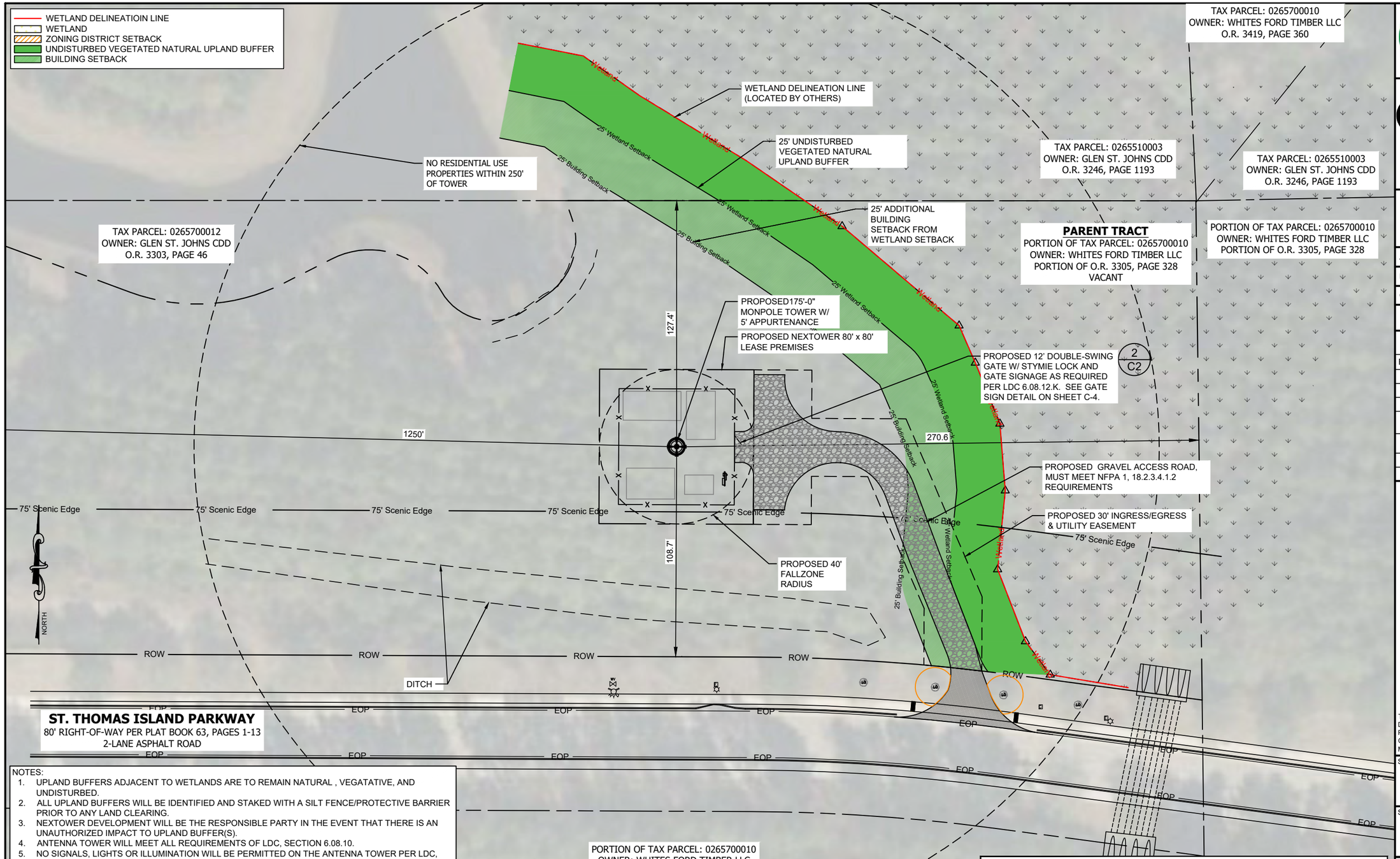
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NOTES:

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL , VEGATATIVE, AND UNDISTURBED.
2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
3. NEXTOWER DEVELOPMENT WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
4. ANTENNA TOWER WILL MEET ALL REQUIREMENTS OF LDC, SECTION 6.08.10.
5. NO SIGNALS, LIGHTS OR ILLUMINATION WILL BE PERMITTED ON THE ANTENNA TOWER PER LDC, SECTION 06.08.12G.
6. THE ANTENNA TOWER'S FINISH/COLOR WILL ADHERE TO LDC SECTION06.08.12 H. THE TOWER WILL BE GALVANIZED GRAY.
7. THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE STATES THAT A MINIMUM 25-FOOT UNDISTURBED UPLAND BUFFER PLUS A 25-FOOT BUILDING SETBACK IS REQUIRED BETWEEN DEVELOPED AREAS AND CONTIGUOUS WETLANDS. THE BUFFER IS TO BE MEASURED LANDWARD FROM THE STATE JURISDICTIONAL WETLAND LINE AND IS TO REMAIN IN A NATURAL, UNDISTURBED, VEGETATIVE STATE. REMAOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED. ACCESORY USES PER SECTION 2.02.04 ARE ALLOWED IN THE SETBACK EXCEPT FOR BUILDINGS WITH A PERMANENT FOUNDATION.
8. PER ST JOHNS COUNTY ENVIROMENTAL DIVISION PROPOSED CARRIER EQUIPMENT IS ALLOWED TO BE INSTALLED WITHIN THE 25-FOOT BUILDING SETBACK.

TOWER SETBACKS TO PROPERTY LINES	
NORTH	127.4"±
EAST	270.6"±
SOUTH	108.7"±
WEST	1250"±

SURVEY NOTE:

1. NEXTOWER STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY STONECYPHER SURVEYing inc DATED 4/16/25.
3. CONTRACTOR SHALL TRIM BACK TREE LINE AS NEEDED TO ALLOW FOR CLEAR ACCESS.

1 AERIAL SITE PLAN

SCALE: 50' 0 50' 100' — 1" = 50'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

THE INFORMATIN CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE LICENSE No. 74297 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DON GEORGE, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

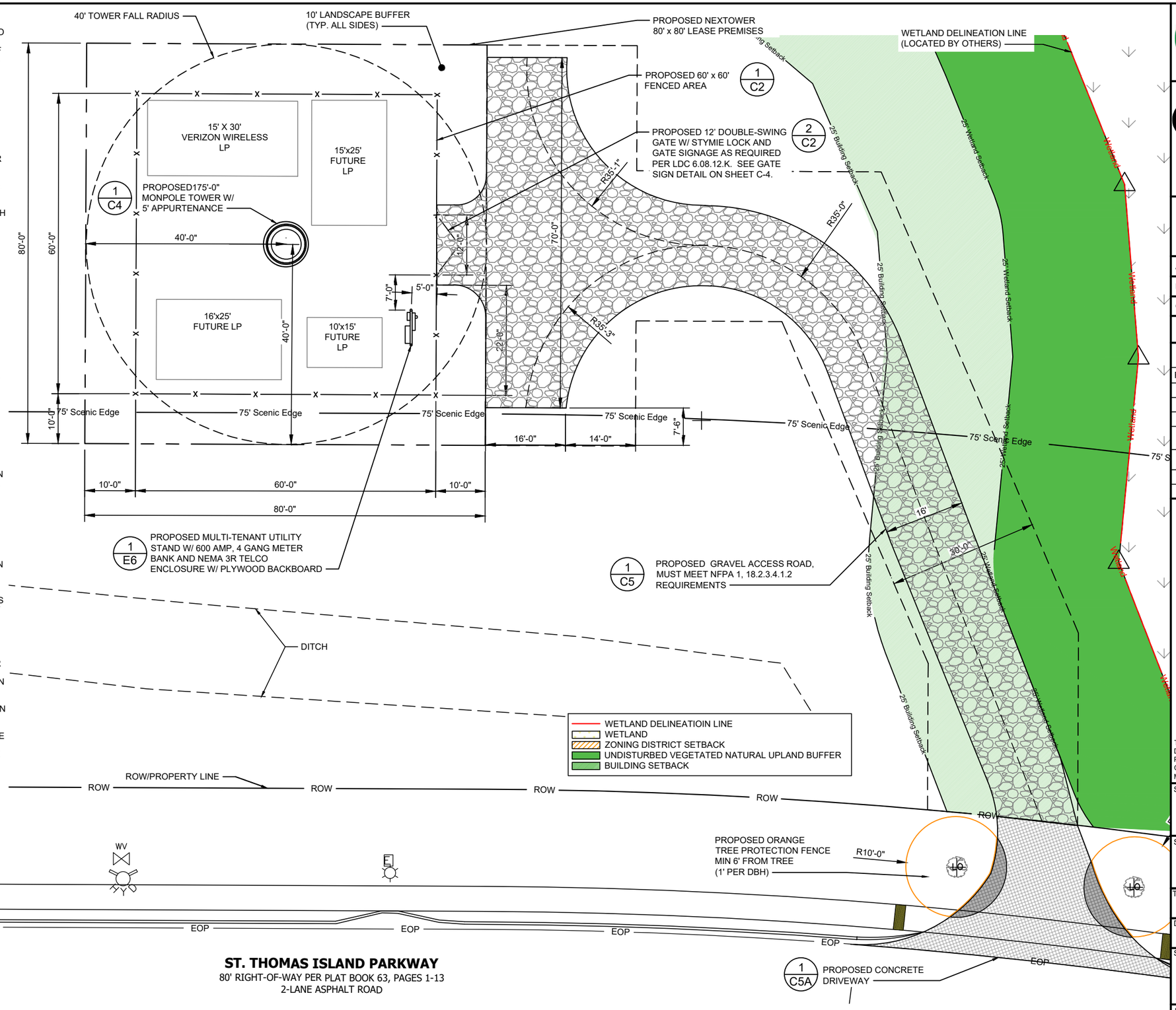
DESIGN TYPE:
RAWLAND

SHEET TITLE:
AERIAL SITE PLAN

DRAWING NO.
C1A

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND NEXTOWER SPECIFICATIONS, THE NEXTOWER CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. WAVEGUIDE BRIDGE AND EQUIPMENT PAD ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
7. THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR NEXTOWER CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM NEXTOWER CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



TOWER SETBACKS TO PROPERTY LINES	
NORTH	127.4"±
EAST	270.6"±
SOUTH	108.7"±
WEST	1250"±

ST. THOMAS ISLAND PARKWAY
80' RIGHT-OF-WAY PER PLAT BOOK 63, PAGES 1-13
2-LANE ASPHALT ROAD

1 DETAILED SITE PLAN

SCALE: 20' 0 20' 40' — 1" = 20'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

THE INFORMATIN CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE LICENSE No. 74297 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DON GEORGE, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
DETAILED SITE PLAN

DRAWING NO.
C1B

ATTACHMENT 2
SUPPORTING DOCUMENTS

St. Johns County Growth Management Department
Application for Appeal

The Appeal must be submitted within thirty (30) days
of the date when the written final order/decision is signed and dated.

Date 8/20/26 Appeal of a: St. Thomas Island Parkway/Cell Tower

Project Name SUPMA) 2025-29

Appellant's Information

Name Marguerite Collins Phone Number 561-719-4289

Address 85 Robin Bay Dr email REETREET56@GMAIL.COM

City St. Augustine State FL Zip Code 32092

Location of property that is the subject of his Appeal. Approx 0.23 mi E of the intersection of St. Thomas Island Parkway & St. Croix Island Dr.

Parcel ID Number 026570-0010

Administrative official whose decision is being appealed See Attached Narrative

may attach narative

Specific error alleged as the grounds for the Appeal See Attached Narrative

may attach narative

Describe what interest the person filing this Appeal has in the issue(s) being appealed. The proposed tower will literally be in my back yard, in plain view and only 400'+- from my homestead property

I hereby certify that all information is correct and request an appearance before the Board of County Commissioners for Public Hearing on the above mentioned Appeal.

Marguerite Collins
Signed

Marguerite Collins
Print Name

Information of person to receive all correspondence regarding this application:

Name Theresa Foley Phone Number 917-592-7824

Address 37 St. Croix Island Dr email sticelltower@gmail.com

City St Augustine State FL Zip Code 32092

When a person decides to appeal a decision made by any St. Johns County Board or Committee, with respect to any matter considered at a public meeting, he may need a record of the proceedings, and for such purpose 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.

Revised September 27, 2011

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

NOTICE OF APPEAL AND STATEMENT OF GROUNDS

Filed pursuant to Land Development Code §§ 9.07.01, 9.07.03 and 9.07.05

File Number:	SUPMAJ 2025-29 — St. Thomas Island Parkway Cell Tower
Parcel ID:	026570-0010 (±153.71 acres, Open Rural)
Applicant:	NexTower Development Group II, LLC, by and through Brad Wester, Esq., Driver McAfee Hawthorne & Diebenow, PLLC
Owner:	White's Ford Timber, LLC
Request:	180-foot monopole communication tower and support facilities (175-foot tower plus 5-foot appurtenance), Open Rural (OR) zoning
Decision:	Final decision of the Planning and Zoning Agency, quasi-judicial public hearing held July 23, 2026 (Agenda Item 9)

TO: County Administrator, St. Johns County, c/o Growth Management Department, 4040 Lewis Speedway, St. Augustine, Florida 32084.

FROM:

Marguerite Collins, 85 Robin Bay Drive,St. Augustine, FL 32092;

DATE: August 20, 2026

Appellant give notice of appeal to the Board of County Commissioners from the final decision of the St. Johns County Planning and Zoning Agency granting Special Use Permit SUPMAJ 2025-29, and state the following grounds.

I. STATEMENT OF THE DECISION TO BE REVIEWED (§ 9.07.05.A)

Appellants appeal the final decision of the St. Johns County Planning and Zoning Agency (the "Agency") granting a Special Use Permit, pursuant to LDC § 2.03.26, authorizing construction of a 180-foot monopole communication tower and support facilities within the Open Rural (OR) zoning district on Parcel ID 026570-0010, located approximately 0.23 miles east of the intersection of St. Thomas Island Parkway and Saint Croix Island Drive.

The Agency heard the application at a quasi-judicial public hearing on **July 23, 2026** (Agenda Item 9). The written Final Order was signed and dated **July 23, 2026.** This Notice of Appeal is filed with the County Administrator within thirty (30) days of that date, as required by LDC § 9.07.03.

The applicable filing fee, as established by the Fee Schedule adopted by Resolution of the Board of County Commissioners, accompanies this Notice. LDC § 9.07.06.

II. STATEMENT OF INTEREST OF THE ADVERSELY AFFECTED PERSONS (§ 9.07.05.B)

Appellants are owners and residents of real property in the immediate vicinity of the proposed tower site, including within the Glen St. Johns community adjoining the parent tract. Their interests are adversely affected in the following respects, each of which is an interest protected or furthered by the St. Johns County Comprehensive Plan within the meaning of LDC § 9.07.01:

1. **Environmental and natural resources.** Appellants' properties adjoin, and their stormwater and drainage systems are hydrologically connected to the wetland system, ditch and retention pond that receive runoff from the approved compound and access road.

2. **Drainage and flooding.** The County's own Regional Stormwater Model places the entire lease area within the area inundated in the 25-, 50- and 100-year modeled rainfall events. Filling and raising that area displaces floodwater onto adjoining land, including Appellants' land and the Glen St. Johns Community Development District tracts that serve it.

3. **Health and safety.** Appellants reside within the area affected by construction access, dewatering, and the structural collapse radius asserted for a 180-foot structure.

4. **Character, aesthetics and value of residential property.** The applicant's own photographic simulations depict the proposed structure visible above the roof and tree lines from Appellants' streets and driveways.

These effects exceed in degree the general interest in community good shared by all persons. LDC § 9.07.01. In addition, any Appellant who received mailed notice of the July 23, 2026 hearing under LDC § 9.06.04.B is automatically deemed an adversely affected person.

III. PRELIMINARY STATEMENT

A. The hearing before the Board is de novo.

Under LDC § 9.07.06, an appeal to the Board of County Commissioners "shall be a de novo hearing on the merits" conducted as a quasi-judicial hearing under Part 9.06.00. The Board is therefore not confined to the Agency's record, and Appellants reserve the right to present additional testimony, documents and exhibits, including expert testimony, at the appellate hearing. LDC § 9.06.03.A.

B. The burden rests on the applicant, and it is a burden of demonstration — not assertion.

LDC § 6.08.12.X.4 provides that 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," that "[t]he burden of demonstrating compliance with these criteria shall rest with the Applicant," and that "[f]ailure to adequately demonstrate compliance with all applicable criteria shall be grounds for denial of the Antenna Tower application." The County Attorney's review comment in the Staff Report states the same rule.

The four grounds below are not disagreements about how the evidence should have been weighed. On each, the record contains no evidence at all on a matter the Code required the applicant to demonstrate — or contains the applicant's own materials establishing the contrary.

C. Appellants do not raise, and expressly disclaim, any argument based on radiofrequency emissions or health effects.

47 U.S.C. § 332(c)(7)(B)(iv). No ground stated in this Notice depends on the environmental or health effects of radiofrequency emissions from a facility that complies with the Federal Communications Commission's emissions limits, and Appellants do not ask the Board to consider any such matter.

D. Staff itself framed the alternative findings.

The Staff Report supplied ten findings of fact supporting a motion to deny, including that the use "is not compatible with the contiguous and surrounding area," "results in adverse visual and aesthetic impacts," is "not in compliance with Sections 2.03.01, 2.03.26, and 6.08.12," and "does not avoid or minimize the potential damage to adjacent properties from tower failure." Appellants ask the Board to adopt those
findings, or findings to that effect, on de novo review.

IV. THE SPECIFIC ERRORS ALLEGED AS GROUNDS OF THE APPEAL (§ 9.07.05.C)

Ground One — The tower is not compatible with the existing landscape and the character of the neighborhood, and the applicant offered no evidence on the criteria the Code makes controlling.

LDC §§ 2.03.01.A.1–A.2; 6.08.12.A.1.b–c and e; 6.08.12.M.3; 6.08.12.P.

The Agency found the use compatible with the contiguous and surrounding area and found that adverse visual and aesthetic impacts were minimized. Neither finding is supported. Section

6.08.12.P requires that the 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," and that it "shall not have any significant detrimental impact on adjacent property values." Section 6.08.12.A.1.b requires protection of "the natural features and aesthetic character of the County," with "special attention to residential neighborhoods... and environmentally sensitive lands," and § 6.08.12.A.1.c requires that adverse visual impacts be minimized "through innovative design, siting, landscaping standards, including incentives to promote the use of Camouflaged Structures." On each of these the applicant submitted assertion in place of evidence, and its own exhibits show the opposite.

1. **The contiguous uses are an established residential neighborhood, wetlands, and mature working forest. There is no industrial or commercial context anywhere near this site.**

Section 6.08.12.P asks what the tower must be compatible *with*. The answer, on this record, is homes, water, and trees — and nothing else.

— **Residential.** The Future Land Use Map designates the properties to the north Residential-B and the land to the southwest Residential-C; the zoning atlas shows the Plantation PUD to the north and the Silverleaf PUD to the south (packet p. 4). Staff's own compatibility analysis records that "[t]wo residential neighborhoods are located to the east and west of the site, and a proposed multifamily development is planned to the southwest" (packet p. 20). The applicant's own consultant describes the surrounding properties as "Undeveloped land and Medium density residential" (packet p. 130) and as "Wooded land, stormwater pond, residential development" (packet p. 153).

— **Established, not emerging.** Glen St. Johns Phase 1 is a recorded plat with completed streets, utilities, sidewalks and occupied single-family homes — the same homes that appear, fully built and landscaped, in the applicant's own photographic simulations. Residents advised the applicant at the required community meeting that the neighborhood has functioned as it is for "10-15 years" (packet p. 289). This is not a corridor in transition whose character is yet to

be set. Its character was set more than a decade ago, and the applicant is asking to change it.

— **Wetlands and working forest.** The balance of the contiguous area is the wetland system, ditch and retention pond delineated on the survey, and the pine plantation the applicant's consultant describes (packet p. 153). Staff describes the immediate site as "comprised of undeveloped land" (packet p. 20). Section 6.08.12.A.1.b directs special attention to residential neighborhoods *and* environmentally sensitive lands. This site is both at once.

— **No industrial or commercial use, and no comparable vertical structure.** The record identifies no industrial site, no commercial site, no utility yard, no warehouse, no highway interchange, and no water tower, transmission line or other tall structure in the contiguous area. The nearest existing tower of any kind is approximately 1.4 miles away (packet p. 295). A 180-foot galvanized monopole with four antenna platforms would be the only structure of its type or scale for miles, introduced into a setting that contains nothing like it.

That is the definition of the problem the Special Use mechanism exists to address. The Code defines a Special Use as one "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... [and] general welfare" (packet p. 18). The applicant never engaged that question. It offered no analysis of the contiguous uses at all — no inventory, no scale comparison, no discussion of the neighborhood's age, build-out or established character. Its mitigation consists of an eight-foot white PVC fence and a hedge at the base of the compound (packet p. 11), which address the appearance of the ground enclosure and have no bearing whatever on a 180-foot pole.

2. **On adjacent home values — a matter § 6.08.12.P makes an express condition — the applicant offered a single sentence and no evidence.** Section 6.08.12.P provides in terms that the Antenna Tower "shall not have any significant detrimental impact on adjacent property values." The applicant's entire showing on that condition is:

   "Based on its location and presence of mature vegetation and natural buffering, the proposed tower will not result in any significant detrimental impact on adjacent property values." (SUPMAJ packet p. 13.)

   No appraisal. No market study. No comparable-sales or paired-sales analysis. No opinion from any appraiser, broker or other person qualified to give one. Nothing in the record supports the sentence, and the premise on which it rests — the "presence of mature vegetation and natural buffering" — is itself unfounded, for the reasons in points 3 and 4 below: the buffering is a timber crop the owner may harvest at will, and the plan removes every tree on the site. An unsworn conclusion by the party bearing the burden of proof is not competent substantial evidence of the fact it asserts. LDC § 6.08.12.X.4.

The remainder of the applicant's compatibility response is of the same character — that the tower "has been designed to be compatible," "is intended to complement the general character and aesthetics of the area," and that "Consideration has been given to the height, architectural design, and placement." These are statements of intent. They describe what the applicant meant to do, not what the evidence shows. Nine letters and emails of opposition were received before the hearing (packet p. 22), and the correspondence in the record raises the impact on home values directly. The only party that submitted anything on the point was required by the Code to prove it, and submitted a sentence.

3. **The "mature vegetation and natural buffering" relied upon is a harvestable timber crop.** The applicant's own environmental consultant describes the site as a *"Pine plantation"* (Terracon natural resources letter, June 12, 2025, packet p. 153). Sheet L1, Note 1 records that the "LOT IS COVERED WITH PLANTED PINES BETWEEN 2" AND 8" DBH." The parcel carries a Rural/Silviculture (R/S) Future Land Use designation, is zoned Open Rural, and is owned by a timber entity. Screening that the landowner may harvest at any time as a matter of right is not a "mitigating effect" within § 6.08.12.P, and it cannot support a permanent finding of visual compatibility for a permanent structure.

4. **The plan does not preserve existing vegetation — it removes all of it.** Sheet L1, Note 2 states: "ALL TREES IN LEASE AREA TO BE REMOVED." Sheet T1 records 13,900 square feet (0.319 acres) of disturbed area. Section 6.08.12.M.3 requires that "[e]xisting vegetation shall be preserved to the maximum extent practicable." That requirement is not satisfied by a Tree Removal Plan that clears the site. The applicant's NEPA Review nonetheless found that "significant changes in surface features such as wetland fill, water diversion or deforestation will not be required at the Site" (packet p. 133) — a finding its own landscape sheets contradict.

5. **The applicant's own simulations establish visual dominance from the nearest homes.** Seventeen viewpoints were submitted (Staff Report, packet p. 17). The closest of them are photographed from residential streets and driveways in the adjoining neighborhood, and they show the monopole standing clear above the roof lines and the canopy:

   — View N — 190 feet, looking northeast (packet p. 113);

   — View P — 551 feet, looking northwest (packet p. 115);

   — View Q — 894 feet, looking southeast (packet p. 116);

   — View T — 1,148 feet, looking east; View R — 1,672 feet, looking southwest.

   A structure of 180 feet against a pine canopy of roughly 80 to 100 feet is not screened by that canopy; it is silhouetted against the sky above it. The simulations do not refute incompatibility. They document it.

6. **The simulations understate even that impact, because they depict a bare pole.** Sheet C4, Note 2 provides that the "TOWER SHALL BE DESIGNED FOR COLLOCATION OF (4) CARRIERS," and the Sabre Industries "Designed Appurtenance Loading" table specifies four 12- foot platforms with enhanced support rail at elevations of 125, 140, 155 and 170 feet, each carrying 30,000 square inches of antenna area. No simulation in the record depicts the structure as designed to be loaded. The visual record before the Agency was therefore of a facility materially less prominent than the one the approval authorizes.

7. **No alternative or camouflaged tower structure was ever proposed or evaluated.** The Agency's Finding 8 recites that the use "minimizes adverse visual and aesthetic impacts through innovative design, siting, landscaping standards, *including alternative tower structures*." The record contains no alternative tower structure analysis of any kind — no stealth, monopine, flagpole or other concealment design was studied, costed, or rejected for stated reasons — notwithstanding that § 6.08.12.A.1.c identifies Camouflaged Structures as an express objective of the Section. A finding cannot rest on an analysis that does not exist.

8. **The error.** The Agency found a 180-foot industrial-scale monopole compatible with a settled residential neighborhood, its wetlands and its forest, on a record containing no analysis of the contiguous uses, no evidence of any kind on adjacent property values, no preservation of the vegetation relied upon as screening, no simulation of the structure as designed to be built, and no consideration of any alternative or camouflaged design. That is a failure to apply §§ 2.03.01.A.2, 6.08.12.A.1.b–c, 6.08.12.M.3 and 6.08.12.P, and a departure from the essential requirements of the Code.

Ground Two — There is no stormwater management system, the County's own model shows the entire lease area floods, and the record cannot say whether wetlands exist on the site.

LDC §§ 2.03.01.A.2; 4.01.06; 6.04.06; 6.08.12.X.2.e.

1. **The County's own review states the site floods, and the approved response is to fill it.** The Technical Division review in the Staff Report states:

> *"[A]ccording to the St. Johns County Regional Stormwater Model, the entire lease area is expected to be inundated during several modeled rainfall events (25, 50, and 100- year). All site elements are planned to be raised to avoid having the access drive and lease premises inundated during fast/heavy rainfall events according to the grading plan."* (Staff Report, packet p. 20.)

Raising a site that the County models as inundated in a 25-year event removes that volume from the floodplain and puts the water somewhere else. The record contains no fill volume, no compensating-storage calculation, no analysis of the resulting stage increase, and no identification of the properties that receive the displaced water — which include Appellants' and the Glen St. Johns Community Development District tracts immediately downgradient.

2. **The applicant's environmental report says the opposite of the County's model.** Terracon's NEPA Review answers "No" to whether the facility will be located in a 100-year floodplain, finding that "100-year flood hazards are not identified on the FIRM map for the Site" (packet p. 133), and "No" to whether construction involves a significant change in surface features "such as wetland fill, water diversion or deforestation" (*id.*). Both findings are inconsistent with the County's own modeling and with the applicant's own grading plan. Neither the Agency nor the applicant reconciled them.

3. **No post-construction stormwater system was proposed, reviewed or approved.** Sheet C3, the "Grading and Erosion Control Plan," shows only temporary construction measures — silt fence, stone construction exit and disturbed-area seeding. There is no retention or detention facility, no permanent swale, no outfall, no water-quality treatment, and no drainage calculations anywhere in the record. The Project Area Calculations on the same sheet record 1,475 square feet of new impervious surface and 6,518 square feet of new semi-impervious surface — compacted graded aggregate base over geotextile on a 95%-compacted subgrade, which performs close to impervious — within 13,900 square feet of total disturbance. No permitted system is identified to receive any of it.

4. **The plans affirmatively direct untreated runoff downhill toward the wetland and the roadside ditch.** Sheet GN1, Site Work Note 7 requires that "THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS." Sheet C1B, Note 6 requires that swales "DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE." The survey establishes where "away" leads: spot elevations at the compound and tower area are 28.1 to 29.6 feet, while the wetland line, ditch and roadside are 23.8 to 25.2 feet. Runoff sheet-flows downhill, untreated, into the delineated wetland and the existing ditch — the "water diversion" the NEPA Review found would not occur.

5. **The record does not establish whether wetlands are on the site at all.** One consultant gave three answers for the same parcel within six weeks:

   — Terracon natural resources letter, June 12, 2025: "The closest feature is a stormwater pond approximately 115 feet northwest of the site. No wetlands or surface waters are located on the site." (packet p. 153.)

   — Terracon NEPA Review, July 25, 2025: wetlands "are mapped on the survey east of the proposed tower location"; the closest surface water is "approximately 200′ from the project area." (packet p. 130.)

   — Stonecypher boundary and topographic survey, Sheet 2, Note 4: the wetland flags were "SET BY TERRACON AND FIELD LOCATED BY THIS FIRM," and the survey delineates a wetlands line, flags CV1–CV10 and CA5–CA12, a ditch and a retention pond.

   — Sheets C1, C1A, C1B, C3, E1, L1 and L2 show a wetland delineation line, a 25-foot wetland setback, and a 25-foot undisturbed vegetated natural upland buffer crossing the lease premises.

One hundred fifteen feet, two hundred feet, or none at all. The protected-species evaluation on which the environmental findings depend was performed on the express premise that no wetlands or surface waters are located on the site. If that premise is wrong, the evaluation is unreliable. If it is right, the delineation, setbacks and buffers shown on the approved plans are wrong and the Agency approved a site plan drawn to constraints that do not exist. Mutually exclusive statements by the same expert on the same question cannot support a reasoned finding either way.

6. **Development is proposed inside a buffer the plans themselves say must remain undisturbed.** Sheet C1, Note 1: “UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.” Note 7: “Removal or alteration of native vegetation and soils within the upland buffer is prohibited.” Yet on Sheets C1A, C1B, C3 and L1 the 25-foot undisturbed buffer band passes through the lease premises and the fenced compound, and the gravel access road, concrete driveway, silt fence and telecommunications conduits cross it. The only authority offered is Sheet C1, Note 8 — “PER ST JOHNS COUNTY ENVIROMENTAL DIVISION PROPOSED CARRIER EQUIPMENT IS ALLOWED TO BE INSTALLED WITHIN THE 25-FOOT BUILDING SETBACK” — an unrecorded note that addresses the building setback rather than the undisturbed buffer, that speaks only to carrier equipment rather than to the road and conduits, and for which no written determination appears in the record.

7. **No jurisdictional determination, no wetland permit, and no downstream consent.** The record contains no jurisdictional wetland determination, no St. Johns River Water Management District Environmental Resource Permit or modification of the Glen St. Johns / Silverleaf master permit, and no consent from the Glen St. Johns Community Development District, whose tracts, retention pond and catch basin receive the drainage. The Technical Division review notes “a significant wetland crossing under Saint Thomas Island Rd (4 48” cylindrical pipes) near the proposed tower site access” (packet p. 20). The document filed under the heading “State and/or Federal Permit” is a surveyor’s FAA coordinate-accuracy certification, not a permit.

8. **The error.** The Agency approved a Special Use on a site the County models as flooding in a 25- year storm, with no stormwater management system, no drainage calculations, no fill or compensating-storage analysis, no reconciled wetland delineation, and no downstream consent. LDC § 6.08.12.X.2.e requires review for “compliance with all other applicable provisions of the Land Development Code,” and § 2.03.01.A.2 requires a determination that the use will not “impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services.” Drainage is expressly among the compatibility characteristics identified in the County Attorney’s review comment. On this record that determination could not lawfully be made.

Ground Three — The showing of need never modeled the network as it will actually exist: two committed towers of the applicant's own were omitted from the baseline, and the one map that would test the claimed gap was promised to the public and never produced.

LDC §§ 6.08.12.R.1; 6.08.12.W.4; 6.08.12.X.4.

1. **The three maps in the record, and the fourth that is missing.** The anchor tenant's presentation contains exactly three coverage exhibits: "Site Coverage Map — Current" (packet p. 95); "Site Coverage Map — with St. Johns" (p. 96); and "Site Coverage Map — with St. Johns and two additional planned sites" (p. 97). The third bears the disclosure that decides this ground:

   > *"The two sites listed below are planned to be in-service later this year: – SILVERLEAF ST JOHNS – SILVERLEAF 2"* (packet p. 97.)

   Both are owned by the applicant itself, NexTower Development Group II, LLC. Both were already registered with the Federal Communications Commission — ASR 1324459 and ASR 1324863 — at 170 feet above ground level. (Packet p. 92.)

2. **The baseline is therefore wrong, and the error runs in the applicant's favor.** The "Current" map — the red field on which the entire claim of a service gap rests — excludes two towers the applicant had already committed to build. Every unreliable area shown on that map is an area the applicant's own approved sites were already scheduled to serve. And the third map bundles all three towers together, so that nothing in the record isolates what the proposed tower contributes over and above SILVERLEAF ST JOHNS and SILVERLEAF 2.

3. **The dispositive exhibit was never produced: existing sites plus the two committed Silverleaf sites, without the proposed tower.** That single map would show whether any gap remains once the applicant's own committed network is in service. It is not in the record. Where the party bearing the burden of proof controls the one analysis that would test its central claim and does not produce it, the claim is not established.

4. **The public asked for that map at the required community meeting, and the applicant promised it.** The minutes of the Northwest Sector community meeting of February 19, 2026 record, as the first question asked:

   > *"Q – inquiry about coverage with the two nearby towers and not just this proposed tower. Updated frequency coverage maps were discussed and will be provided."* (packet p. 289.)

   No updated coverage map appears anywhere in the application, the Staff Report, or the attachments. The applicant made a representation to the neighborhood in a meeting the Code required it to hold, and then went to hearing without honoring it.

5. **The third-party review does not cure the defect — it confirms it.** The County's consultant, Omnicom Consulting Group, Inc., reported on December 16, 2025 that it "confirmed the applicants' coverage prediction models to be substantially accurate *using the parameters established by the applicant*," and that it "takes no exception to the findings of the petitioner *based on the technical parameters submitted*." (Packet pp. 295–296.) That is a verification that the applicant's model was run correctly on the applicant's own inputs. It is not a determination that those inputs described the network as it would exist. The consultant was never asked to model, and did not model, the baseline that includes the two committed Silverleaf sites.

6. **The same consultant reported that the anchor tenant already intends to serve this area from an existing structure.** Omnicom states that the closest tower site is approximately 1.4 miles to the south-southeast, "which Verizon plans to collocate on this site next year." (Packet p. 295.)

That is a finding by the County's own reviewer that the carrier's plan for this area already includes collocating on an existing tower.

7. **By the date of decision the "Current" map was, on its face, obsolete.** The applicant told the County in 2025 that the two Silverleaf sites would be in service "later this year." The Agency decided the application on July 23, 2026. Whatever the actual in-service dates, the exhibit on which the Agency relied did not describe the network in front of it. Appellants ask the Board, on de novo review, to require a present-day propagation study run on a baseline that includes every site now in service.

8. **The height was never verified, as the Code separately requires.** Section 6.08.12.W.4 provides that "[t]he applicant shall verify that the proposed height of the tower or antenna(s) is necessary to provide the carrier's designed service." The applicant's response, in full, is: "The applicant acknowledges the above." (Packet p. 17.) An acknowledgment is not a verification. No link budget, drive-test data or height-sensitivity analysis supports the 170-foot antenna centerline — particularly where the two adjoining Silverleaf sites operate at centerlines of 140 and 155 feet on 170-foot structures. (Packet p. 92.) The requested height is instead explained by the four-carrier collocation loading the tower is designed to carry, which is speculative future capacity rather than demonstrated present need.

9. **The coverage exhibits are not engineering evidence.** The maps state only "Reliable Service" and "Unreliable Service." They identify no signal threshold in dBm, no propagation model, no terrain or clutter assumptions, no antenna make, model, azimuth or effective radiated power, and no drive-test or calibration data. The presentation is unsigned and unsealed and is marked "Verizon confidential and proprietary." Under § 6.08.12.X.4 that is not the "competent, substantial evidence" the applicant was required to present.

10. **The error.** The finding that the tower is necessary rests on a comparison the applicant never ran, against a baseline the applicant's own exhibit shows to be incomplete, and on a height the applicant never verified.

Ground Four — The applicant did not demonstrate that no suitable existing structure is available, which § 6.08.12.R.1 makes a precondition to approval.

LDC §§ 6.08.12.R.1, 6.08.12.R.3, 6.08.12.X.4.

1. **The Code makes this a condition precedent, and specifies the evidence.** Section 6.08.12.R.1 provides that "[p]rior 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*" — and then lists six categories: (a) no existing towers or tall structures within the Search Area; (b) insufficient height; (c) insufficient structural strength; (d) electromagnetic interference; (e) unreasonable fees, costs or contractual terms; or (f) other limiting factors rendering existing structures unsuitable.

2. **The applicant provided none of the six.** Its response asserts that it "has conducted a thorough analysis using GIS data, FAA records and the FCC Antenna Structure Registration database" confirming "that no existing communication towers or structures of sufficient height are available within the designated Search Area." (Packet p. 14.) The analysis itself is not in the record. No Search Area is defined, dimensioned or mapped. There is no structure-by-structure evaluation, no correspondence with any tower owner, no request and denial, no rate quotation or cost comparison, no interference study, and no structural-capacity analysis. The response does not identify which of subsections (a) through (f) it relies upon. A recital that a study was performed is not "evidence of" its conclusions.

3. **The applicant's own exhibit lists the structures it declined to analyze.** Slide 4 of the anchor tenant's presentation, "Verizon Wireless First Tier Handoff Sites" (packet p. 92), identifies six other structures; the County's Real Estate Division identified a seventh:

Structure	Owner	Height AGL	Note
SILVERLEAF 2 (ASR 1324863)	NexTower — the applicant	170 ft	Committed; ~1.4–1.7 mi
SILVERLEAF ST JOHNS (ASR 1324459)	NexTower — the applicant	170 ft	Committed; ~1.4–1.7 mi
CROWN POWERTEL DURBIN (ASR 1001676)	Crown Castle	250 ft	70 ft taller than proposed
FL JEA ST JOHNS FOREST	JEA	199 ft	Taller than proposed
ATC CIMMARON	American Tower	197 ft	Taller than proposed
NINE MILE ROAD	American Tower	180 ft	Same height as proposed
County tower, 10005 Cartwheel Bay Ave.	St. Johns County	—	Identified by County Real Estate Division; "space may be available for lease"

Two of the seven belong to the applicant itself. One is 250 feet tall and another 199 feet — both materially taller than the 180 feet sought here, so § 6.08.12.R.1.b ("not of sufficient height") cannot apply to them. Nothing in the record explains why collocation on any of the seven is infeasible.

4. **The County's own Real Estate Division identified an available County-owned tower, and the record contains no response.** The Staff Report records: "There is a County-owned tower 2.3 miles from this proposed tower. The County-owned tower is located at 10005 Cartwheel Bay Avenue and there may be space available for lease." (Packet p. 19.) No analysis of that structure — height, capacity, interference, cost, or coverage from that location — appears anywhere in the application.

5. **The third-party search was scoped so that it could not find an alternative.** Omnicom "performed a tower search for any towers located within a one (1) mile radius of the preferred tower location" and "confirmed that there are no tower structures within one (1) mile," noting that "[t]he closest tower site to the proposed location is approximately 1.4 miles." (Packet p. 295.) Because the nearest existing structure lies 1.4 miles out, a one-mile search could not evaluate a single candidate. It establishes only that nothing sits within a mile — which is not the question § 6.08.12.R.1 asks. Section 6.08.12.R.1 permits the County to "require a third-party technical study" where a dispute arises over this requirement; the study actually obtained did not address it.

6. **No alternative location on the ground was evaluated either.** The parent tract is approximately 153.71 acres. The compound was placed 108.7 feet from the St. Thomas Island Parkway right-of way and 127.4 feet from the northern parent-tract boundary — nearest the public road, nearest the developed edge, and inside the wetland setback and upland buffer system — while the applicant's own setback table records approximately 1,250 feet of the same ownership available in the opposite direction. No siting study explains that choice. Asked at the community meeting whether the tower could be moved 1,500 feet south, the applicant answered that doing so "potentially puts it where we can't go"; asked whether any other sites were under consideration, it answered: "No bc those are private conversations with private owners." (Packet pp. 290–291.) The applicant also advised the neighborhood that "two of the cell towers are allowed by right in the Silverleaf PUD to the south of this proposal" (packet p. 289) — that is, that locations exist nearby where a tower requires no Special Use Permit at all.

7. **The consequence the Code prescribes.** Section 6.08.12.R.3 provides that "[f]ailure to comply with the Collocation requirements of this Section may result in the denial of a Variance, Special Use and/or Permit request." Section 6.08.12.X.4 provides that "[f]ailure to adequately demonstrate compliance with all applicable criteria shall be grounds for denial." And under § 6.08.12.R.4 only the Board of County Commissioners may waive the collocation requirement — upon an affirmative finding that enforcement "does not substantially further established public purposes or is in violation of State or Federal Law." No such waiver was sought, and no such finding was made.

8. **The error.** The Agency granted a new tower without the demonstration § 6.08.12.R.1 makes a precondition to that grant, on a record that identifies seven candidate structures — two of them the applicant's own and one of them the County's — and analyzes none of them.

V. RELIEF REQUESTED

WHEREFORE, Appellants respectfully request that the Board of County Commissioners, on de novo review pursuant to LDC § 9.07.06:

A. **REVERSE** the decision of the Planning and Zoning Agency and DENY Special Use Permit SUPMAJ 2025-29, adopting the findings of fact for denial set out in the Staff Report, or findings to that effect; or, in the alternative

B. **CONTINUE OR REMAND** the application with direction that it not be heard again until the applicant has submitted, and staff and the County's third-party consultant have reviewed:

— a present-day propagation study modeling (i) existing sites alone, (ii) existing sites plus SILVERLEAF ST JOHNS and SILVERLEAF 2 without the proposed tower, and (iii) all sites with the proposed tower — each with the signal threshold, propagation model, terrain and clutter assumptions, antenna parameters and effective radiated power stated, and signed by a qualified radio-frequency engineer;

— a written collocation demonstration under § 6.08.12.R.1 addressing each of the seven identified structures individually, including the County-owned tower at 10005 Cartwheel Bay Avenue, and stating which of subsections (a) through (f) is relied upon for each;

— the verification of necessary height required by § 6.08.12.W.4;

— a post-construction stormwater management plan with drainage calculations, fill and compensating-storage volumes, water-quality treatment, and written consent from the Glen St. Johns Community Development District and any other downstream permittee;

— a reconciled wetland delineation and a jurisdictional determination, together with a written explanation from Terracon of the conflict between its June 12, 2025 letter and its July 25, 2025 NEPA Review;

— photographic simulations from the nearest residential vantage points depicting the structure at full four-carrier build-out as designed on Sheet C4 and the Sabre loading table;

— an analysis of alternative and camouflaged tower structures under § 6.08.12.A.1.c; and — a qualified analysis of impact on adjacent property values under § 6.08.12.P.

C. In the further alternative, and only if the Board is otherwise disposed to approve, **CONDITION** any approval upon: reduction of the structure to the minimum height verified as necessary under § 6.08.12.W.4; a camouflaged or alternative tower structure; a recorded covenant preserving the existing tree canopy within a defined radius for the life of the facility, so that the screening the applicant relies upon cannot be harvested; the permanent, County-benefit removal easement and the fifteen-year financial security required by § 6.08.12.S, recorded before any Development Permit issues; and a certified Collapse Zone under § 6.08.12.F.

D. **GRANT** such other and further relief as the Board deems just.

VI. RESERVATIONS

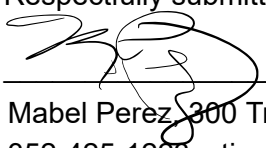
1. **Stay.** Pursuant to LDC § 9.07.07, the filing of this appeal stays all administrative proceedings in furtherance of the action appealed until the Board has made a final determination, and no action may be taken by the applicant or by any administrative official during that time that would change the status of the matter being appealed.

2. **Supplementation.** Because the appellate hearing is de novo (LDC § 9.07.06), Appellants reserve the right to supplement these grounds and to present additional testimony, documents, exhibits and expert opinion at the hearing, and to submit proposed findings and conclusions under LDC § 9.06.03.A.3.

3. **Record.** Appellants request that the record of the July 23, 2026 Planning and Zoning Agency hearing — including the verbatim recording, the Staff Report and all attachments, and all correspondence received — be transmitted to the Board, and reserve the right to have a verbatim transcript prepared at their expense.

4. **No radiofrequency argument.** Appellants again confirm that no ground asserted here depends upon the environmental or health effects of radiofrequency emissions. 47 U.S.C. § 332(c)(7)(B) (iv).

Respectfully submitted,



_____

Mabel Perez, 300 Trellis Bay Drive, Saint Augustine, FL 32092[Address]
352-425-1223; sticelltower@gmail.com
On behalf of the Appellant identified in Appendix A

CERTIFICATE OF FILING

I certify that on _____, 2026, the foregoing Notice of Appeal and Statement of Grounds, together with the required filing fee, was filed with the County Administrator of St. Johns County, c/o Growth Management Department, 4040 Lewis Speedway, St. Augustine, Florida 32084, and that a copy was furnished to the Office of the County Attorney and to counsel for the applicant, Brad Wester, Esq., Driver McAfee Hawthorne & Diebenow, PLLC.

_____

[Name]

APPENDIX B — RECORD CITATIONS

Page numbers refer to the 315-page Planning and Zoning Agency agenda packet for Item 9, SUPMAJ 2025-29 (meeting of July 23, 2026). Plan sheets are cited by drawing number. The specific pages cited below are reproduced in full, in the same order, as Appendix C — Record Excerpts, immediately following this Notice.

§ 6.08.12.A.1.b–e — intent: natural features, aesthetic character, camouflaged structures, damage to adjacent property — **pp. 7–8**

§ 6.08.12.M — landscaping; M.3 preservation of existing vegetation — **p. 12**

§ 6.08.12.P — Special Uses: compatibility and property values; applicant response — **p. 13**

§ 6.08.12.R.1(a)–(f) — collocation criteria; applicant response — **p. 14**

§ 6.08.12.W.2 and W.4 — photo simulations (17 viewpoints); height verification — **p. 17**

§ 6.08.12.X.4 — burden of demonstration; grounds for denial — **pp. 17–18**

Real Estate Division review — County-owned tower, 10005 Cartwheel Bay Avenue — **p. 19**

Technical Division review — Regional Stormwater Model inundation; wetland crossing — **p. 20**

Third Party Review summary; nine letters of opposition — **p. 22**

Staff findings for denial — **pp. 24–25**

Verizon Slide 4 — First Tier Handoff Sites table (six structures) — **p. 92**

Site Coverage Map — Current — **p. 95**

Site Coverage Map — with St. Johns — **p. 96**

Site Coverage Map — with St. Johns and two additional planned sites (Silverleaf disclosure) — **p. 97**

Photographic simulations — View N (190′), View P (551′), View Q (894′) — **pp. 113, 115, 116**

Terracon NEPA Review — wetlands “approximately 200′” — **p. 130**

Terracon NEPA Review — floodplain and surface-features findings — **p. 133**

Terracon natural resources letter, June 12, 2025 — “No wetlands or surface waters are located on the site”; “Pine plantation” — **p. 153**

NW Sector community meeting minutes — promised updated coverage maps; siting questions — **pp. 288–291**

Omnicom Consulting Group technical review, December 16, 2025 — **pp. 295–296**

Correspondence in opposition — **pp. 302 et seq.**

Sheet GN1 — Site Work Note 7 (grade water away) — **Sheet GN1**

Sheet C1 — Notes 1, 7, 8 (upland buffer; Environmental Division setback note); setback table — **Sheet C1**

Sheet C1B — Note 6 (swales drain away from compound) — **Sheet C1B**

Sheet C3 — Project Area Calculations; temporary erosion controls only — **Sheet C3**

Sheet C4 — Note 2 (designed for collocation of four carriers) — **Sheet C4**

Sheet L1 — Notes 1–2 (planted pines; all trees to be removed) — **Sheet L1**

Boundary & Topographic Survey, Sheet 2 — Note 4 (flags set by Terracon); wetland line, ditch, retention pond; spot elevations — **Survey Sheet 2**

Sabre Industries — Designed Appurtenance Loading (platforms at 125′, 140′, 155′, 170′) — **Sabre sheets**

APPENDIX C — RECORD EXCERPTS

The following pages are reproduced, without alteration, from the 315-page Planning and Zoning Agency agenda packet for Item 9, SUPMAJ 2025-29 (meeting of July 23, 2026), and from the plan sheets and attachments contained in that packet. They are presented in the same order as, and correspond one-for-one to, the citations listed in Appendix B — Record Citations, above. Each excerpt is preceded by a caption identifying the citation it supports and the page number(s) of the original packet.

1. § 6.08.12.A.1.b–e — intent: natural features, aesthetic character, camouflaged structures, damage to adjacent property (packet pp. 7–8)

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 proposed tower location is more than 250' from the nearest residential use lot line. Regardless, the tower is required to be reviewed as a Special Use Permit (SUP) per the LDC as Open Rural (OR) zoned property.*

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: *Based on the requirements for the tower provider the proposed tower location meets the needs and criteria to provide cellular service coverage. The justification for this specific location is demonstrated in the provided exhibits and documents.*

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

Applicant Response: *According to the NEPA report and Phase I ESA report there are no adverse impacts because of the proposed tower on the property. See* ***Attachment 5 – Environmental Report****.*

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

   Applicant Response: *The Applicant acknowledges the provision outlined in this Section, including its intent to promote public health, safety, and general welfare within St. Johns County. The project substantially meets the stated objectives concerning the siting, design, and construction*

Packet p. 7

of Antenna Towers, and applicant recognizes the County's standards and priorities regarding aesthetics, environmental sensitivity, visual impact mitigation, and alignment with relevant federal and state telecommunications regulations.

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.

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.

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.

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.

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.

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.

2. § 6.08.12.M — landscaping; M.3 preservation of existing vegetation (packet p. 12)

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: *The Applicant acknowledges the County's signage requirements and will install a permanent sign affixed to the fence surrounding the antenna tower. All signage will be installed in accordance with County standards to ensure visibility, durability and regulatory compliance. Refer to site plan, sheet C2*

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.

Applicant Response: *The Applicant acknowledges the above.*

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.

   Applicant Response: *The Applicant acknowledges the above. Refer to the site plan for the tree removal and landscape plans on Sheet L1 and Sheet L2.*

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.

   Applicant Response: *The Applicant acknowledges the above.*

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

   Applicant Response: *The Applicant acknowledges the above.*

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

Packet p. 12

3. § 6.08.12.P — Special Uses: compatibility and property values; applicant response (packet p. 13)

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.

Applicant Response: *The Applicant acknowledges the above.*

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

Applicant Response: *The Applicant acknowledges the above.*

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 has been designed to be compatible with existing and surrounding land uses and is intended to complement the general character and aesthetics of the area Consideration has been given to the height, architectural design, and placement of the tower in relation to adjacent structures and natural features, with the objective of minimizing visual impact and preserving neighborhood integrity.*

In accordance with FAA requirements, the tower will not be illuminated, which further reduces its visual prominence. Based on its location and presence of mature vegetation and natural buffering, the proposed tower will not result in any significant detrimental impact on adjacent property values. The facility will be unmanned, non-habitable and does not require potable water, sanitary sewer or create solid waste, resulting in no impact on public facilities.

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:

Packet p. 13

4. § 6.08.12.R.1(a)–(f) — collocation criteria; applicant response (packet p. 14)

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.

Applicant Response: *The Applicant has conducted a thorough analysis using GIS data, FAA records and the FCC Antenna Structure Registration database. This research confirms that no existing communication towers or structures of sufficient height are available within the designated Search Area to meet the wireless carriers (RF) engineering requirements. The conclusions are further supported by the anchor tenant's RF propagation study, which illustrates the necessity of a new tower to address identified service gap and capacity requirements in the area. Accordingly, the Applicant asserts that reasonable efforts to collocate have been reviewed and that no viable alternatives currently exist to fulfill the coverage objectives. Please refer to the Propagation Study and Existing Telecommunications towers map made available with application. See* ***Attachment 3 – Coverage Maps****.*

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: *It is the Applicants intent to actively market and offer collocation space on the proposed Antenna Tower to qualified parties and wireless entities.*

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.

   Applicant Response: *Applicant acknowledges the above.*

4. The Board of County Commissioners may waive the Collocation requirements of this Section upon finding that enforcing such requirement in a given instance does not substantially further established public purposes or is in violation of State or Federal Law.
   a. All applicants shall demonstrate reasonable efforts in developing a Collocation alternative for their proposal.

Packet p. 14

5. § 6.08.12.W.2 and W.4 — photo simulations (17 viewpoints); height verification (packet p. 17)

Staff Note: *Photo simulations of the proposed Antenna Tower from a total of seventeen (17) viewpoints have been included with this application package to demonstrate the visual impact of the Antenna Tower (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: *The applicant acknowledges the above.*

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: *The applicant acknowledges the above.*

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:

Packet p. 17

6. § 6.08.12.X.4 — burden of demonstration; grounds for denial (packet pp. 17–18)

Staff Note: *Photo simulations of the proposed Antenna Tower from a total of seventeen (17) viewpoints have been included with this application package to demonstrate the visual impact of the Antenna Tower (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: *The applicant acknowledges the above.*

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: *The applicant acknowledges the above.*

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:

Packet p. 17

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.

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

7. Real Estate Division review — County-owned tower, 10005 Cartwheel Bay Avenue (packet p. 19)

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.

Real Estate Review:
There is a County-owned tower 2.3 miles from this proposed tower. The County-owned tower is located at 10005 Cartwheel Bay Avenue and there may be space available for lease.

Once the applicant's Special Use Permit has been approved, and only after the PZA has approved the applicant's **TOWER APPLICATION**, applicant needs to provide a valid Temporary Access Easement in favor of St. Johns County to adequately access the tower site for removal of the subject tower not complying with the time period established within Section 6.08.12.N. Once the easement has been accepted and approved by the BOCC, this comment can be signed off.

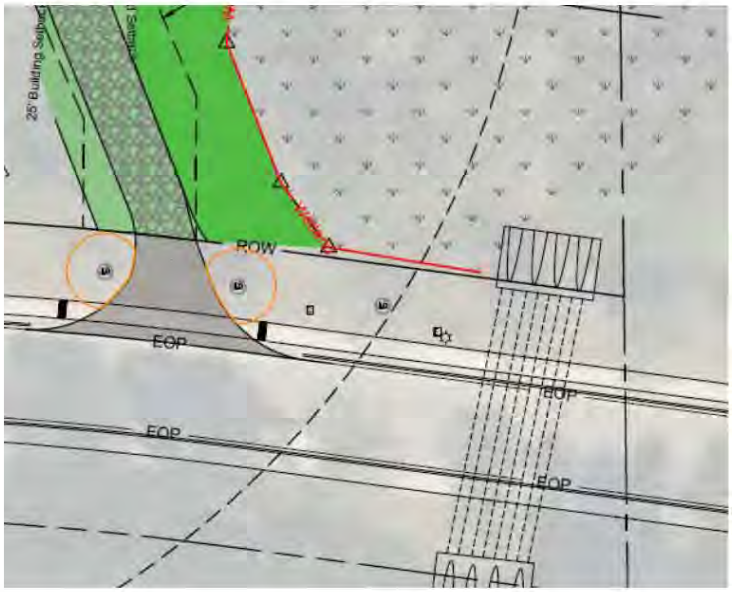
Technical Division Review:
The proposed tower site was reviewed for consistency with the Land Development Code's design standards for commercial development as well as specific tower-site requirements. Staff found that the proposed driveway connection meets the requirements of Land Development Code section 6.04.05.C for commercial

Packet p. 19

8. Technical Division review — Regional Stormwater Model inundation; wetland crossing (packet p. 20)

driveways and the access easement is designed according to section 6.04.07.B.3 for unmanned site access. According to the County's regional stormwater model and asset management inventory, there is a significant wetland crossing under Saint Thomas Island Rd (4 48" cylindrical pipes) near the proposed tower site access.

Staff confirmed that the proposed access design does not interfere with the flow path, pipes, or headwall (see image below).



Within the 80' x 80' lease premises, the plans propose 1,175 square feet of impervious surface with the entire project impact amounting to 13,900 square feet of site alterations including clearing, earthwork, and open or landscape areas. Staff concluded that the project meets Land Development Code section 6.04.06.C.3.C. Additionally, according to the St. Johns County Regional Stormwater Model, the entire lease area is expected to be inundated during several modeled rainfall events (25,50, and 100-year). All site elements are planned to be raised to avoid having the access drive and lease premises inundated during fast/heavy rainfall events according to the grading plan.

Planning and Zoning Division Review:

The proposed 180-foot monopole tower is located within Open Rural (OR) zoning and is located more than 250 feet from a residential use or residentially zoned property. According to Table 2.03.01 of the LDC, OR zoning requires a Special Use Permit to allow for towers pursuant to the conditions and limitations found in LDC Section 2.03.01, 2.03.26, and 6.08.12.

Figure 1 illustrates a compatibility map for the existing area. As depicted, the subject site is located within the OR zoning district, bordered by PUDs to the north and south. The proposed tower is situated in an area comprised of undeveloped land. Two residential neighborhoods are located to the east and west of the site, and a proposed multifamily development is planned to the southwest. The nearest residential properties are approximately 460 feet from the proposed multifamily development to the southwest, 740 feet northwest of the site along Robin Bay Drive, and 942 feet northeast of the site along Tortuga Bay Drive.

Packet p. 20

9. Third Party Review summary; nine letters of opposition (packet p. 22)

NORTHWEST SECTOR COMMUNITY MEETING (2/19/2026)

The applicant hosted the county-required Northwest Sector Community meeting on February 19, 2026, at Roots Church located at 2050 St. Johns Parkway, Suite 111, 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 forty (40) members of the public attended and posed questions related to the proposed coverage, the necessity of coverage in the area, how the location was decided, 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 Community 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 databases. It is confirmed that there are no tower structures within one (1) mile. The closest tower sites to the proposed location are approximately 1.4 miles to the southeast. The full Technical Review Report provided by Omnicom Consulting Group is included in **Attachment 7 - Third Party Review.**

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff has received nine (9) letters and emails of opposition to the request. These can be found in **Attachment 8 – Correspondence**.

ACTION

Staff provides eleven (11) findings of fact and ten (10) conditions to support a motion to approve the Special Use Permit request, and ten (10) findings of fact to support the motion to deny the Special Use Permit request. 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 Report
6. Northwest Sector Community Meeting Packet
7. Third Party Review
8. Correspondence

Packet p. 22

10. Staff findings for denial (packet pp. 24–25)

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. The Use shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Final Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the Development Review Division of St. Johns County Growth Management.
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 2025-29 St. Thomas Island Parkway Cell 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 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning. The subject site is specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, 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.)

11. Verizon Slide 4 — First Tier Handoff Sites table (six structures) (packet p. 92)

Verizon Wireless First Tier Handoff Sites

ASR#/	Tower Owner	Verizon Cell Site Name	Tower Height AGL (ft)	Verizon Antennas RAD Center	Latitude	Longitude
1331151	NexTower Development Group II, LLC	ST JOHNS	175	170	30.029864	-81.517259
1324863	NexTower Development Group II, LLC	SILVERLEAF 2	170	155	30.01428	-81.538285
1324459	NexTower Development Group II, LLC	SILVERLEAF ST JOHNS	170	140	30.012744	-81.505053
NA	ATC	NINE MILE ROAD	180	180	29.982278	-81.450778
1001676	Crown Castle Towers	CROWN POWERTEL DURBIN	250	184	30.061111	-81.504444
NA	JEA	FL JEA ST JOHNS FOREST	199	180	30.064209	-81.528289
NA	ATC	ATC CIMMARON	197	176	30.049106	-81.561811

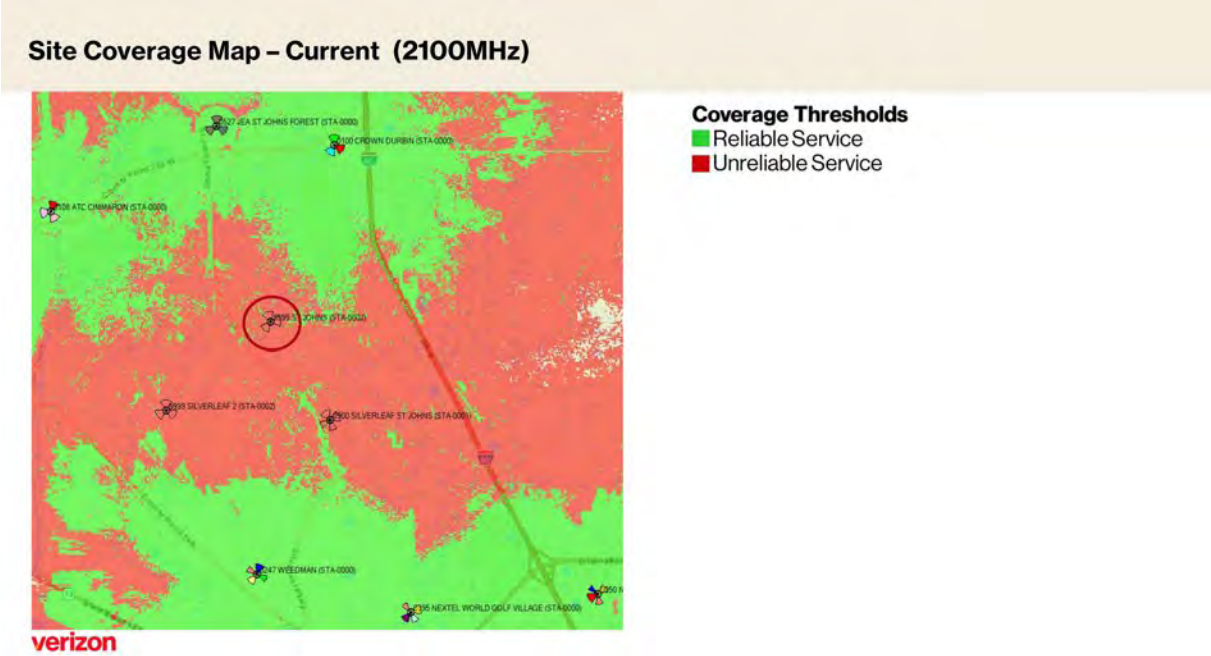
verizon

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

4

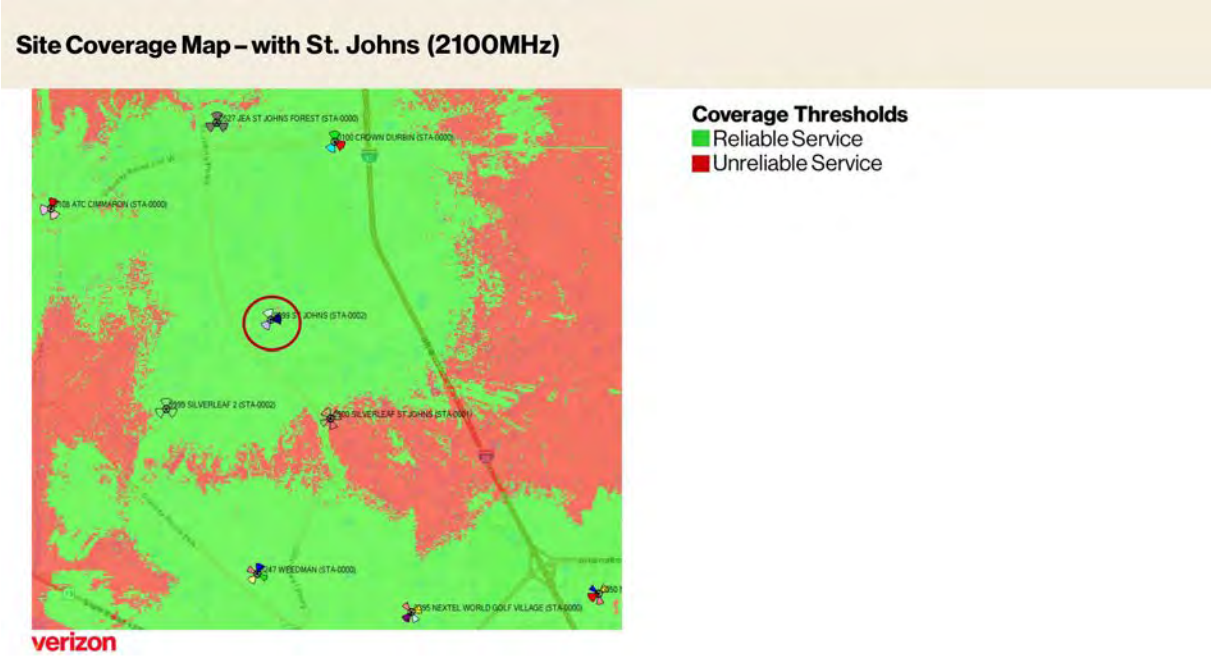
Packet p. 92

12. Site Coverage Map — Current (packet p. 95)



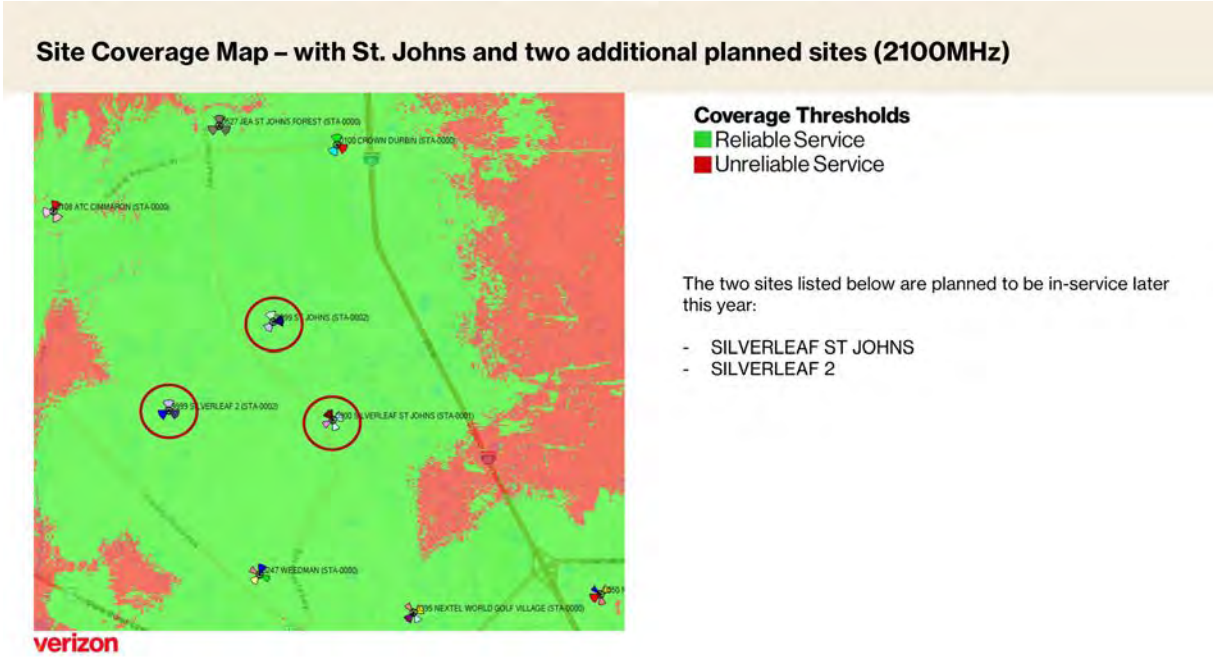
Packet p. 95

13. Site Coverage Map — with St. Johns (packet p. 96)



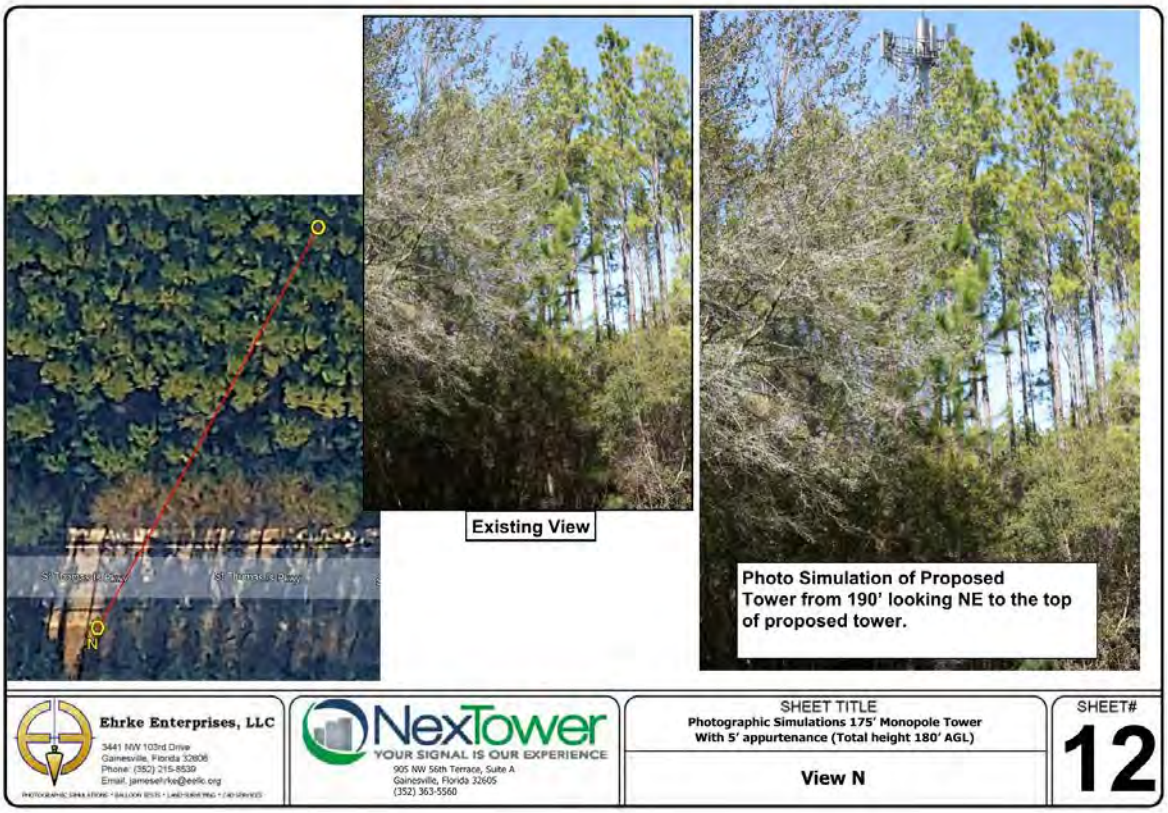
Packet p. 96

14. Site Coverage Map — with St. Johns and two additional planned sites (Silverleaf disclosure) (packet p. 97)

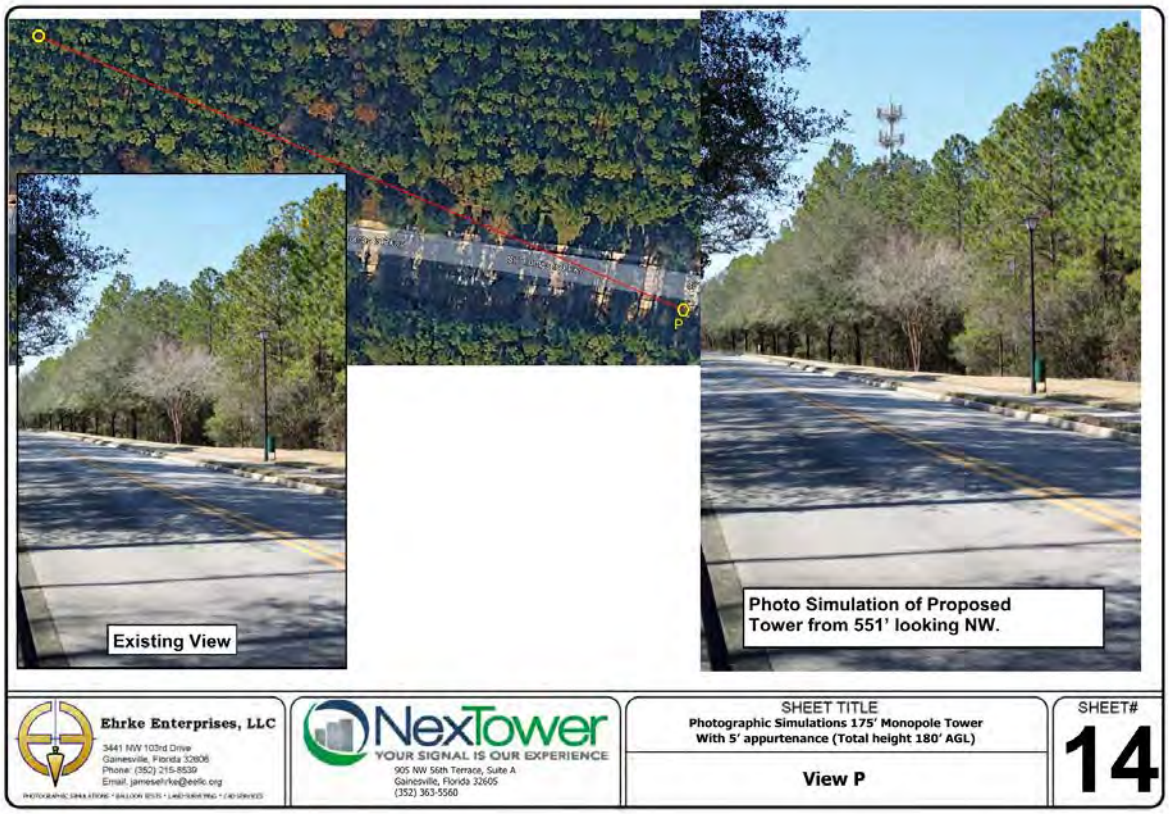


Packet p. 97

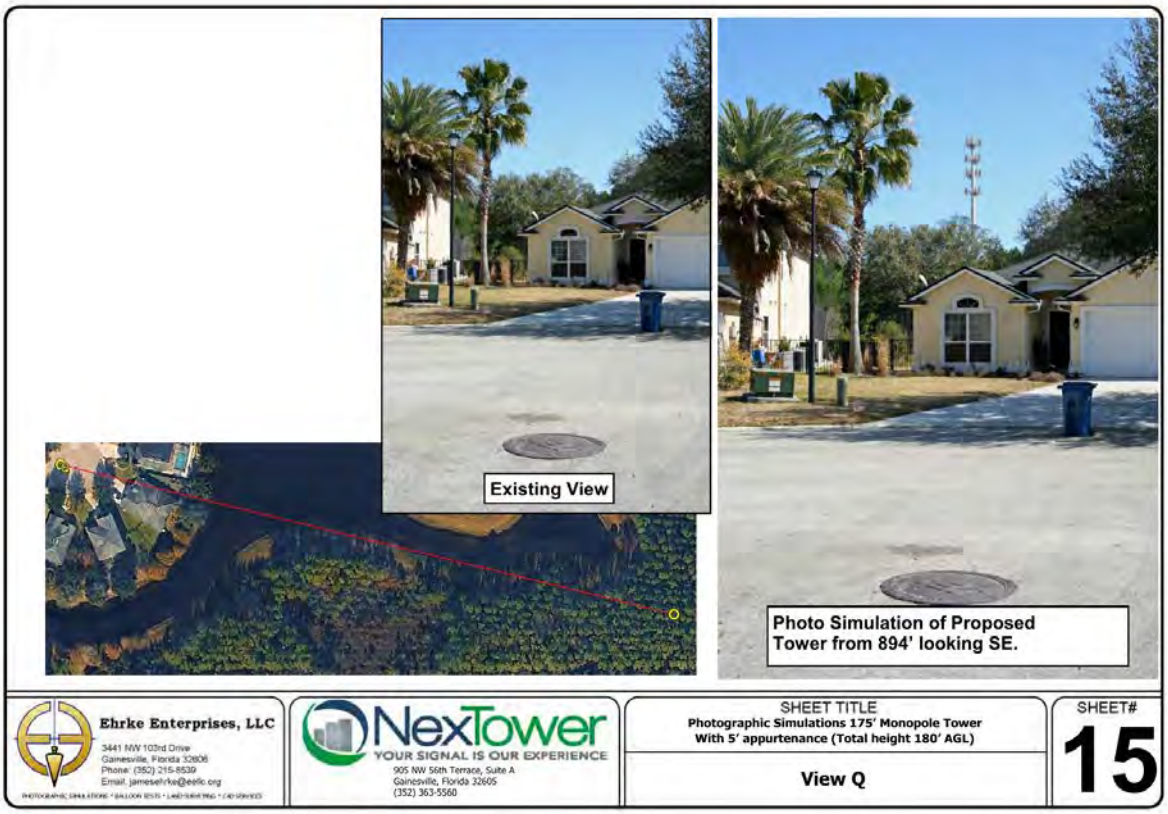
15. Photographic simulations — View N (190′), View P (551′), View Q (894′) (packet pp. 113, 115, 116)



Packet p. 113


Existing View
Photo Simulation of Proposed Tower from 551' looking NW.
Ehrke Enterprises, LLC
3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
(352) 363-5560
SHEET TITLE
Photographic Simulations 175' Monopole Tower
With 5' appurtenance (Total height 180' AGL)
View P
SHEET#
14

Packet p. 115


Existing View
Photo Simulation of Proposed Tower from 894' looking SE.
Ehrke Enterprises, LLC
3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eehllc.org
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
(352) 363-5560
SHEET TITLE
Photographic Simulations 175' Monopole Tower
With 5' appurtenance (Total height 180' AGL)
View Q
SHEET#
15

Packet p. 116

16. Terracon NEPA Review — wetlands “approximately 200′” (packet p. 130)

2.0 NEPA REVIEW

2.1 Site Location and Project Description

Site Name:	St. Thomas Parkway
Site Number:	NXFL-351
Terracon Project Number:	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St. Augustine, St. Johns County, Florida 32092
Lat/ Long:	30° 01' 48.15" N / 81° 31′ 01.47″ W
Proposed Lease Area:	±6,400 Sq. Ft.
Proposed Access Road:	30-foot wide
Proposed Tower Height:	180-feet
Tower Type:	Monopole
Description of the site:	Undeveloped land
Description of the surrounding properties:	Undeveloped land and Medium density residential
Description of wetlands or water bodies near the site:	Wetlands are mapped on the survey east of the proposed tower location. A retention pond is located northwest of the site. Based on aerial review, the closest surface water is approximately 200′ from the project area.

2.2 NEPA Review Items

2.2.1 Wilderness Areas

Will the facility be located in an officially designated wilderness area?

No

Source: *Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, U.S. Department of Interior (DOI) National Atlas (www.nationalatlas.gov) and www.wilderness.net. Applicable source documentation is included in Appendix A.*

Finding(s): The facility is not located in an officially designated wilderness area and will not cause an adverse effect related to this facility type.

2.2.2 Wildlife Preserves

Will the facility be located in an officially designated wildlife preserve?

No

Packet p. 130

17. Terracon NEPA Review — floodplain and surface-features findings (packet p. 133)

2.2.6 Floodplains

Will the facility be located in a 100-year floodplain?

No

Source: *Site observations and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) included in Appendix A.*

Finding(s): 100-year flood hazards are not identified on the FIRM map for the Site.

2.2.7 Surface Features

Will construction of the facility involve a significant change in surface features (e.g. wetland fill, water diversion, or deforestation)?

No

Source: *Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, Natural Resources Conservation Service (NRCS) Soil Survey, U.S. Fish and Wildlife Service (USFWS), and National Wetland Inventory (NWI) map. Applicable source documentation is included in Appendix A.*

Finding(s): Due to the scope of the project activities, the current Site conditions and review of applicable source data, significant changes in surface features such as wetland fill, water diversion or deforestation will not be required at the Site and the project will not adversely affect these features.

2.2.8 High Intensity White Lights

Will the antenna, tower, and/or supporting structure be equipped with high intensity white lights which are to be located in residential neighborhoods, as defined in applicable zoning laws?

No

Source: *Client provided site plans Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, Natural Resources Conservation Service (NRCS) Soil Survey and U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) map. Applicable source documentation is included in Appendix A.*

Finding(s): The project does not require the use of high intensity white lights in a residential neighborhood.

Packet p. 133

18. Terracon natural resources letter, June 12, 2025 — "No wetlands or surface waters are located on the site"; "Pine plantation" (packet p. 153)

June 12, 2025

8001 Baymeadows Way, Suite 1
Jacksonville, Florida 32256
P (904) 900-6494
F (904) 268-5255
Terracon.com

Re: Natural Resources Site Evaluation for a Telecommunications Site

To Whom It May Concern:

On behalf of our Client, Terracon has conducted a review of potential impacts to listed and proposed threatened/endangered species and critical habitats resulting from the proposed construction of a telecommunications site. Federal Communication Commission (FCC) regulations, as identified in 47CFR § 1.1307 (a) 3, require that NexTower Development Group II, LLC (NexTower) consider the effects of the proposed tower construction to protected species and critical habitats. Findings in this report are based upon the site's current utilization, the most recent reconnaissance information and from other activities described herein; such information is subject to change. Basic site information is presented in the table below.

Site Name:	NXFL-351 St. Thomas Parkway
Project Number:	EQ257087
Address:	St. Thomas Island Parkway and St. Croix Island Dr
City, County, State:	St. Augustine, St. Johns County, FL 32092
Lat/ Long of Center Development:	30° 01' 48.15" N, 81° 31' 01.47" W
Proposed Lease Area:	*Proposed construction of a new 180-foot-tall (overall height) Monopole Communications Tower, +/- 6,400 sq. ft. lease area and access & utility easement extending south-southeast from the lease parcel to St. Thomas Island Parkway.*
Proposed Tower Height:	180-ft
Tower Type:	*Monopole*
Description of the site:	Pine plantation
Description of the surrounding properties:	Wooded land, stormwater pond, residential development
Description of wetlands or water bodies near the site:	The closest feature is a stormwater pond approximately 115 feet northwest of the site. No wetlands or surface waters are located on the site.
Elevation:	The elevation at the tower is 25.1-feet above mean sea level (AMSL)

For cell tower projects that do not meet all the criteria to clear the "USFWS Clearance to Proceed with Communication Projects in Florida" clearance key, the result recommends contacting the local field office and requesting consultation. However, based on June 2022

19. NW Sector community meeting minutes — promised updated coverage maps; siting questions (packet pp. 288–291)

MEETING MINUTES

NW SECTOR PUBLIC MEETING FOR PROPOSED ST THOMAS ISLAND PARKWAY CELL TOWER (SUPMAJ 2025-29)

Date:	Feb 19, 2026
Time:	6:00 PM – 7:00 PM
Meeting called to order by:	Brad Wester, DMH&D

IN ATTENDANCE

- Brad Wester - DMH&D
- Kellyn Whitson - DMH&D
- Joel Rousseau - NexTower
- Darren Revels - NexTower
- Brett Anderson – Terracon Environmental
- St Johns County Planning & Zoning Division - staff members
- County Commissioner - Christian Whitehurst
- PZA Board Member - Chuck Lebonowski
- Public and local residents

MEETING MINUTES

Introductions and discussion of format/context of the meeting by Brad Wester. Recognition of staff, attendees and certain County appointed and elected officials.

The reason for meeting is required community meeting. There is no public hearing set yet, but this meeting is part of the tower review process. Everything we are presenting is community information.

Brad's presentation of powerpoint slides about tower proposal and details. Discussion about when when the hearings and description about this public meeting. This Special Use Permit Major Review goes to PZA at the County for the decision as part of the process. Share contact information for any needed followup. Discussion about the sign posted at the property at the easement access road where the cell tower will go. Gave historical background information of the area. Explained about cell towers generally and about the void of coverage in the

1

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specific area. Showed reliable vs unreliable service in green/red on exhibit. Advised two of the cell towers are allowed by right in the Silverleaf PUD to the south of this proposal. Several participants interrupt with statements before presentation is done regarding not wanting a tower or the need for additional service as it's been 10-15 years as-is in this residential area and all is fine.

Moved to questions and answers.

QUESTIONS & ANSWERS

Q- inquiry about coverage with the two nearby towers and not just this proposed tower. Updated frequency coverage maps were discussed and will be provided.

Q- participant mentioned the existing tower in St Johns Golf is low frequency and has all the 911 needs, and it can go up to 10 miles. Inquired if this proposed tower will also be for 911 purposes.
A- Confirmed the towers can be used for 911 communication and everyday use.

Q- is this a tower for Verizon?
A- yes.

Q – what carriers on the others?

A- all 3 large carriers, the other one is 2, this one can support multiple.

Q- distance to nearby towers?
A- The other two nearby towers recently approved are approximately 1.3 & 1.6 mi away.

Q – all 5G towers? Radiation, causing cancer – has there been more researcher new research that shows an increase in cancer
A – Yes regarding 5G and it complies will all FCC regulations.

Q – why bury the tower close to peoples houses? If moved it down a bit, closer to St Johns Pkwy would be further from neighborhood, why did u put it there?
A – generally there are two layers to that – this site is here to serve the neighborhoods, all the land – private property owners, and zoning, this site is on a Whites Ford Timber holding site. We looked at many different options and sites in the area and are open to alternatives if they become available. The key to moving is that it can't degrade the coverage layer. Many adjacent PUD parcels are accounted for and zoned for specific things where you cannot use a tower. This site is Open Rural and it allows towers as a special use. We did look at other sites, working with engineers, we are charged with finding land in specific areas.

Q – White's Ford is a development company who owns the land; how much are they paid for the cell phone tower to go on that land?
A – that is not public knowledge. They own are the master developer of Silverleaf and the area. Showed on the map the OR portion that isn't attached to master plan development

Q – special consideration taken that we are entry single exit – what kind of impact will the development from ingress/ egress during construction have on the neighbor, it's a low intensity use?
A – construction timeframe is approximately 12 weeks. The team works with the permit issuing agency on a plan for traffic controls and earthwork.

Q – so longer than 12 weeks because you still have to build the tower
A – everything is done if this site is approved - there is an approved maintenance of traffic methodology that is part of the process.

Q – who employs you?
A – NexTower is my client, DMHD is employer, NexTower pays Whites Ford for site.

Q – 10-12 weeks from start to finish and driving down our 1 road that is 35 mph that you will block off, when will that happen, when do u start/ finish, how loud are the generators,
A – discussion about timeframes, generators are in noise enclosures, permitting and improvements are within St Johns Co standards and requirements.

Q – what are u doing with that ditch?
A – construction entry, the county will approve the plan and methodology, we cannot turn dirt until fully reviewed and approved. We are held to certain Federal and State requirements for everything. Mentioned NEPA National Environmental Policy Act and Phase 1 ESA looking at wetlands, birds, species, coordinated with the Federal to the local on all relevant databases on bald eagles, everything came back and clear and we will work with the relevant agencies. Tower isn't lighted so no flashing beacons on top. Already got clearance from FAA. Regarding the eagles in the trees and the resident who mentioned it, we will look again and double check from Federal level down to local level. There are no exceptions to this, floodplain, eagle, flora and fauna. County keeps their own eagle database as well.

Q- can it get moved 1500 ft south away from St Thomas
A – it's a PUD, it's on Whites Ford property in Silverleaf. When we vetted the area, we were directed to go to this OR zoned area. Development for master plan in a PUD has all sorts of planned areas and uses. Shifting this 1500 ft south – potentially puts it where we can't go.

Q- Why can't it be moved to where they tore out those trees that they didn't restore the trees that they promised, and now they want to destroy more?
A - This doesn't require clear cutting. It's very precise, compact and concise on a small footprint.

Q- 3rd mile south do u know what it is zoned?
A- Generally, PUD as Silverleaf

Q- if this goes forward you must go to County boards to get it rezoned?
A - This is not a rezone request, its special use permit request. Towers are allowed through special use in OR zoning but it still must be decided by the PZA board. It will still be OR zoned

but will have site plan as part of the order if approved as part of the special use permit process.

Q- what data do you have on hazard stand-offs for this?
A- We are operating within FCC guidelines; RF frequency perceived hazards cannot be part of the criteria for review per federal law.

Q- construction – where is staging area within the foot print?
A- generally speaking, its within the footprint.

Q- inside SJ CDD?
A- No, it's on vacant land on OR.

Q- was original proposed in another location? And where was that? And why was it not approved in the original?
A - Nope this is the first one

Q- board decides if this is approved.
A – yes PZA is 7-member board, point out one member here. You can talk to the board also. If you have questions.

Q- discuss plan for 350 signatures with petition,
A - There is a process for that to arrange w staff and get into record

Q- how much clout does it (petition) have?
A- You would have to ask the county attorney on that, and can't speak to that

Q -how else do we fight this, no one here wants it.
A - well, you show up like you have tonight, there is a process for this and you have rights to provide your voice and your concerns, we are taking notes right now and its recorded and put in the record and officially advertised. Next step is to email county and show up to the hearing.

Q- RE outreach, are there any other viable spaces you are considering that you can share?
A- No bc those are private conversations with private owners. There are always alternatives, actively listening and taking notes, and we can vet other locations always if they are viable.

Man gets up from crowd and approaches to point out on map– humans live here and people live there – put it somewhere else! Gets loud with applause.

Q- scrap piece of land so have it, its business that it goes in cheapest?
A - initial environment studies are from 2024 so there is a long process involved in these and many sites we review for potential.

20. Omnicom Consulting Group technical review, December 16, 2025 (packet pp. 295–296)

December 16, 2025

OMNICOM CONSULTING GROUP, INC.

TECHNICAL REVIEW REPORT

for

ST. JOHNS COUNTY

for

NexTower

180' Monopole Tower

Application: SUPMAJ 25-29

This report is in response to the St. Johns County's request to perform consulting services related to the NexTower application to construct a 180' monopole tower 175' tower with 5' appurtenance located within Parcel ID 0256700010 just off St. Thomas Parkway. Verizon Wireless is proposed as the anchor tenant in the tower application. Omnicom Consulting Group, Inc. (OCG) has been contracted to review, analyze and evaluate the propagation studies submitted by the applicant to demonstrate that the requested site and proposed antenna heights are required to meet their communications coverage needs.

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

Task 1

OCG performed a tower search for any towers located within a one (1) mile radius of the preferred tower location. OCG completed this search utilizing the Antenna Structure Registration section of the Federal Communications Commission, Google Earth and other tower data bases and confirmed that there are no tower structures within one (1) mile of the proposed location. The closest tower site to the proposed location is approximately 1.4 miles to the south southeast which Verizon plans to collocate on this site next year.

Task 2

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

omnicom consulting group, inc • 7788 McClure Drive • Tallahassee, FL 32312 • tel (850) 212 - 4475

Packet p. 295

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

omnicom consulting group, inc • 7788 McClure Drive • Tallahassee, FL 32312 • tel (850) 212 - 4475

21. Correspondence in opposition (packet pp. 302 et seq.)

ATTACHMENT 8
CORRESPONDENCE

Packet p. 302

From: alex brown <nolesbaseball157@aol.com>
Sent: Friday, June 26, 2026 11:59 PM
To: Jennifer Gutt <jgutt@sjcfl.us>
Subject: 180 ft monopole

St. Johns County Planning and Zoning Division

Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084

and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to deny Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and because the applicant has not shown it cannot be built somewhere far less intrusive:

• It does not fit our neighborhood. A 180-foot industrial tower would loom over established Residential-B and Residential-C homes. The applicant's own photo simulations show it rising above the treeline from nearby homes, and the trees screening it are a planted-pine crop that will be harvested. St. Johns County recently denied a comparable 170-foot tower in St. Augustine Shores by a 5–0 vote on these grounds — argued by the same attorney as here, with that tower set even farther from homes than this one.

• The applicant never looked for a less-intrusive site. The application contains no genuine collocation or alternative-site analysis — required by the County's tower rules (LDC §§ 2.03.26, 6.08.12) — proving no existing tower can serve the need or that the area cannot be served from outside our neighborhood. Verizon's own materials list several existing towers nearby.

• The landowner controls vast alternative land. Per County and State records, the site's owner, White's Ford Timber, LLC, is the same entity — through The Hutson Companies — that owns and is developing the entire SilverLeaf community (about 16,300 planned

homes). There is no reason this tower must sit at the edge of existing homes when that same developer controls thousands of acres farther away.

• The application is also incomplete: the tower engineering is marked "PRELIMINARY – NOT FOR CONSTRUCTION" with no geotechnical report, and there is no wetlands determination or FDEP/Army Corps permit on file.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. My objection is that this tower is incompatible with our community and that the applicant has not shown it cannot be sited elsewhere. I respectfully request that the County DENY this application as submitted and enter this letter into the record for SUPMAJ-2025000029.

February 19, 2026

St. Johns County Planning and Zoning Division
St. Johns County, Florida

Re: NW Sector Community Mtg: SUPMAJ 2025-29 St Thomas Island Parkway Cell Tower

Dear St. Johns County Planning and Zoning Division:

I am a resident of St. Johns County living in close proximity to the proposed cell tower site identified in SUPMAJ 2025-29. I submit the following comments for inclusion in the official record regarding the requested Special Use Permit Major Review.

I request that the County deny the application as currently proposed, or alternatively require substantial modification, including relocation to a less intrusive site, reduction in overall height, or implementation of enhanced concealment measures consistent with surrounding land uses and compatibility standards.

While reliable wireless service is important to public infrastructure, approval of a Special Use Permit requires a showing that the proposed use is compatible with surrounding properties and represents the least intrusive means of addressing demonstrated service needs. Based on the currently proposed design and location, the application does not appear to satisfy these standards.

The proposed 180-foot monopole tower is substantially out of scale with the surrounding Glen St. Johns residential neighborhood. A structure of this height is comparable to approximately a 15- to 16-story building or roughly five stacked football field goal posts. Infrastructure of this magnitude is typically associated with regional or industrial settings rather than established residential communities.

The surrounding area is characterized by mature wooded conditions, including pine trees estimated to reach approximately 80 to 100 feet in height. The proposed tower would extend dramatically above the existing tree canopy, eliminating effective natural screening and creating a highly visible industrial structure projecting well above a wooded residential environment. As a result, the visual impact would be dominant and persistent, materially altering neighborhood character and aesthetic compatibility.

Placement of a tall monopole structure within an accessible wooded residential setting also raises reasonable safety and site security concerns. Vertical structures located in partially screened neighborhood areas may function as an attractive nuisance, particularly for children or teenagers. Because the proposed location is not readily visible from primary roadways or subject to continuous observation, the siting introduces avoidable risks that appear inconsistent with nearby residential uses.

County land use policy traditionally favors minimizing adverse visual and neighborhood impacts where feasible alternatives exist. Alternative siting options should therefore be thoroughly evaluated, including placement within commercial or utility corridors, increased separation from residential areas, or co-location on existing infrastructure. Absent clear evidence that less intrusive alternatives are infeasible, approval of the current proposal would be premature.

For these reasons, I request that the County deny the tower as presently proposed or require revisions sufficient to ensure compatibility with surrounding residential uses and adherence to least-intrusive-means principles.

Thank you for your consideration and for ensuring that development decisions appropriately balance infrastructure needs with preservation of established residential communities.

Sincerely,

Matthew Cicchetti

Matthew Cicchetti
Glen St. Johns Resident
St. Johns County, Florida

From: St. Johns County, Florida <noreply@sjcfl.us>
Sent: Thursday, February 19, 2026 12:24 AM
To: INFO <info@sjcfl.us>
Subject: New submission from Contact Us

Name

Audrey & John Gorman

Email

audrey.gorman@comcast.net

Phone

(954) 270-6367

Message

NW Sector Community Planning St. John's County

February 19, 2026

Re: Request for a Special Use Permit Major Review ("SUPMAJ 2025-29") for the construction of a new 175-foot Monopole Antenna Tower with 5-foot appurtenance (Total 180-ft AFG).

We are writing to you because we strongly oppose the building of a 175 foot Antenna Tower in our neighborhood, Glen St. Johns. There are several reasons why we are opposed -

— The neighborhood is surrounded by beautiful preserves and the tower would upset the natural aesthetic of the neighborhood.
— The proposed location, being in the middle of a neighborhood, would also affect property values by deterring prospective buyers.
— Our neighborhood has a single entry/exit point which is already challenging during school bus pick up/drop-off and this large scale construction project close to the entrance to the community could affect our access to our neighborhoods
— The preserve areas are home to protected species, including sandhill cranes, which raises important habitat and environmental considerations.
— Possible drainage or environmental impacts that could create future, increased Operations & Maintenance costs for residents
— Additionally, The parcel being considered for the tower is owned by White's Ford Timber LLC. White's Ford Timber LLC is managed by Hutson Management, Inc. which is the owner and developer of Silverleaf. If they want the tower have them put it one of their Silverleaf neighborhoods.

Again, we strongly oppose the building of this tower in our neighborhood.

Sincerely,

Audrey & John Gorman
Glen St. Johns Neighborhood
23 Redhook Bay Dr.
St. Augustine, Fl 32092

From: Audrey Gorman <audrey.gorman@comcast.net>
Sent: Thursday, July 2, 2026 2:52 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: Opposition to Special Use Permit Application SUPMAJ-2025000029

July 2, 2026

St. Johns County Planning and Zoning Division

Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084

and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway

Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and property owner near St. Thomas Island Parkway. I respectfully ask the County to deny Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and because the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes. The applicant's own photo simulations show it rising above the tree line from nearby homes, and the trees screening it are a planted-pine crop that will be harvested. St. Johns County recently denied a comparable 170-foot tower in St. Augustine Shores by a 5–0 vote on these grounds — argued by the same attorney as here, with that tower set even farther from homes than this one.
- **The applicant never sought for a less-intrusive site.** The application contains no genuine collocation or alternative-site analysis — required by the County's tower rules (LDC §§ 2.03.26, 6.08.12) — proving no existing tower can serve the need or

that the area cannot be served from outside our neighborhood. Verizon's own materials list several existing towers nearby.

- **The landowner controls vast alternative land.** Per County and State records, the site's owner, White's Ford Timber, LLC, is the same entity — through The Hutson Companies — that owns and is developing the entire SilverLeaf community (about 16,300 planned homes). There is no reason this tower must sit at the edge of existing homes when that same developer controls thousands of acres farther away.
- **We have one road in and out of neighborhood.** Construction trucks, cranes and drill rigs would funnel unto that single road, risking fire, EMS and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive", untested soil in hurricane country, and it's 40-foot "fall zone" is a fraction of it's height - a failure or storm debris could reach the property line and our only road in or out of the neighborhood.
- **The application is also incomplete.** There is no geotechnical report, and there is no wetlands determination or FDEP/Army Corps permit on file.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County DENY this application as submitted and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Audrey B. Gorman

Glen St. John's

23 Redhook Bay Dr.

St. Augustine, Fl 32092

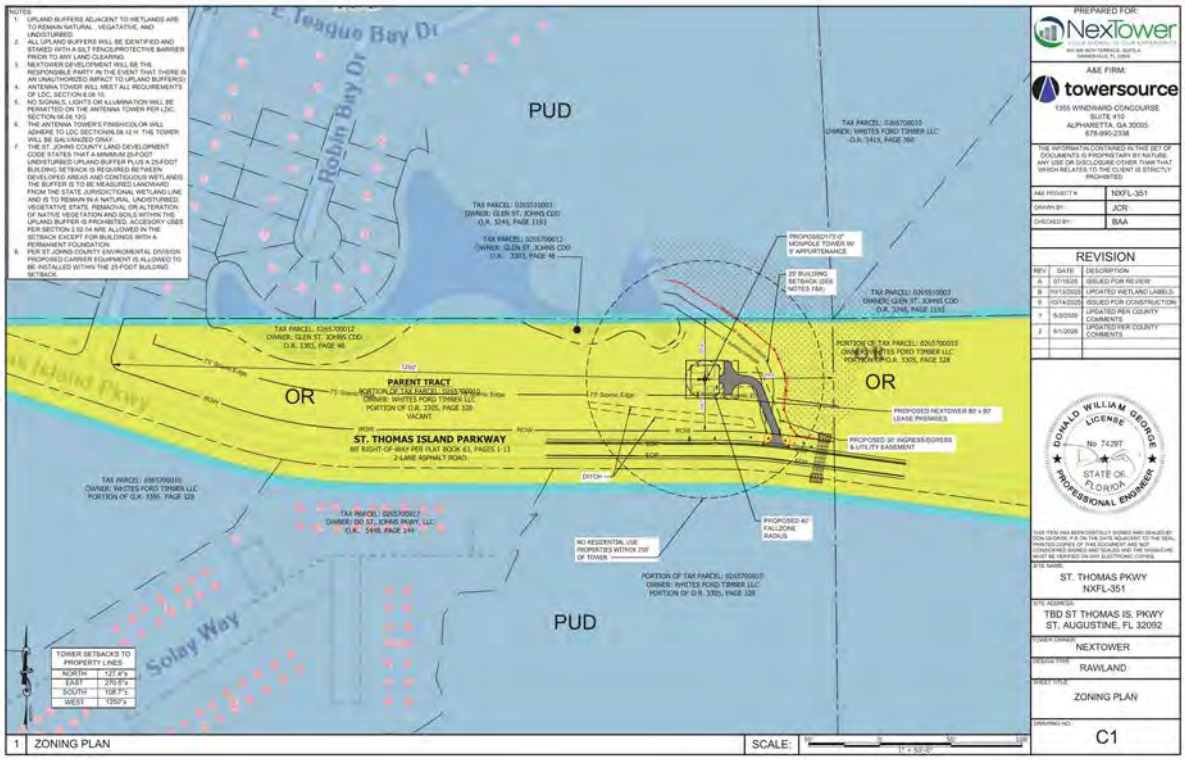
audrey.gorman@comcast.net

22. Sheet GN1 — Site Work Note 7 (grade water away)



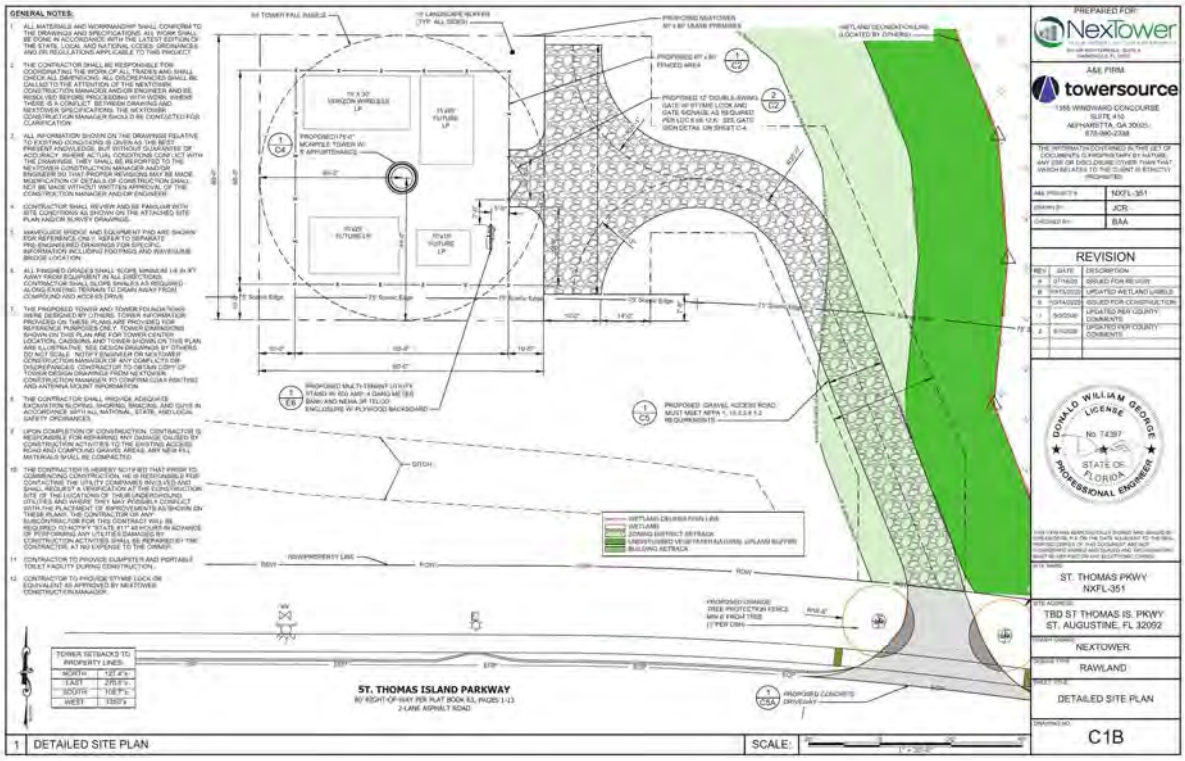
Packet p. 56

23. Sheet C1 — Notes 1, 7, 8 (upland buffer; Environmental Division setback note); setback table



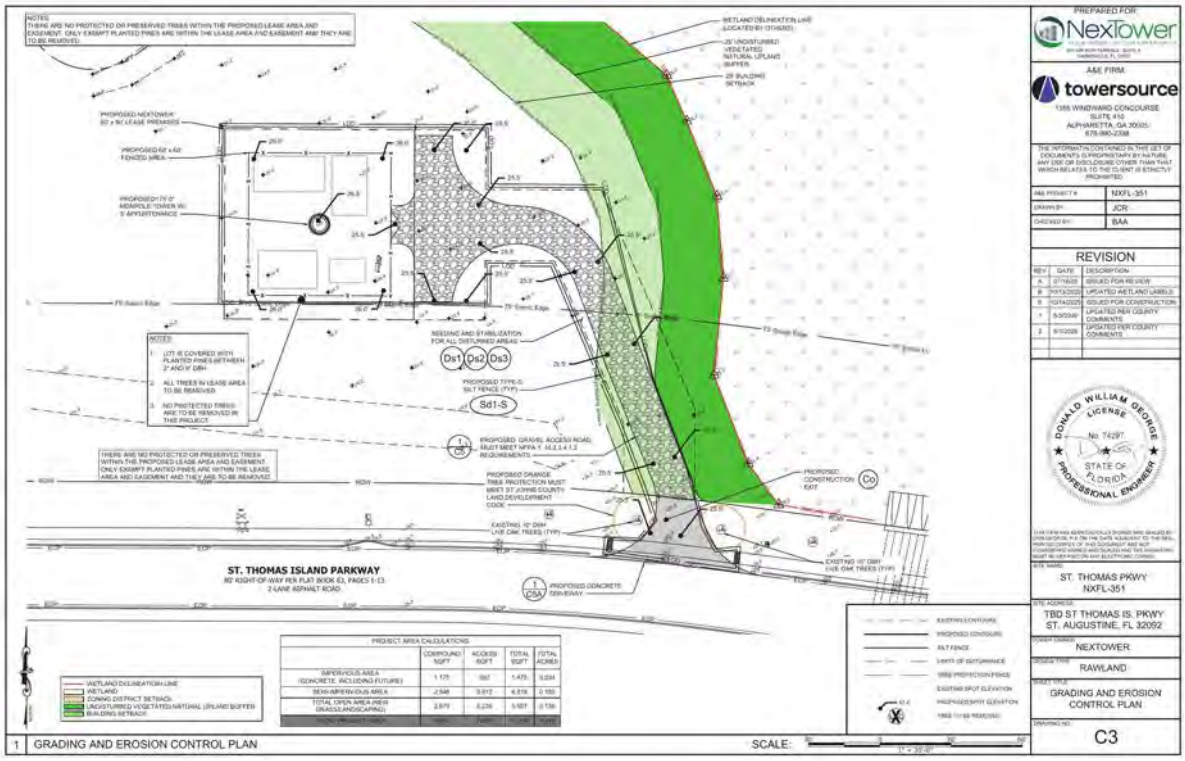
Packet p. 57

24. Sheet C1B — Note 6 (swales drain away from compound)



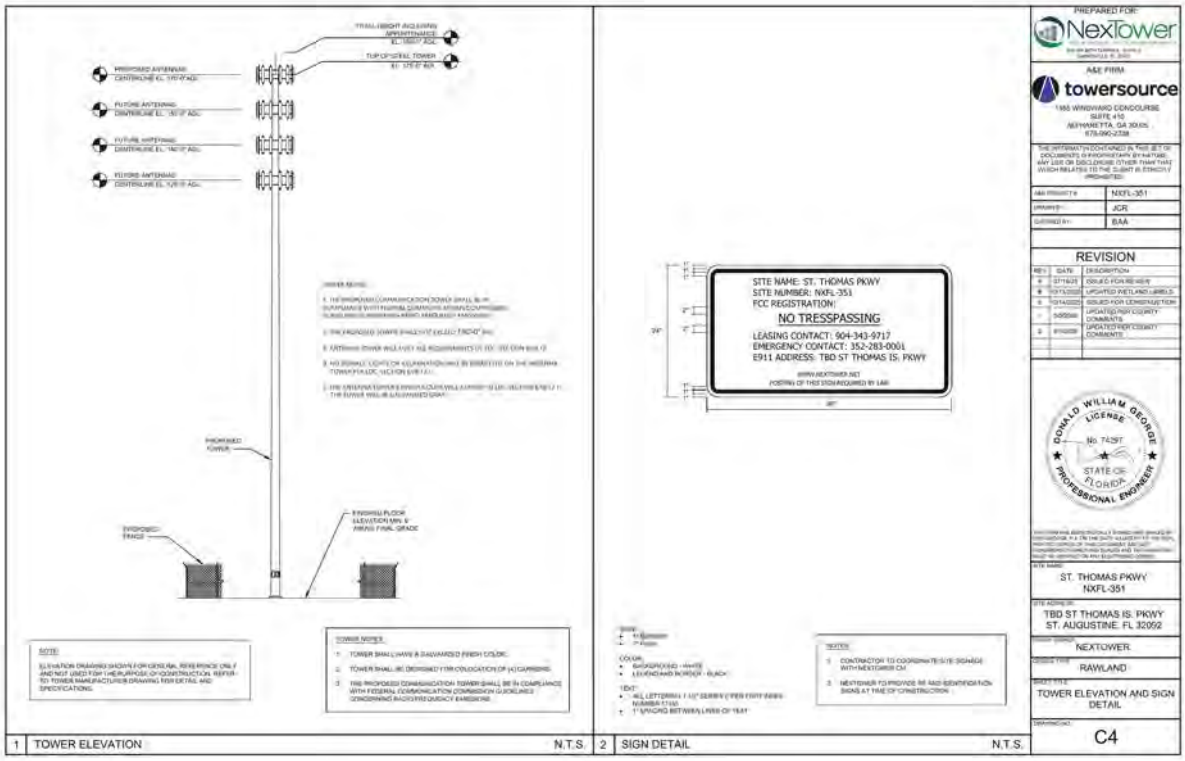
Packet p. 59

25. Sheet C3 — Project Area Calculations; temporary erosion controls only



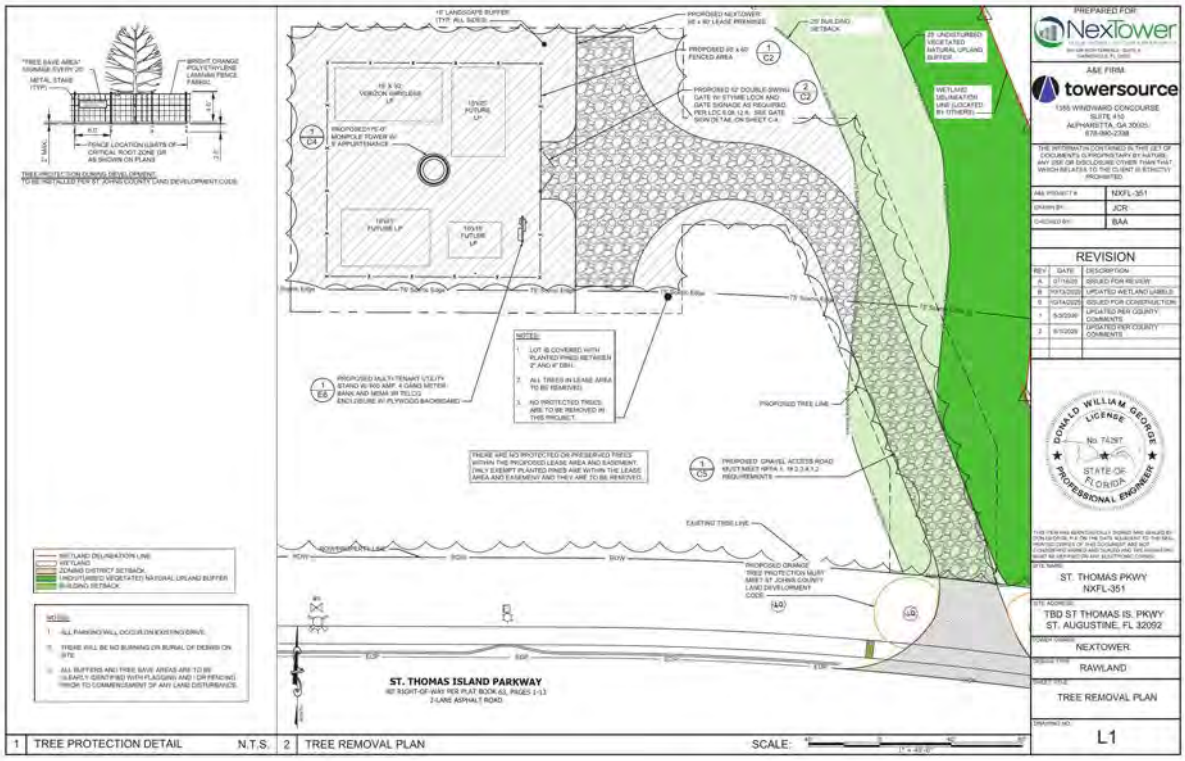
Packet p. 61

26. Sheet C4 — Note 2 (designed for collocation of four carriers)



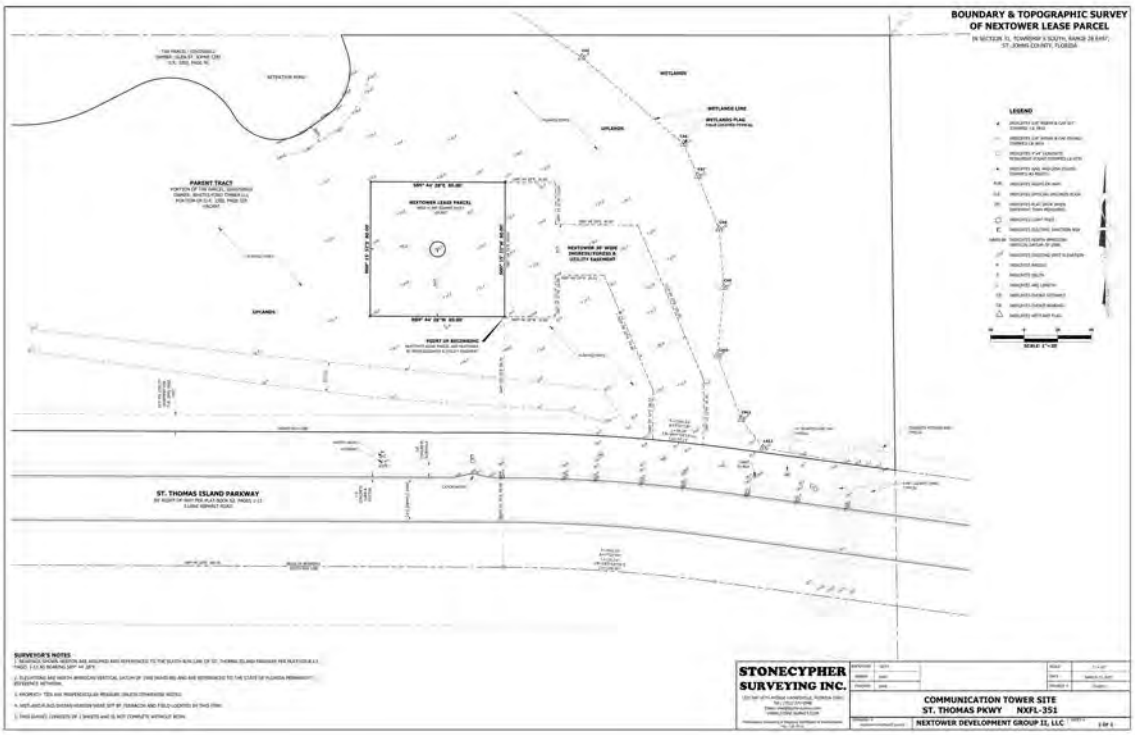
Packet p. 64

27. Sheet L1 — Notes 1–2 (planted pines; all trees to be removed)



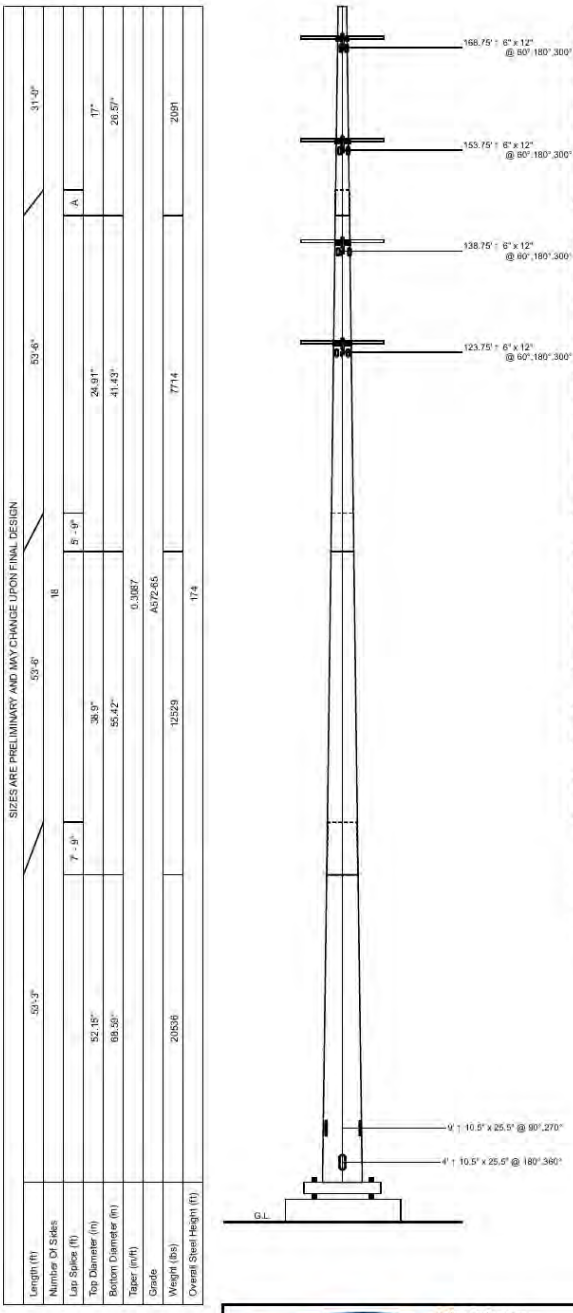
Packet p. 73

28. Boundary & Topographic Survey, Sheet 2 — Note 4 (flags set by Terracon); wetland line, ditch, retention pond; spot elevations



Packet p. 76

29. Sabre Industries — Designed Appurtenance Loading (platforms at 125′, 140′, 155′, 170′)



Designed Appurtenance Loading

Elev	Description	Tx-Line
170	Platform - 12' w/ Enhanced Support Rail	
170	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
155	Platform - 12' w/ Enhanced Support Rail	
155	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
140	Platform - 12' w/ Enhanced Support Rail	
140	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
125	Platform - 12'\w/ Enhanced Support Rail	
125	(1) 15,000 sq. in. (3000 lbs) (below top)	(12) 1 5/8"

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	128 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	0.25 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	25 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.093 g
1-sec Spectral Response, S1	0.049 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	96.08	61.58	8307.88	14.45	9.91
0.9 D + 1.0 Wo	72.11	61.52	8136.29	14.04	9.58
1.2 D + 1.0 Ev + 1.0 Eh	97.51	2.39	378.6	0.73	0.51
0.9 D - 1.0 Ev + 1.0 Eh	70.37	2.41	368.78	0.7	0.48
1.0 D + 1.0 Wo (Service @ 60 mph)	80.08	12.06	1617.84	2.88	1.95

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	81.75"	2.5"	76"	22	2.25"

Material List

Display	Value
A	3' - 9"

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2023 Florida Building Code.

Sabre Industries
INNOVATION DELIVERED

Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6890
Fax: (712) 279-0814

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Quote:	26-2370-JDS
Customer:	NEXTOWER
Site Name:	St. Thomas Parkway, FL NXFL-351
Description:	175' Monopole
Date:	10/9/2025 By: PC Page: 1

ATTACHMENT 3

SUPMAJ 2025-29 APPROVAL ORDER

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	NexTower 905 NW 56th Terrace, Suite A Gainesville, FL 32605
FILE NUMBER:	SUPMAJ 2025-29
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL ID:	026570-0010
DATE OF HEARING:	July 23, 2026

ORDER **GRANTING** SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, came before the Planning & Zoning Agency for public hearing on July 23, 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 Agency finds as follows:

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

4. The request is in compliance with Sections 2.03.01, 2.03.26, and 6.08.12, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of 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 Agency hereby grants the Special Use Permit pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, subject to the following conditions:

1. The Special Use Permit is granted to NexTower and Whites Ford Timber LLC for the site located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive 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 180 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. The Use shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Final Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the Development Review Division of St. Johns County Growth Management.
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.

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

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

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

DATED THIS 23RD DAY OF July, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

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

Clerk
Growth Management Department

7/24/2026

Date Filed

NEXTOWER DEVELOPMENT GROUP II, LLC
ST. THOMAS PKWY NXFL-351

PARENT TRACT DESCRIPTION

A PARCEL OF LAND BEING THAT PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LYING NORTH OF ST. THOMAS ISLAND PARKWAY, ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1, AS RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE PUBLIC RECORDS OF SAID COUNTY, AND LYING EAST OF ST. CROIX ISLAND DRIVE, ACCORDING TO SAID PLAT; LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3303, PAGE 46 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL

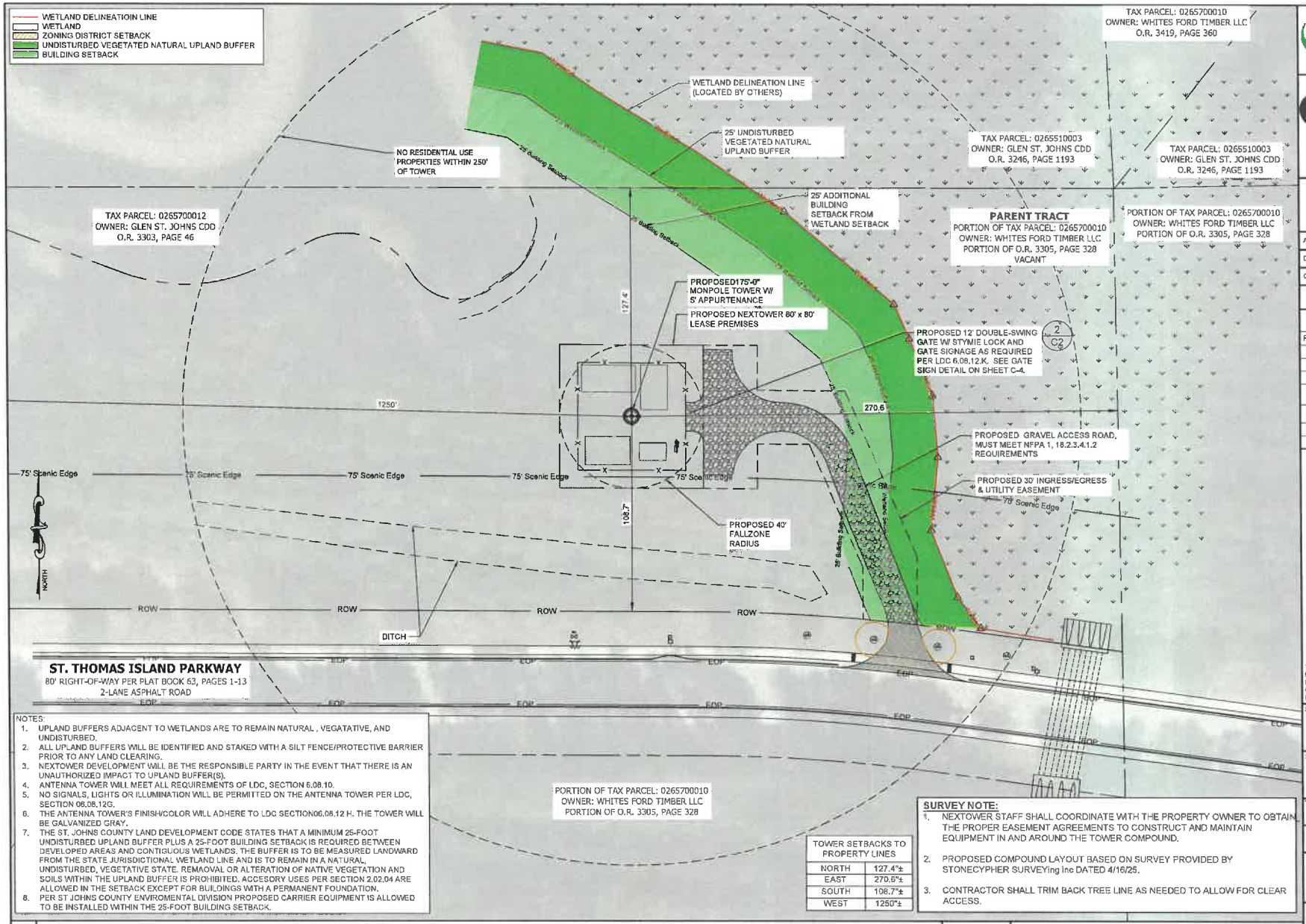
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N89° 44' 28"W FOR 80.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 80.00 FEET; THENCE S00° 15' 32"W FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET MORE OR LESS.

NEXTOWER 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS & EGRESS LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 30.00 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE S89° 44' 28"E FOR 48.85 FEET; THENCE S23° 09' 22"E FOR 100.20 FEET; THENCE S00° 15' 32"W FOR 38.39 FEET TO AN INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY AND A NON-TANGENT POINT ON A CURVE; THENCE WESTERLY FOR 30.14 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1065.00 FEET, CENTRAL ANGLE OF 01° 37' 18", SUBTENDED BY A CHORD HAVING A LENGTH OF 30.14 FEET AND BEARING N84° 09' 14"W; THENCE N00° 15' 32"E FOR 29.23 FEET; THENCE N23° 09' 22"W FOR 74.28 FEET; THENCE N89° 44' 28"W FOR 29.15 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE N89° 44' 28"W FOR 30.00 FEET TO THE POINT OF BEGINNING.



NOTES:

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL , VEGATATIVE, AND UNDISTURBED.
2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
3. NEXTOWER DEVELOPMENT WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
4. ANTENNA TOWER WILL MEET ALL REQUIREMENTS OF LDC, SECTION 6.08.10.
5. NO SIGNALS, LIGHTS OR ILLUMINATION WILL BE PERMITTED ON THE ANTENNA TOWER PER LDC, SECTION 06.08.12G.
6. THE ANTENNA TOWER'S FINISH/COLOR WILL ADHERE TO LDC SECTION06.08.12 H. THE TOWER WILL BE GALVANIZED GRAY.
7. THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE STATES THAT A MINIMUM 25-FOOT UNDISTURBED UPLAND BUFFER PLUS A 25-FOOT BUILDING SETBACK IS REQUIRED BETWEEN DEVELOPED AREAS AND CONTIGUOUS WETLANDS. THE BUFFER IS TO BE MEASURED LANDWARD FROM THE STATE JURISDICTIONAL WETLAND LINE AND IS TO REMAIN IN A NATURAL, UNDISTURBED, VEGETATIVE STATE. REMAOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED. ACCESORY USES PER SECTION 2.02.04 ARE ALLOWED IN THE SETBACK EXCEPT FOR BUILDINGS WITH A PERMANENT FOUNDATION.
8. PER ST JOHNS COUNTY ENVIROMENTAL DIVISION PROPOSED CARRIER EQUIPMENT IS ALLOWED TO BE INSTALLED WITHIN THE 25-FOOT BUILDING SETBACK.

TOWER SETBACKS TO PROPERTY LINES	
NORTH	127.4'±
EAST	270.6'±
SOUTH	108.7'±
WEST	1250'±

SURVEY NOTE:

1. NEXTOWER STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY STONECYPHER SURVEYing Inc DATED 4/16/25.
3. CONTRACTOR SHALL TRIM BACK TREE LINE AS NEEDED TO ALLOW FOR CLEAR ACCESS.

1 AERIAL SITE PLAN

SCALE: 50' 0 50' 100' 1" = 50'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 58TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

THE INFORMATIN CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE
LICENSE
No. 74297
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DON GEORGE, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
AERIAL SITE PLAN

DRAWING NO.
C1A

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND NEXTOWER SPECIFICATIONS, THE NEXTOWER CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. WAVEGUIDE BRIDGE AND EQUIPMENT PAD ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
7. THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR NEXTOWER CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM NEXTOWER CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



TOWER SETBACKS TO PROPERTY LINES	
NORTH	127.4"±
EAST	270.6"±
SOUTH	108.7"±
WEST	1250"±

1 DETAILED SITE PLAN

SCALE: 20' 0 20' 40' 1" = 20'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
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A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

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DONALD WILLIAM GEORGE LICENSE No. 74297 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
DETAILED SITE PLAN

DRAWING NO.
C1B

ATTACHMENT 4

STAFF REPORT AND SUPPORTING DOCUMENTS FROM SUPMAJ 2025-29

Growth Management Department
Planning Division Report
Application for a Special Use Permit
SUPMAJ 2025-29 St. Thomas Island Parkway Cell Tower

To:	Planning and Zoning Agency
From:	Abrielle Genest, Senior Planner
Date:	July 15, 2026
Subject:	**SUPMAJ 2025-29 St. Thomas Island Parkway Cell 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 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive.
Applicants:	Brad Wester, as Agent for NexTower
Owner:	Whites Ford Timber LLC
Hearing Dates:	Planning and Zoning Agency – July 23, 2026
Commissioner District:	District 2

SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **SUPMAJ 2025-29 St. Thomas Island Parkway Cell 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 2025-29 St. Thomas Island Parkway Cell Tower** based upon ten (10) findings of fact, as provided within the Staff Report.

MAP SERIES

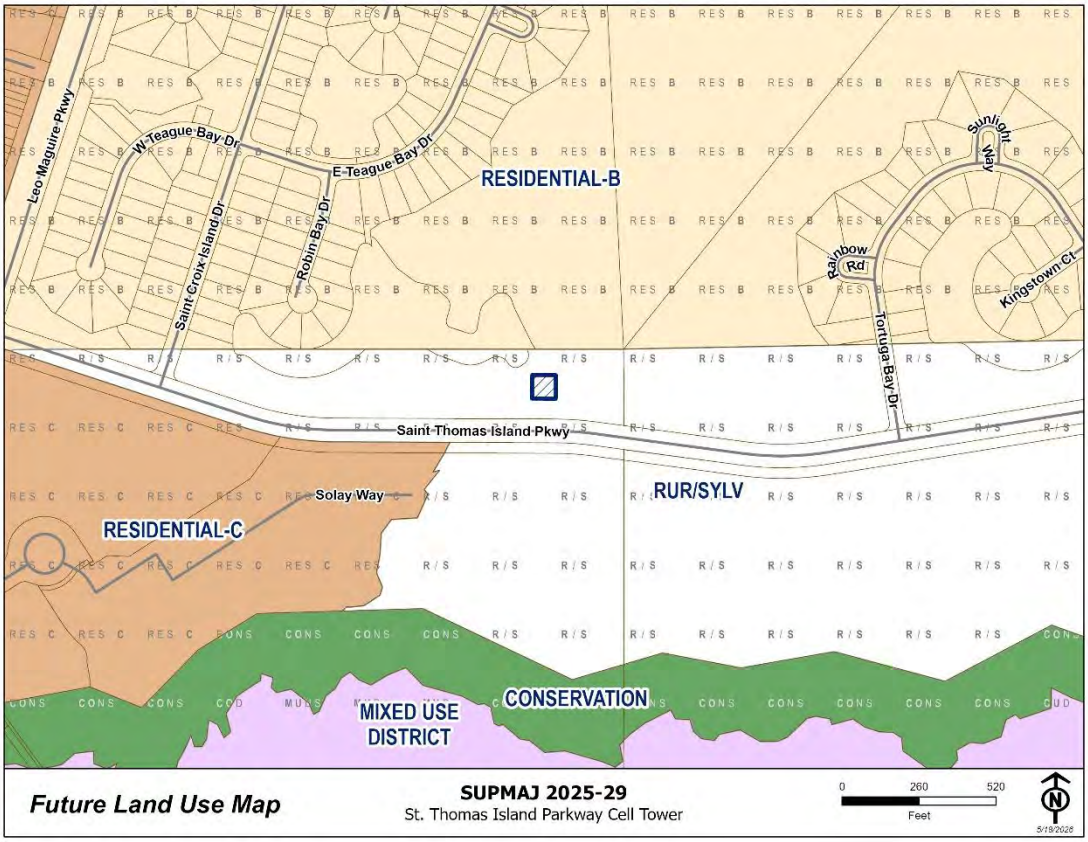
Location: The subject property is located at 1147 St Thomas Island Parkway, approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive.



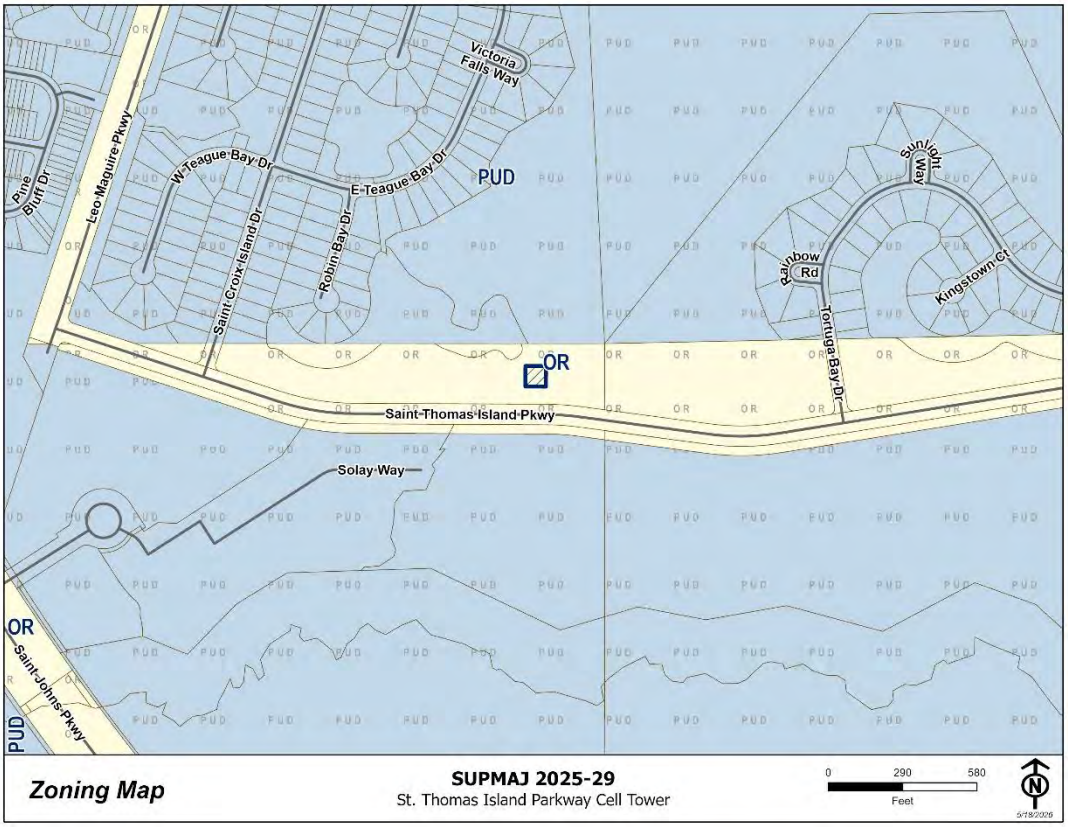
Aerial Imagery: The tower site is approximately 6,400 square feet in size and is currently wooded. The parent parcel consists of approximately 153.710 acres, including timberland and wetlands, with a portion of the property having been cleared for commercial development within the Silverleaf PUD.



Future Land Use: The subject property and surrounding area are designated Rural/Silviculture (R/S) on the Future Land Use Map (FLUM). Properties located to the north are designated Residential-B (RES-B), while the land to the southwest is designated Residential-C (RES-C).



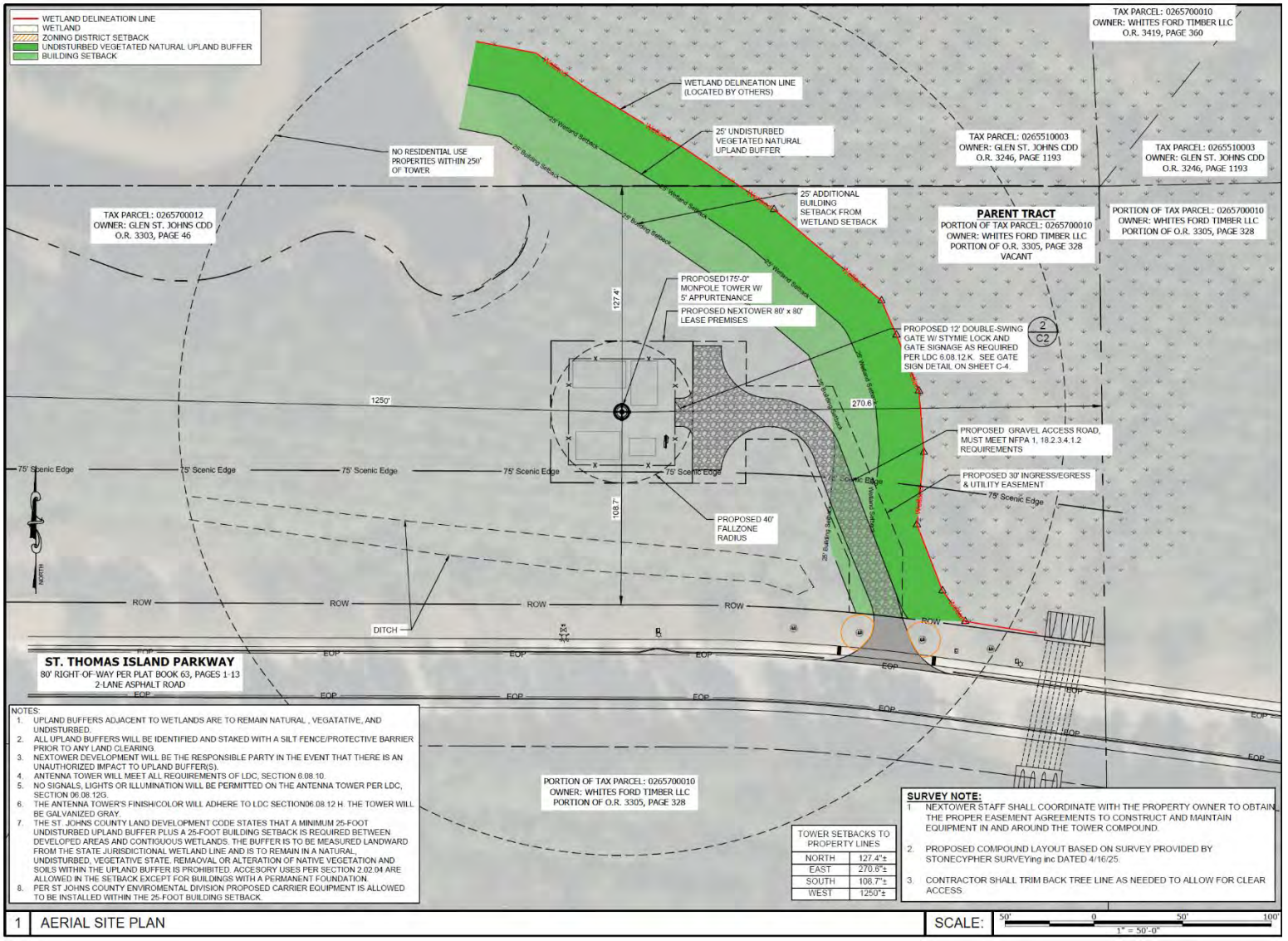
Zoning District: The subject property is zoned Open Rural (OR). Properties in the area include the Plantation Planned Unit Development (PUD) to the north and the Silverleaf PUD to the south.



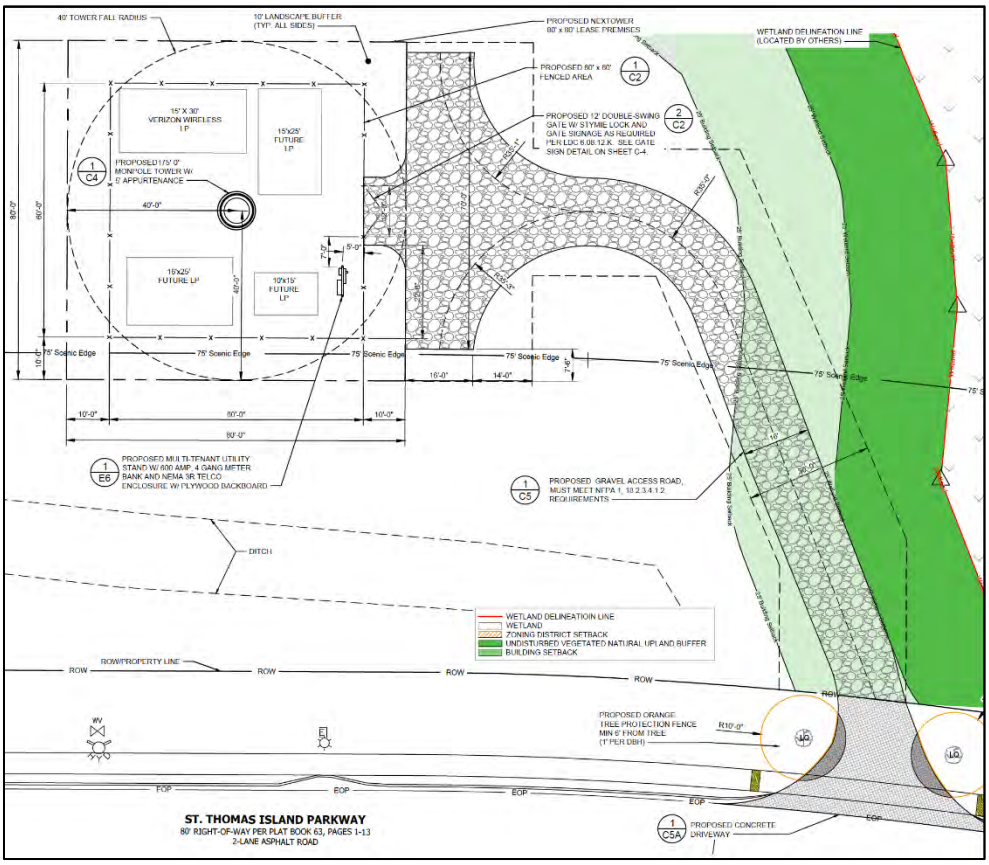
APPLICATION SUMMARY

The applicant is seeking a Special Use Permit to allow placement of a 180-foot Monopole antenna tower to be constructed within the subject property located at Parcel ID# 026570-0010 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 on the eastern portion of the site, as depicted below. As provided by the applicant, the tower project is intended to address identified service gap and capacity requirements in the area. The applicant's full narrative can be found in **Attachment 2 – Supporting Documents**.

Proposed Aerial Site Plan:



Proposed Site Plan (provided in part):



The proposed site plan for the antenna tower indicates that the tower will be located in the eastern section of the parent parcel. The structure will have an overall height of 180 feet, including a 5-foot lightning rod atop the 175-foot tower. The fall radius extends up to 40 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 – Draft Final Orders 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 tower location is on property designed Rural/Silviculture (R/S) per the FLUM of the Comprehensive Plan and Open Rural (OR) zoning district per the LDC. The proposed tower is a monopole tower structure.*

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 proposed tower location is more than 250' from the nearest residential use lot line. Regardless, the tower is required to be reviewed as a Special Use Permit (SUP) per the LDC as Open Rural (OR) zoned property.*

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: *Based on the requirements for the tower provider the proposed tower location meets the needs and criteria to provide cellular service coverage. The justification for this specific location is demonstrated in the provided exhibits and documents.*

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

Applicant Response: *According to the NEPA report and Phase I ESA report there are no adverse impacts because of the proposed tower on the property. See* ***Attachment 5 – Environmental Report****.*

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;

   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;

   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;

   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

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

   Applicant Response: *The Applicant acknowledges the provision outlined in this Section, including its intent to promote public health, safety, and general welfare within St. Johns County. The project substantially meets the stated objectives concerning the siting, design, and construction*

of Antenna Towers, and applicant recognizes the County's standards and priorities regarding aesthetics, environmental sensitivity, visual impact mitigation, and alignment with relevant federal and state telecommunications regulations.

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.

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.

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.

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.

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.

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.

Applicant Response: *Applicant Acknowledges the above.*

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 6.08.12.B St. Johns County Land Development Code VI-129 March 4, 2025 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.

Applicant Response: *Applicant Acknowledges the above.*

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: *As depicted in the boundary survey and site plan, as prepared by Stonecypher Surveying, Inc. and Towersource, respectively, the proposed Antenna Tower is located on Open Rural (OR) zoned property, but more than 250 feet from the nearest residential use lot line to the north.*

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: *As illustrated in the boundary survey, as prepared by Stonecypher Surveying, Inc., the proposed Antenna Tower's center-to-boundary line distances within the parent tract are as follows:*
   North: *127.4 – adjacent to the internal parent property boundary line.*
   East: *1,250 feet – adjacent to the internal parent property line at St. Croix Island Drive.*
   South: *108.7 feet - adjacent to the adjacent ROW line at St. Thomas Island Parkway.*
   West: *270.6 feet – adjacent to internal parent property boundary line.*

   Additionally, the nearest residentially zoned lot tine: Approximately 460 feet to the planned multi-family development to the southwest, approximately 740 feet to the single-family lot to the northwest on Robin Bay Drive, and approximately 942 feet to the single-family lot to the northeast on Tortuga Bay Drive.

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 of Monopole design.*

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 is 175 ft plus 5-ft for a lightning rod, a total of 180feet AGL.*

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: *The proposed Antenna Tower is engineered to support multiple users and is designed with sufficient excess capacity to accommodate up to four (4) wireless carriers. Each antenna mounting position includes an envelope capable of supporting minimum 25,000 square inches of wind load, providing ample structural tolerance for future equipment installations. This design anticipates additional antenna deployments without necessitating modification to the tower structure for the foreseeable future, thereby satisfying the criteria for a multi-user facility under applicable land development regulations.*

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 Applicant affirms that the proposed communications tower, including the base pad and all associated appurtenances, will not exceed 180 feet Above Ground Level (AGL), as measured from the finished grade of the Tower Site to the top of the structure or the highest appurtenance, whichever is greater.*

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 proposed antenna tower will be engineered with a certified collapse radius of 40.0 feet, in accordance with Section 6.08.12.C of the St. Johns County Land Development Code. In the unlikely event of a catastrophic failure, the tower is designed to collapse entirely within the boundaries of the parent parcel. As such, no residential dwellings, schools, or designated emergency evacuations shelters are located within the certified collapse zone, and the site complies with all applicable County regulations. Refer to Engineering Fall Certification be Sabre Industries dated October 8, 2025 and the Site Plans, specifically Sheets C1, C1A and C1B.*

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: *The proposed Tower will not require navigation hazard lighting. FAA Aeronautical Study 2025-ASO-9744-OE determined that the structure does not exceed obstruction standards and would not pose a hazard to air navigation. Supporting FAA documentation is part of this submittal.*

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: *The proposed monopole tower will feature a galvanized finish, consistent with County regulations for Antenna Towers not requiring FAA painting or marking. No alternative color petition has been submitted, and the galvanized finish is expected to effectively minimize visual impact within the surrounding area.*

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 Applicant acknowledges the County's requirements. The proposed tower has been engineered to ensure that, in the event of structural failure or collapse, all such events will be minimized and contained within the parent parcel, thereby mitigating any unreasonable safety hazard. Further, the Applicant confirms that structural analysis is a mandatory requirement upheld by the tower owner and aligned with industry standards whenever equipment is added to the existing carrier configuration or additional tenants are introduced to the structure. All improvements shall comply with applicable County Building Codes and will be supported by engineering documentation sealed by a licensed Professional Engineer, as required. Refer to supplemental Engineering Fall Design letter by Sabre Industries.*

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 proposed facility will feature a 8-foot-tall white PVC vinyl fence enclosing the entire perimeter of the tower equipment. This fencing type is decay-resistant and offers a clean, durable finish, and meets the specified opacity threshold outline for towers within residential or commercial zoning districts under Section 6.08.12.F of the St. Johns County Land Development Code. A 12-foot-wide access gate equipped with a stymie multi-lock system is included in the design to ensure controlled entry. Refer to site plan, sheet C2.*

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: *The Applicant acknowledges the County's signage requirements and will install a permanent sign affixed to the fence surrounding the antenna tower. All signage will be installed in accordance with County standards to ensure visibility, durability and regulatory compliance. Refer to site plan, sheet C2*

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.

Applicant Response: *The Applicant acknowledges the above.*

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.

    Applicant Response: *The Applicant acknowledges the above. Refer to the site plan for the tree removal and landscape plans on Sheet L1 and Sheet L2.*

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.

    Applicant Response: *The Applicant acknowledges the above.*

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

    Applicant Response: *The Applicant acknowledges the above.*

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.

Applicant Response: *The Applicant acknowledges the above.*

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

Applicant Response: *The Applicant acknowledges the above.*

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 has been designed to be compatible with existing and surrounding land uses and is intended to complement the general character and aesthetics of the area Consideration has been given to the height, architectural design, and placement of the tower in relation to adjacent structures and natural features, with the objective of minimizing visual impact and preserving neighborhood integrity.*

In accordance with FAA requirements, the tower will not be illuminated, which further reduces its visual prominence. Based on its location and presence of mature vegetation and natural buffering, the proposed tower will not result in any significant detrimental impact on adjacent property values. The facility will be unmanned, non-habitable and does not require potable water, sanitary sewer or create solid waste, resulting in no impact on public facilities.

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.

Applicant Response: *The Applicant has conducted a thorough analysis using GIS data, FAA records and the FCC Antenna Structure Registration database. This research confirms that no existing communication towers or structures of sufficient height are available within the designated Search Area to meet the wireless carriers (RF) engineering requirements. The conclusions are further supported by the anchor tenant's RF propagation study, which illustrates the necessity of a new tower to address identified service gap and capacity requirements in the area. Accordingly, the Applicant asserts that reasonable efforts to collocate have been reviewed and that no viable alternatives currently exist to fulfill the coverage objectives. Please refer to the Propagation Study and Existing Telecommunications towers map made available with application. See* ***Attachment 3 – Coverage Maps****.*

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: *It is the Applicants intent to actively market and offer collocation space on the proposed Antenna Tower to qualified parties and wireless entities.*

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.

   Applicant Response: *Applicant acknowledges the above.*

4. The Board of County Commissioners may waive the Collocation requirements of this Section upon finding that enforcing such requirement in a given instance does not substantially further established public purposes or is in violation of State or Federal Law.
   a. All applicants shall demonstrate reasonable efforts in developing a Collocation alternative for their proposal.

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

Applicant Response: *Applicant acknowledges the above.*

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.

   Applicant Response: *Applicant acknowledges the above. A bond will be issued to St. Johns County.*

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.

   Applicant Response: *Applicant acknowledges the above.*

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.

   Applicant Response: *Applicant acknowledges the above.*

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.

Applicant Response: *The structural engineering analysis has been submitted and is part of the signed/sealed plans, exhibits and elevation drawings on record.*

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 regulation. Electrical power and grounding systems shall be maintained to retain compliance with state and local Building regulation. Landscaping, drainage, fencing, security, and signage shall be maintained to retain compliance with local regulation.

Applicant Response: *The Applicant acknowledges the provisions outlined above regarding the structural analysis and ongoing maintenance of the Antenna Tower facility. The Applicant is committed to maintaining the Antenna Tower, ancillary and lighting components in a manner that minimizes visual impact and upholds regulatory compliance. All lighting, markings, electrical systems, and grounding infrastructure will be maintained in accordance with applicable federal, state, and local codes. Landscaping, drainage systems, fencing, signage, and security measures will also be maintained to ensure continued adherence to the requirements of the St. Johns County Land Development Code.*

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 Thursday, February 19, 2025, 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.

Staff Note: *Photo simulations of the proposed Antenna Tower from a total of seventeen (17) viewpoints have been included with this application package to demonstrate the visual impact of the Antenna Tower (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: *The applicant acknowledges the above.*

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: *The applicant acknowledges the above.*

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.

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.

Real Estate Review:

There is a County-owned tower 2.3 miles from this proposed tower. The County-owned tower is located at 10005 Cartwheel Bay Avenue and there may be space available for lease.

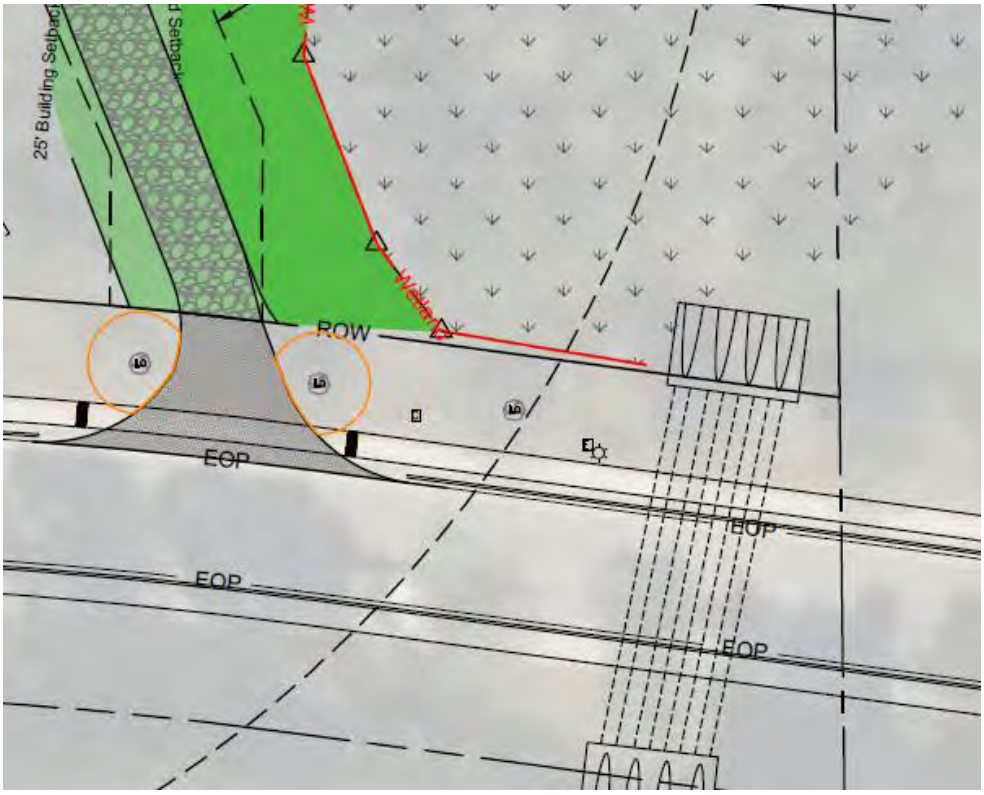
Once the applicant's Special Use Permit has been approved, and only after the PZA has approved the applicant's **TOWER APPLICATION**, applicant needs to provide a valid Temporary Access Easement in favor of St. Johns County to adequately access the tower site for removal of the subject tower not complying with the time period established within Section 6.08.12.N. Once the easement has been accepted and approved by the BOCC, this comment can be signed off.

Technical Division Review:

The proposed tower site was reviewed for consistency with the Land Development Code's design standards for commercial development as well as specific tower-site requirements. Staff found that the proposed driveway connection meets the requirements of Land Development Code section 6.04.05.C for commercial

driveways and the access easement is designed according to section 6.04.07.B.3 for unmanned site access. According to the County's regional stormwater model and asset management inventory, there is a significant wetland crossing under Saint Thomas Island Rd (4 48" cylindrical pipes) near the proposed tower site access.

Staff confirmed that the proposed access design does not interfere with the flow path, pipes, or headwall (see image below).



Within the 80' x 80' lease premises, the plans propose 1,175 square feet of impervious surface with the entire project impact amounting to 13,900 square feet of site alterations including clearing, earthwork, and open or landscape areas. Staff concluded that the project meets Land Development Code section 6.04.06.C.3.C. Additionally, according to the St. Johns County Regional Stormwater Model, the entire lease area is expected to be inundated during several modeled rainfall events (25,50, and 100-year). All site elements are planned to be raised to avoid having the access drive and lease premises inundated during fast/heavy rainfall events according to the grading plan.

Planning and Zoning Division Review:

The proposed 180-foot monopole tower is located within Open Rural (OR) zoning and is located more than 250 feet from a residential use or residentially zoned property. According to Table 2.03.01 of the LDC, OR zoning requires a Special Use Permit to allow for towers pursuant to the conditions and limitations found in LDC Section 2.03.01, 2.03.26, and 6.08.12.

Figure 1 illustrates a compatibility map for the existing area. As depicted, the subject site is located within the OR zoning district, bordered by PUDs to the north and south. The proposed tower is situated in an area comprised of undeveloped land. Two residential neighborhoods are located to the east and west of the site, and a proposed multifamily development is planned to the southwest. The nearest residential properties are approximately 460 feet from the proposed multifamily development to the southwest, 740 feet northwest of the site along Robin Bay Drive, and 942 feet northeast of the site along Tortuga Bay Drive.

Figure 1: Compatibility Map

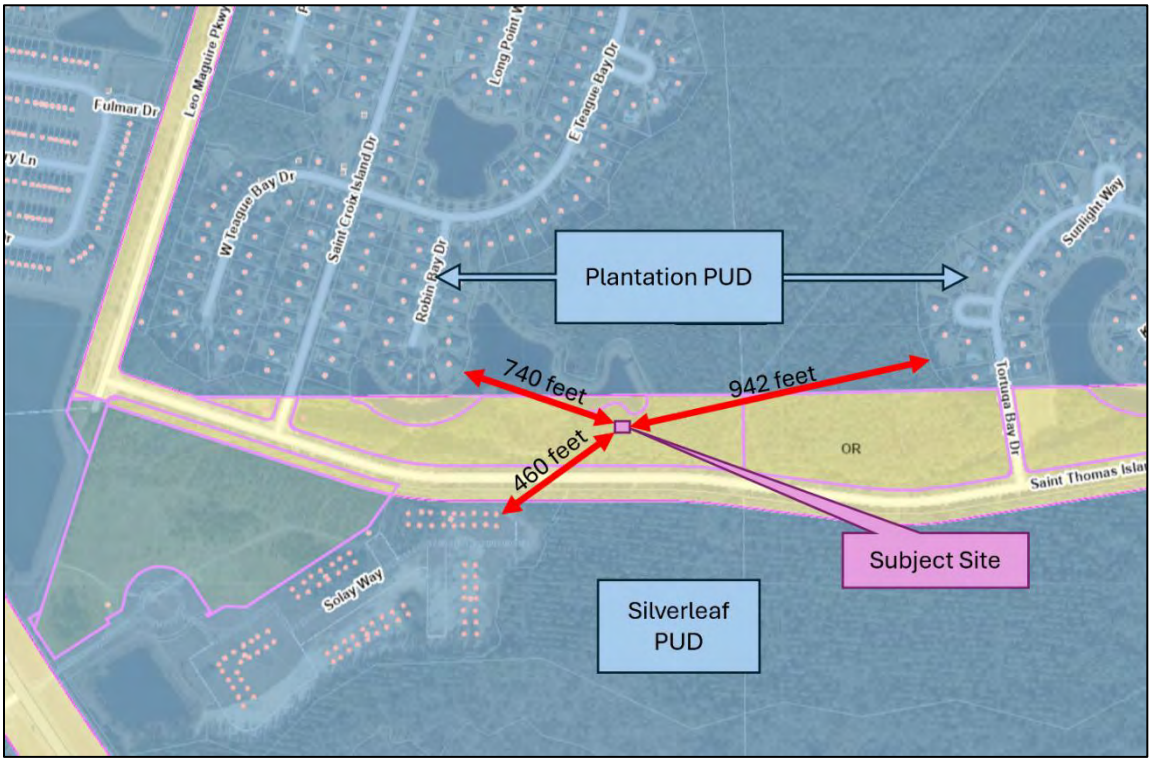
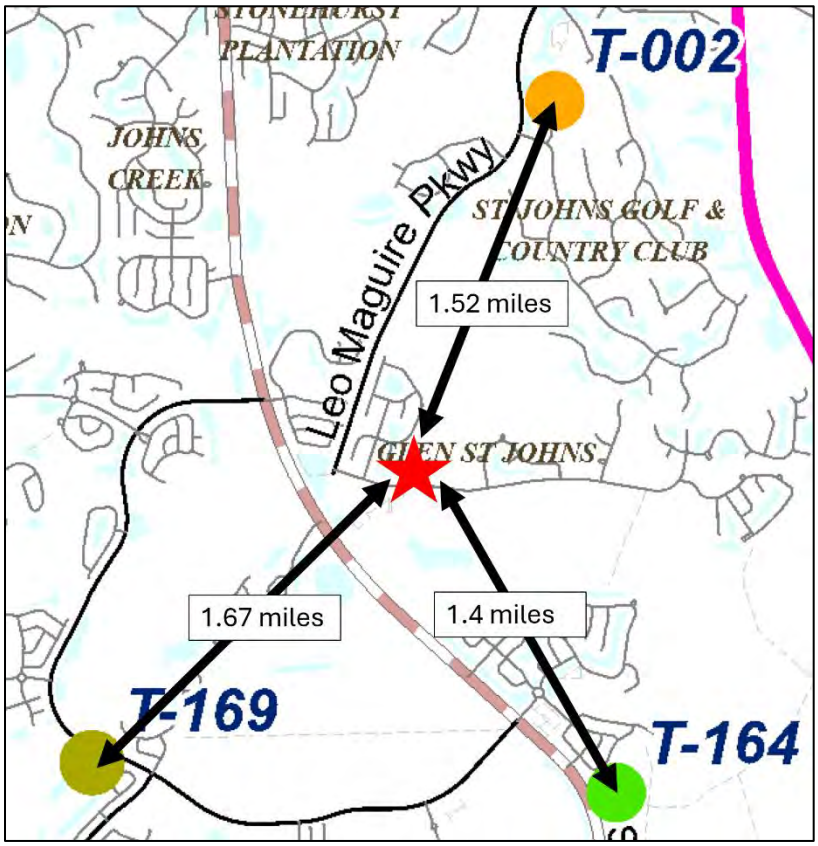


Figure 2 illustrates the distances between the proposed tower and the three nearest existing towers. The proposed tower is located approximately 1.40 miles from the nearest tower to the southeast, 1.52 miles from the nearest tower to the northeast, and 1.67 miles from the nearest tower to the southwest.

Figure 2: Existing Residential Distances



NORTHWEST SECTOR COMMUNITY MEETING (2/19/2026)

The applicant hosted the county-required Northwest Sector Community meeting on February 19, 2026, at Roots Church located at 2050 St. Johns Parkway, Suite 111, 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 forty (40) members of the public attended and posed questions related to the proposed coverage, the necessity of coverage in the area, how the location was decided, 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 Community 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 databases. It is confirmed that there are no tower structures within one (1) mile. The closest tower sites to the proposed location are approximately 1.4 miles to the southeast. The full Technical Review Report provided by Omnicom Consulting Group is included in **Attachment 7 - Third Party Review.**

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff has received nine (9) letters and emails of opposition to the request. These can be found in **Attachment 8 – Correspondence**.

ACTION

Staff provides eleven (11) findings of fact and ten (10) conditions to support a motion to approve the Special Use Permit request, and ten (10) findings of fact to support the motion to deny the Special Use Permit request. 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 Report
6. Northwest Sector Community Meeting Packet
7. Third Party Review
8. Correspondence

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **SUPMAJ 2025-29 St. Thomas Island Parkway Cell 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 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, 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 NexTower and Whites Ford Timber LLC for the site located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive 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 180 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. The Use shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Final Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the Development Review Division of St. Johns County Growth Management.
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 2025-29 St. Thomas Island Parkway Cell 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 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning. The subject site is specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, 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
PLANNING AND ZONING AGENCY

RE:	NexTower 905 NW 56th Terrace, Suite A Gainesville, FL 32605
FILE NUMBER:	SUPMAJ 2025-29
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL ID:	026570-0010
DATE OF HEARING:	July 23, 2026

ORDER **GRANTING** SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, came before the Planning & Zoning Agency for public hearing on July 23, 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 Agency finds as follows:

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

4. The request is in compliance with Sections 2.03.01, 2.03.26, and 6.08.12, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of 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 Agency hereby grants the Special Use Permit pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, subject to the following conditions:

1. The Special Use Permit is granted to NexTower and Whites Ford Timber LLC for the site located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive 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 180 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. The Use shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Final Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the Development Review Division of St. Johns County Growth Management.
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.

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

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

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

DATED THIS _____DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

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

_____

Clerk
Growth Management Department

_____

Date Filed

NEXTOWER DEVELOPMENT GROUP II, LLC
ST. THOMAS PKWY NXFL-351

PARENT TRACT DESCRIPTION

A PARCEL OF LAND BEING THAT PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LYING NORTH OF ST. THOMAS ISLAND PARKWAY, ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1, AS RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE PUBLIC RECORDS OF SAID COUNTY, AND LYING EAST OF ST. CROIX ISLAND DRIVE, ACCORDING TO SAID PLAT; LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3303, PAGE 46 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL

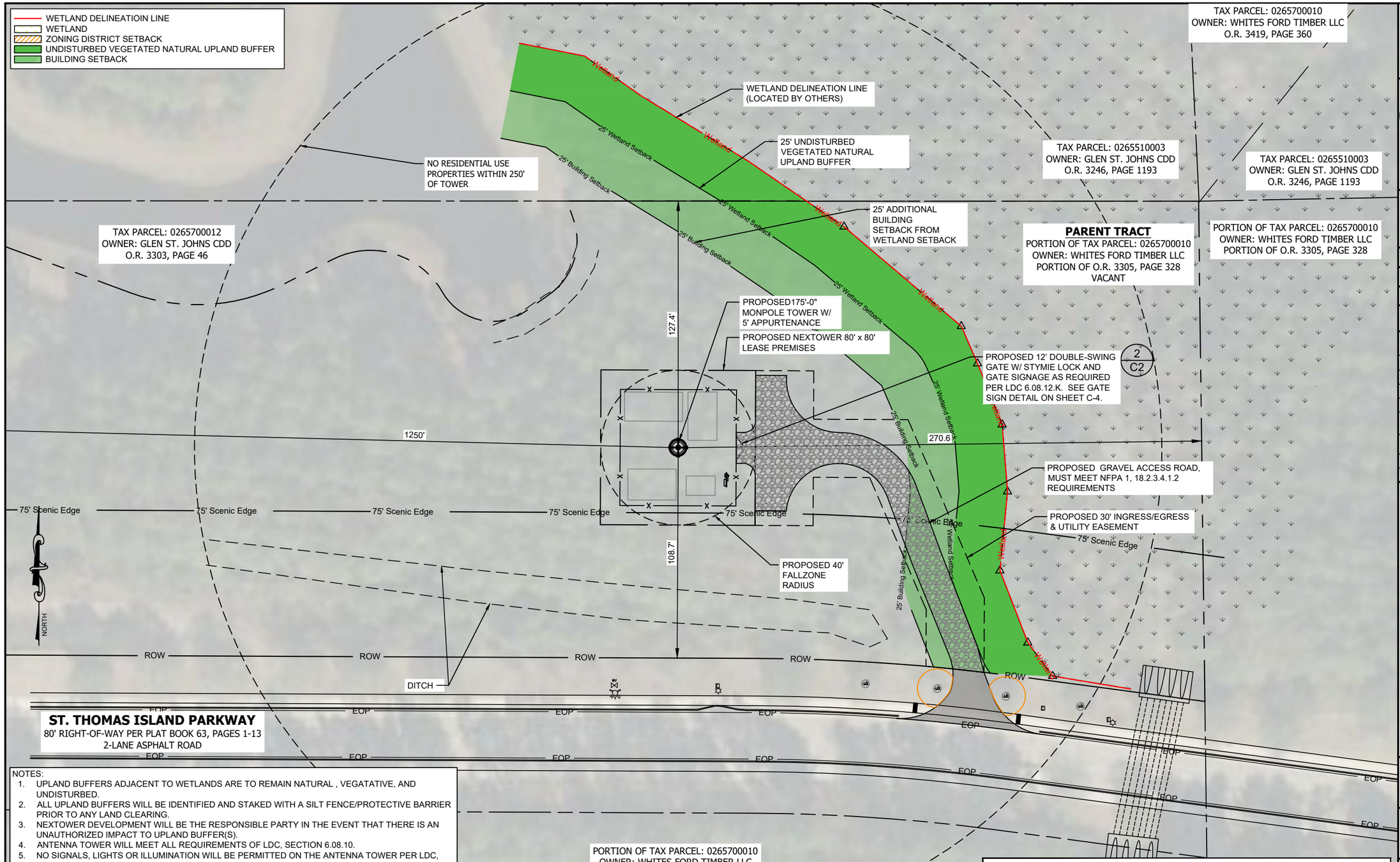
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N89° 44' 28"W FOR 80.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 80.00 FEET; THENCE S00° 15' 32"W FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET MORE OR LESS.

NEXTOWER 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS & EGRESS LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 30.00 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE S89° 44' 28"E FOR 48.85 FEET; THENCE S23° 09' 22"E FOR 100.20 FEET; THENCE S00° 15' 32"W FOR 38.39 FEET TO AN INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY AND A NON-TANGENT POINT ON A CURVE; THENCE WESTERLY FOR 30.14 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1065.00 FEET, CENTRAL ANGLE OF 01° 37' 18", SUBTENDED BY A CHORD HAVING A LENGTH OF 30.14 FEET AND BEARING N84° 09' 14"W; THENCE N00° 15' 32"E FOR 29.23 FEET; THENCE N23° 09' 22"W FOR 74.28 FEET; THENCE N89° 44' 28"W FOR 29.15 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE N89° 44' 28"W FOR 30.00 FEET TO THE POINT OF BEGINNING.



NOTES:

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL , VEGATATIVE, AND UNDISTURBED.
2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
3. NEXTOWER DEVELOPMENT WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
4. ANTENNA TOWER WILL MEET ALL REQUIREMENTS OF LDC, SECTION 6.08.10.
5. NO SIGNALS, LIGHTS OR ILLUMINATION WILL BE PERMITTED ON THE ANTENNA TOWER PER LDC, SECTION 06.08.12G.
6. THE ANTENNA TOWER'S FINISH/COLOR WILL ADHERE TO LDC SECTION06.08.12 H. THE TOWER WILL BE GALVANIZED GRAY.
7. THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE STATES THAT A MINIMUM 25-FOOT UNDISTURBED UPLAND BUFFER PLUS A 25-FOOT BUILDING SETBACK IS REQUIRED BETWEEN DEVELOPED AREAS AND CONTIGUOUS WETLANDS. THE BUFFER IS TO BE MEASURED LANDWARD FROM THE STATE JURISDICTIONAL WETLAND LINE AND IS TO REMAIN IN A NATURAL, UNDISTURBED, VEGETATIVE STATE. REMAOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED. ACCESORY USES PER SECTION 2.02.04 ARE ALLOWED IN THE SETBACK EXCEPT FOR BUILDINGS WITH A PERMANENT FOUNDATION.
8. PER ST JOHNS COUNTY ENVIROMENTAL DIVISION PROPOSED CARRIER EQUIPMENT IS ALLOWED TO BE INSTALLED WITHIN THE 25-FOOT BUILDING SETBACK.

TOWER SETBACKS TO PROPERTY LINES	
NORTH	127.4"±
EAST	270.6"±
SOUTH	108.7"±
WEST	1250"±

SURVEY NOTE:

1. NEXTOWER STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY STONECYPHER SURVEYing inc DATED 4/16/25.
3. CONTRACTOR SHALL TRIM BACK TREE LINE AS NEEDED TO ALLOW FOR CLEAR ACCESS.

1 AERIAL SITE PLAN

SCALE: 50' 0 50' 100' — 1" = 50'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

THE INFORMATIN CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE LICENSE No. 74297 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DON GEORGE, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

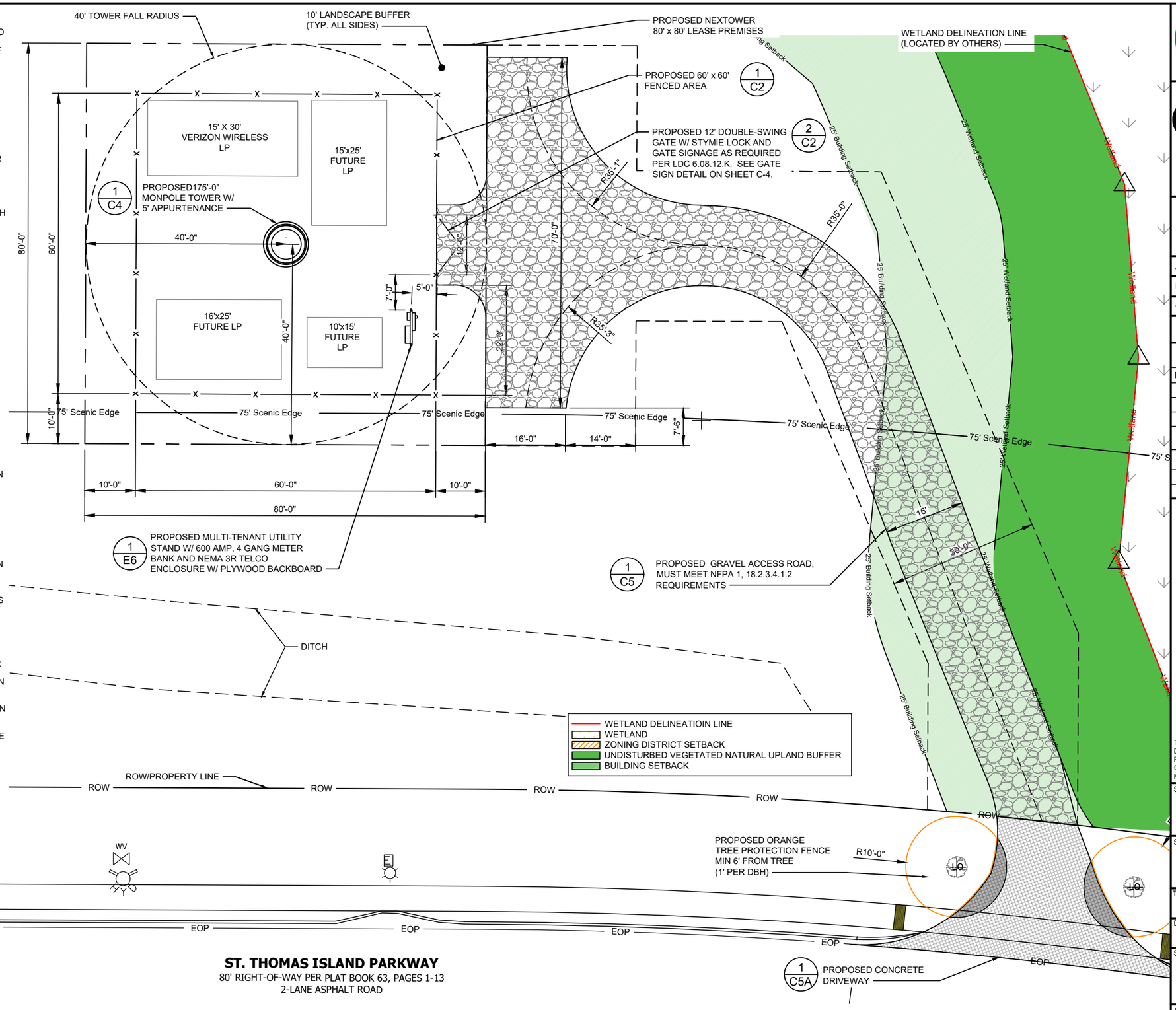
DESIGN TYPE:
RAWLAND

SHEET TITLE:
AERIAL SITE PLAN

DRAWING NO.
C1A

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND NEXTOWER SPECIFICATIONS, THE NEXTOWER CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. WAVEGUIDE BRIDGE AND EQUIPMENT PAD ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
7. THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR NEXTOWER CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM NEXTOWER CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



TOWER SETBACKS TO PROPERTY LINES	
NORTH	127.4"±
EAST	270.6"±
SOUTH	108.7"±
WEST	1250"±

ST. THOMAS ISLAND PARKWAY
80' RIGHT-OF-WAY PER PLAT BOOK 63, PAGES 1-13
2-LANE ASPHALT ROAD

1 DETAILED SITE PLAN

SCALE: 20' 0 20' 40' — 1" = 20'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

THE INFORMATIN CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE LICENSE No. 74297 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DON GEORGE, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
DETAILED SITE PLAN

DRAWING NO.
C1B

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	NexTower 905 NW 56th Terrace, Suite A Gainesville, FL 32605
FILE NUMBER:	SUPMAJ 2025-29
LEGAL:	Exhibit A
PARCEL ID:	026570-0010
DATE OF HEARING:	July 23, 2026

ORDER **DENYING** SPECIAL USE APPROVAL

The above referenced application for a Special Use Permit pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive, came before the Planning & Zoning Agency for public hearing on July 23, 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 Agency finds as follows:

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

5. The request is in conflict with the Future Land Use Map designation of 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 Agency hereby denies the Special Use Permit pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive.

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

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

DATED THIS _____DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

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

_____

Clerk
Growth Management Department

_____

Date Filed

NEXTOWER DEVELOPMENT GROUP II, LLC
ST. THOMAS PKWY NXFL-351

PARENT TRACT DESCRIPTION

A PARCEL OF LAND BEING THAT PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LYING NORTH OF ST. THOMAS ISLAND PARKWAY, ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1, AS RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE PUBLIC RECORDS OF SAID COUNTY, AND LYING EAST OF ST. CROIX ISLAND DRIVE, ACCORDING TO SAID PLAT; LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3303, PAGE 46 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N89° 44' 28"W FOR 80.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 80.00 FEET; THENCE S00° 15' 32"W FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET MORE OR LESS.

NEXTOWER 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS & EGRESS LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 30.00 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE S89° 44' 28"E FOR 48.85 FEET; THENCE S23° 09' 22"E FOR 100.20 FEET; THENCE S00° 15' 32"W FOR 38.39 FEET TO AN INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY AND A NON-TANGENT POINT ON A CURVE; THENCE WESTERLY FOR 30.14 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1065.00 FEET, CENTRAL ANGLE OF 01° 37' 18", SUBTENDED BY A CHORD HAVING A LENGTH OF 30.14 FEET AND BEARING N84° 09' 14"W; THENCE N00° 15' 32"E FOR 29.23 FEET; THENCE N23° 09' 22"W FOR 74.28 FEET; THENCE N89° 44' 28"W FOR 29.15 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE N89° 44' 28"W FOR 30.00 FEET TO THE POINT OF BEGINNING.

ATTACHMENT 2
SUPPORTING DOCUMENTS

~~February 15, 2025~~May 18, 2026

Narrative

"St. Thomas Island Parkway Cell Tower"

This is a request for a Special Use Permit (SUP) pursuant to Section 2.03.26 of the St. Johns County Land Development Code (LDC) to allow for the construction of a 180-foot monopole tower and support facility within the Open Rural (OR) zoning district on a 6,400sf leased portion of the 153.7ac parent property (PIN 0265700010). More specifically, NexTower, in conjunction with Verizon and White's Ford Timber, LLC, proposes a 175' monopole antenna tower with a 5' appurtenance (for 180' total height) to be constructed within an 80'x80' (6,400sf) leased and fenced compound to allow for commercial wireless coverage and future network capacity in St. Johns County, FL.

Antenna Towers may be permitted as a Special Use within PUD zoning districts, such as this request, subject to LDC Sections 2.03.01-A, 2.03.26, 3.04.00, and 6.08.12, as described with responses as follows:

SECTION 2.03.01-A

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;

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.

Response: Applicant Acknowledges the above.

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.

Response: Applicant Acknowledges the above.

Provided the exhibits made available as part of this application and based on NexTower's research it does not appear that adverse visual impacts, environmental impacts, stormwater impacts, or historical impacts will occur as a result of the construction and operation of the antenna tower facility at this location.

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.

Response: Applicant Acknowledges the above and affirms requested documents are available as part of this application.

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.

Response: The proposed telecommunications tower at the St. Thomas Island Parkway site is consistent with the principles of compatibility outlined in Chapter 163, Part II, Florida Statutes. As a passive use, the facility poses no adverse impacts to adjacent or surrounding land uses. Routine maintenance requires only minimal vehicular access—approximately one visit per month per carrier—resulting in negligible traffic generation.

The tower does not require connection to potable water, sanitary sewer, or solid waste services, and therefore places no burden on public infrastructure. Tower height has been limited to the minimum necessary to satisfy RF engineering requirements, enabling enhanced coverage without exceeding what is essential for functionality.

No environmental or wetland impacts are anticipated with this development. Existing vegetation and surrounding land uses provide substantial visual buffering, preserving the area's aesthetic character and long-term land use compatibility. This proposal maintains stability over time by ensuring that nearby land uses are not unduly affected, directly or indirectly, by the introduction of this facility.

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.
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.
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.

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

Response: Applicant Acknowledges the above

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 2.03.01-A.E St. Johns County Land Development Code II-49 May 7, 2024 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.

Response: Applicant Acknowledges the above

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 nontransferable. 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.

Response: Applicant Acknowledges the above

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.

Response: Applicant Acknowledges the above

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.

Response: Applicant Acknowledges the above

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.

Response: Applicant Acknowledges the above

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.

Response: Applicant Acknowledges the above

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.

Response: Applicant Acknowledges the above

SECTION 2.03.26

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.

Response: The proposed tower location is on property designed Rural/Silviculture (R/S) per the FLUM of the Comprehensive Plan and Open Rural (OR) zoning district per the LDC. The proposed tower is a monopole tower structure.

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 2.03.25.E.2 St. Johns County Land

Development Code II-75 May 7, 2024 Development or Open Rural (OR) zoning district shall be reviewed as a Special Use.

Response: The proposed tower location is more than 250' from the nearest residential use lot line. Regardless, the tower is required to be reviewed as a Special Use Permit (SUP) per the LDC as Open Rural (OR) zoned property.

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

Response: Based on the requirements for the tower provider the proposed tower location meets the needs and criteria to provide cellular service coverage. The justification for this specific location is demonstrated in the provided exhibits and documents.

D. There are no significant adverse impacts to Environmentally Sensitive Areas or areas judged to possess unique environmental or cultural qualities. **Response: According to the NEPA report and**

Phase I ESA report there are no adverse impacts because of the proposed tower on the property.

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.

Response: N/A.

SECTION 3.04.00 AIRPORT OVERLAY DISTRICT

Response: Not Applicable.

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;

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;

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;

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

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

Response: The Applicant acknowledges the provisions outlined in this Section, including its intent to promote public health, safety, and general welfare within St. Johns County. The project substantially meets the stated objectives concerning the siting, design, and construction of Antenna Towers, and applicant recognizes the County's standards and priorities regarding aesthetics, environmental sensitivity, visual impact mitigation, and alignment with relevant federal and state telecommunications regulations.

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.

   Response: Applicant Acknowledges the above.

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.

   Response: N/A

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.

Response: Applicant Acknowledges the above.

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.

   Response: Applicant Acknowledges the above.

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.

   Response: N/A.

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.

   Response: N/A.

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 6.08.12.B St. Johns County Land Development Code VI-129 March 4, 2025 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.

Response: Applicant Acknowledges the above.

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.

   Response: As depicted in the boundary survey and site plan, as prepared by Stonecypher Surveying, Inc. and Towersource, respectively, the proposed Antenna Tower is located on Open Rural (OR) zoned property, but more than 250 feet from the nearest residential use lot line to the north.

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.

Response: As illustrated in the boundary survey, as prepared by Stonecypher Surveying, Inc., the proposed Antenna Tower's center-to-boundary line distances within the parent tract are as follows:

North: 127.4 feet – adjacent to the internal parent property boundary line.

East: 1,250 feet – adjacent to the internal parent property line at St. Croix Island Drive.

South: 108.7 feet – adjacent to the adjacent ROW line at St. Thomas Island Parkway.

West: 270.6 feet – adjacent to internal parent property boundary line.

Additionally, the nearest residentially zoned lot line: Approximately 460 feet to the planned multi-family development to the southwest, ~~and~~ approximately 740 feet to the single-family lot to the ~~northeast~~northwest on Robin Bay Drive, and approximately 942 feet to the single-family lot to the northeast on Tortuga Bay Drive.~~.~~

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.

   Response: The Proposed Antenna Tower is of Monopole design.

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.

   Response: N/A

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.

   Response: The proposed Antenna Tower is 175~~170~~-ft plus 5-ft for a lightning rod, a total of 180-feet AGL.

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.

Response: The proposed Antenna Tower is engineered to support multiple users and is designed with sufficient excess capacity to accommodate up to four (4) wireless carriers. Each antenna mounting position includes an envelope capable of supporting minimum 25,000 square inches of wind load, providing ample structural tolerance for future equipment installations. This design anticipates additional antenna deployments without necessitating modifications to the tower structure for the foreseeable future, thereby satisfying the criteria for a multi-user facility under applicable land development regulations.

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.

Response: The Applicant affirms that the proposed communications tower, including the base pad and all associated appurtenances, will not exceed 180 feet Above Ground Level (AGL), as measured from the finished grade of the Tower Site to the top of the structure or the highest appurtenance, whichever is greater.

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 6.08.12.C St. Johns County Land Development Code VI-130 March 4, 2025 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.

Response: The proposed antenna tower will be engineered with a certified collapse radius of 40.0 feet, in accordance with Section 6.08.12.C of the St. Johns County Land Development Code. In the unlikely event of a catastrophic failure, the tower is designed to collapse entirely within the boundaries of the parent parcel. As such, no residential dwellings, schools, or designated emergency evacuation shelters are located within the certified collapse zone, and the site complies with all applicable County regulations. Refer to Engineering Fall Certification by Sabre Industries dated October 8, 2025, and the Site Plans, specifically Sheets ~~C1.3~~C1, C1A and C1B.

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.

Response: The proposed Tower will not require navigation hazard lighting. FAA Aeronautical Study 2025-ASO-9744-OE determined that the structure does not exceed obstruction standards and would not pose a hazard to air navigation. Supporting FAA documentation is part of this submittal.

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.

Response: The proposed monopole tower will feature a galvanized finish, consistent with County regulations for Antenna Towers not requiring FAA painting or marking. No alternative color petition has been submitted, and the galvanized finish is expected to effectively minimize visual impact within the surrounding area.

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.

Response: The Applicant acknowledges the County's requirements. The proposed tower has been engineered to ensure that, in the event of structural failure or collapse, all such events will be minimized and contained within the parent parcel, thereby mitigating any unreasonable safety hazard. Further, the Applicant confirms that structural analysis is a mandatory requirement upheld by the tower owner and aligned with industry standards whenever equipment is added to the existing carrier configuration or additional tenants are introduced to the structure. All improvements shall comply with applicable County Building Codes and will be supported by engineering documentation sealed by a licensed Professional Engineer, as required. Refer to supplemental Engineering Fall Design letter by Sabre Industries.

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 6.08.12.F St. Johns County Land Development Code VI-131 March 4, 2025 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.

Response: The proposed facility will feature a 8-foot-tall white PVC vinyl fence enclosing the entire perimeter of the tower equipment. This fencing type is decay-resistant and offers a clean, durable finish, and meets the specified opacity threshold outlined for towers within residential or commercial zoning districts under Section 6.08.12.F of the St. Johns County Land Development Code. A 12-foot-wide access gate equipped with a stymie multi-lock system is included in the design to ensure controlled entry. Refer to site plan, sheet C2.

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.

Response: The Applicant acknowledges the County's signage requirements and will install a permanent sign affixed to the fence surrounding the antenna tower. All signage will be installed in accordance with County standards to ensure visibility, durability, and regulatory compliance. Refer to site plan, sheet C2.

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.

Response: The Applicant acknowledges the above.

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.

Response: Applicant acknowledges the above. Refer to the site plan for the tree removal and landscape plans on Sheet L1 and Sheet L2.

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.

Response: The Applicant acknowledges the above.

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

Response: The Applicant acknowledges the above.

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.

Response: Applicant acknowledges the above.

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.

Response: Applicant acknowledges the above.

O. Antenna Tower Applications for Special Uses and Variances

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

Response: Applicant acknowledges the above.

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.

Response: The proposed Antenna Tower has been designed to be compatible with existing and surrounding land uses and is intended to complement the general character and aesthetics of the area. Consideration has been given to the height, architectural design, and placement of the tower in relation to adjacent structures and natural features, with the objective of minimizing visual impact and preserving neighborhood integrity.

In accordance with FAA requirements, the tower will not be illuminated, which further reduces its visual prominence. Based on its location and presence of mature vegetation and natural buffering, the proposed tower will not result in any significant detrimental impact on adjacent property values. The facility will be unmanned, non-habitable and does not require potable water, sanitary sewer or create solid waste, resulting in no impact on public facilities.

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.

Response: The proposed antenna facility is not located within St. Johns County Special Tower Zone.

R. Collocation

1. Prior to applying for approval or permitting of a new Antenna Tower under this Section, the Applicant shall use reasonable efforts to collocate on Reasonable Collocation Terms, or place Antennas proposed to be located on a new Antenna Tower on other currently permitted facilities or Structures. Prior to granting of an application for a new Antenna Tower, the applicant shall demonstrate that there are no other suitable existing antenna Towers or structures on which the 6.08.12.N St. Johns County Land Development Code VI-133 March 4, 2025 applicant/provider can reasonable place its antennas, by providing evidence of any of the following:

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

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

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

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

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

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

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

Response: The Applicant has conducted a thorough analysis using GIS data, FAA records, and the FCC Antenna Structure Registration database. This research confirms that no existing communication towers or structures of sufficient height are available within the designated Search Area to meet the wireless carriers (RF) engineering requirements. The conclusions are further supported by the anchor tenant's RF propagation study, which illustrates the necessity of a new tower to address identified service gap and capacity requirements in the area. Accordingly, the Applicant asserts that reasonable efforts to collocate have been reviewed and that no viable alternatives currently exist to fulfill the coverage objectives. Please refer to the Propagation Study and Existing Telecommunications towers map made available with application.

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.

Response: It is the Applicants intent to actively market and offer collocation space on the proposed Antenna Tower to qualified parties and wireless entities.

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.

Response: Applicant acknowledges the above.

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

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

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

    Response: Applicant acknowledges the above.

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.

    Response: Applicant acknowledges the above. A bond will be issued to St. Johns County.

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.

    Response: Applicant acknowledges the above.

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.

   Response: Applicant acknowledges the above and will provide the County Attorney for review.

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.

   Response: The structural engineering analysis has been submitted and is part of the signed/sealed plans, exhibits and elevation drawings on record.

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 regulation. Electrical power and grounding systems shall be maintained to retain compliance with state and local Building regulation. Landscaping, drainage, 6.08.12.S St. Johns County Land Development Code VI-135 March 4, 2025 fencing, security, and signage shall be maintained to retain compliance with local regulation.

   Response: The Applicant acknowledges the provisions outlined above regarding the structural analysis and ongoing maintenance of the Antenna Tower facility. The Applicant is committed to maintaining the Antenna Tower, ancillary and lighting components in a manner that minimizes visual impact and upholds regulatory compliance. All lighting, markings, electrical systems, and grounding infrastructure will be maintained in accordance with applicable federal, state, and local codes. Landscaping, drainage systems, fencing, signage, and security measures will also be maintained to ensure continued adherence to the requirements of the St. Johns County Land Development Code.

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.

Response: Applicant acknowledges the above.

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.

Response: Applicant acknowledges the above.

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.

   Response: The applicant acknowledges the above.

2. 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 6.08.12.T.2 St. Johns County Land Development Code VI-136 March 4, 2025 be deemed a pre-requisite for considering an Antenna Tower application properly complete. 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.

Response: The applicant acknowledges the above.

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

   Response: Applicant acknowledges the above.

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

   Response: The applicant acknowledges the above.

PROJECT INFORMATION

SITE ADDRESS:	TBD ST THOMAS IS. PKWY ST. AUGUSTINE, FL 32092
LATITUDE/LONGITUDE:	30.030042, -81.517075
PARCEL ID:	0265700010
PARCEL OWNER:	WHITES FORD TIMBER LLC
JURISDICTION:	ST JOHNS COUNTY
ZONING CLASSIFICATION:	OR
DISTURBED AREA:	13,900± SQ. FT. (0.319 ACRES)
APPLICANT:	NEXTOWER DEVELOPMENT GROUP II, LLC. 905 NW 56TH TERRACE, SUITE A GAINESVILLE, FL 32605
CONTACT:	JOEL ROUSSEAU PH: 352-363-5560
ENGINEER:	TOWERSOURCE 1355 WINDWARD CONCOURSE SUITE 410 ALPHARETTA, GA 30005 678-990-2338
TELEPHONE COMPANY:	TBD
POWER COMPANY:	TBD

BUILDING-CODE

- FLORIDA BUILDING CODE, 8TH EDITION (2023).
- TIA-222-G WITH ADDENDUM 1 AND 2 APPLICABLE STANDARDS.
- LIFE SAFETY COPE NFPA-101-10
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 360-10 AND 341-10.
- UNDERWRITERS LABORITORIES (U.L.) APPROVED ELECTIRCAL PRODUCTS.
- LOCAL JURISDICTIONAL REQUIREMENTS.
- CITY/COUNTY ORDINANCES.

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE

SITE NAME:

ST. THOMAS PKWY
NXFL-351

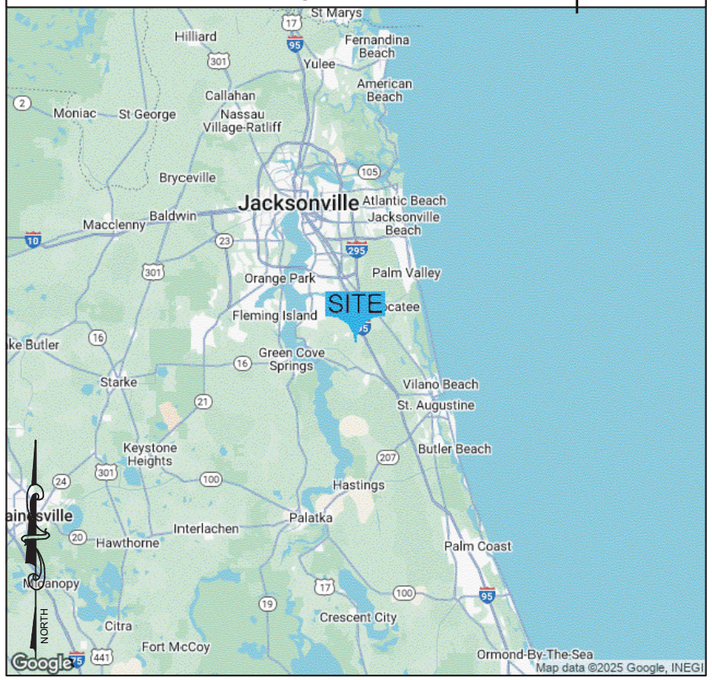
PROJECT DESCRIPTION

GREENFIELD
PROPOSED 180'-0" MONOPOLE TOWER & TELECOMMUNICATIONS FACILITY (175'-0" TOWER WITH 5' APPURTENANCE)

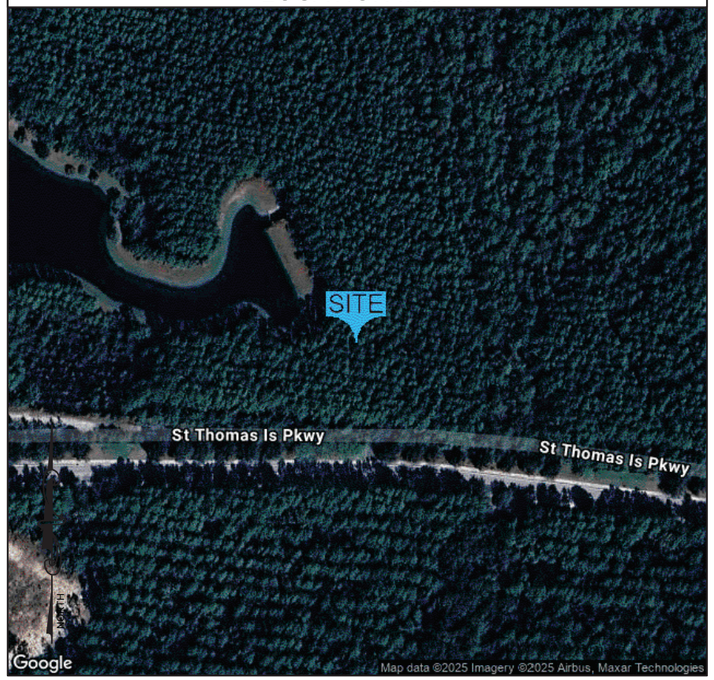
SHEET INDEX:

NO.	DESCRIPTION
T1	COVER SHEET
GN1	GENERAL NOTES
C1	AERIAL SITE PLAN
C1A	OVERALL SITE PLAN
C1B	DETAILED SITE PLAN
C2	FENCE, GATE AND COMPOUND DETAILS
C2	GRADING AND EROSION CONTROL PLAN
C3A	GRADING AND EROSION CONTROL DETAILS
C3B	GRADING AND EROSION CONTROL NOTES
C4	TOWER ELEVATION
C5	ACCESS ROAD DETAILS
C5A	DRIVEWAY DETAIL
E1	BASIC SERVICE AND POWER COORDINATION ROUTING PLAN
E2	GROUNDING PLAN
E3	SINGLE-LINE DIAGRAM
E4	ELECTRICAL NOTES
E5	ELECTRICAL DETAILS
E6	H-FRAME DETAILS
L1	TREE REMOVAL PLAN
L2	LANDSCAPE PLAN

VICINITY MAP



LOCATION MAP



DIRECTIONS

CLICK LINK OR SCAN QR CODE WITH PHONE FOR DIRECTIONS TO SITE

https://www.google.com/maps/search/?api=1&query=30.030042,-81.517075

811
Know what's **below.**
Call before you dig.

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

THE INFORMATIN CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

Digitally signed by: Don George, PE
DN: CN = Don George, PE email = don.george@geostructural.com C = US O = GeoStructural LLC OU = GeoStructural LLC
Date: 2026.06.02 13:43:15 -07'00'

DONALD WILLIAM GEORGE
LICENSE
No. 74297
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ENGINEER OF RECORD:
GEOSTRUCTURAL LLC
DONALD W. GEORGE, PE
530.539.4787

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DON GEORGE, P E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
COVER SHEET

DRAWING NO.
T1

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE CURRENT STATE IBC PLUS LATEST STATE AMENDMENTS AS SHOWN ON TITLE PAGE.
2. CONTRACTOR IS TO COMPLY WITH THE REQUEST FOR QUOTATION (RFQ) AND CONSTRUCTION SPECIFICATIONS (LATEST REVISION) & BUILDING MANUFACTURER'S DRAWINGS, ALL PREVIOUSLY PROVIDED BY NEXTOWER.
3. DIMENSIONS TO ALL EXISTING SITE FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR & ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PIPES, OR ANY OTHER SUBSURFACE STRUCTURES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING SERVICE 48 HRS PRIOR TO DIGGING, DRILLING, OR BLASTING.
5. NEXTOWER'S CONSTRUCTION PROJECT MANAGER OR NEXTOWER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF NEXTOWER'S CONSTRUCTION PROJECT MANAGER OR NEXTOWER'S REPRESENTATIVE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS & SPECIFICATIONS AND TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHERS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
7. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER AS TO AVOID ANY INTERRUPTIONS WITH THE PROPERTY OWNER'S OPERATIONS.
8. CONTRACTOR SHALL KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF WASTE MATERIALS & RUBBISH AT ALL TIMES DURING THE CONSTRUCTION PERIOD, & SHALL REMOVE ALL WASTE MATERIALS & RUBBISH FROM THE PROJECT SITE AT THE COMPLETION OF WORK, EXCEPT THOSE SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS TO BE LEFT FOR THE OWNER'S MAINTENANCE.
9. THE CONTRACTOR SHALL RESTORE ALL PROPERTY TO IT'S PRE-CONSTRUCTION CONDITION TO THE OWNER'S SATISFACTION.
10. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY DISTURBED, DAMAGED, OR REMOVAL OF MONUMENTATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR.
11. DAMAGE TO EXISTING STRUCTURES & UTILITIES SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. MAINTAIN FLOW FOR ALL UTILITIES.
12. ALL UTILITY CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY COMPANY PRIOR TO EACH CONNECTION.
13. UNLESS OTHERWISE INDICATED, NEXTOWER SHALL OBTAIN & PROVIDE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, CITY, STATE AND/OR COUNTY CONSTRUCTION LICENSES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY FOR & PROVIDE A CERTIFICATE OF OCCUPANCY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE FOR CONSTRUCTION.
15. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
16. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL.
17. SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.
18. CONTRACTOR IS RESPONSIBLE FOR THE CONDITION OF THE EQUIPMENT DURING AND AFTER CONSTRUCTION. THE EQUIPMENT SHALL NOT BE USED FOR STORAGE OF TOOLS, CONSTRUCTION MATERIALS OR EQUIPMENT. CONTRACTOR SHALL ENSURE THE SHELTER IS CLEANED AT CONCLUSION OF CONSTRUCTION.
19. FOR GREENFIELD/NEW TOWERS SITES, CONTRACTOR IS RESPONSIBLE FOR ENSURING THE TOWER LIGHTS ARE MONITORED MORNING AND NIGHT EACH 24 HRS FROM THE TIME THE TOWER IS TOPPED OUT UNTIL SITE HAS ALARMS CONNECTED TO THE OPERATIONS SWITCH OR NOC. CONTRACTOR TO NOTIFY PROJECT MANAGER AT THE TIME THE TOWER IS TOPPED OUT TO FORWARD NOTIFICATION TO NEXTOWER REGULATORY AND FCC/FA

GENERAL NOTES CONTINUED:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR -	GENERAL CONTRACTOR
SUBCONTRACTOR-	SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
OWNER	NEXTOWER
OEM-	ORIGINAL EQUIPMENT MANUFACTURER

2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AN UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONS CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWING PROVIDED WERE DESIGN AND SCALED TO 11x17 FORMAT.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
9. CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. CONTRACTORS SHALL LEGALLY AN PROPERLY DISPOSE OF ALL SCRAP MATERIAL.

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATION OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILIZES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

MASONRY NOTES:

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N. TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'm) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING, TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULL CURED.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
3. ALL INTERIOR STRUCTURAL STEEL SHALL BE FINISHED WITH ONE COAT FABRICATOR'S NON-LEAD, RED OXIDE PRIMER. PRIMING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS IN THE PRIMED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
4. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATION ASTM A123 UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE, THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURERS MAXIMUM ALLOWABLE LOADS.
6. HOLES SHALL NOT BE PLACED THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON THE DRAWINGS.
7. CONNECTIONS:
   - 7.1. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 13th EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
   - 7.2. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4") AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
   - 7.3. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
   - 7.4. CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.
8. STEEL SHAPE:
   - 8.1. W SHAPES - ASTM A992, GR 50
   - 8.2. PLATES, ANGLES, CHANNELS - ASTM A36
   - 8.3. PIPES A53

LEGEND:

——X——	FENCE
550	CONTOUR LINE
	PROPERTY LINE / ROW
	LEASE AREA
— —	EASEMENT
	DISCONNECT SWITCH
M	METER
	CIRCUIT BREAKER
X	CODED NODE NUMBER
	CHEMICAL GROUND ROD
	GROUND ROD
	GROUND ROD WITH INSPECTION SLEEVE
	CADWELD TYPE CONNECTION
	COMPRESSION TYPE CONNECTION
G	GROUND WIRE

LEGEND:

AGL	ABOVE GRADE LEVEL
BTS	BASE TRANSCEIVER STATION
(E)	EXISTING
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
REF	REFERENCE
RF	RADIO FREQUENCY
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
TYP	TYPICAL
REQ	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
MGB	MASTER GROUND BUSS
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION
U.N.O.	UNLESS NOTED OTERWISE

SYMBOLS:

S/G	SOLID GROUND BUSS BAR
S/N	SOLID NEUTRAL BUSS BAR
	SUPPLEMENTAL GROUND CONDUCTOR
	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	CHEMICAL GROUND ROD
	DISCONNECT SWITCH
M	METER
	EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
	MECHANICAL WELD
	3/4" x 10'-0" COPPER CLAD STEEL GROUND WIRE
	3/4" x 10'-0" COPPER CLAD STEEL GROUND WIRE WITH INSPECTION SLEEVE
G	GROUNDING WIRE

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE LICENSE No. 74297 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

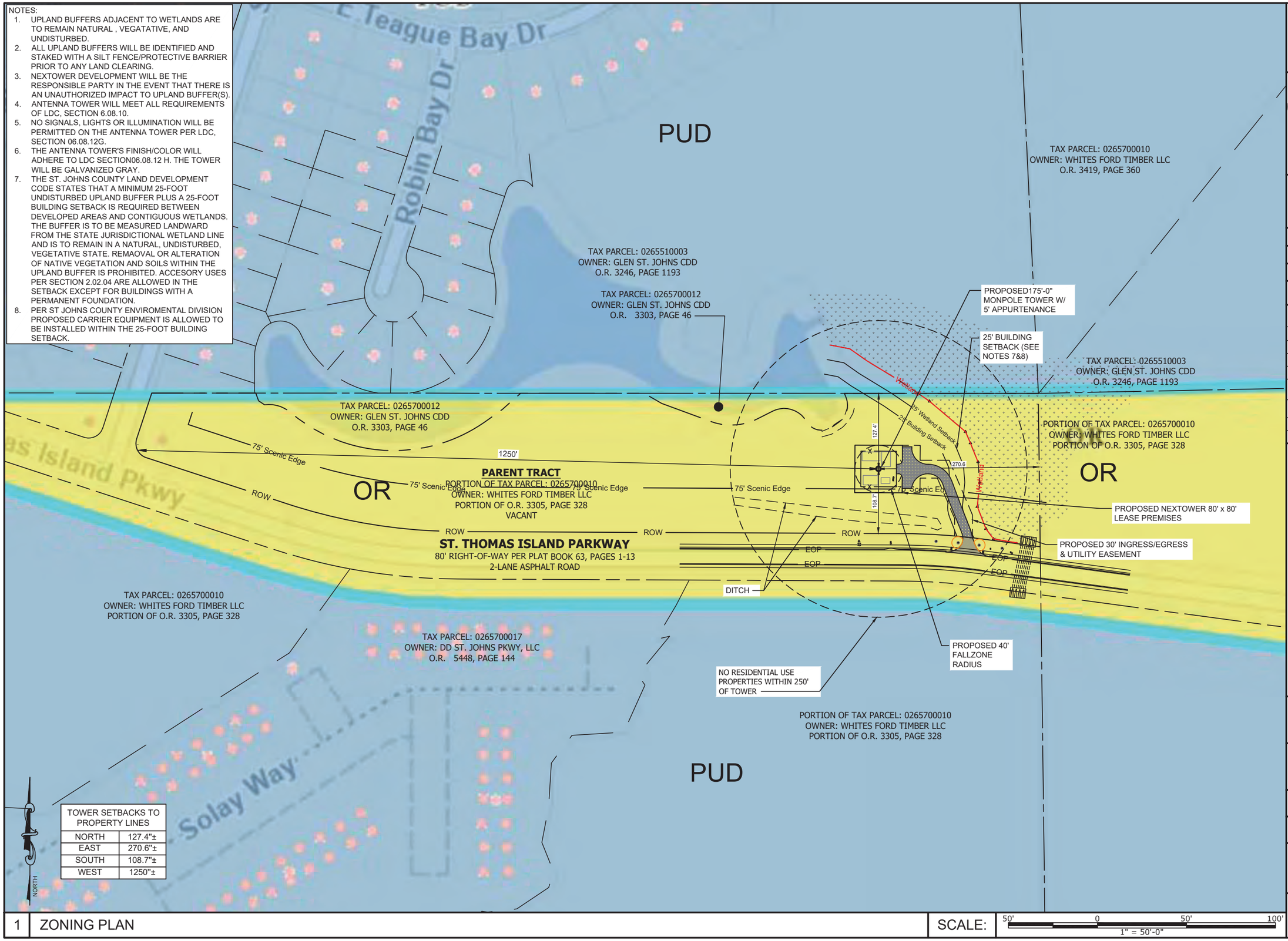
DESIGN TYPE:
RAWLAND

SHEET TITLE:
GENERAL NOTES

DRAWING NO.
GN1

NOTES:

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL , VEGATATIVE, AND UNDISTURBED.
2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
3. NEXTOWER DEVELOPMENT WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
4. ANTENNA TOWER WILL MEET ALL REQUIREMENTS OF LDC, SECTION 6.08.10.
5. NO SIGNALS, LIGHTS OR ILLUMINATION WILL BE PERMITTED ON THE ANTENNA TOWER PER LDC, SECTION 06.08.12G.
6. THE ANTENNA TOWER'S FINISH/COLOR WILL ADHERE TO LDC SECTION06.08.12 H. THE TOWER WILL BE GALVANIZED GRAY.
7. THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE STATES THAT A MINIMUM 25-FOOT UNDISTURBED UPLAND BUFFER PLUS A 25-FOOT BUILDING SETBACK IS REQUIRED BETWEEN DEVELOPED AREAS AND CONTIGUOUS WETLANDS. THE BUFFER IS TO BE MEASURED LANDWARD FROM THE STATE JURISDICTIONAL WETLAND LINE AND IS TO REMAIN IN A NATURAL, UNDISTURBED, VEGETATIVE STATE. REMAOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED. ACCESORY USES PER SECTION 2.02.04 ARE ALLOWED IN THE SETBACK EXCEPT FOR BUILDINGS WITH A PERMANENT FOUNDATION.
8. PER ST JOHNS COUNTY ENVIROMENTAL DIVISION PROPOSED CARRIER EQUIPMENT IS ALLOWED TO BE INSTALLED WITHIN THE 25-FOOT BUILDING SETBACK.



TOWER SETBACKS TO PROPERTY LINES	
NORTH	127.4"±
EAST	270.6"±
SOUTH	108.7"±
WEST	1250"±

1	ZONING PLAN	SCALE:	50' 0 50' 100' 1" = 50'-0"

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE
LICENSE
No. 74297
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DON GEORGE, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:
ST. THOMAS PKWY
NXFL-351

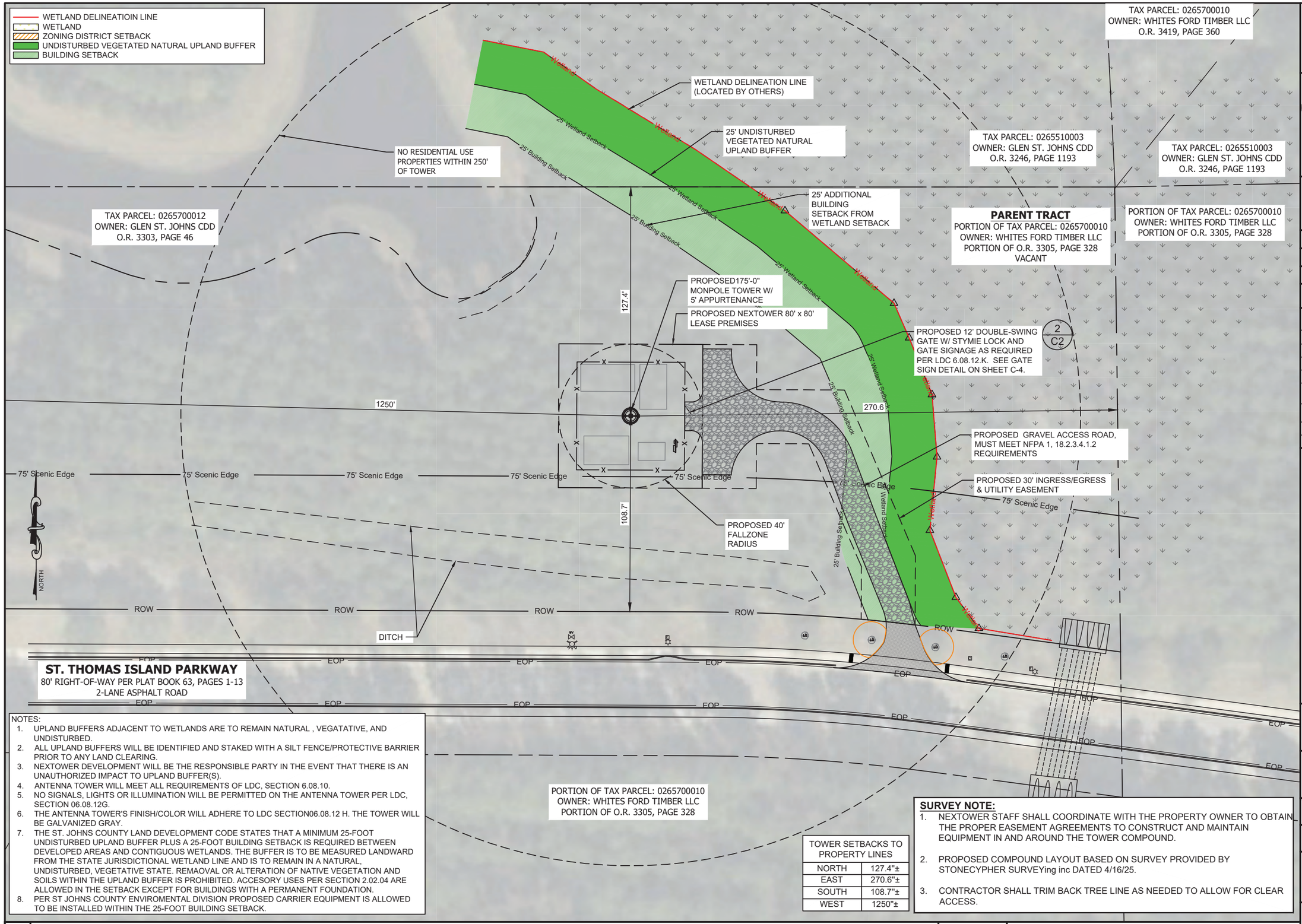
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
ZONING PLAN

DRAWING NO.
C1



NOTES:

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL , VEGATATIVE, AND UNDISTURBED.
2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
3. NEXTOWER DEVELOPMENT WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
4. ANTENNA TOWER WILL MEET ALL REQUIREMENTS OF LDC, SECTION 6.08.10.
5. NO SIGNALS, LIGHTS OR ILLUMINATION WILL BE PERMITTED ON THE ANTENNA TOWER PER LDC, SECTION 06.08.12G.
6. THE ANTENNA TOWER'S FINISH/COLOR WILL ADHERE TO LDC SECTION06.08.12 H. THE TOWER WILL BE GALVANIZED GRAY.
7. THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE STATES THAT A MINIMUM 25-FOOT UNDISTURBED UPLAND BUFFER PLUS A 25-FOOT BUILDING SETBACK IS REQUIRED BETWEEN DEVELOPED AREAS AND CONTIGUOUS WETLANDS. THE BUFFER IS TO BE MEASURED LANDWARD FROM THE STATE JURISDICTIONAL WETLAND LINE AND IS TO REMAIN IN A NATURAL, UNDISTURBED, VEGETATIVE STATE. REMAOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED. ACCESORY USES PER SECTION 2.02.04 ARE ALLOWED IN THE SETBACK EXCEPT FOR BUILDINGS WITH A PERMANENT FOUNDATION.
8. PER ST JOHNS COUNTY ENVIROMENTAL DIVISION PROPOSED CARRIER EQUIPMENT IS ALLOWED TO BE INSTALLED WITHIN THE 25-FOOT BUILDING SETBACK.

TOWER SETBACKS TO PROPERTY LINES	
NORTH	127.4"±
EAST	270.6"±
SOUTH	108.7"±
WEST	1250"±

SURVEY NOTE:

1. NEXTOWER STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY STONECYPHER SURVEYing inc DATED 4/16/25.
3. CONTRACTOR SHALL TRIM BACK TREE LINE AS NEEDED TO ALLOW FOR CLEAR ACCESS.

1 AERIAL SITE PLAN

SCALE: 50' 0 50' 100' — 1" = 50'-0"

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
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A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

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DONALD WILLIAM GEORGE
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PROFESSIONAL ENGINEER

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ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

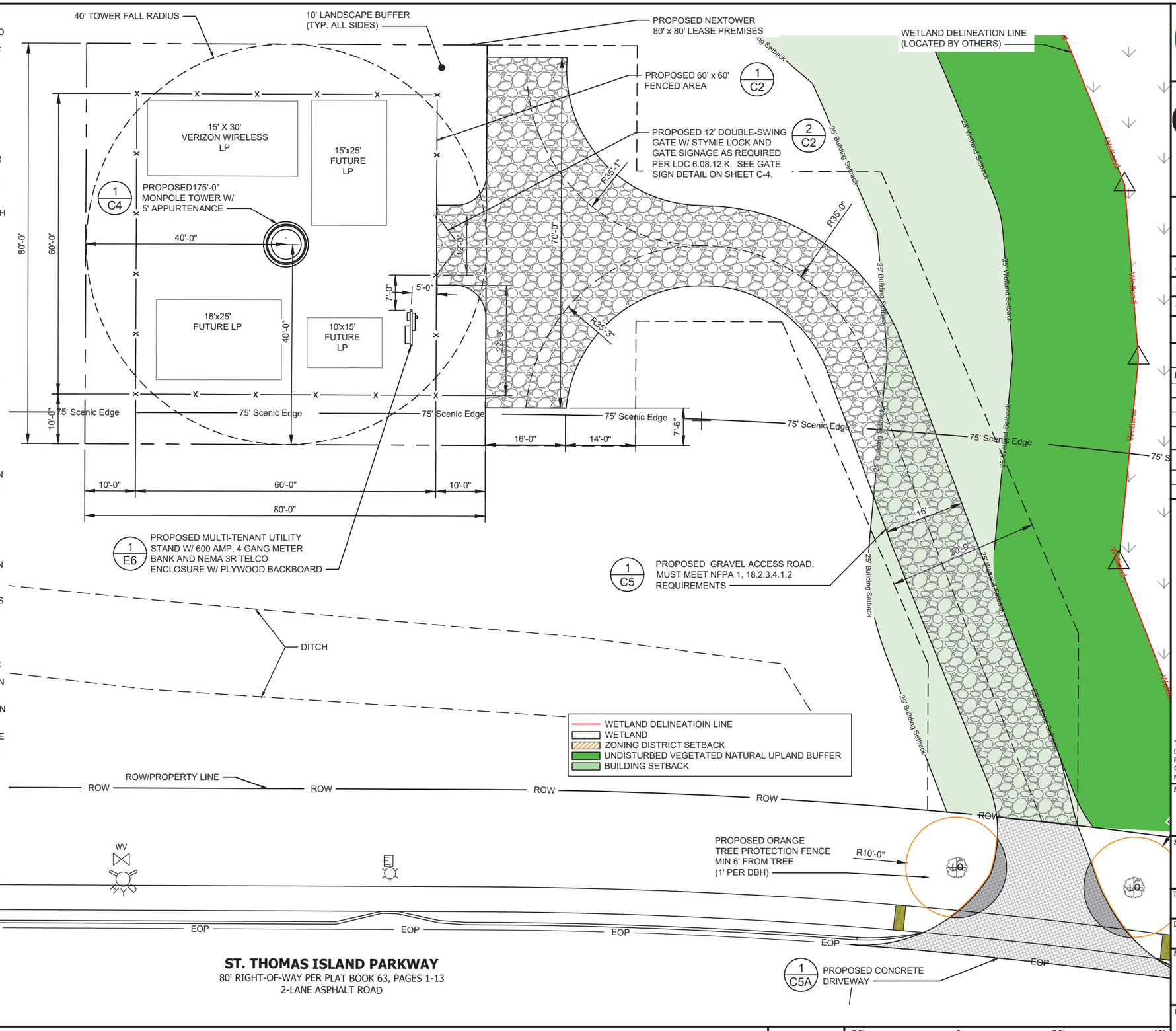
DESIGN TYPE:
RAWLAND

SHEET TITLE:
AERIAL SITE PLAN

DRAWING NO.
C1A

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND NEXTOWER SPECIFICATIONS, THE NEXTOWER CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. WAVEGUIDE BRIDGE AND EQUIPMENT PAD ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
7. THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR NEXTOWER CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM NEXTOWER CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



TOWER SETBACKS TO PROPERTY LINES	
NORTH	127.4"±
EAST	270.6"±
SOUTH	108.7"±
WEST	1250"±

1 DETAILED SITE PLAN

SCALE: 20' 0 20' 40' — 1" = 20'-0"

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
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0	10/14/2025	ISSUED FOR CONSTRUCTION
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2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE LICENSE No. 74297 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SITE NAME:
ST. THOMAS PKWY
NXFL-351

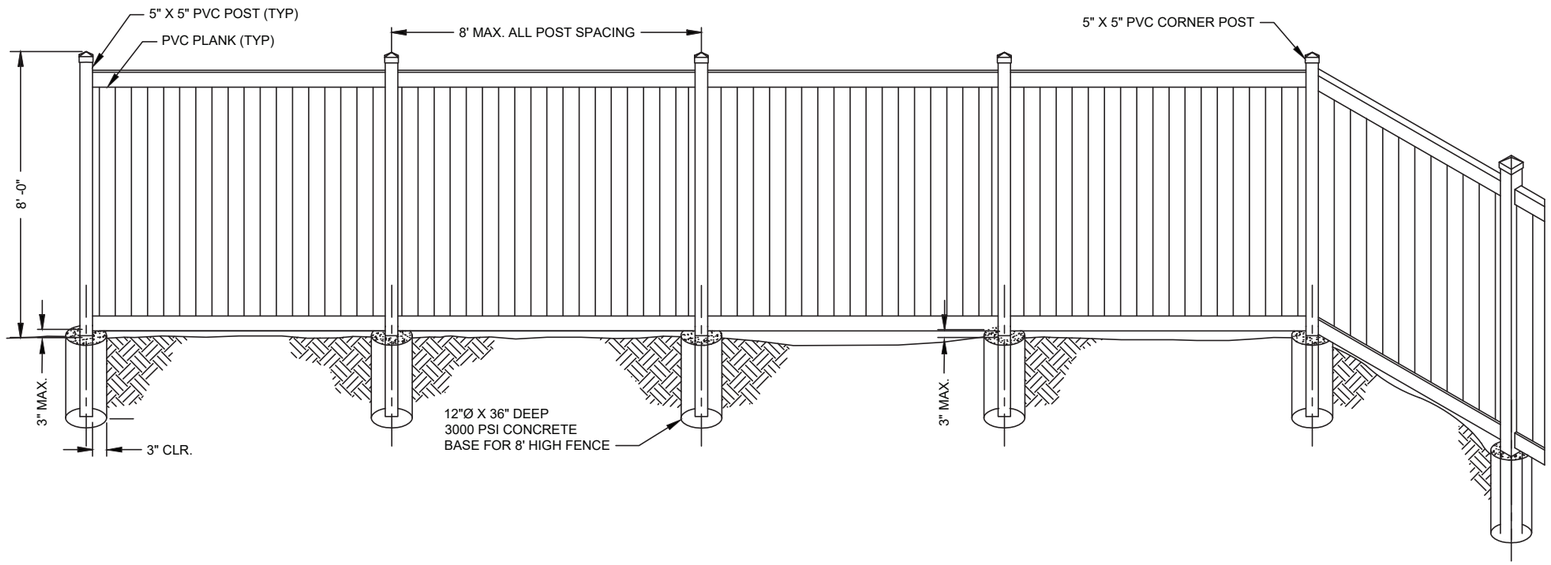
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

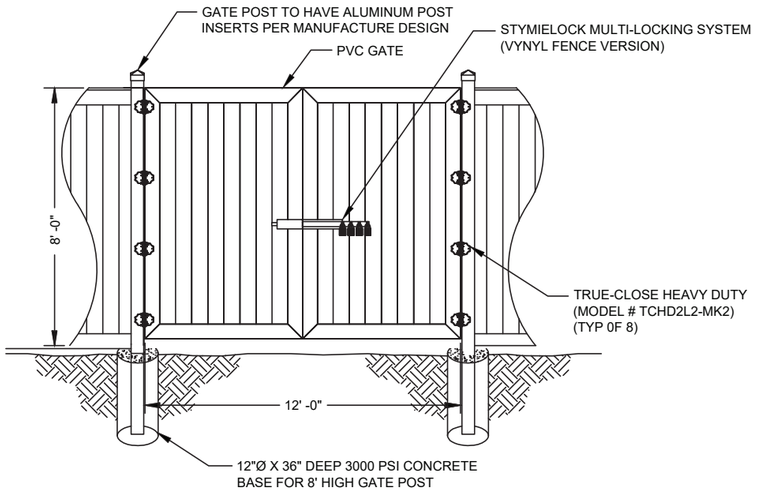
DESIGN TYPE:
RAWLAND

SHEET TITLE:
DETAILED SITE PLAN

DRAWING NO.
C1B



1 FENCE DETAILS N.T.S.



2 GATE DETAILS N.T.S.

3 DETAIL NOT USED

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567.
2. INSTALL SWING GATES PER ASTM F-900.
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST AND GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1-1/2" GALVANIZED (UNLESS NOTED OTHERWISE), (HOT DIP ASTM A 120 GRADE "A" STEEL). All GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALVANIZE (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZE HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE

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GAINESVILLE, FL 32605

A&E FIRM:

towersource

1355 WINDWARD CONCOURSE
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SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
FENCE, GATE AND COMPOUND DETAILS

DRAWING NO.
C2

NOTES:
THERE ARE NO PROTECTED OR PRESERVED TREES WITHIN THE PROPOSED LEASE AREA AND EASEMENT. ONLY EXEMPT PLANTED PINES ARE WITHIN THE LEASE AREA AND EASEMENT AND THEY ARE TO BE REMOVED.

PROPOSED NEXTOWER
80' x 80' LEASE PREMISES

PROPOSED 60' x 60'
FENCED AREA

PROPOSED175'-0"
MONPOLE TOWER W/
5' APPURTENANCE

WETLAND DELINEATION LINE
(LOCATED BY OTHERS)

25' UNDISTURBED
VEGETATED
NATURAL UPLAND
BUFFER

25' BUILDING
SETBACK

25' Building Setback
25' Wetland Setback
Wetland
LOD
ROW
EOP
75' Scenic Edge

SEEDING AND STABILIZATION
FOR ALL DISTURBED AREAS

Ds1 Ds2 Ds3

PROPOSED TYPE-S
SILT FENCE (TYP)

Sd1-S

1 C5 PROPOSED GRAVEL ACCESS ROAD,
MUST MEET NFPA 1, 18.2.3.4.1.2
REQUIREMENTS

PROPOSED ORANGE
TREE PROTECTION MUST
MEET ST JOHNS COUNTY
LAND DEVELOPMENT
CODE

EXISTING 10" DBH
LIVE OAK TREES (TYP)

PROPOSED
CONSTRUCTION
EXIT

Co

1 C5A PROPOSED CONCRETE
DRIVEWAY

NOTES:

1. LOT IS COVERED WITH PLANTED PINES BETWEEN 2" AND 8" DBH.
2. ALL TREES IN LEASE AREA TO BE REMOVED.
3. NO PROTECTED TREES ARE TO BE REMOVED IN THIS PROJECT.

THERE ARE NO PROTECTED OR PRESERVED TREES WITHIN THE PROPOSED LEASE AREA AND EASEMENT. ONLY EXEMPT PLANTED PINES ARE WITHIN THE LEASE AREA AND EASEMENT AND THEY ARE TO BE REMOVED.

ST. THOMAS ISLAND PARKWAY
80' RIGHT-OF-WAY PER PLAT BOOK 63, PAGES 1-13
2-LANE ASPHALT ROAD

WETLAND DELINEATIOIN LINE
WETLAND
ZONING DISTRICT SETBACK
UNDISTURBED VEGETATED NATURAL UPLAND BUFFER
BUILDING SETBACK

NORTH

EXISTING CONTOURS
PROPOSED CONTOURS
SILT FENCE
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE
EXISTING SPOT ELEVATION
87.4' PROPOSED SPOT ELEVATION
TREE TO BE REMOVED

PROJECT AREA CALCULATIONS

	COMPOUND SQFT	ACCESS SQFT	TOTAL SQFT	TOTAL ACRES
IMPERVIOUS AREA (CONCRETE, INCLUDING FUTURE)	1,175	300	1,475	0.034
SEMI-IMPERVIOUS AREA	2,546	3,972	6,518	0.150
TOTAL OPEN AREA (NEW GRASS/LANDSCAPING)	2,679	3,228	5,907	0.136
TOTAL PROJECT AREA	6,400	7,500	13,900	0.319

1 GRADING AND EROSION CONTROL PLAN

SCALE: 30' 0 30' 60'
1" = 30'-0"

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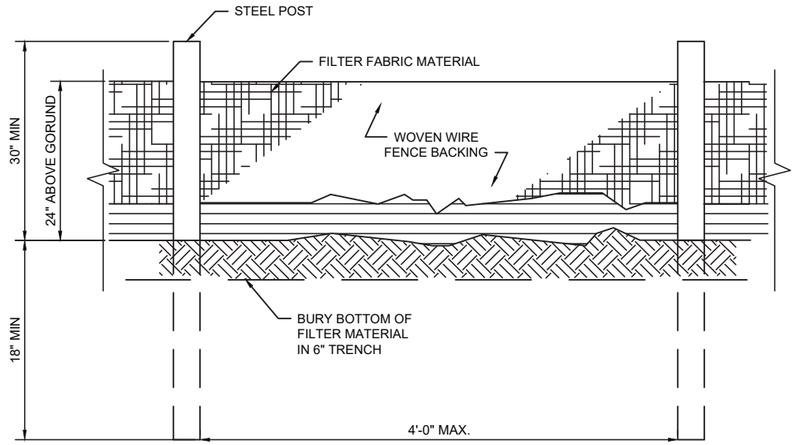
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

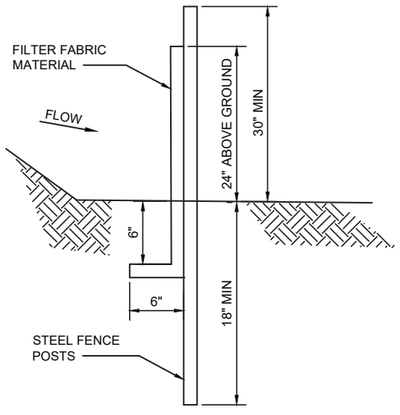
DESIGN TYPE:
RAWLAND

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

DRAWING NO.
C3



NOTE: USE 36" DOT APPROVED FABRIC USE STEEL POSTS



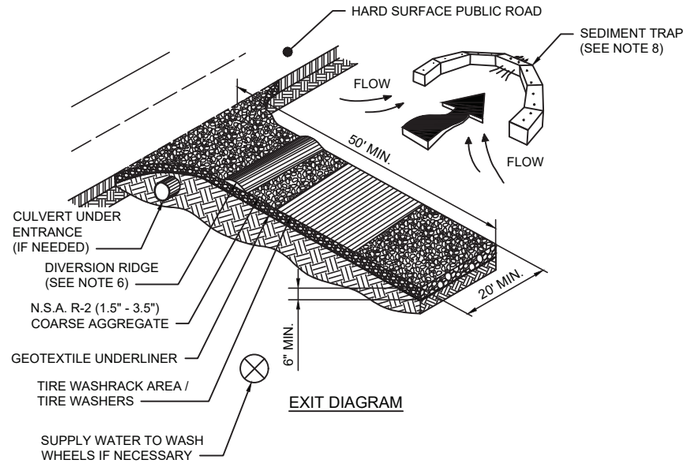
Sd1-S SILT FENCE, TYPE-S

SILT FENCE SHALL MEET THE REQUIREMENTS OF TEMPORARY SILT FENCE OF THE STATE STANDARD SPECIFICATIONS, LATEST EDITION, AND BE WIRE REINFORCED.

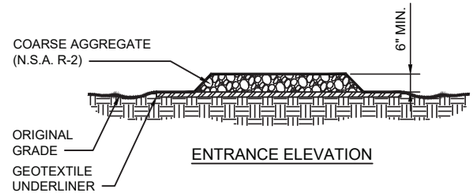
DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

MAINTENANCE STATEMENT:
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.



EXIT DIAGRAM



ENTRANCE ELEVATION

Co CRUSHED STONE CONSTRUCTION EXIT

NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

PREPARED FOR:
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YOUR SIGNAL IS OUR EXPERIENCE
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GAINESVILLE, FL 32605

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ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GRADING AND EROSION CONTROL DETAILS

DRAWING NO.
C3A

EXCAVATION & GRADING NOTES:

1. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.

2. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.

3. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.

4. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS AND SO FORTH BEFORE AND AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING.

5. BACKFILLING SHALL:
   - USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE;
   - BE FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS
   - BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.

6. FILL PREPARATION:
   REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.

7. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.

8. REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.

9. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.

10. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.

11. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.

12. ALL CUT AND FILL SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL MAXIMUM.

13. REMOVE ALL ORGANICS, ROCKS GREATER THAN 3", UNUSED FILL AND OTHER DEBRIS TO AN AREA OFF SITE IN A LEGAL MANNER.

14. CONTRACTOR SHALL ENSURE THAT SOILS ARE SUITABLE TO PREVENT SETTLING OF PLATFORM AND EQUIPMENT.

ACTIVITY SCHEDULE	
WORK DESCRIPTION	WORKING DAYS
INSTALLATION OF EROSION CONTROL MEASURES	1-2
CLEARING, GRUBBING, AND GRADING	3-5
MAINTAINING EROSION CONTROL MEASURES	6-8
TEMPORARY GRASSING	9-12
BUILDING CONSTRUCTION	13-19
FINAL LANDSCAPE, GRASSING	20-23
REMOVING EROSION CONTROL MEASURES	24-26

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THE PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND NEXTOWER SPECIFICATIONS, THE NEXTOWER CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.

2. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY . WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE NEXTOWER CONSTRUCTION MANAGER AND /OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.

3. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

4. ALL FINISHED GRADE3S SHALL SLOPE MINIMUM 1/4 IN./FR. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

5. THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR NEXTOWER CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM NEXTOWER CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

6. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING SHORING , BRAVING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINATES.

7. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIAL SHALL BE COMPACTED.

8. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR COMMENCING CONSTRUCTION, HE/SHE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATIONS AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THEIR CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" IN ADVANCE OF PERFORMING ANY WORK. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

9. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

10. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
NO SCALE



Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
NO SCALE



Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
NO SCALE

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

2. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.

3. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. CONTRACTOR SHALL CALL APPROPRIATE COUNTY FOR AN INSPECTION OF SOIL EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING ACTIVITY. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED.

1. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR ELECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.

4. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.

5. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.

6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH SEEDING.

7. SEEDING:
   A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING ON SLOPES LESS THAN 3:1)
   (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3.1 AND STEEPER)

AGRICULTURAL LIMESTONE	4000 LBS / ACRE
FERTILIZER (5-10-15)	1500 LBS / ACRE
MULCH, STRAW OR HAY	5000 LBS / ACRE

SEED SPECIES	APPLICATION RATE / ACRE	PLANNING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1 - 6/15
FESCUE	50 LBS	9/1 - 10/31
FESCUE	50 LBS	11/1 - 2/28
RYE GRASS	50 LBS	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15 - 8/31

   B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL
   FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS / ACRE

   C. SECOND YEAR FERTILIZER:
   FERTILIZER (5-10-15 OR EQUIVALENT) 800 LBS / ACRE

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OR SEEDBED PREPARATION WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND APPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENEOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING, THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED.

CONVENTIONAL SEEDING EQUIPMENT GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.

11. CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.

12. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

13. ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.

14. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.

15. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.

16. THE ONLY MATERIAL TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.

17. A 25' MIN UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.

1 GRADING AND EROSION CONTROL NOTES

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
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2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE LICENSE No. 74297 STATE OF FLORIDA PROFESSIONAL ENGINEER

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NXFL-351

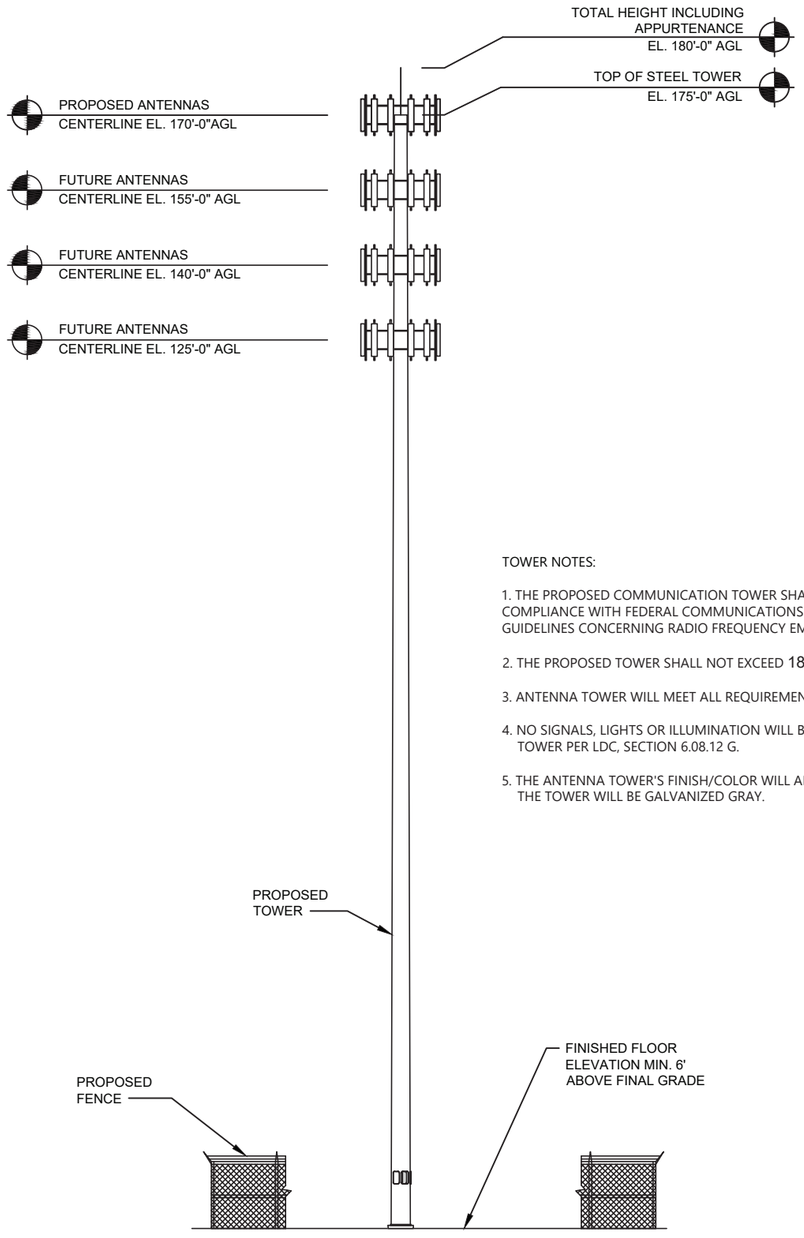
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GRADING AND EROSION CONTROL NOTES

DRAWING NO.
C3B



TOWER NOTES:

1. THE PROPOSED COMMUNICATION TOWER SHALL BE IN COMPLIANCE WITH FEDERAL COMMUNICATIONS COMMISSION GUIDELINES CONCERNING RADIO FREQUENCY EMISSIONS.
2. THE PROPOSED TOWER SHALL NOT EXCEED 180'-0" AGL.
3. ANTENNA TOWER WILL MEET ALL REQUIREMENTS OF LDC, SECTION 6.08.12.
4. NO SIGNALS, LIGHTS OR ILLUMINATION WILL BE PERMITTED ON THE ANTENNA TOWER PER LDC, SECTION 6.08.12 G.
5. THE ANTENNA TOWER'S FINISH/COLOR WILL ADHERE TO LDC SECTION 6.08.12 H. THE TOWER WILL BE GALVANIZED GRAY.

NOTE:

ELEVATION DRAWING SHOWN FOR GENERAL REFERENCE ONLY AND NOT USED FOR THE PURPOSE OF CONSTRUCTION. REFER TO TOWER MANUFACTURER DRAWING FOR DETAIL AND SPECIFICATIONS.

TOWER NOTES:

1. TOWER SHALL HAVE A GALVANIZED FINISH COLOR.
2. TOWER SHALL BE DESIGNED FOR COLOCATION OF (4) CARRIERS.
3. THE PROPOSED COMMUNICATION TOWER SHALL BE IN COMPLIANCE WITH FEDERAL COMMUNICATION COMMISSION GUIDELINES CONCERNING RADIO FREQUENCY EMISSIONS.

1 TOWER ELEVATION N.T.S.



SIGN:
- 1" BORDER
- 3" RADII

COLOR:
- BACKGROUND - WHITE
- LEGEND AND BORDER - BLACK

TEXT:
- ALL LETTERING 1 1/2" SERIES C PER FDOT INDEX NUMBER 17355
- 1" SPACING BETWEEN LINES OF TEXT

NOTES:

1. CONTRACTOR TO COORDINATE SITE SIGNAGE WITH NEXTOWER CM.
2. NEXTOWER TO PROVIDE RF AND IDENTIFICATION SIGNS AT TIME OF CONSTRUCTION.

2 SIGN DETAIL N.T.S.

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

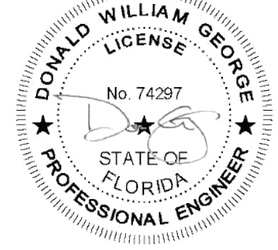
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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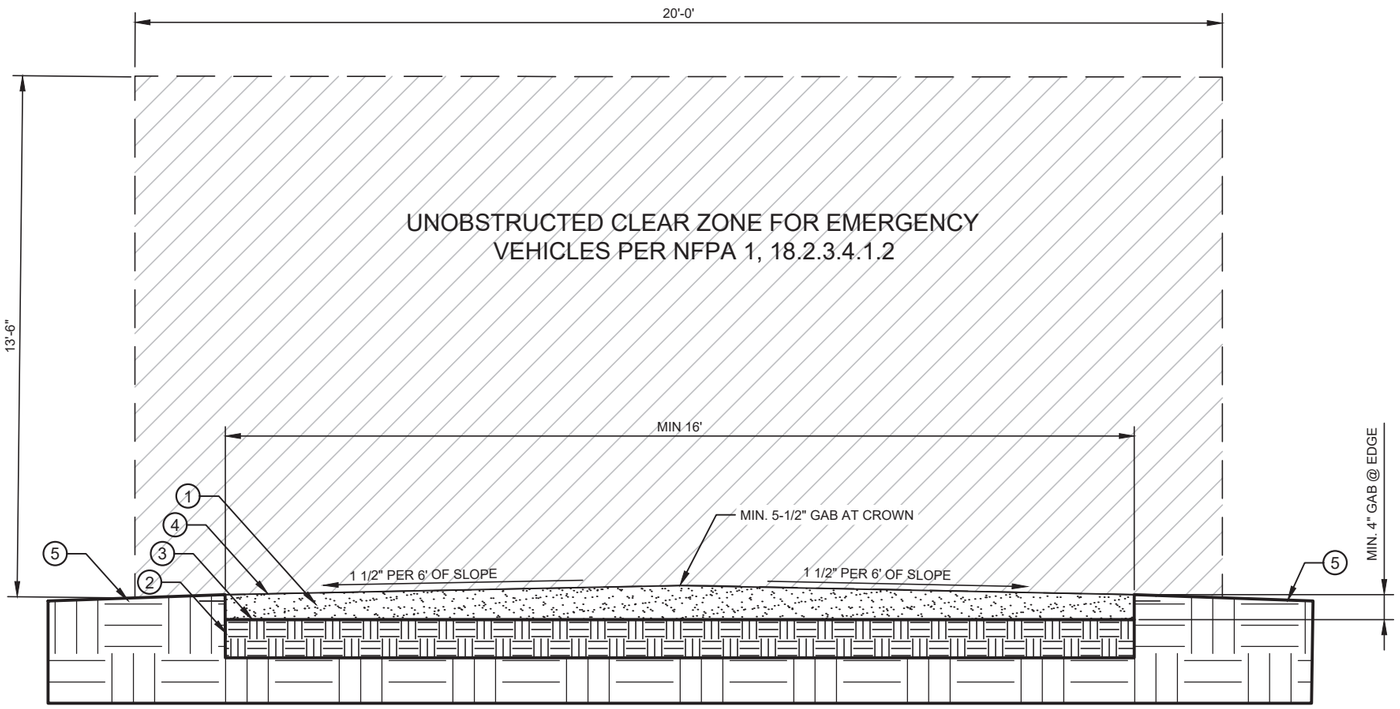
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
TOWER ELEVATION AND SIGN DETAIL

DRAWING NO.
C4



NOTES:

** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY, WHEN NECESSARY, WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK. **

1. REMOVE ALL ORGANIC MATERIAL. (STUMPS, ROOTS, LEAVES, ETC.) A MIN 3" OF SOIL TO BE REMOVED.
2. LEVEL AND COMPACT SUBGRADE TO A 95% COMPACTION.
3. INSTALL GEOTEXTILE FABRIC (AND/OR OTHER STABILIZATION METHOD) OVER SUBGRADE ON ALL ROADS.
4. INSTALL MIN. 4" OF GRADED AGGREGATE BASE (GAB/CRUSHER RUN) WITH 5-1/2" AT CROWN. GAB SHALL HAVE A 1-1/2" TO 6' SLOPE FROM CROWN. ALL GAB SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
5. EXISTING GRADE.

ROAD MUST COMPLY WITH THESE FIRE DEPARTMENT REQUIREMENTS:

1. WIDTH OF FIRE DEPARTMENT ACCESS ROAD (S): NFPA 1, 18.2.3.4.1.1 FIRE DEPARTMENT ACCESS ROADS SHALL:

   HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20FT (6.1M) / ONE DIRECTION 15FT WIDTH. VERTICAL CLEARANCE: NFPA 1, 18.2.3.4.1.2 FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13FT 6 IN. (4.1M).

2. DRIVING SURFACE: NFPA 1, 18.2.3.4.2 SURFACE. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.(APPARATUS HEAVIEST WEIGHT IS 42.5 TONS).

1 TYPICAL GRAVEL ROAD CROSS SECTION N.T.S.

2 NOT USED N.T.S.

3 NOT USED

PREPARED FOR:

NexTower
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905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

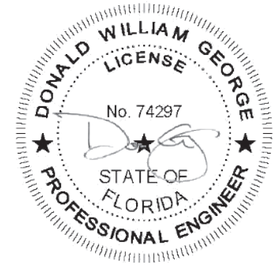
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CHECKED BY:	BAA

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SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

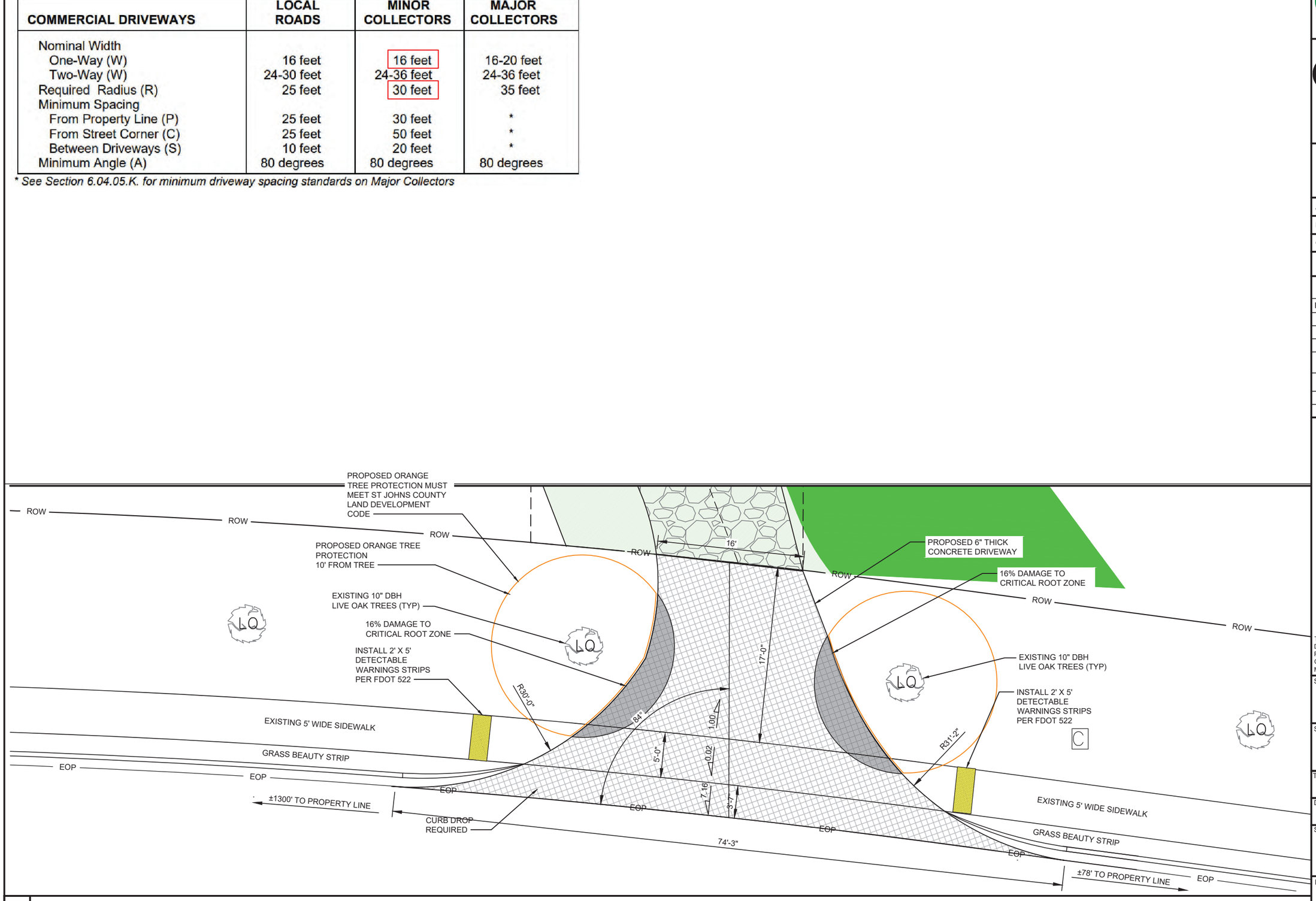
SHEET TITLE:
ACCESS ROAD DETAILS

DRAWING NO.
C5

DESIGNED PER SECTION 6.04.05 C.2 OF THE ST JOHN COUNTY LAND DEVELOPMENT CODE

COMMERCIAL DRIVEWAYS	LOCAL ROADS	MINOR COLLECTORS	MAJOR COLLECTORS
Nominal Width			
One-Way (W)	16 feet	16 feet	16-20 feet
Two-Way (W)	24-30 feet	24-36 feet	24-36 feet
Required Radius (R)	25 feet	30 feet	35 feet
Minimum Spacing			
From Property Line (P)	25 feet	30 feet	*
From Street Corner (C)	25 feet	50 feet	*
Between Driveways (S)	10 feet	20 feet	*
Minimum Angle (A)	80 degrees	80 degrees	80 degrees

** See Section 6.04.05.K. for minimum driveway spacing standards on Major Collectors*



1 DRIVEWAY DETAIL N.T.S.

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GAINESVILLE, FL 32605

A&E FIRM:

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1355 WINDWARD CONCOURSE
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DONALD WILLIAM GEORGE
LICENSE
No. 74297
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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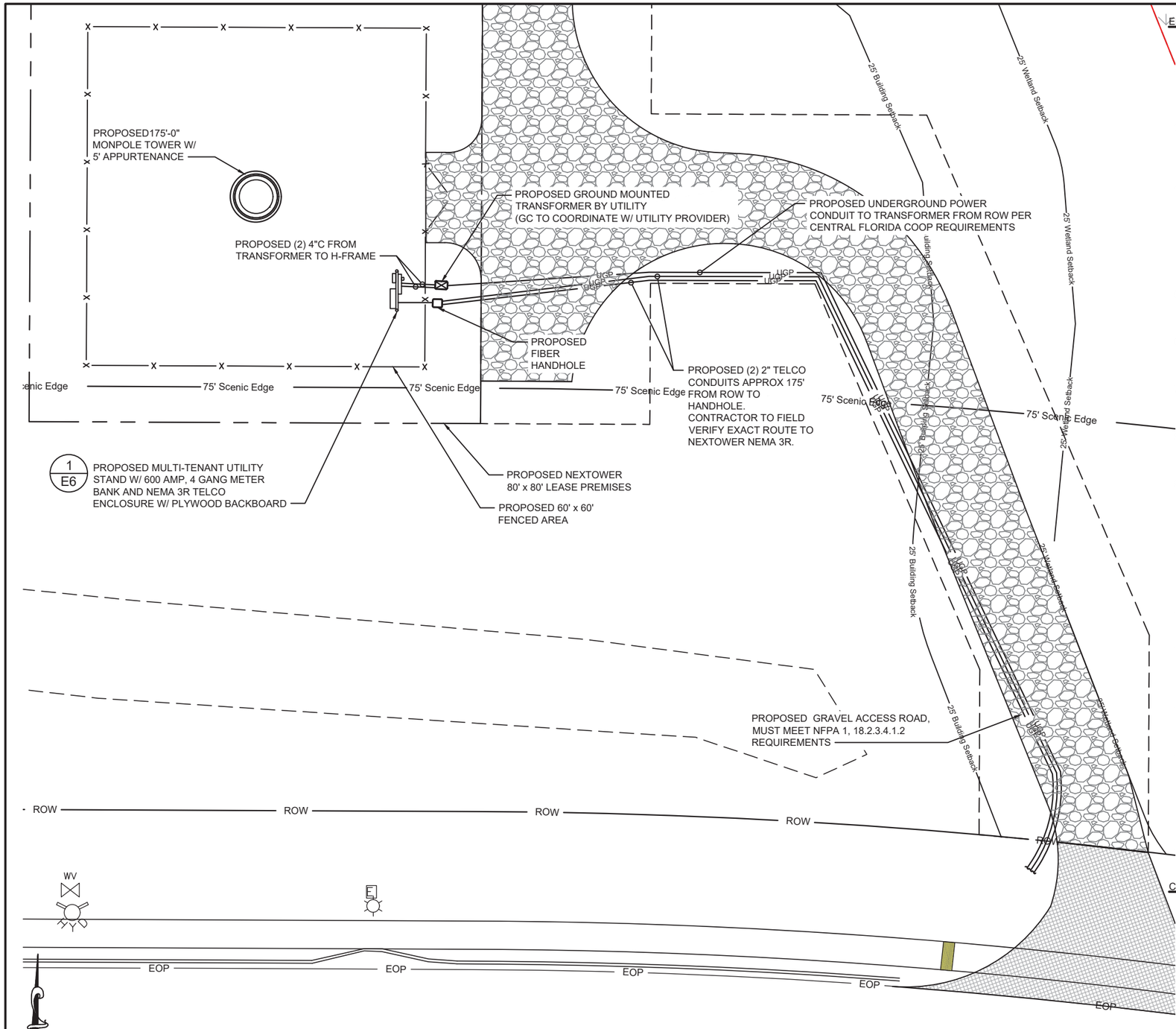
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
DRIVEWAY DETAIL

DRAWING NO.
C5A



1 BASIC SERVICE AND POWER COORDINATION ROUTING PLAN

SCALE: 20' 0 20' 40' — 1" = 20'-0"

ELECTRICAL NOTES AND SPECIFICATIONS:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN OWNER/TENANT SPECIFICATIONS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL UTILITY FOR THE EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANEL BOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. CONTRACTOR TO PROVIDE 2-200 LB TEST POLYETHYLENE PULL CORDS SECURELY FASTENED AT EACH END OF POWER AND TELCO CONDUIT. PROVIDE CAPS ON ENDS OF UNUSED CONDUIT.
6. CONTRACTOR TO PROVIDE A REBAR MARKER WITH AT LEAST 2 FEET EXPOSED ABOVE GRADE AND PAINTED BRIGHT ORANGE TO INDICATE LOCATION OF CONDUIT CAPPED BELOW GRADE.
7. PRIOR TO TRENCHING, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ANY DAMAGE TO EXISTING UTILITIES.
8. CONTRACTOR TO VERIFY EXACT ROUTING OF POWER AND TELCO CONDUIT WITH LOCAL UTILITIES AND OWENR/TENANT. ENSURE ALL CONDUIT STUB-UPS ACCOMMODATE EQUIPMENT REQUIREMENTS.
9. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE. USE RIGID GALVANIZED STEEL CONDUIT UNDER ROADS. USE LONG-SWEEP RIGID GALVANIZED STEEL (RGS) FOR ELBOWS. USE RGS FOR RISERS TO EQUIPMENT. MANUFACTURED BENDS SHALL HAVE A MINIMUM RADIUS OF 24" FOR CONDUIT.
10. CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT AND SHELTER. EXCAVATE TRENCHES ALONG STRAIGHT LINES PRIOR TO INSTALLING CONDUIT TO ACCOMMODATE ADJUSTING THE ELEVATION, AS NEEDED.
11. CONDUIT ENTERING EQUIPMENT SHALL BE SEALED WITH A SEALANT THAT IS IDENTIFIED FOR USE WITH THE CABLE. CONDUCTOR INSULATION, SHIELDING, ETC.
12. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL ADDITIONAL SIGNAGE TO BE LOCATED AT THE COMPOUND FENCE. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT NEXTOWER CONSTRUCTION MANAGER FOR PLACEMENT OF SIGNAGE.
13. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE LANDSCAPING AREA.
14. IF GENERATOR/FUEL CELL IS INSTALLED, CONTRACTOR SHALL PROVIDE A LABEL TO READ: "OPENING THE DISCONNECT WILL CAUSE THE GENERATOR TO START. TO REMOVE POWER ENTIRELY FROM THE EQUIPMENT, THE GENERATOR MUST BE TURNED OFF AND THE GENERATOR BREAKER MUST BE OPENED."
15. CONTRACTORS SHALL ENSURE A MINIMUM 3' CLEARANCE IN FRONT OF ELECTRICAL PANELS PER NEC.
16. ALL ELECTRICAL MATERIALS, DEVISES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.

CONDUIT ROUTING NOTES:

1. CONTRACTOR TO PROVIDE PULL BOXES AS NEEDED TO ENSURE NO GREATER THAN 360 DEGREES OF BENDS BETWEEN PULL POINTS IN CONDUIT RUNS.
2. CONTRACTOR COORDINATE WITH LOCAL UTILITY COMPANY FOR SERVICE TO THIS POINT.
3. ALL CONDUIT TO BE RUN WITHIN 2' UTILITY BUFFER AS SHOWN ON CIVIL PLANS. CONDUIT SHOWN OUTSIDE OF 2' UTILITY BUFFER FOR CLARITY PURPOSES ONLY.

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
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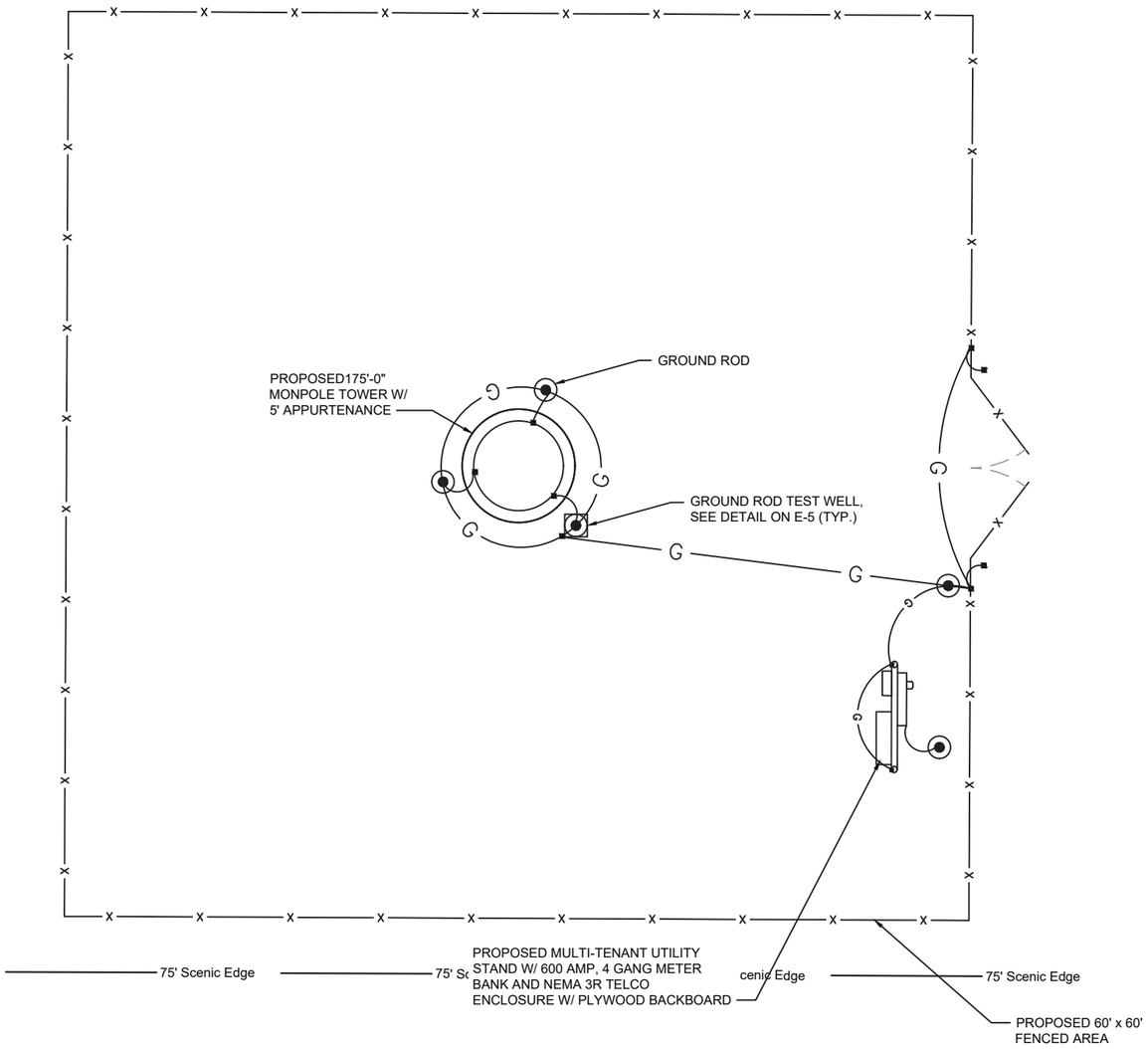
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
BASIC SERVICE AND POWER COORDINATION ROUTING PLAN

DRAWING NO.
E1



NORTH

GROUNDING NOTES AND SPECIFICATIONS:

1. THE GROUND RING SHALL CONSIST OF 2 AWG TINNED SOLID BARE COPPER CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROSTLINE). ALL CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
2. GROUND CONDUCTOR BEND RADIUS SHALL NOT BE LESS THAN 12"
3. GROUND RODS SHOULD BE SPACED 2X HEIGHT APART AROUND COMPOUND GROUND RING. (EX. 10' ROD SHOULD BE SPACED 20' APART). MINIMUM SPACING BETWEEN GROUND RODS IS 10' UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BOND THE TOWER GROUND BAR (TOGB) TO THE GROUND RING USING A 2 AWG TINNED SOLID BARE COPPER CONDUCTOR AND AN EXOTHERMIC WELD.
5. CONTRACTOR SHALL BOND THE MAIN GROUND BAR (MGB) & EXTERNAL GROUND BAR (GB2) TO THE GROUND RING USING 2 AWG TINNED SOLID BARE COPPER CONDUCTORS AND EXOTHERMIC WELDS.
6. ALL GROUNDING/BONDING CONDUCTORS LOCATED ABOVE FINISHED GRADE SHALL BE RUN IN 1/2" FLEX CONDUIT.
7. CONTRACTOR SHALL NOTIFY THE OWNER/TENANT NEXTOWER CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

LEGEND:

- GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- G — GROUND RING
- GROUND ROD TEST WELL
- EXOTHERMIC WELD TYPE CONNECTION
- PARALLEL CADWELD
- MECHANICAL CONNECTION

GROUNDING NOTES:

1. TOWER GROUNDING: EXTEND #2 SOLID TINNED CU WIRE FROM EQUIPMENT GROUND RING TO TOWER GROUND RING AND MAKE EXOTHERMIC CONNECTION.
2. GROUND ROD: COPPER CLAD STEEL , 5/8"Ø TEN (10) FEET LONG.
3. ICE BRIDGE SUPPORT POST GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POST AND EXOTHERMICALLY WELD.
4. FENCE GROUNDING: IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO FENCE CORNER POSTS AND EXOTHERMICALLY WELDED. BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25' MAX. SPACING.
5. TOWER GROUNDING BAR: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION SECURE GROUND BAR DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
6. CABINET GROUNDING: BOND EACH CABINET TO EQUIPMENT GROUND RING WITH A MECHANICAL CONNECTION AT CABINET AND EXOTHERMIC WELD AT GROUND RING.
7. MULTI TENANT UTILITY FRAME:BOND TELCO BOX AND FRAME POST TO COMPOUND GROUND RING WITH MECHANICAL CONNECTION AT CABINET AND EXOTHERMIC WELD AT GROUND RING. BOND METER TO ISOLATED GROUND ROD.
8. ANTENNA GROUND BAR: MOUNT GROUND BAR DIRECTLY TO THE TOWER AT TOP OF COAX RUNS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
9. FENCE/GATE:BOND ALL FENCEPOSTS AND GATES TO COMPOUND GROUND RING WITH EXOTHERMIC WELDS.
10. EXTERIOR GFCI RECEPTACLE GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GFCI RECEPTACLE AND MAKE A MECHANICAL CONNECTION.
11. SSC AND FLEXI STAND, SHALL BE MECHANICALLY LUGGED WITH EXOTHERMIC WELD TO THE GROUND RING (OR MECHANICALLY LUGGED TO A BUS BAR PLACED BETWEEN THEM ON THE PAD, WHICH IS THEN WELDED TO THE GROUND RING. UTILITY H-FRAME POSTS AND ICEBRIDGE SHALL BE WELDED.

1 GROUNDING PLAN

SCALE: 10' 0 10' 20' — 1" = 10'-0"

PREPARED FOR:
NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE
LICENSE
No. 74297
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DON GEORGE, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:
ST. THOMAS PKWY
NXFL-351

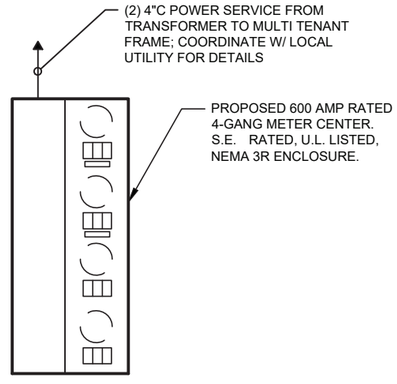
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
GROUNDING PLAN

DRAWING NO.
E2



1 SINGLE-LINE DIAGRAM N.T.S.

CONTRACTOR INSTALLATION NOTES:

1. SCOPE:
   PROVIDE LABOR, EQUIPMENT, MATERIALS, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN.
2. CODES AND STANDARDS:
   INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS, & APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF CODES LIST ON GN-1.
3. PERMITS:
   OBTAIN & PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.
4. COORDINATION:
   COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
5. SUBMITTALS:
   SUBMIT BROCHURES FOR APPROVAL ON DISCONNECT SWITCH & OTHER MAJOR SYSTEM COMPONENTS.
6. EXISTING SERVICES:
   DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. EQUIPMENT:
   CONNECT ELECTRICALLY OPERATED EQUIPMENT.
8. RECORD DRAWINGS:
   MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT.
9. IDENTIFICATION:
   IDENTIFY DISCONNECT SWITCH WITH PERMANENT ENGRAVED NAMEPLATE.
10. GUARANTEE/WARRANTY:
    GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS. ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
11. CUTTING & PATCHING:
    PROVIDE CUTTING REQUIRED TO DO THE WORK. DO NOT CUT STRUCTURAL ELEMENTS WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO & OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
12. TRENCHING & BACKFILL:
    PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES.
13. RACEWAYS:
    UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT (MEETING NEMA TC2-1990). UNDERGROUND PVC CONDUIT SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT BEFORE RISING ABOVE GRADE OR WHEN SUBJECTED TO VEHICLE TRAFFIC LOADS. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 24" RADIUS. EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. RGS CONDUIT, WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. INTERIOR CONDUIT SHALL BE ELECTRICAL METALLIC TUBING WITH COMPRESSION TYPE FITTINGS.
14. SUPPORTS:
    AS REQUIRED BY THE NEC.
15. CONDUCTORS:
    USE 98% CONDUCTIVITY COPPER WITH TYPE THHN/THWN INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO #8 AWG. USE STRANDED CONDUCTORS FOR WIRE #8 AWG AND ABOVE.
16. CONNECTORS FOR POWER CONDUCTORS:
    USE PRESSURE TYPE INSULATED TWIST CONNECTORS FOR #10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR #8 AWG AND LARGER.
17. GROUNDING:
    A. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
    B. ALL CONNECTIONS SHALL BE 2- HOLE LUG UNLESS UNDERGROUND.
    C. LUGS SHALL BE ATTACHED TO GROUND BARS USING STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL BOLTS, NUTS, & LOCKWASHERS.
    D. PROVIDE TESTING OF GROUNDING SYSTEM AS DIRECTED BY CONSTRUCTION MANAGER.

ELECTRICAL CONTRACTOR SHALL SIZE, FURNISH AND INSTALL SECONDARY WIRE BASED ON UTILITY PROVIDERS FINAL DEMARCATION POINT AS REQUIRED TO SUPPLY THE PROPOSED 600 AMP SERVICE. WIRE SIZE SHALL BE IN ACCORDANCE NEC SO THAT THE MAXIMUM VOLTAGE DROP IS 3% OR LESS.

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NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
SINGLE-LINE DIAGRAM

DRAWING NO.
E3

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTION RESISTANCE TO EARTH TESTING (PER IEEE 1100 ABD 81) FOR GROUNDING ELECTRODE SYSTEMS THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO THE PREVENT ANY LOSS OF CONTINUITY IN THE GROUND SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WIT LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
14. APPROVED ANTIOXIDANT COATINGS (IE CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
15. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
16. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
17. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
18. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR SUCH AS METALLIC CONDUITS METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (EG NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES, LAWS, AND ORDINANCES.

2. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. CONDUITS EXPOSED ABOVE GROUND OR ROUTED UNDER GRAVEL ROAD SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE. SUPPLY UTILITY MARKING TAPE BURIED 12" BELOW GRADE ALONG ENTIRE LENGTH OF UNDERGROUND CONDUITS.

3. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. CONTROL CONDUCTORS SHALL BE STRANDED. POWER & LIGHTING CONDUCTORS SHALL BE SOLID FOR #10 & #12 CONDUCTORS AND STRANDED FOR ALL OTHER SIZES.

4. ELECTRICAL DRAWINGS ARE IN PART DIAGRAMMATIC. COORDINATE ELECTRICAL WORK WITH BUILDING STRUCTURE AND MECHANICAL EQUIPMENT. PROVIDE ADDITIONAL SUPPORTS FOR ELECTRICAL EQUIPMENT WHERE THE BUILDING STRUCTURE IS NOT ADAPTED TO MOUNTING EQUIPMENT THEREON.

5. LOCATE ALL UNDERGROUND UTILITIES BEFORE TRENCHING. IF CONFLICTS ARISE, CONTACT UTILITY COMPANY AND ENGINEER IMMEDIATELY.

6. PROVIDE 200 LB TEST PULL WIRES IN EACH EMPTY TELEPHONE AND POWER CONDUIT.

7. COORDINATE ALL CONDUIT STUB-UP LOCATIONS WITH UTILITY COMPANY.

8. PROVIDE WEATHERPROOF SEALS FOR ALL CONDUIT STUB-UPS. ALL EXPOSED CONDUITS SHALL HAVE WEATHERPROOF CAPS NOT DUCT TAPE.

9. CONDUIT TO BE INSTALLED PER NEC REQUIREMENTS. MAX OF (4) 90'S ALLOWED IN SINGLE RUN OF CONDUIT. IF MORE BENDS ARE REQUIRED INSTALL PULL BOX EVERY (4) 90'S, (4) BENDS, OR 150' IN LENGTH

10. FIBER CONDUITS: CONDUITS TO BE INSTALLED FROM ROW OF PUBLIC ROAD TO COMPOUND. HAND HOLES TO BE INSTALLED IN ROW, AT COMPOUND AND EVERY 400' BETWEEN (OR AS DIRECTED BY UTILITY OR REQUIRED BY NEC). USE HIGHLINE PHA173030 12,000LB HAND HOLE OR APPROVED EQUIVALENT.
    11.1. CONDUIT 1 (, WHEN PROVIDER IS TOWERCLOUD, SOUTHERNLIGHT, COX OR ZAYO):
    RUN (1) 4"C WITH (3) 1-1/4" INNER DUCTS WITH PULL STRING FROM HAND HOLE AT ROW OF STREET STRAIGHT TO NEMA BOX ON UTILITY FRAME.
    11.2. CONDUIT 2* (WHEN PROVIDER IS AT&T OR WINDSTREAM):
        11.2.1. GREENFIELDS AND COLOS WHERE PROVIDER DOES NOT HAVE NEMA BOX IN COMPOUND:
        RUN (1) 4"C FROM FIBER PROVIDERS HAND HOLE AT ROW TO NEMA CABINET MOUNTED ON MULTI TENANT FRAME. AND ALSO FROM MULTI TENANT NEMA CABINET TO NEMA BOX ON UTILITY FRAME.
        (STUB UP CONDUIT IF FIBER PROVIDER IS NOT YET AT ROW)
        11.2.2. COLOS WHERE PROVIDER HAS EXISTING MULTI TENANT NEMA BOX IN COMPOUND: ONLY RUN (1) 4" C FROM EXISTING MULTI TENANT NEMA TO NEMA BOX ON UTILITY FRAME.

*CONSULT CM FOR CORRECT FIBER PROVIDER OPTION.
*CONTRACTOR RESPONSIBLE FOR ENSURING EASEMENT IS CORRECTLY MARKED IN FIELD BEFORE INSTALLING FIBER.

GENERAL GROUNDING NOTES:

1. TO ENSURE PROPER BONDING, ALL CONNECTIONS SHALL BE AS FOLLOWS:

    1.1. #2 TINNED SOLID COPPER WIRE: EXOTHERMICALLY WELDED TO RODS OR GROUND RING

    1.2. LUGS AND BUS BAR (UNLESS NOTED OTHERWISE): SANDED CLEAN, COATED WITH OXIDE INHIBITOR AND BOLTED FOR MAXIMUM SURFACE CONTACT. ALL LUGS SHALL BE COPPER (NO ALUMINUM SHALL BE PERMITTED). PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.

2. ALL GROUNDING CABLE IN CONCRETE OR THROUGH WALLS SHALL BE IN 3/4" PVC CONDUIT. SEAL AROUND CONDUIT THROUGH WALLS. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS.

3. GROUND RODS SHOULD BE SPACED 2X HEIGHT APART AROUND COMPOUND GROUND RING. (EX. 10' ROD SHOULD BE SPACED 20' APART).

4. CONSTRUCTION PROJECT MANAGER OR REPRESENTATIVE WILL BE PRESENT TO INSPECT EXOTHERMICALLY WELDS AND MEGGER TEST DURING BURIAL. MAXIMUM 5 OHMS RESISTANCE IS REQUIRED. IF COMPOUND GROUND RING AND RODS DON'T MEET REQUIREMENTS THEN CONTINUE GROUND RING DOWN EASEMENT WITH GROUND RODS SPACED AT 2X HEIGHT APART.

5. DO NOT INSTALL GROUND RING OUTSIDE OF LEASED AREA.

6. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS SHALL BE A MINIMUM 12" RADIUS AND NO GREATER THAN 90 DEGREES.

7. ALL EXOTHERMIC WELDS TO BURIED GROUND RING SHALL BE THE PARALLEL TYPE, EXCEPT FOR THE GROUND RODS WHICH SHALL BE THE TEE TYPE.

8. BOND DOOR FRAMES, HANDRAILS, UNUSED HATCH PLATES AND MISCELLANEOUS LIFTING EYE/PLATES TO GROUND RING. BOND METAL AWNING TO DOOR FRAME.

9. BOND SERVICE CONDUITS TO GROUND RING AS THEY CROSS. DO NOT EXOTHERMICALLY WELD TO CONDUITS.

10. ALL BUS BAR SHALL BE GALVANIZED. ALL CONNECTIONS TO BUS BAR ARE TO BE 2 - HOLE LUGS.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLE SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR CAPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (IE PANEL BOARD AND CIRCUIT ID'S)
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (IE RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATION SUBJECT TO PHYSICAL DAMAGE SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (IE RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE SWITCH AND DEVICE BOXED SHALL BE GALVANIZED, EPOXY-COATED OR NOT CORRODING SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER INDOORS OR WEATHER PROTECTED (WP OR BETTER_OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AV POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER IDENTIFYING SPECIFIC CARRIER.
29. FLEX CONDUIT RUNS NOT TO EXCEED 36" WITHOUT PRIOR TMO APPROVAL.

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678-990-2338

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A&E PROJECT #:	NXFL-351
DRAWN BY:	JCR
CHECKED BY:	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/16/25	ISSUED FOR REVIEW
B	10/13/2025	UPDATED WETLAND LABELS
0	10/14/2025	ISSUED FOR CONSTRUCTION
1	5/5/2026	UPDATED PER COUNTY COMMENTS
2	6/1/2026	UPDATED PER COUNTY COMMENTS

DONALD WILLIAM GEORGE
LICENSE
No. 74297
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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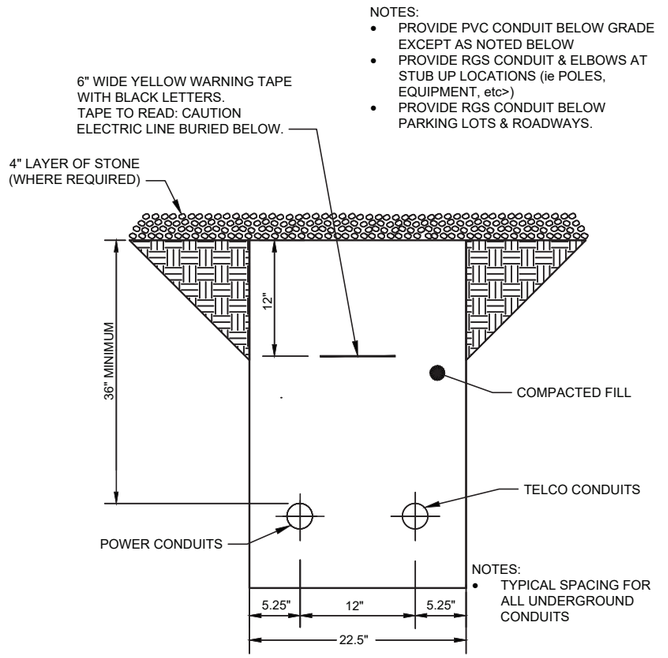
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

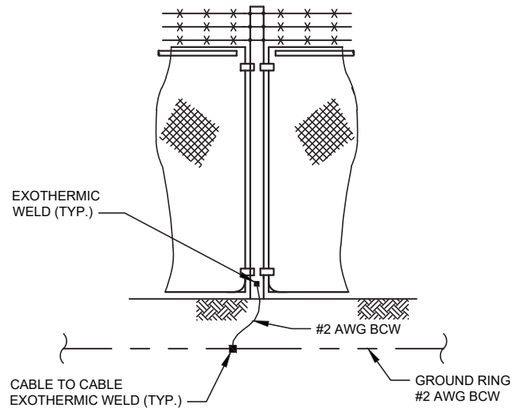
DESIGN TYPE:
RAWLAND

SHEET TITLE:
ELECTRICAL DETAILS

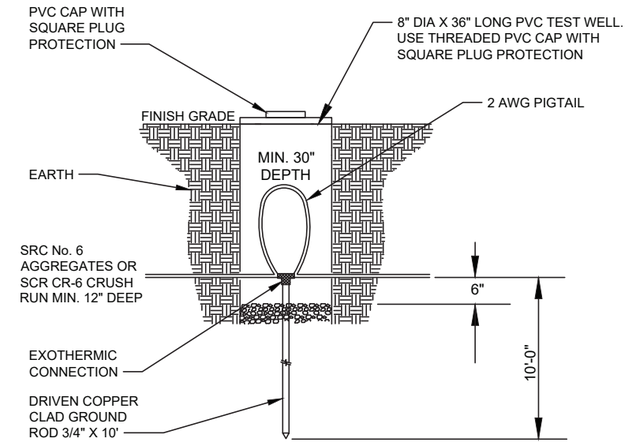
DRAWING NO.
E4



1 POWER/FIBER TRENCH DETAIL N.T.S.

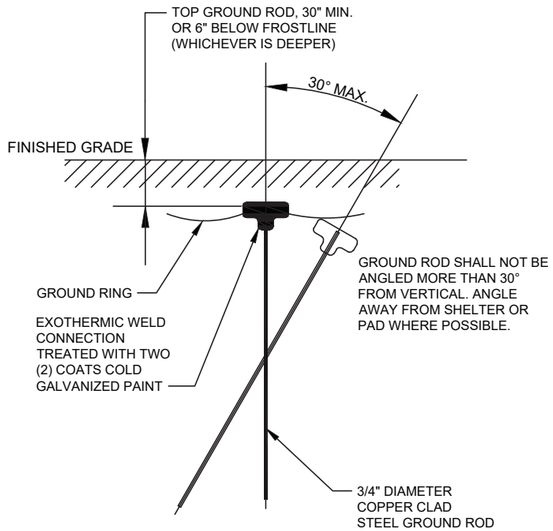


2 FENCE GROUNDING N.T.S.

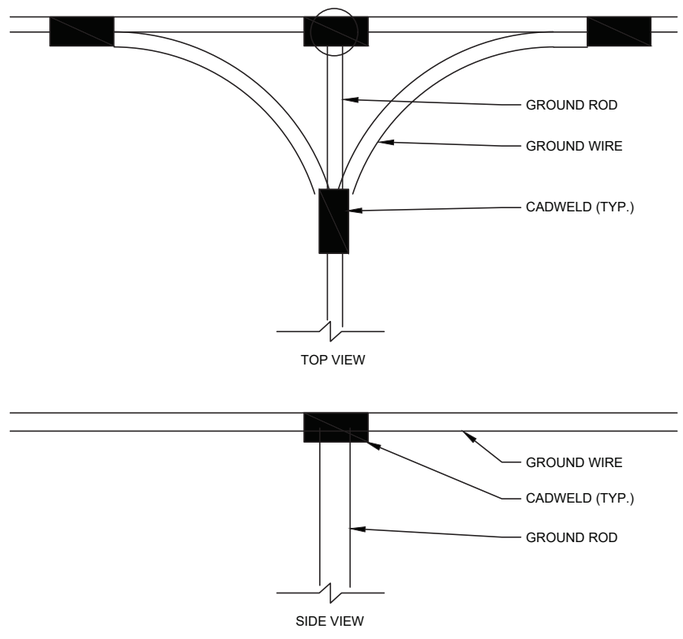


WELL WITH 6" CLEARANCE BELOW. EXOTHERMIC WELD CONNECTION ALLOWS FOR USE OF CLAMP-ON GROUND METERS FOR TESTING GROUND SYSTEM.

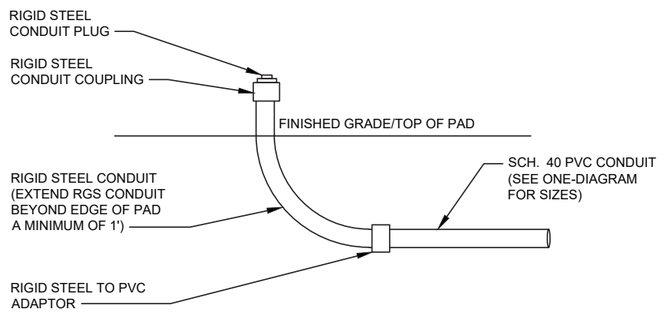
3 TEST WELL DETAIL N.T.S.



4 GROUND ROD DETAIL N.T.S.



5 GROUND ROD / WIRE CONNECTION DETAIL N.T.S.



6 CONDUIT STUB-UP W/CAP N.T.S.

PREPARED FOR:

NexTower
YOUR SIGNAL IS OUR EXPERIENCE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

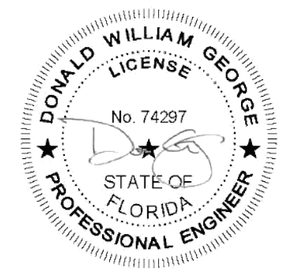
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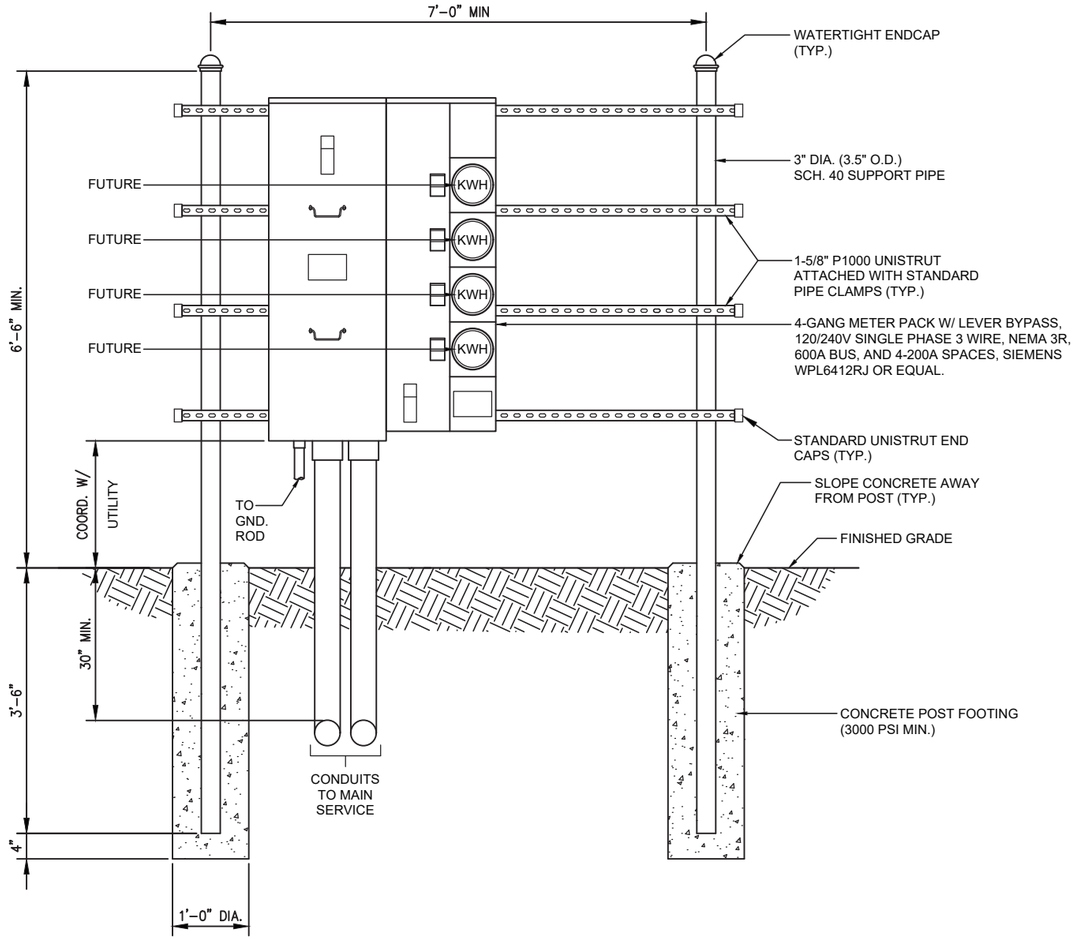
SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

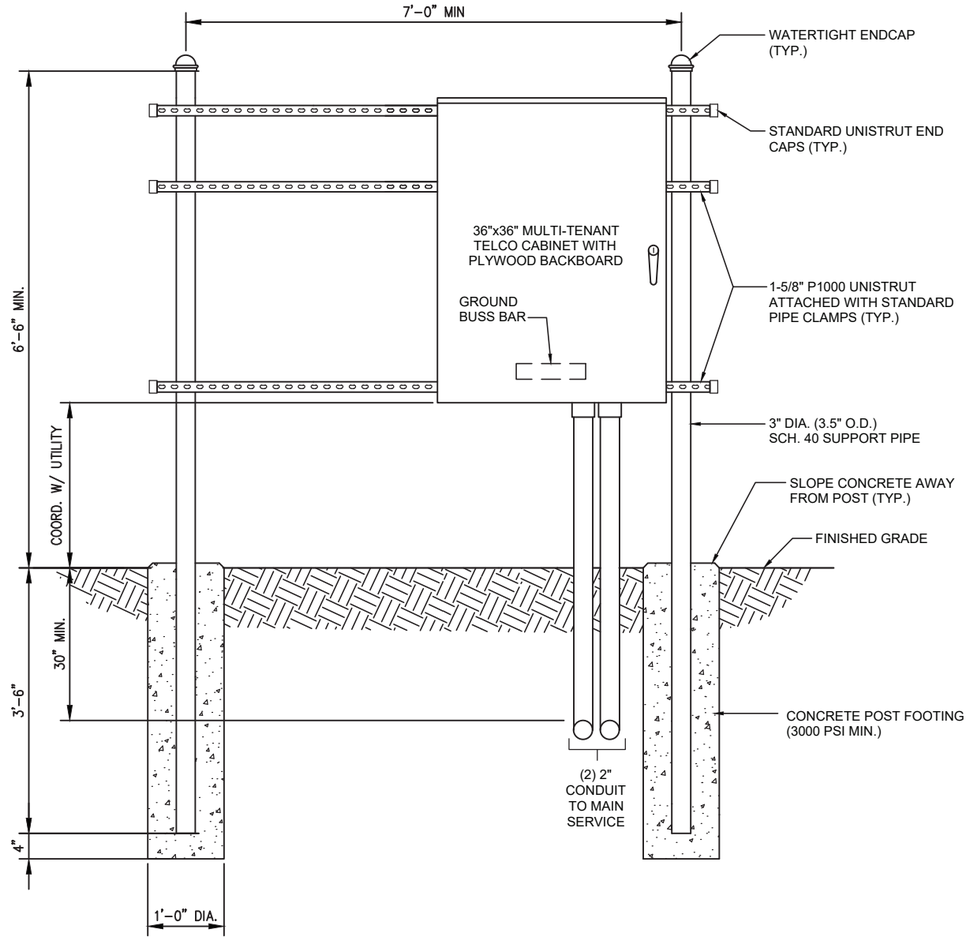
SHEET TITLE:
ELECTRICAL DETAILS

DRAWING NO.
E5



UTILITY FRAME (FRONT)

NOT TO SCALE



UTILITY FRAME (BACK)

NOT TO SCALE

NOTES:

1. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. ALL CONDUITS EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE.
2. CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
4. THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
5. SUPPORT POSTS AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
6. TELCO CABINET SHALL BE 36" x 48" x 10" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
7. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.

1 MULTI TENANT UTILITY FRAME DETAILS N.T.S.

PREPARED FOR:

NexTower
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905 NW 56TH TERRACE, SUITE A
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A&E FIRM:

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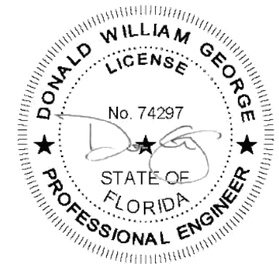
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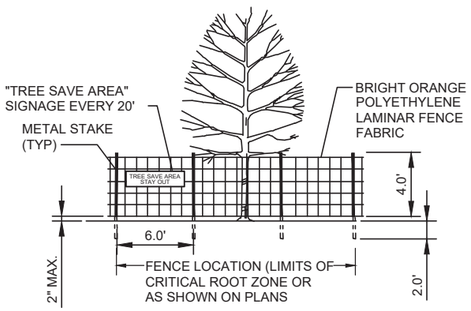
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ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
MULTI TENANT UTILITY FRAME DETAILS

DRAWING NO.
E6



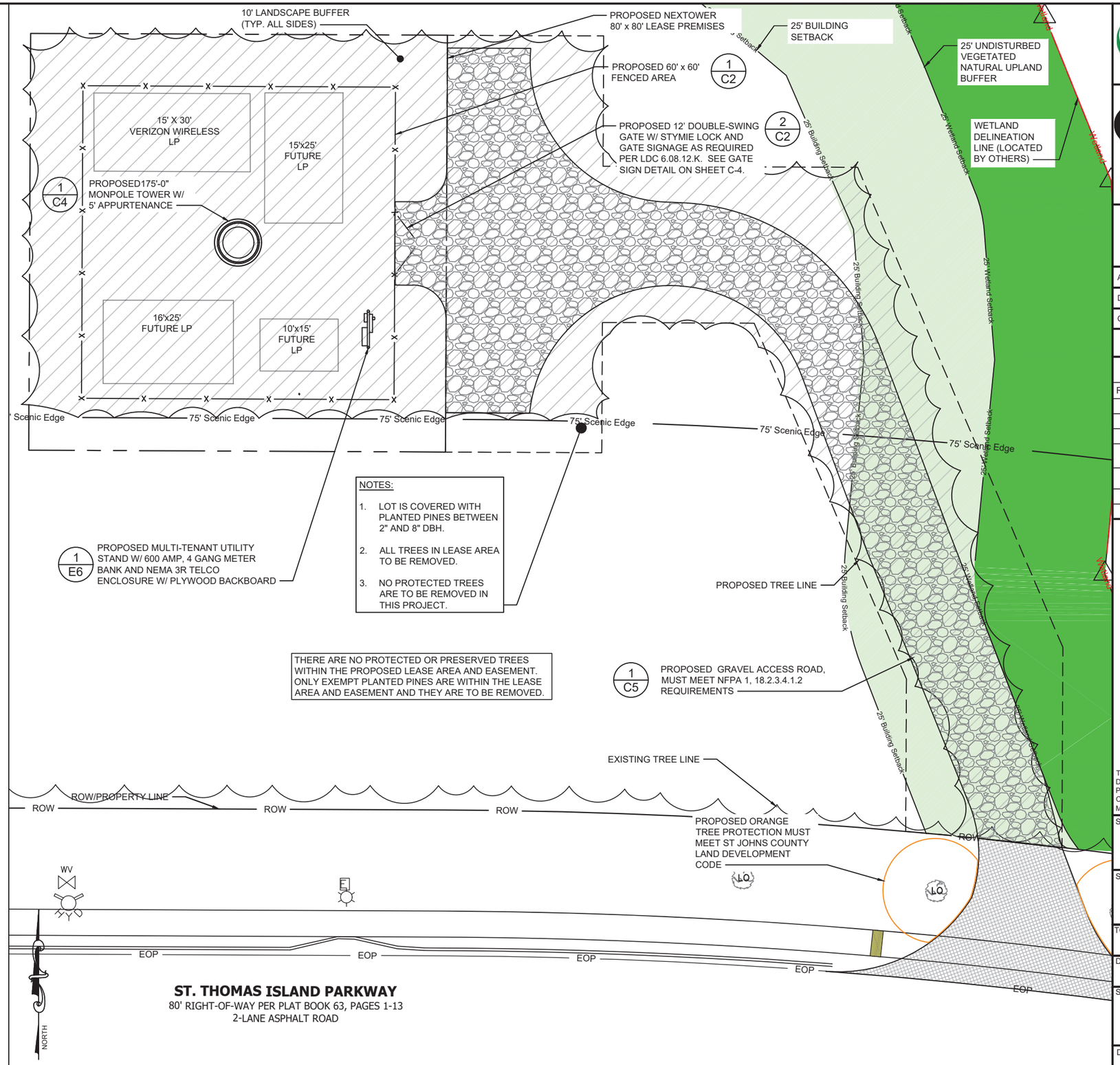
TREE PROTECTION DURING DEVELOPMENT.
TO BE INSTALLED PER ST JOHNS COUNTY LAND DEVELOPMENT CODE.

- WETLAND DELINEATIOIN LINE
- WETLAND
- ZONING DISTRICT SETBACK
- UNDISTURBED VEGETATED NATURAL UPLAND BUFFER
- BUILDING SETBACK

NOTES:

1. ALL PARKING WILL OCCUR ON EXISTING DRIVE.
2. THERE WILL BE NO BURNING OR BURIAL OF DEBRIS ON SITE.
3. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND / OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

1 TREE PROTECTION DETAIL N.T.S.



2 TREE REMOVAL PLAN SCALE: 40' 0 40' 80' 1" = 40'-0"

PREPARED FOR:
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GAINESVILLE, FL 32605

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SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
TREE REMOVAL PLAN

DRAWING NO.
L1

TOTAL AREA OF LANDSCAPE BUFFER: 2,800 SF - 0.064 ACRES

PLANT LIST:

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
24	SOUTHERN RED CEDAR	JUNIPERUS VIRGINIANA	10' MIN HEIGHT & 2" CALIPER
72	SWEET VIBUMUM	LIGUSTRUM JAPONICUM	36" MIN HEIGHT AT PLANTING, 3' O.C.

2,680 SF PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW

LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. MULCH ALL DISTURBED AREAS WITH A THREE- (3) INCH MINIMUM LAYER OF PINE BARK MULCH.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
16. LANDSCAPE CONTRACTOR SHALL CALL THE URBAN FORESTRY INSPECTOR AT (352) 393-8188 TO SCHEDULE AN ON-SITE MEETING PRIOR TO PURCHASING ANY PLANT MATERIAL.
17. ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM-MULCHED RING AROUND THE NEWLY PLANTED TREES.
18. ALL TREES PLANTED IN SOD ARE TO HAVE A (10) INCH PLASTIC PROTECTOR AROUND TRUNK BASE TO PROTECT FROM MOWING DAMAGE.
19. TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
20. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FLORIDA FILL OF PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
21. AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR THIS DEVELOPMENT, AND PROVIDE BUBBLERS BY EACH TREE TO BE INSTALLED TOO.

IRRIGATION NOTES:

1. IRRIGATION DRAWING IS PRELIMINARY AND SCHEMATIC AND SUBJECT TO SITE CONDITIONS. CONTRACTOR SHALL PROVIDE DESIGN-BUILD PLANS, DETAILS, AND SPECIFICATIONS FOR WELL AND IRRIGATION FOR APPROVAL BY OWNER AND ENGINEER. CONTRACTOR IS RESPONSIBLE FOR FINAL WELL AND IRRIGATION PLAN.
2. DESIGN IS BASED ON ASSUMED 10 GPM AT A MINIMUM 60 PSI. CONTRACTOR SHALL VERIFY PSI AND GPM AND ADJUST THE DESIGN ACCORDINGLY.
3. CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE PLAN COMPLIES WITH APPLICABLE LOCAL, COUNTY, AND STATE REGULATIONS AND SHALL FOLLOW REGULATIONS DURING INSTALLATION.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WELL(IF REQUIRED) AND IRRIGATION INSTALLATION.
5. CONTRACTOR SHALL NOTIFY UTILITY LOCATOR COMPANY AT LEAST 2 BUSINESS DAYS PRIOR TO DIGGING.
6. ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO WELL, BACKFLOW, AND IRRIGATION COMPONENTS, SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR IN ACCORDANCE WITH REGULATORY CODES, WHICHEVER IS MORE STRINGENT.
7. WELL AND EQUIPMENT SHALL BE AS GENERALLY LOCATED AS SHOWN ON THE PLAN . FINAL LOCATIONS OF ALL EQUIPMENT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
8. EXACT CONTROLLER LOCATION SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHALL OBTAIN 110 VOLT POWER FROM PROPOSED H-FRAME SERVICE.
9. PROPERLY GROUND CONTROLLER TO PROPOSED GROUND RING WITH AWG #6 BARE SOLID COPPER WIRE.
10. SYSTEM SHALL INCLUDE RAIN SENSOR/RAIN SHUT-OFF DEVICE PER LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION. CONSIDER EASE OF MAINTENANCE, VANDALISM, AND OBSTRUCTIONS WHEN DETERMINING LOCATION.
11. IRRIGATION MAIN LINE SHALL BE MINIMUM 1" SCHEDULE 40 PVC.
12. ZONE 1 - RAINBIRD 1/2" XFD DRIPLINE WITH 18" EMITTER SPACING AT 0.9 GPH (XFD-09-500).
13. ZONE 2 - 3/ 4" SCH 40 PVC LATERAL WITH ONE IRRITROL 533 FLOOD BUBBLER PER TREE. ADJUST BUBBLER TO 1.0 GPM

PLANTED TREE TABLE

QUANTITY	CALIPER	SPECIES	TOTAL INCHES
24 (±1)	2" CALIPER 8' TO 10' TALL	RED CEDAR	48" (16" REQ'D)

PER SECTION 13.04.C.4 OF THE DEV REV MANUAL, 80 TREE INCHES PER ACRE IS REQUIRED. THE PROPOSED PROJECT AREA IS LESS THAN 0.2 ACRES SO THE TOTAL REQUIRED TREE INCHES FOR THE PROJECT AREA IS 16 INCHES.

1 LANDSCAPE / IRRIGATION NOTES

PER SJC LAND DEVELOPMENT CODE SECTION 6.06.02:

A. VEGETATION THAT EXCEEDS TWENTY-FI VE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FI FTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.

B. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FI NAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.

C. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.

D. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK," AMERICAN NATIONAL STANDARDS INSTITUTE.

E. PINE BARK OR PINE STRAW MULCH SHALL BE PROVIDED A MINIMUM OF TWO TO THREE INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.

F. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.

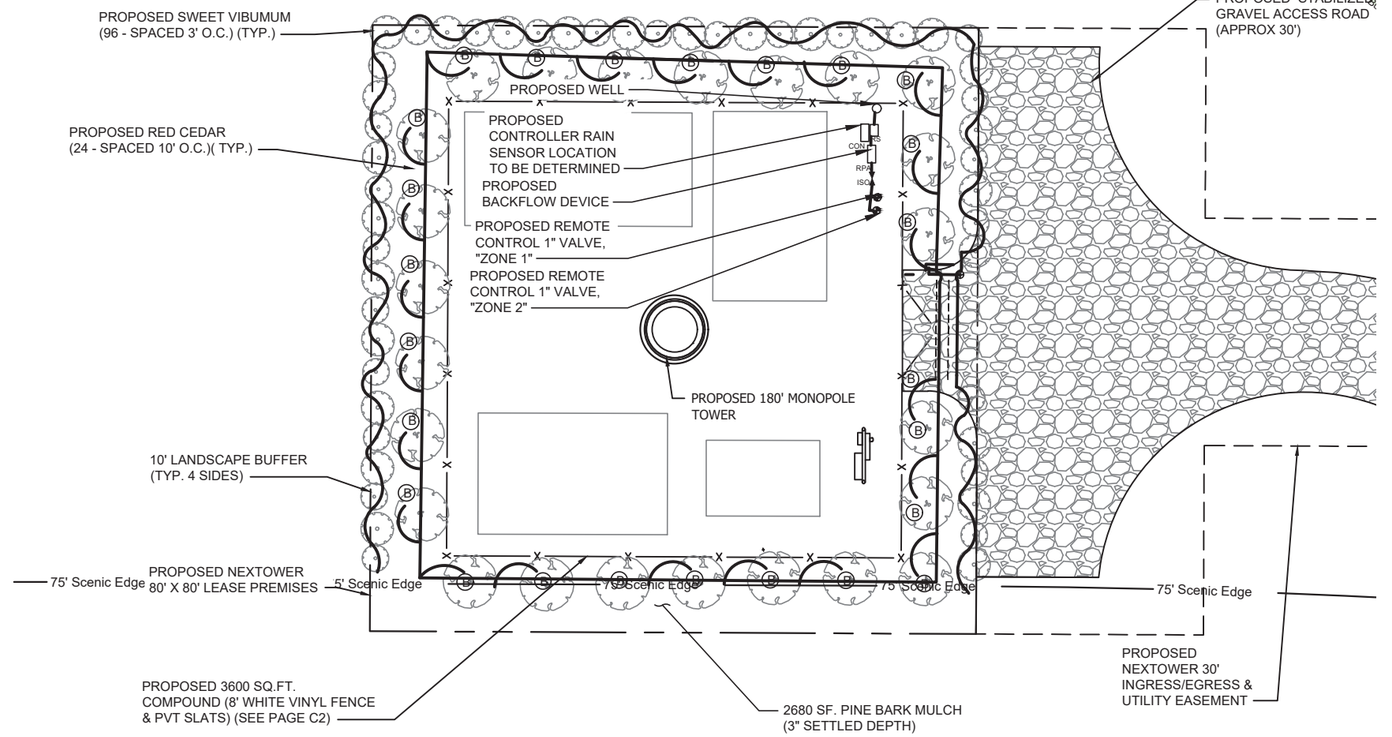
G. IRRIGATION IS REQUIRED FOR ALL NEWLY-PLANTED MATERIALS.

H. TREES SHALL HAVE A MINIMUM HEIGHT OF (8) EIGHT TO (10) FEET AND (2) TWO INCHES OF CALIPER.

I. SHRUB SHALL BE A MINIMUM OF 24" IN HEIGHT AT THE TIME OF PLANTING.

J. SOIL IN TREE ISLANDS SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.

K. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES.



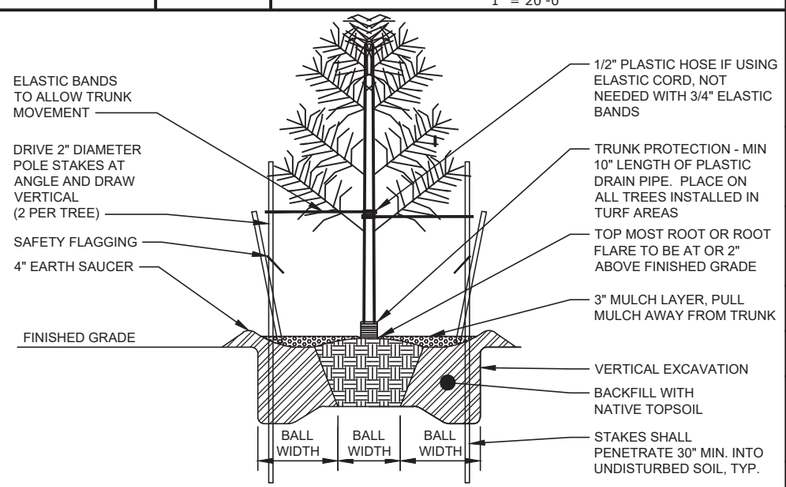
2 LANDSCAPE / IRRIGATION PLAN

SCALE: 20' 0 20' 40' — 1" = 20'-0"

IRRIGATION COMPONENT SCHEDULE

SYMBOL	COMPONENT	MANUFACTURER-MODEL-SIZE
CS	CYCLE STOP VALVE (1-25 GPM)	MODEL CSV1A 1.25 INCH
ISO	ISOLATION VALVE	SCH 80 PVC BALL VALVE
	ELEC REMOTE-CONTROL VALVE	RAINBIRD XCZ-100-PRF 1 INCH LOW FLOW, RUBY FILTER, 30 PSI PRESSURE REG
VAL	VALVE BOXES	RAINBIRD, AMEMTEX OR CARSON IN-GROUND PLASTIC VALVE BOX WITH BOLT-LOCKING LID, MARKED IRRIGATION
RS	RAIN SENSOR	RAINBIRD RSD-BEX/RSD-CEX
CON	CONTROLLER	RAINBIRD ESP-TM2-4 STATION 120V (LNK WIFI COMPATIBLE)
RPA	BACKFLOW DEVICE	WILKINS 975XL SERIES 1 INCH REDUCED PRESSURE PRINCIPLE ASSEMBLY PROVIDE WEATHERPROOF ENCLOSURE
BACK	BACKFLOW ENCLOSURE	LOCKING FIBERGLASS ENCLOSURE HOT BOX INC. LOK BOX UNIT NO. LB.75
ZONE 1	DRIP LINE	RAINBIRD DRIPLINE XFD-09-12-500 12" EMITTER SPACING AT 0.9 GPH
ZONE 2	TREE BUBBLERS	IRRITROL 533 FLOOD BUBBLERS ADJUSTED TO 0.5 GPM

3 LEGEND



4 TREE PLANTING DETAIL N.T.S.

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STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DON GEORGE, P.E ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:
ST. THOMAS PKWY
NXFL-351

SITE ADDRESS:
TBD ST THOMAS IS. PKWY
ST. AUGUSTINE, FL 32092

TOWER OWNER:
NEXTOWER

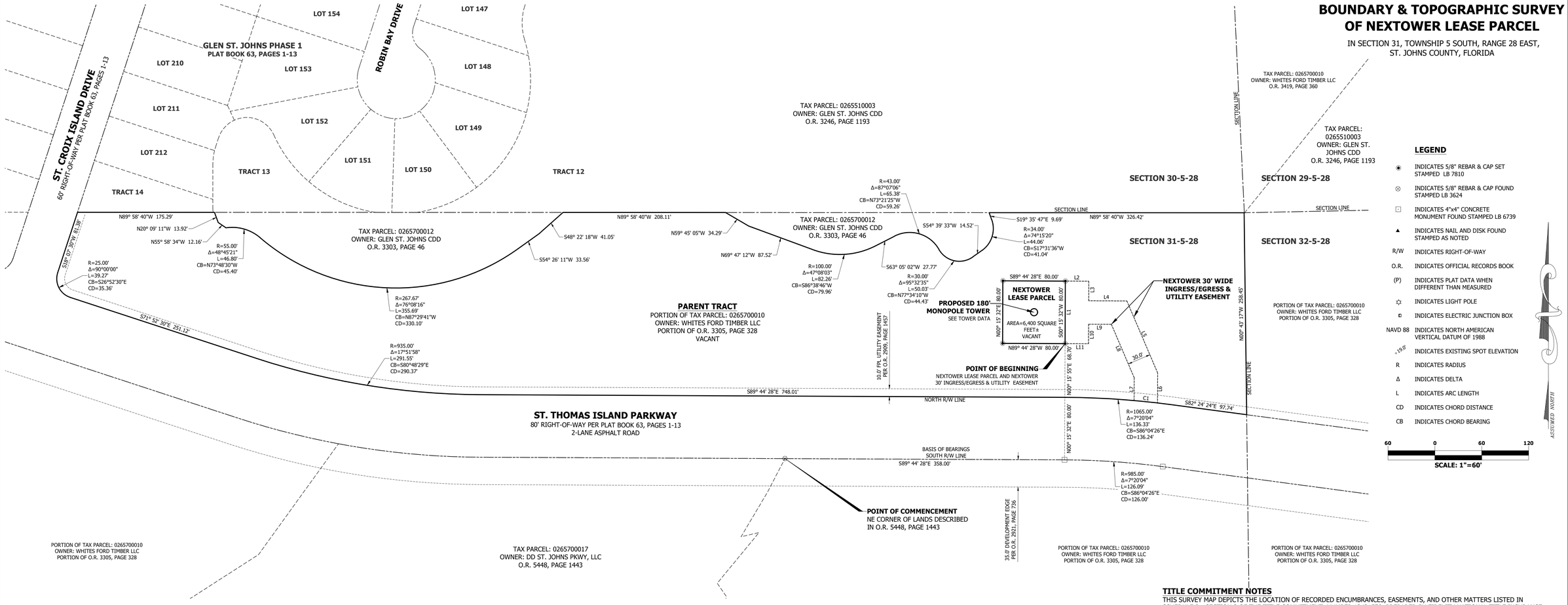
DESIGN TYPE:
RAWLAND

SHEET TITLE:
LANDSCAPE PLAN

DRAWING NO.
L2

BOUNDARY & TOPOGRAPHIC SURVEY OF NEXTOWER LEASE PARCEL

IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA



LEGEND

- ◉ INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
- ⊗ INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
- ⊡ INDICATES 4"x4" CONCRETE MONUMENT FOUND STAMPED LB 6739
- ▲ INDICATES NAIL AND DISK FOUND STAMPED AS NOTED
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS BOOK
- (P) INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
- ☼ INDICATES LIGHT POLE
- ◘ INDICATES ELECTRIC JUNCTION BOX
- NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
- +19.0' INDICATES EXISTING SPOT ELEVATION
- R INDICATES RADIUS
- Δ INDICATES DELTA
- L INDICATES ARC LENGTH
- CD INDICATES CHORD DISTANCE
- CB INDICATES CHORD BEARING

60 0 60 120

SCALE: 1"=60'

PARENT TRACT DESCRIPTION

A PARCEL OF LAND BEING THAT PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LYING NORTH OF ST. THOMAS ISLAND PARKWAY, ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1, AS RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE PUBLIC RECORDS OF SAID COUNTY, AND LYING EAST OF ST. CROIX ISLAND DRIVE, ACCORDING TO SAID PLAT; LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3303, PAGE 46 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N89° 44' 28"W FOR 80.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 80.00 FEET; THENCE S00° 15' 32"W FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET MORE OR LESS.

NEXTOWER 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS & EGRESS LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 30.00 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE S89° 44' 28"E FOR 48.85 FEET; THENCE S23° 09' 22"E FOR 100.20 FEET; THENCE S00° 15' 32"W FOR 38.39 FEET TO AN INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY AND A NON-TANGENT POINT ON A CURVE; THENCE WESTERLY FOR 30.14 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1065.00 FEET, CENTRAL ANGLE OF 01° 37' 18", SUBTENDED BY A CHORD HAVING A LENGTH OF 30.14 FEET AND BEARING N84° 09' 14"W; THENCE N00° 15' 32"E FOR 29.23 FEET; THENCE N23° 09' 22"W FOR 74.28 FEET; THENCE N89° 44' 28"W FOR 29.15 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE N89° 44' 28"W FOR 30.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH R/W LINE OF ST. THOMAS ISLAND PARKWAY PER PLAT BOOK 63, PAGES 1-13 AS BEARING S89° 44' 28"E.

2. THE BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MARCH 25, 2025.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. CENTER OF PROPOSED TOWER LATITUDE & LONGITUDE SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK. THE VALUES FOR THE PROPOSED TOWER LATITUDE & LONGITUDE SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK.

5. THE PURPOSE OF THIS SURVEY IS TO SHOW IMPROVEMENTS ASSOCIATED WITH A PROPOSED TELECOMMUNICATIONS FACILITY AND PROVIDE LEGAL DESCRIPTIONS FOR SAID FACILITY AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.

6. MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.

7. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

8. THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT COMPLETE WITHOUT BOTH.

FLOOD ZONE NOTE

THE HEREON DESCRIBED LEASE PARCEL AND EASEMENT APPEAR TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12109C0170J DATED DECEMBER 7, 2018.

TOWER DATA

PROPOSED 180' MONOPOLE

NAD 83/2011
LATITUDE: **30° 01' 48.15" NORTH**
LONGITUDE: **81° 31' 01.47" WEST**
GROUND ELEVATION: **25.1' NAVD 88**

PROPOSED TOWER DISTANCE FROM PARENT TRACT LINES

(AS MEASURED PERPENDICULAR FROM CENTER OF TOWER)
NORTH LINE: 127.4'
EAST LINE: 270.6'
SOUTH LINE: 108.7'
WEST LINE: 1250'

REVISION: 4-7-26 REVISED WETLAND DATA & ADDED CULVERTS-SEE SHEET 2
REVISION: 9-19-25 ADDED TITLE INFO

NEXTOWER EASEMENT DATA

L1 N00° 15' 32"E 80.00'
L2 S89° 44' 28"E 30.00'
L3 S00° 15' 32"W 25.00'
L4 S89° 44' 28"E 48.85'
L5 S53° 09' 22"E 100.20'
L6 S00° 15' 32"W 38.39'
L7 N00° 15' 32"E 29.23'
L8 N53° 09' 22"W 74.28'
L9 N89° 44' 28"W 29.15'
L10 S00° 15' 32"W 25.00'
L11 N89° 44' 28"W 30.00'

C1 R=1065.00', Δ=01°37'18"; L=30.14'
CB=N84° 09' 14"W; CD=30.14'

DAVID W. STONECYPHER
LICENSE
No. LS6391
STATE OF
FLORIDA
SURVEYOR & MAPPER

TITLE COMMITMENT NOTES

THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN SCHEDULE B - SECTION 2 OF THE TITLE COMMITMENT, NUMBER 12421570, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 30, 2025.

ITEMS 1-6 - STANDARD EXCEPTIONS. NOT THE TYPE TO BE SHOWN ON THIS SURVEY.

ITEM 7 - O.R. 209, PAGE 145 - DOCUMENT NOT PROVIDED OR OBTAINED.

ITEM 8 - O.R. 767, PAGE 1531 - THE DOCUMENT DESCRIPTION ENCOMPASSES THE PARENT TRACT.

ITEM 9 - O.R. 840, PAGE 1189 & O.R. 1507, PAGE 104 & O.R. 1575, PAGE 1343 & O.R. 1507, PAGE 107 & O.R. 1575, PAGE 1351 & O.R. 1732, PAGE 982 - EASEMENT DOCUMENTS DO NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 10 - O.R. 1662, PAGE 628 - DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 11 - O.R. 1789, PAGE 255 & O.R. 1860, PAGE 1332 - DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 12 - O.R. 1971, PAGE 716 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 13 - O.R. 2090, PAGE 540 & O.R. 2999, PAGE 64 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 14 - O.R. 2921, PAGE 736 - DEVELOPMENT EDGE DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT. PLOTTED HEREON.

ITEM 15 - O.R. 4122, PAGE 328 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 16 - O.R. 4140, PAGE 1086 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 17 - O.R. 4303, PAGE 1768 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 18 - O.R. 4304, PAGE 140 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 19 - O.R. 4487, PAGE 99 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 20 - O.R. 4591, PAGE 844 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 21 - O.R. 4591, PAGE 879 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 22 - O.R. 4662, PAGE 727 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

ITEM 23 - O.R. 4662, PAGE 730 - EASEMENT DOES NOT AFFECT THE PARENT TRACT OR THE NEXTOWER LEASE PARCEL AND EASEMENT.

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	50/19	SCALE	1" = 60'
DRAWN	DWS	DATE	MARCH 25, 2025
CHECKED	DWS	PROJECT #	25-0012

This map prepared by:
4-7-26
DAVID W. STONECYPHER
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391

COMMUNICATION TOWER SITE
ST. THOMAS PKWY NXFL-351

DRAWING # nextower-silverleaf3.survey

NEXTOWER DEVELOPMENT GROUP II, LLC

SHEET # **1 OF 2**

BOUNDARY & TOPOGRAPHIC SURVEY OF NEXTOWER LEASE PARCEL

IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA

TAX PARCEL: 0265700012
OWNER: GLEN ST. JOHNS CDD
O.R. 3303, PAGE 46

RETENTION POND

BERM

PARENT TRACT
PORTION OF TAX PARCEL: 0265700010
OWNER: WHITES FORD TIMBER LLC
PORTION OF O.R. 3305, PAGE 328
VACANT

PLANTED PINES

UPLANDS

WETLANDS

WETLANDS LINE

WETLANDS FLAG
FIELD LOCATED-TYPICAL

S89° 44' 28"E 80.00'

NEXTOWER LEASE PARCEL
AREA=6,400 SQUARE FEET±
VACANT

N00° 15' 32"E 80.00'

S00° 15' 32"W 80.00'

40.0'

40.0'

N89° 44' 28"W 80.00'

S89° 44' 28"E 30.00'

S00° 15' 32"W 25.00'

S89° 44' 28"E 48.85'

NEXTOWER 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

30.0'

N89° 44' 28"W 29.15'

S00° 15' 32"W 25.00'

S23° 09' 22"E 100.70'

N23° 09' 22"W 74.28'

30.0'

N89° 44' 28"W 30.00'

POINT OF BEGINNING
NEXTOWER LEASE PARCEL AND NEXTOWER
30' INGRESS/EGRESS & UTILITY EASEMENT

N00° 15' 55"E 68.70'

PLANTED PINES

N00° 15' 32"E 29.23'

S00° 15' 32"W 38.39'

R=1065.00'
Δ=1°37'18"
L=30.14'
CB=N84°09'14"W
CD=30.14'

CA5
CA6
CA7
CA8
CA9
CA10
CA11
CA12

10' PLANTED LIVE OAK
TYPICAL

CONCRETE MITERED END
TYPICAL

4-48" CULVERT PIPES
TYPICAL

CABLE TV BOX

10.0' FPL UTILITY EASEMENT PER O.R. 2909, PAGE 1457

DITCH

NORTH R/W LINE

WATER VALVE

HYDRANT

WV

5.0' CONCRETE SIDEWALK

1.5' CONCRETE CURB & GUTTER

24.0' ASPHALT ROAD

CATCH BASIN

ST. THOMAS ISLAND PARKWAY
80' RIGHT-OF-WAY PER PLAT BOOK 63, PAGES 1-13
2-LANE ASPHALT ROAD

S89° 44' 28"E 358.00'

BASIS OF BEARINGS
SOUTH R/W LINE

R=985.00'
Δ=7°20'04"
L=126.09'
CB=S86°04'26"E
CD=126.00'

LEGEND

◉	INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
⊗	INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
⊡	INDICATES 4"x4" CONCRETE MONUMENT FOUND STAMPED LB 6739
▲	INDICATES NAIL AND DISK FOUND STAMPED AS NOTED
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS BOOK
(P)	INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
☼	INDICATES LIGHT POLE
E	INDICATES ELECTRIC JUNCTION BOX
NAVD 88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
25.2'	INDICATES EXISTING SPOT ELEVATION
R	INDICATES RADIUS
Δ	INDICATES DELTA
L	INDICATES ARC LENGTH
CD	INDICATES CHORD DISTANCE
CB	INDICATES CHORD BEARING
△	INDICATES WETLAND FLAG

ASSUMED NORTH

20 0 20 40
SCALE: 1"=20'

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH R/W LINE OF ST. THOMAS ISLAND PARKWAY PER PLAT BOOK 63, PAGES 1-13 AS BEARING S89° 44' 28"E.

2. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.

3. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

4. WETLAND FLAGS SHOWN HEREON WERE SET BY TERRACON AND FIELD LOCATED BY THIS FIRM.

5. THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT COMPLETE WITHOUT BOTH.

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	50/19			SCALE	1" = 20'
DRAWN	DWS			DATE	MARCH 25, 2025
CHECKED	DWS			PROJECT #	25-0012

COMMUNICATION TOWER SITE
ST. THOMAS PKWY NXFL-351

DRAWING # nextower-silverleaf3.survey

NEXTOWER DEVELOPMENT GROUP II, LLC

SHEET # **2 OF 2**

STONECYPHER SURVEYING INC.

1225 NW 16TH AVENUE, GAINESVILLE, FLORIDA 32601 PHONE: 352-379-0948

FAA "1-A CERTIFICATION

July 22, 2025

NexTower Development Group II, LLC
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605

Site Name: ***ST. THOMAS PKWY***
Site Number: ***NXFL-351***

Site Data: **Proposed 180' Monopole Tower**

Tower Information

Geographic Coordinates: Latitude – **30° 01' 48.15" North**
Longitude – **81° 31' 01.47" West**

Ground Elevation: Base of Proposed Tower – **25.1'**

Certification

I hereby certify that the latitude of **30° 01' 48.15" North** and the longitude of **81° 31' 01.47" West** are within 20-feet horizontally, and that the ground elevation at the base of the tower of **25.1 feet** is accurate to within 3-feet vertically. The horizontal datum (coordinates) are in terms of North American Datum of 1983/2011 (NAD 83/2011) and is expressed as degrees, minutes, and seconds, to the nearest hundredth of a second. The vertical datum (elevation) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest foot.

David W. Stonecypher
Professional Surveyor and Mapper No. LS 6391
Stonecypher Surveying Inc. – Business No. LB 7810
State of Florida



COMMUNICATION TOWERS MAP

NOTES:

1. THERE ARE NO STRUCTURES LOCATED WITHIN THE GEOGRAPHIC AREA REQUIRED TO MEET THE CARRIERS RF ENGINEERING REQUIREMENTS.

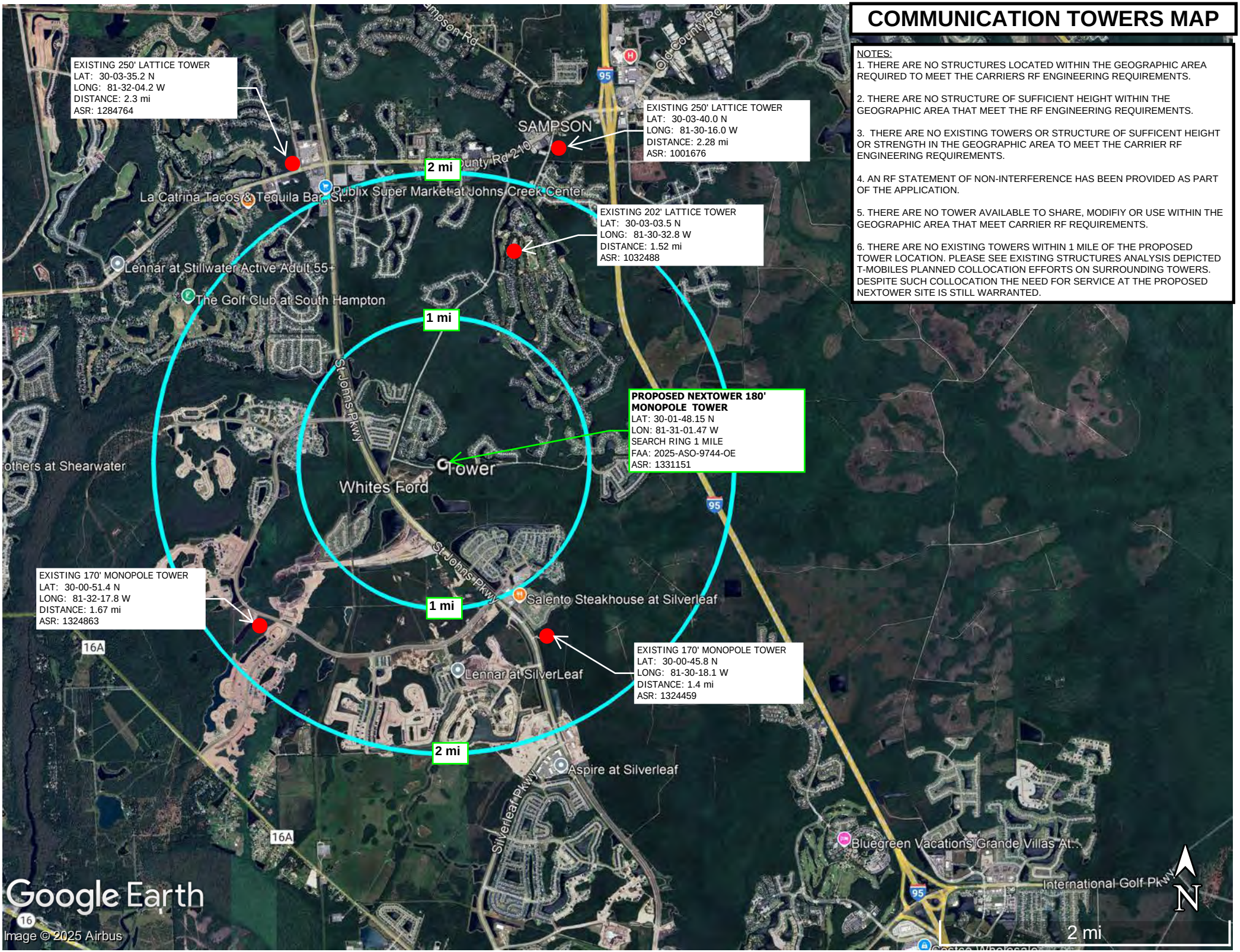
2. THERE ARE NO STRUCTURE OF SUFFICIENT HEIGHT WITHIN THE GEOGRAPHIC AREA THAT MEET THE RF ENGINEERING REQUIREMENTS.

3. THERE ARE NO EXISTING TOWERS OR STRUCTURE OF SUFFICENT HEIGHT OR STRENGTH IN THE GEOGRAPHIC AREA TO MEET THE CARRIER RF ENGINEERING REQUIREMENTS.

4. AN RF STATEMENT OF NON-INTERFERENCE HAS BEEN PROVIDED AS PART OF THE APPLICATION.

5. THERE ARE NO TOWER AVAILABLE TO SHARE, MODIFIY OR USE WITHIN THE GEOGRAPHIC AREA THAT MEET CARRIER RF REQUIREMENTS.

6. THERE ARE NO EXISTING TOWERS WITHIN 1 MILE OF THE PROPOSED TOWER LOCATION. PLEASE SEE EXISTING STRUCTURES ANALYSIS DEPICTED T-MOBILES PLANNED COLLOCATION EFFORTS ON SURROUNDING TOWERS. DESPITE SUCH COLLOCATION THE NEED FOR SERVICE AT THE PROPOSED NEXTOWER SITE IS STILL WARRANTED.



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

Aeronautical Study No.
2025-ASO-9744-OE

Issued Date: 07/15/2025

NEXTOWER DEVELOPMENT GROUP II, LLC
DAVID BOEFF
905 NW 56th Terrace
Suite A
Gainesville, FL 32605

**** 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: Antenna Tower NXFL-351 St. Johns,
County, State: Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
NXFL-351	30-1-48.15N	81-31-01.47W	25 Ft	190 Ft	215 Ft

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 01/15/2027 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 1-817-222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-9744-OE.

Signature Control No: 658376116-670037485 (DNE)
michael.j-ctr.costanzi@faa.gov
Technician

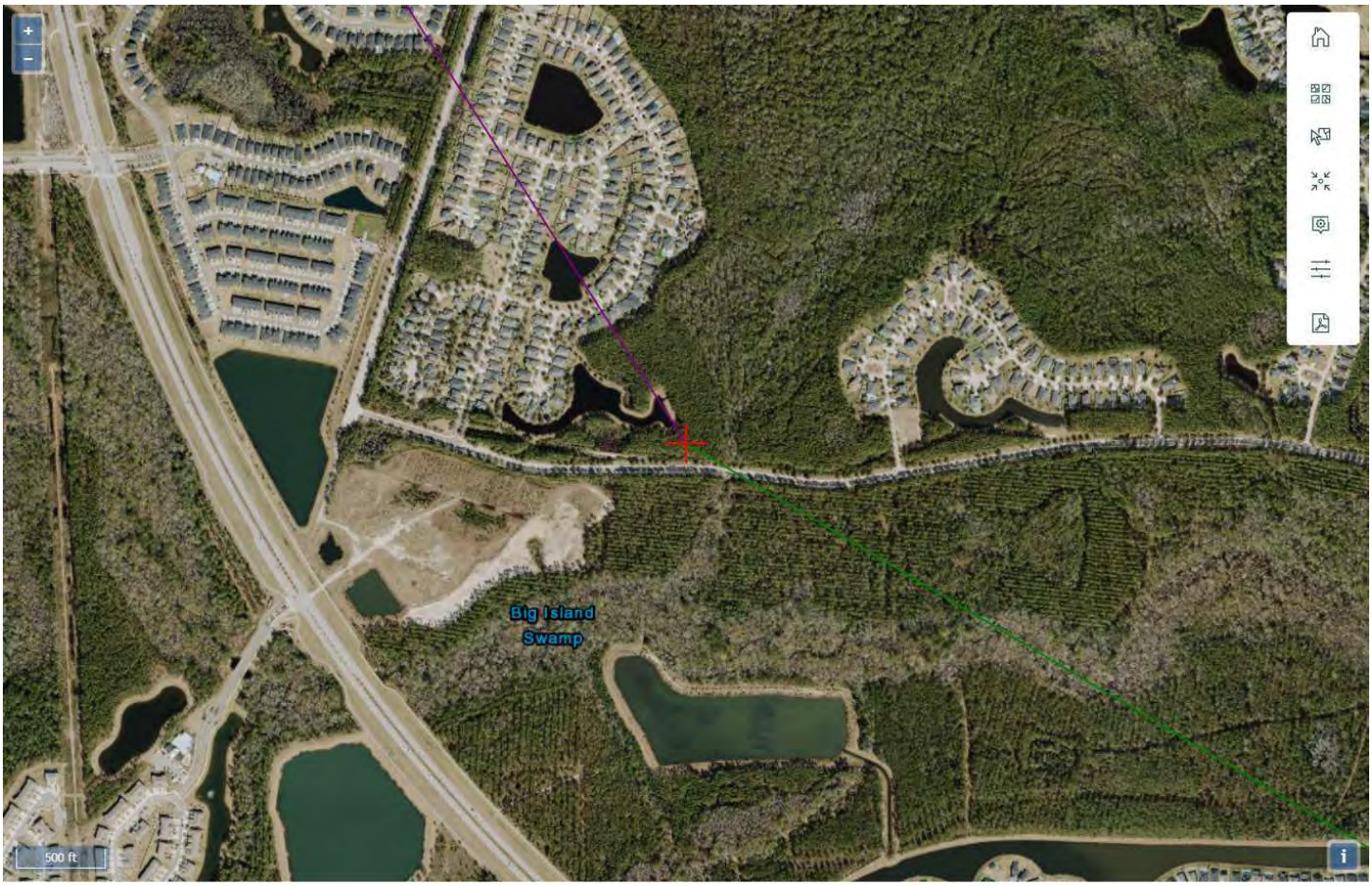
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2025-ASO-9744-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	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	2310	MHz	2000	W
2305	2360	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

Verified Map for ASN 2025-ASO-9744-OE



Sabre Industries™
INNOVATION DELIVERED

October 8, 2025

Joel Rousseau
Nextower
13577 NW 2nd Lane, Suite 20
Newberry, FL 32669

RE: Proposed 175' Sabre Monopole for St. Thomas Parkway, FL

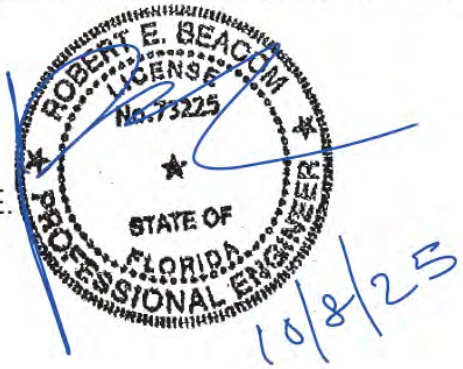
Dear Mr. Rousseau,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 128 mph and no ice and 30 mph + 1/4" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-H "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. This would effectively result in a fall radius less than or equal to 40'. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.*

Sincerely,



Robert E. Beacom, P.E., S.E.
Engineering Manager

Sabre Industries, Inc. • 7101 Southbridge Drive • Sioux City, IA 51111
P: 712-258-6690 **F:** 712-279-0814 **W:** www.SabreIndustries.com

August 21, 2025

To: Whom It May Concern:
RE: St Johns site located at: 1147 St Thomas Island, St. Augustine, FL 32092

Latitude: 30.029863/ 30° 1' 47.507"

Longitude: -81.51726/ 81° 31' 2.136"

Whom it May Concern

This is in response to your inquiry to Verizon concerning interference to your existing telecommunications devices and services, as well as your concerns regarding, radiofrequency (RF) exposure related to Verizon's proposed facilities at 1147 St Thomas Island, St. Augustine, FL 32092. Verizon provides Commercial Mobile Radio Services (CMRS) under licenses granted by the Federal Communication Commission (FCC).

The FCC exclusively regulates all technical aspects of Verizon's operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference.

The FCC has established safety guidelines relating to potential RF exposure from cell sites, known as Maximum Permissible Exposure (MPE) limits.

The above noted proposed Verizon facility is compliant with all applicable FCC requirements. The points below cover Verizon's practices pertinent to complying with the FCC requirements:

1. Verizon locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All equipment at the proposed facility is designed and certified to operate within the frequencies licensed to Verizon by the FCC, and to operate in a manner approved by the FCC.
3. The power levels generated by the facility's radios and corresponding effective radiated power (ERP) from the transmitting antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), Part 27 (for 700 MHz, AWS or C-Band), Part 96 (for CBRS), Part 30 (UMFUS/mmWave) or Part 101 (for microwave) of the Commission's Rules.
4. Verizon performed an RF compliance pre-construction evaluation. The results of the evaluation demonstrate the site will be compliant with FCC (RF) safety standards.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf). The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety.

The FCC developed these standards in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards have wide safety margins and are designed to protect everyone, including children.

The FCC adopted the standards after examining the RF research that scientists in the US and around the world have conducted for decades. The research continues to this day, and agencies continue to monitor it. Based on that research, federal agencies have concluded that equipment and networks that comply with the safety standards pose no known health risks. You can obtain further information about the safety of RF emissions from wireless network equipment and devices on the FCC's website, which you can access via this link: http://www.fcc.gov/oet/rfsafety/rf-faqs.html.

Additionally, www.wirelesshealthfacts.com is a good resource.

Questions related to compliance with federal regulations should be directed to VZWRFCompliance@VerizonWireless.com.

Please contact your local Verizon resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Omar Isaac	omar.aldharib@verizonwireless.com	813-373-0443

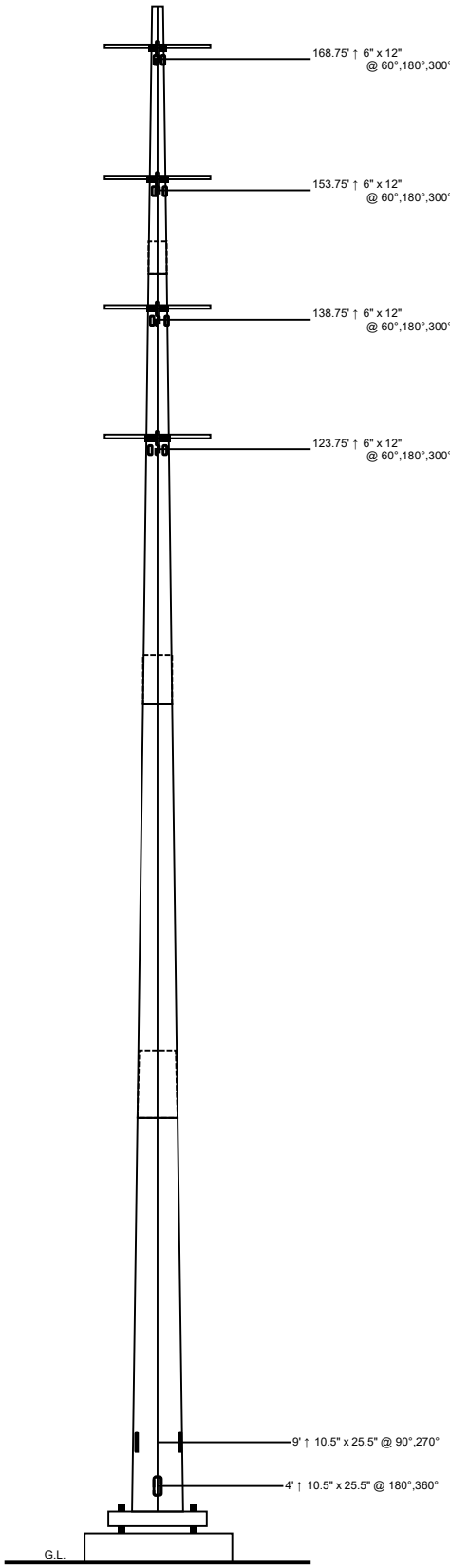
Omar Isaac

Sincerely,

Omar Isaac
Engr III Cslt-Radio Frequency
Verizon

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN

Length (ft)	31'-0"	53'-6"	53'-6"	53'-3"					
Number Of Sides			18						
Lap Splice (ft)				5' - 9"	7' - 9"	A			
Top Diameter (in)	17"	24.91"	38.9"	52.15"					
Bottom Diameter (in)	26.57"	41.43"	55.42"	68.59"					
Taper (in/ft)					0.3087				
Grade					A572-65				
Weight (lbs)	2091	7714	12529	20536					
Overall Steel Height (ft)					174				



Designed Appurtenance Loading

Elev	Description	Tx-Line
170	Platform - 12' w/ Enhanced Support Rail	
170	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
155	Platform - 12' w/ Enhanced Support Rail	
155	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
140	Platform - 12' w/ Enhanced Support Rail	
140	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
125	Platform - 12' w/ Enhanced Support Rail	
125	(1) 15,000 sq. in. (3000 lbs) (below top)	(12) 1 5/8"

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	128 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	0.25 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	25 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.093 g
1-sec Spectral Response, S1	0.049 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	96.08	61.58	8307.88	14.45	9.91
0.9 D + 1.0 Wo	72.11	61.52	8136.29	14.04	9.58
1.2 D + 1.0 Ev + 1.0 Eh	97.51	2.39	378.6	0.73	0.51
0.9 D - 1.0 Ev + 1.0 Eh	70.37	2.41	368.78	0.7	0.48
1.0 D + 1.0 Wo (Service @ 60 mph)	80.05	12.06	1617.84	2.88	1.95

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	81.75"	2.5"	76"	22	2.25"

Material List

Display	Value
A	3' - 9"

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2023 Florida Building Code.

Sabre Industries
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Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

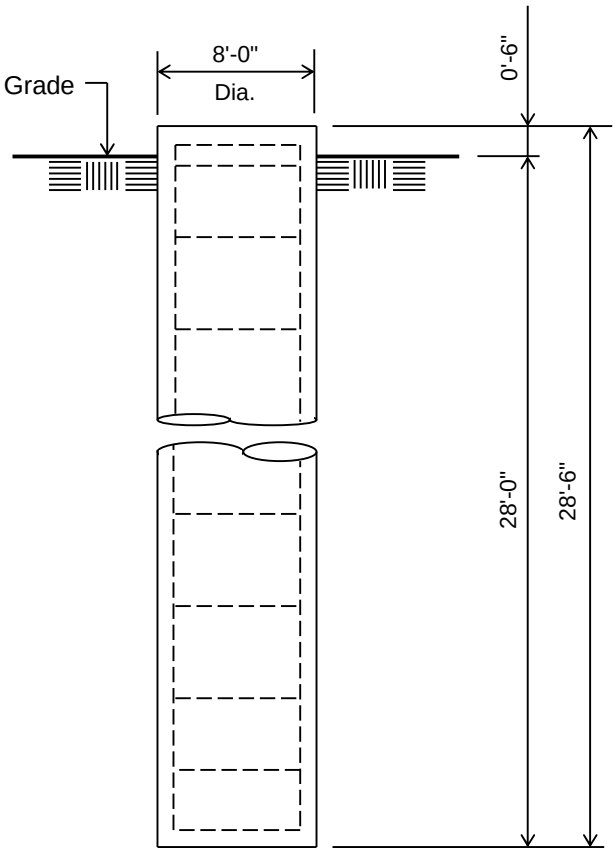
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Quote:	**26-2370-JDS**
Customer:	NEXTOWER
Site Name:	St. Thomas Parkway, FL NXFL-351
Description:	175' Monopole
Date:	10/9/2025 By: PC

No.: 26-2370-JDS
Date: 10/09/25
By: REB

Customer: NEXTOWER
Site: St. Thomas Parkway, FL NXFL-351
175' Monopole

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(53.06 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.

2) Rebar to conform to ASTM specification A615 Grade 60.

3) All rebar to have a minimum of 3" concrete cover.

4) All exposed concrete corners to be chamfered 3/4".

5) The foundation design is based on presumptive sand soil as defined in ANSI/TIA-222-H-2017. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.

6) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pier	
Pier	(38) #11 vertical rebar w/ #5 ties, (2) within top 5" of pier, then 7" C/C

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7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

ATTACHMENT 3

COVERAGE MAPS

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St. Johns

St. Johns County, FL

Prepared by Verizon Wireless RF Engineering

Omar Isaac

August 25, 2025



Introduction:

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

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

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

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

Introduction (continued):

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

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

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

verizon

Verizon Wireless First Tier Handoff Sites

ASR#/	Tower Owner	Verizon Cell Site Name	Tower Height AGL (ft)	Verizon Antennas RAD Center	Latitude	Longitude
1331151	NexTower Development Group II, LLC	ST JOHNS	175	170	30.029864	-81.517259
1324863	NexTower Development Group II, LLC	SILVERLEAF 2	170	155	30.01428	-81.538285
1324459	NexTower Development Group II, LLC	SILVERLEAF ST JOHNS	170	140	30.012744	-81.505053
NA	ATC	NINE MILE ROAD	180	180	29.982278	-81.450778
1001676	Crown Castle Towers	CROWN POWERTEL DURBIN	250	184	30.061111	-81.504444
NA	JEA	FL JEA ST JOHNS FOREST	199	180	30.064209	-81.528289
NA	ATC	ATC CIMMARON	197	176	30.049106	-81.561811

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St. Johns

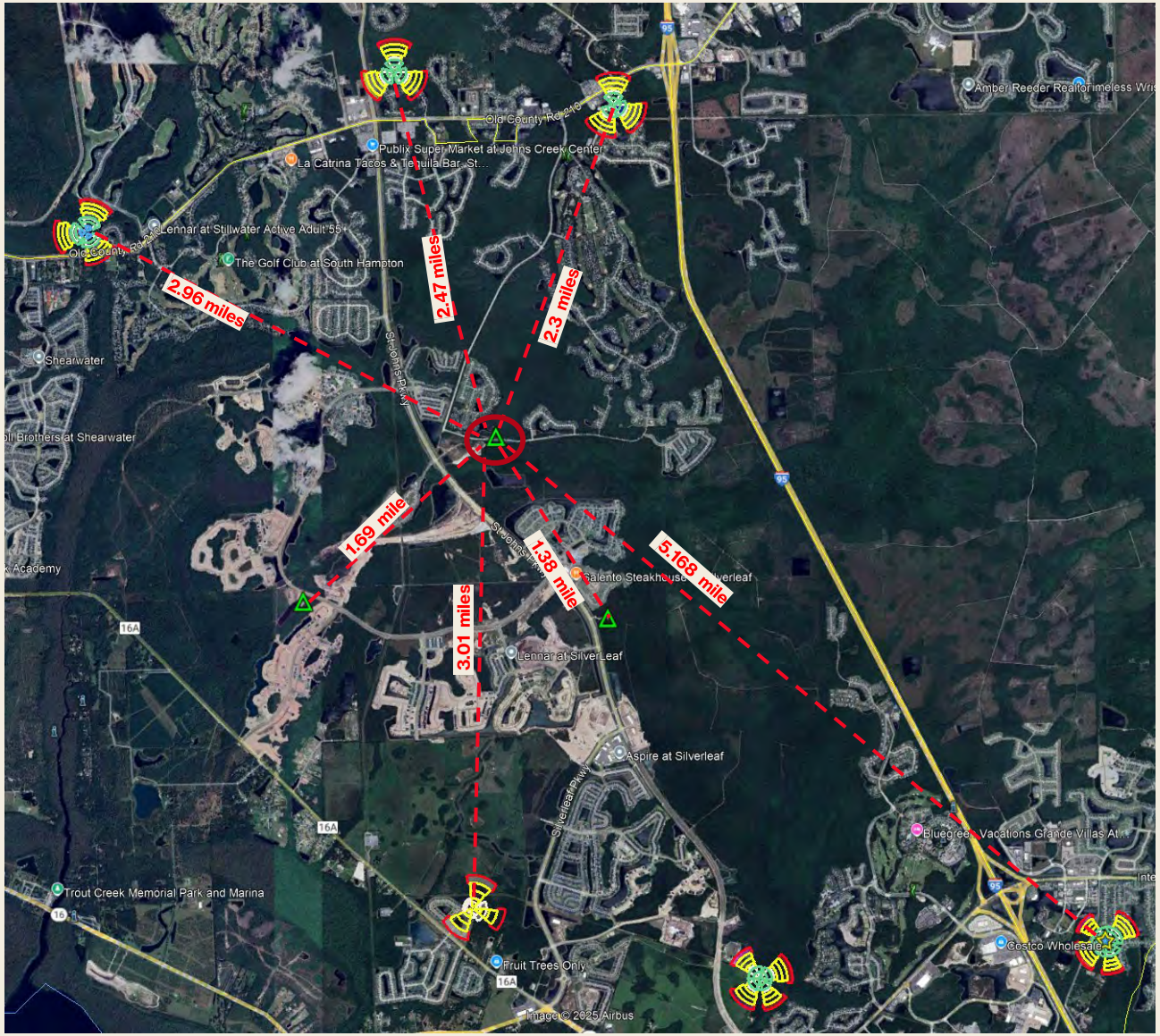
This proposed 175ft monopole tower by Verizon, named St Johns, is essential for providing coverage and capacity to St Johns Pkwy and the surrounding residential areas. It bring significant network improvements to the existing and future residents of this area.

- Technology Type: 4G LTE (Voice/Data) /5G NR (Voice/Data)
- Antenna RAD center: 170’
- Structure type: Monopole
- Site Type: Macro
- Latitude: 30.029864
- Longitude: -81.517259

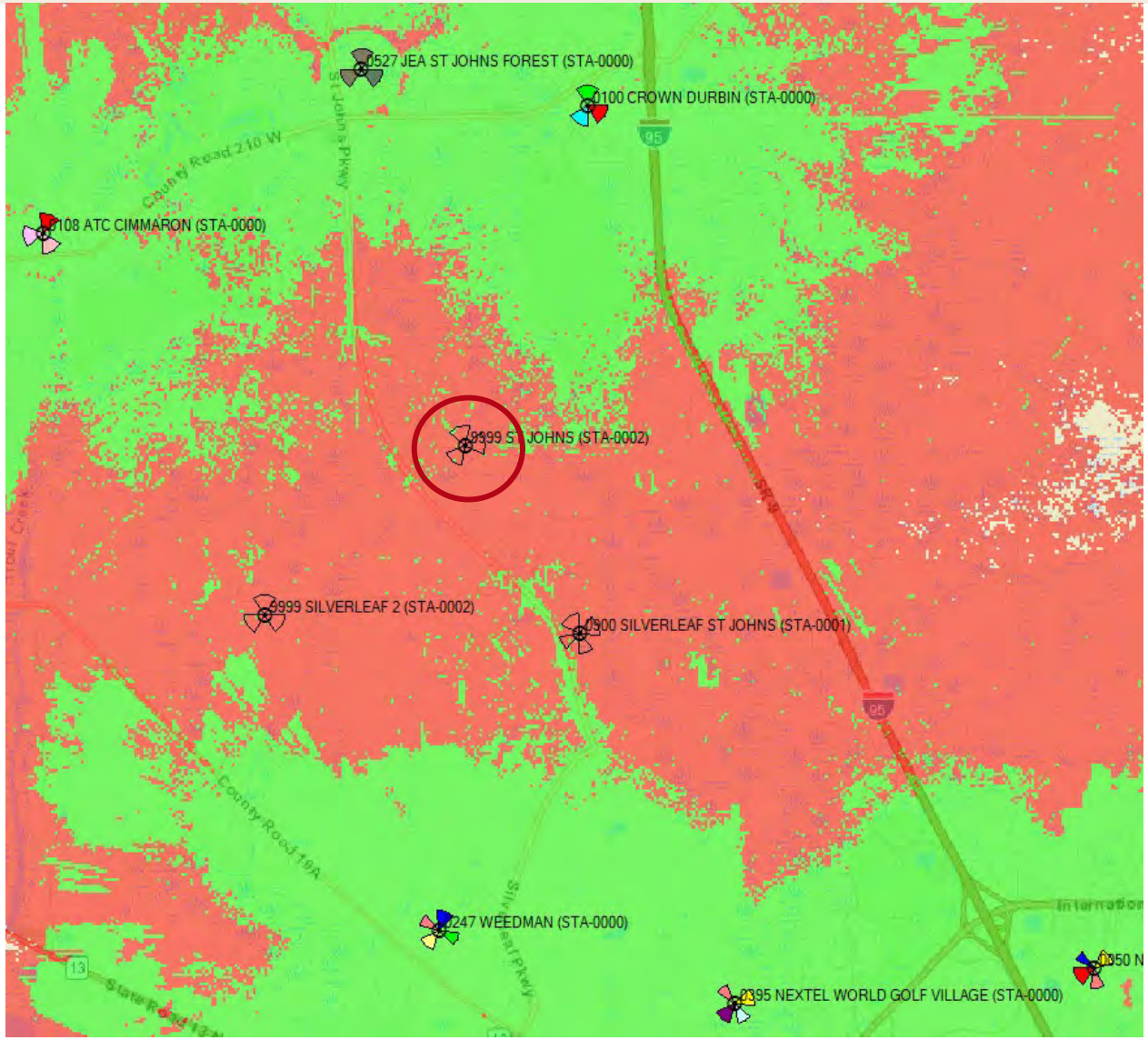
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Verizon Wireless First Tier Handoff Sites



Site Coverage Map – Current (2100MHz)

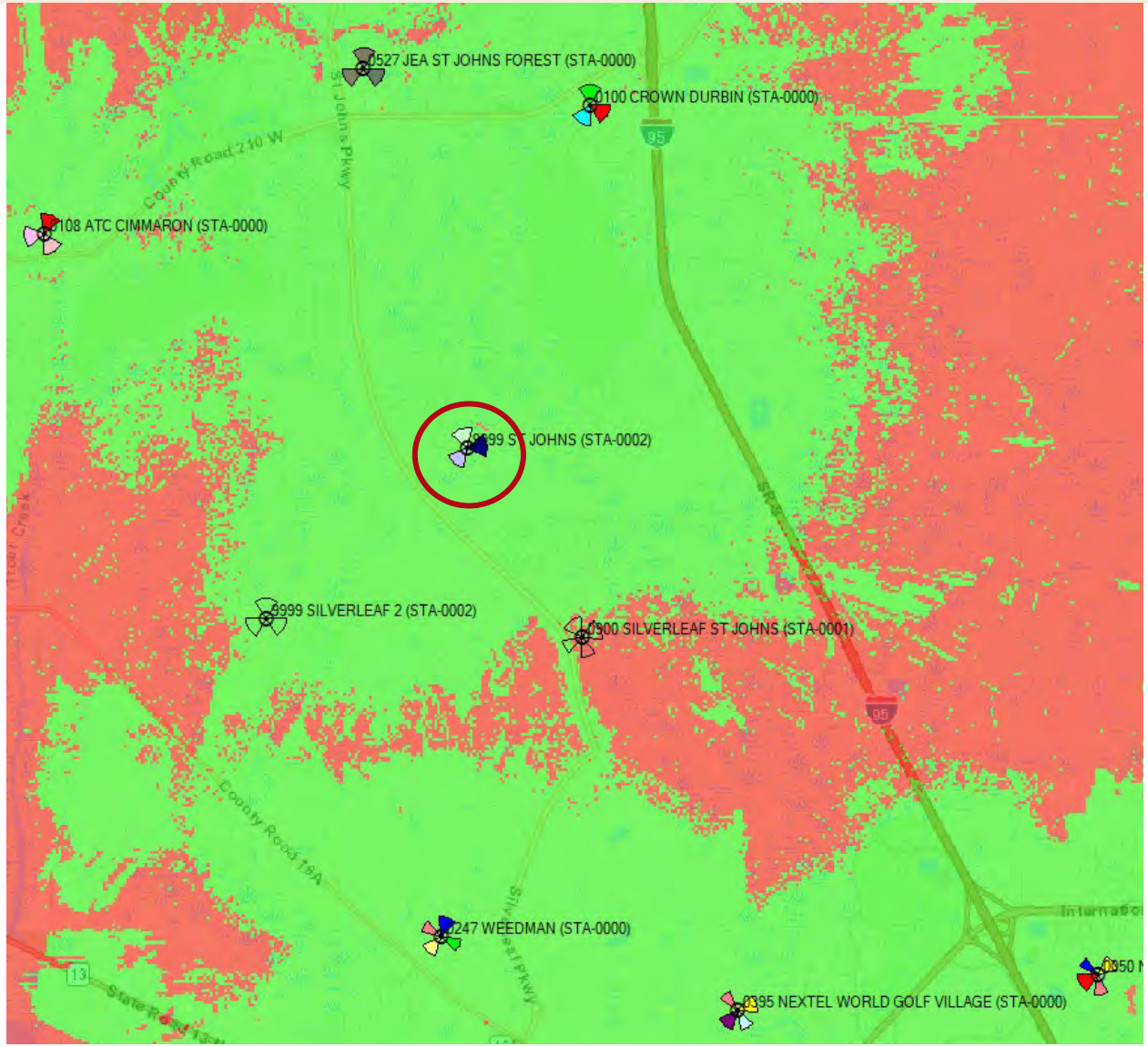


Coverage Thresholds

- Reliable Service
- Unreliable Service

verizon

Site Coverage Map – with St. Johns (2100MHz)

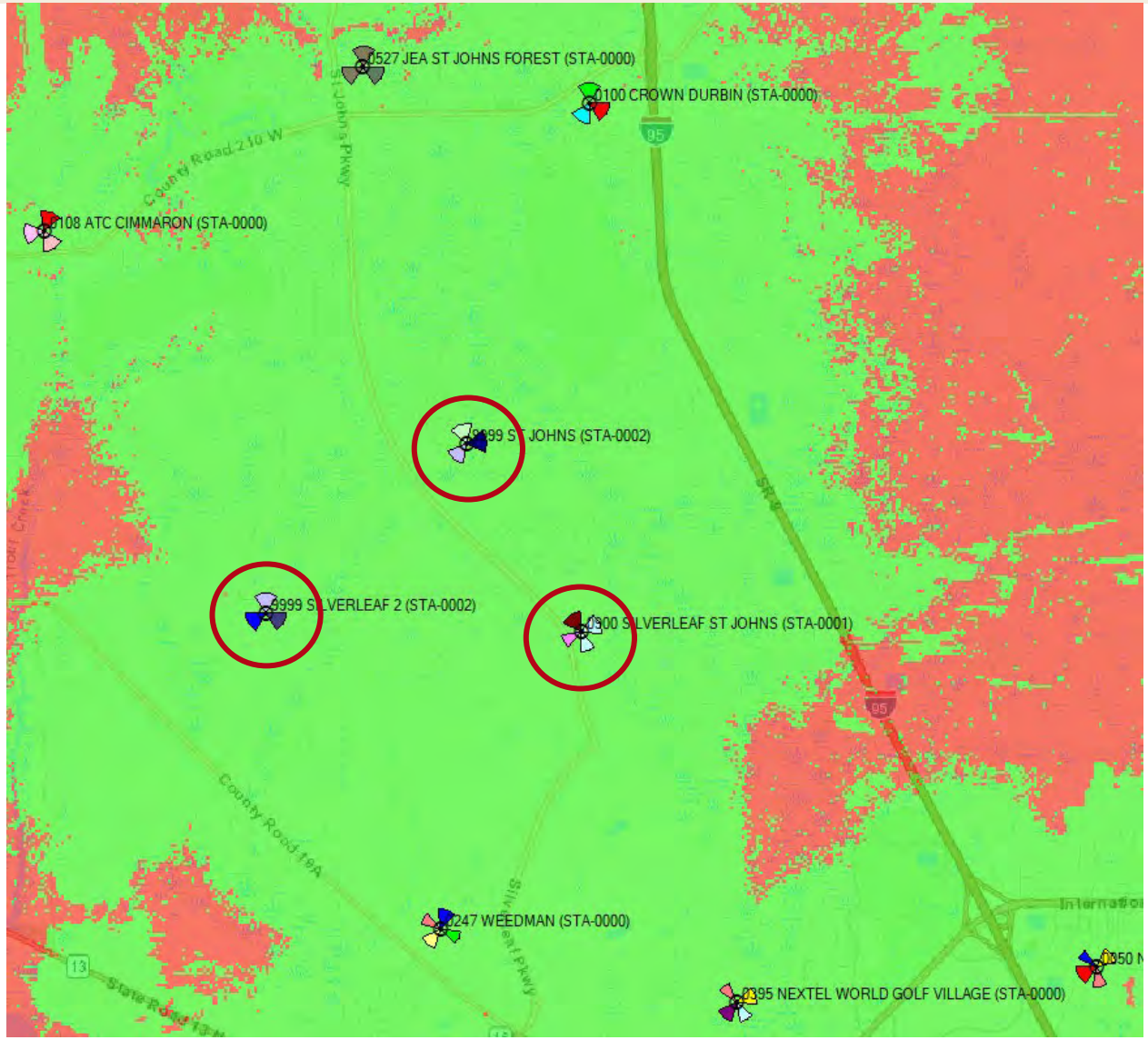


Coverage Thresholds

- Reliable Service
- Unreliable Service

verizon

Site Coverage Map – with St. Johns and two additional planned sites (2100MHz)



Coverage Thresholds

- Reliable Service
- Unreliable Service

The two sites listed below are planned to be in-service later this year:

- SILVERLEAF ST JOHNS
- SILVERLEAF 2

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Links

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

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

World Health Organization:
http://www.who.int/peh-emf/en/

verizon

Compliance

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



Thank You

ATTACHMENT 4

PHOTO SIMULATIONS

NexTower
YOUR SIGNAL IS OUR EXPERIENCE

ST. THOMAS PKWY, NXFL-351
PHOTOGRAPHIC SIMULATIONS OF PROPOSED 175' MONOPOLE TOWER
WITH 5' APPURTENANCE, TOTAL HEIGHT 180' AGL

FOR PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY

JUNE 17, 2025 & FEBRUARY 13, 2026
REV. MAY 26, 2026

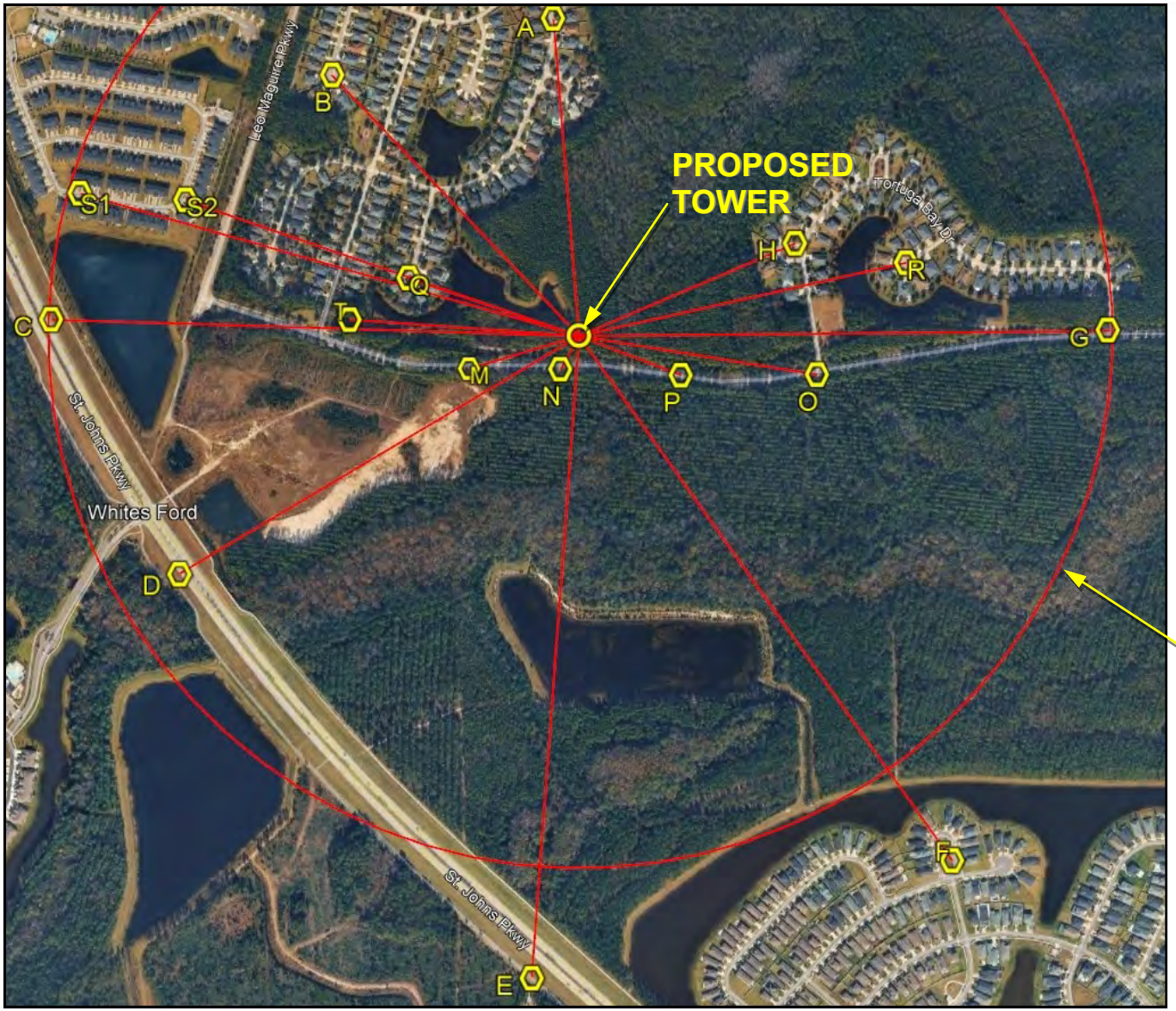
Ehrke Enterprises, LLC
3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
Email. jamesehrke@eellc.org
PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES

NexTower
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905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
(352) 363-5560

SHEET TITLE
Photographic Simulations 175' Monopole Tower
With 5' appurtenance (Total height 180' AGL)

COVER SHEET

SHEET#
1



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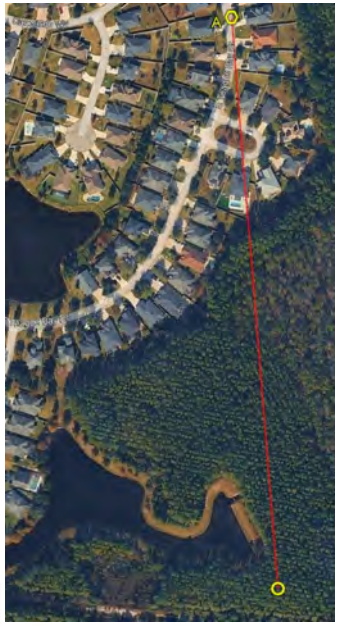
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SHEET TITLE
Photographic Simulations 175′ Monopole Tower
With 5′ appurtenance (Total height 180′ AGL)

Photo Location Map

SHEET#
2





Existing View



Photo Simulation of Proposed Tower from 1580' looking South.

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Gainesville, Florida 32606
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SHEET TITLE
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View A

SHEET#
3



Existing View





Photo Simulation of Proposed Tower from 1780' looking SE.

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SHEET TITLE
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View B

SHEET#
4



Existing View





Photo Simulation of Proposed Tower from 2634' looking East.

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Gainesville, Florida 32606
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Photographic Simulations 175' Monopole Tower With 5' appurtenance (Total height 180' AGL)

View C

SHEET#
5







Photo Simulation of Proposed Tower from 2317' looking NE.

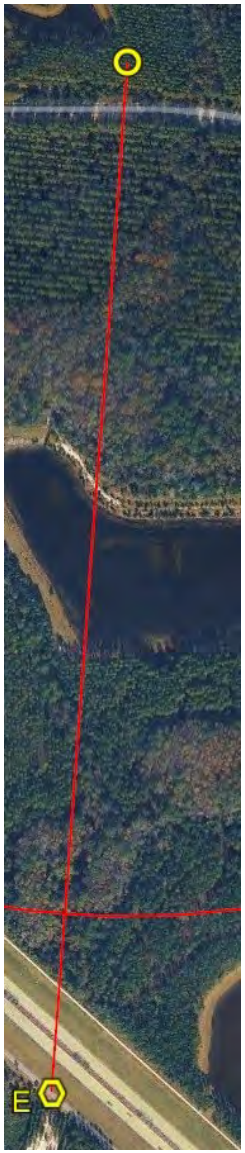
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SHEET TITLE
Photographic Simulations 175' Monopole Tower With 5' appurtenance (Total height 180' AGL)

View D

SHEET#
6





Existing view from 3193' looking North.
Proposed tower not visible.

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SHEET TITLE
Photographic Simulations 175' Monopole Tower
With 5' appurtenance (Total height 180' AGL)

View E

SHEET#
7





Existing view from 3198’ looking NW.
Proposed tower not visible.

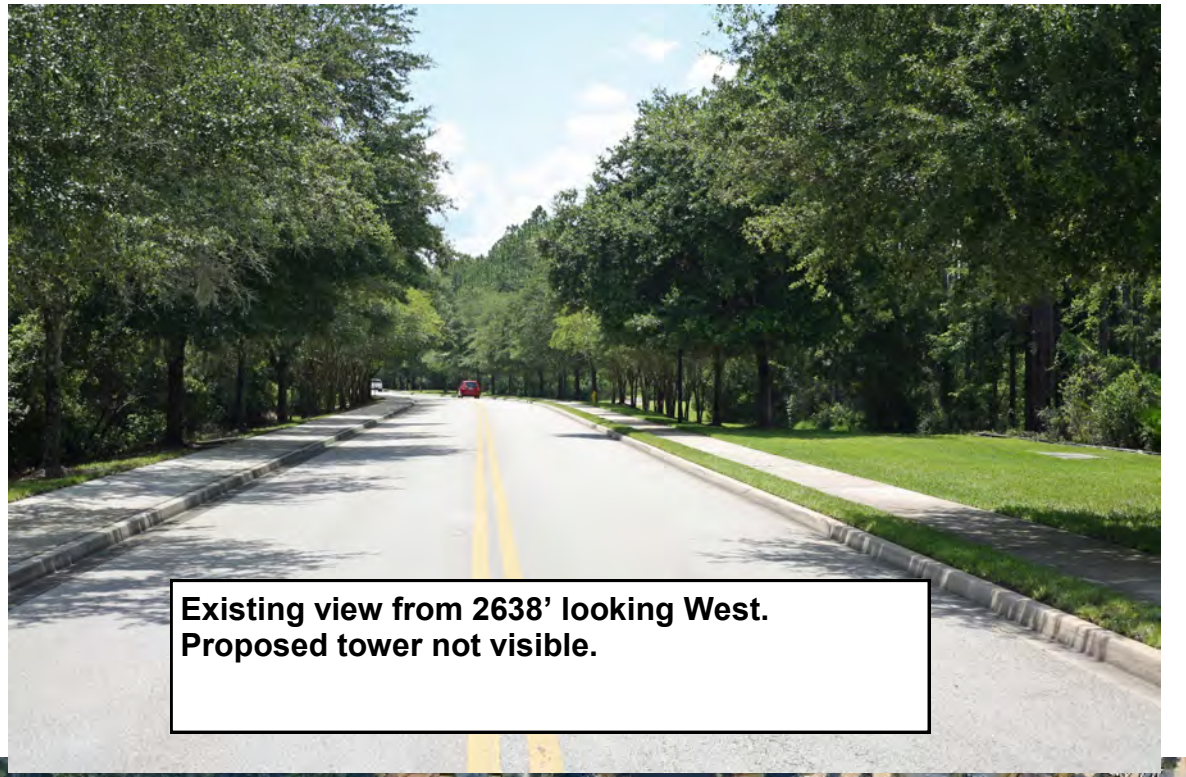
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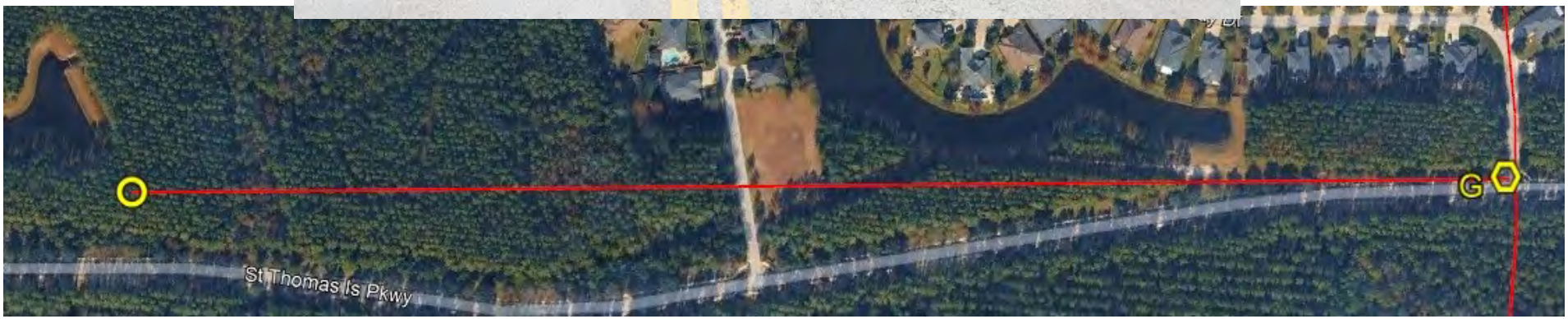
SHEET TITLE
Photographic Simulations 175’ Monopole Tower
With 5’ appurtenance (Total height 180’ AGL)

View F

SHEET#
8



Existing view from 2638' looking West.
Proposed tower not visible.



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Gainesville, Florida 32606
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SHEET TITLE
Photographic Simulations 175' Monopole Tower
With 5' appurtenance (Total height 180' AGL)

View G

SHEET#
9



Existing view from 1172' looking SW.
Proposed tower not visible.



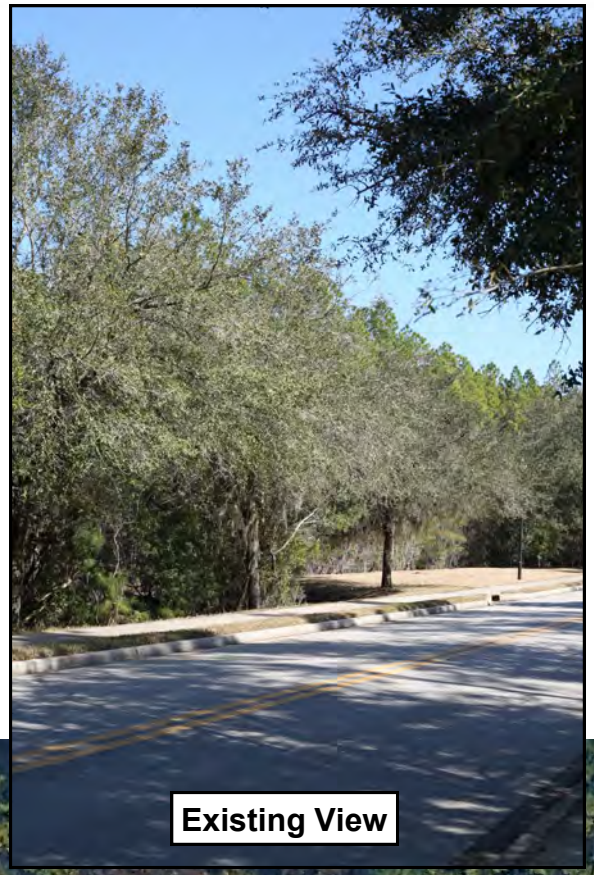
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SHEET TITLE
Photographic Simulations 175' Monopole Tower
With 5' appurtenance (Total height 180' AGL)

View H

SHEET#
10



Existing View





Photo Simulation of Proposed Tower from 570' looking NE.

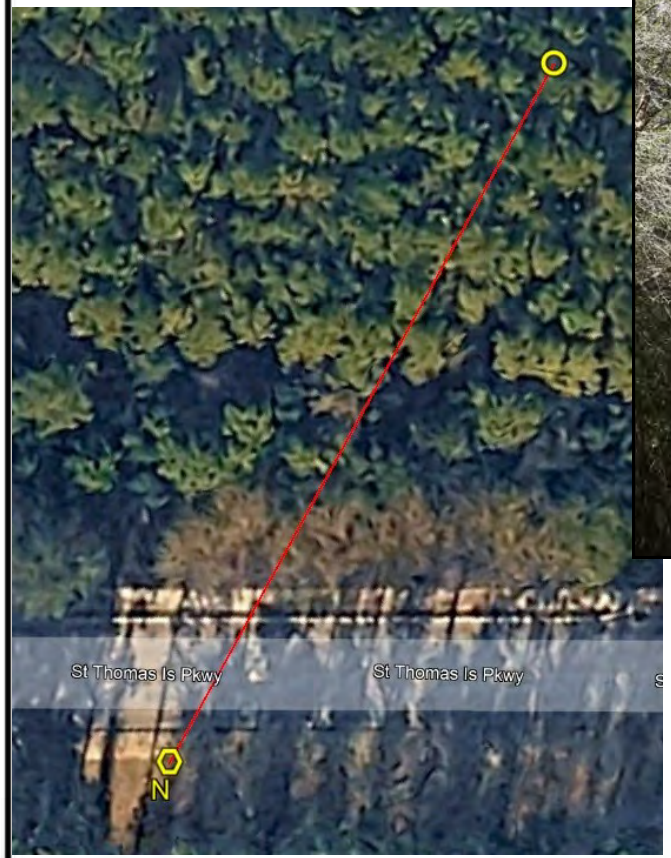
Ehrke Enterprises, LLC
3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
Email. jamesehrke@eellc.org
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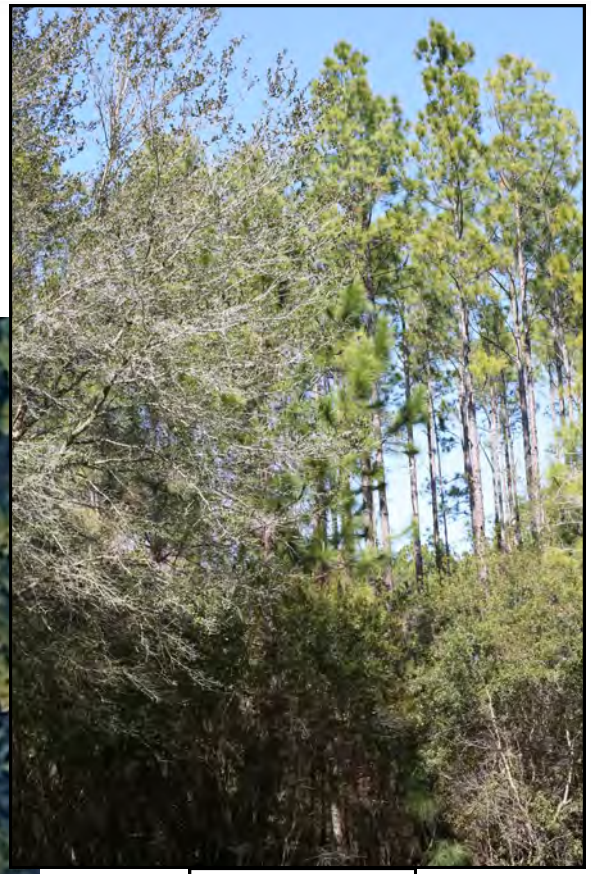
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(352) 363-5560

SHEET TITLE
Photographic Simulations 175' Monopole Tower With 5' appurtenance (Total height 180' AGL)

View M

SHEET#
11





Existing View



Photo Simulation of Proposed Tower from 190' looking NE to the top of proposed tower.

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View N

SHEET#
12



Existing view from 1205' looking Westerly. Proposed Tower not visible.



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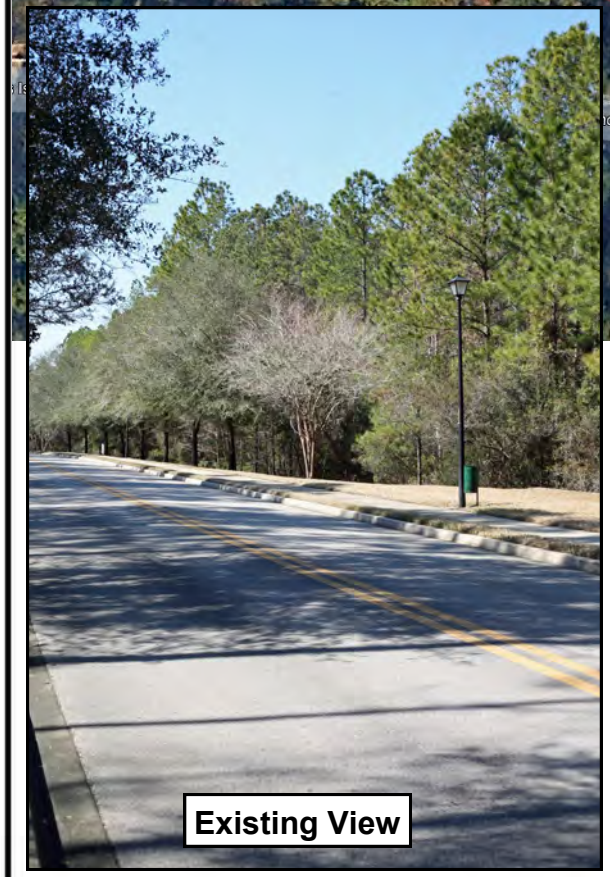
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Photographic Simulations 175' Monopole Tower With 5' appurtenance (Total height 180' AGL)

View 0

SHEET#
13





Existing View

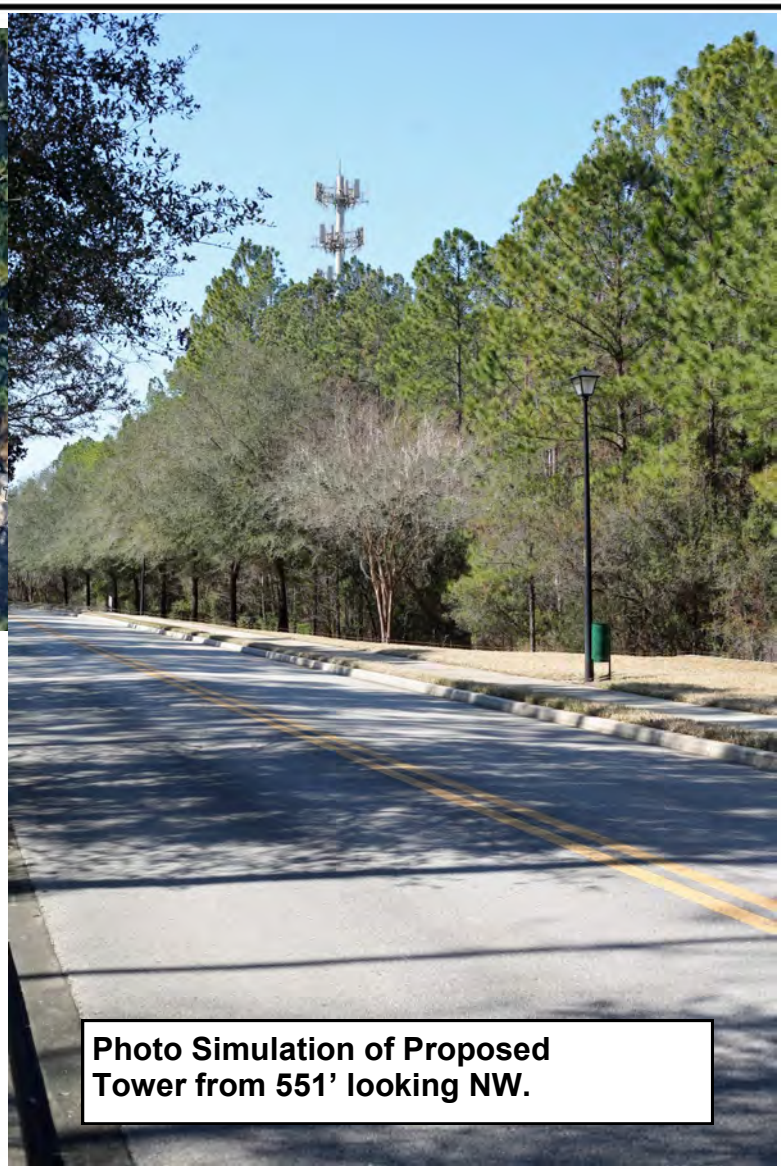


Photo Simulation of Proposed Tower from 551' looking NW.

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View P

SHEET#
14



Existing View





Photo Simulation of Proposed Tower from 894' looking SE.

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View Q

SHEET#

15



Existing View





Photo Simulation of Proposed Tower from 1672' looking SW.

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Photographic Simulations 175' Monopole Tower With 5' appurtenance (Total height 180' AGL)

View R

SHEET#
16



Existing View



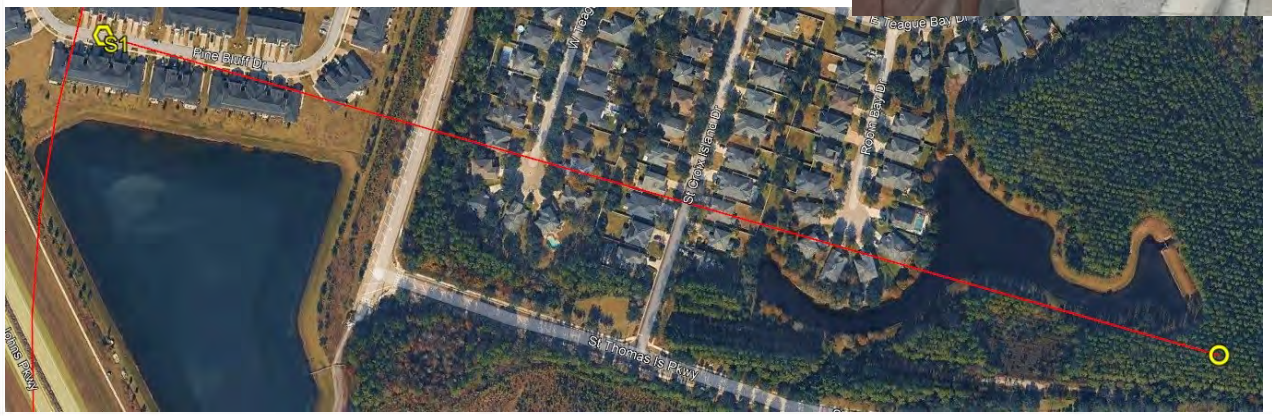


Photo Simulation of Proposed Tower from 2587' looking SE.

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View S1

SHEET#
17







Photo Simulation of Proposed Tower from 2074' looking SE.

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View S2

SHEET#
18



Existing View



Photo Simulation of Proposed Tower from 1148' looking East.



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SHEET TITLE
Photographic Simulations 175' Monopole Tower With 5' appurtenance (Total height 180' AGL)

View T

SHEET#
19

The process used to generate the enclosed photo simulation is a quantitative approach, which precisely creates the effect or anticipated visual impact of proposed tall structures.

The computations utilized to prepare the simulation are based on the theory of photogrammetry, which is the science of measurement by means of photographs. The scale and position of objects in photographs vary according to the distance and position of the corresponding actual objects relative to the camera. The photogrammetric relationship between height and distance is an inverse proportionate relationship.

When necessary, both horizontal and oblique photographs are utilized to control the accurate placement of the simulated tall structure within the target photograph. The height of the proposed tall structure in the target photograph is based on data obtained from a certified balloon test performed at the proposed site.

Both reference photographs and target photographs are produced in digital format utilizing a fixed 50 mm camera lens and full frame digital camera. (35mm camera equivalent) A 50 mm camera lens is used because when combined with a 35 mm film format, it is considered to best approximate the viewpoint of the human eye.

The procedure utilized to produce our photo simulations is listed below:

- Reference photographs are taken of existing similar tall structures with known or measured heights, at a known distance from the tall structure.
- Target photographs are taken of the proposed tall structure location during a certified balloon test from various points of interest. Mapping Grade Hand Held GPS is used to determine the distance from the camera lens to the proposed tall structure location.
- Digital photographs are up-loaded into an image-editing program, which is utilized to generate the photo simulation.
- Based on reference photograph and target photograph intelligence, the pictorial height and placement of the simulated tall structure is calculated and placed within the target photograph.

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SHEET TITLE
Photographic Simulations 175′ Monopole Tower
With 5′ appurtenance (Total height 180′ AGL)

PHOTO SIMULATION METHODOLOGY

SHEET#
20

To Whom It May Concern:

We hereby certify that on June 17, 2025 between the time of 1:00 pm and 3:15 pm and again February 13, 2026 between the time of 12:20 pm and 3:20 pm, we tethered a Five foot +/- diameter weather balloon at approximately 180 feet above ground level offset approximately 90' NW from Latitude 30° 01' 48.1" North +/- and Longitude 81° 31' 01.4" West.

Please contact at me at (352) 215-8539 if I can provide additional information.

Ehrke Enterprises, LLC

James A. Ehrke

_____

James A. Ehrke
Florida Registered Surveyor and Mapper
Certificate of Registration No. 6053



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Gainesville, Florida 32606
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SHEET TITLE
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Balloon Test Certification

SHEET#
21

ATTACHMENT 5
ENVIRONMENTAL REPORT

Communications Tower NEPA Review

Proposed Telecommunications Tower Site



Site Name: NXFL-351 St. Thomas Parkway

Located on St. Thomas Island Parkway
St. Augustine, St. Johns County, Florida 32092
July 25, 2025 | Project No. EQ257087

Prepared for:
NexTower Development Group II, LLC.

Terracon

Nationwide
Terracon.com

- Environmental
- Facilities
- Geotechnical
- Materials

Terracon
8001 Baymeadows Way, STE 1
Jacksonville, Florida 32256
P (904) 227-2217
F (904) 268-5255
Terracon.com

CHECKLIST SUMMARY

Site Type:	Site Name:	Site Address:	Coordinates (NAD 83):
☒ Proposed Tower ☐ Tower Collocation ☐ Other Collocation	St. Thomas Parkway Site Number: NXFL-351	Located on St. Thomas Island Parkway St. Augustine, St. Johns County, Florida 32092	30° 01' 48.15" N **81° 31' 01.47" W**

Project Description: Proposed construction of a 180-foot monopole communications tower, associated equipment within an approximate 6,400 square foot lease area and a proposed 30-foot wide ingress/egress easement.

National Environmental Policy Act (NEPA) Review Facility Types	*Check appropriate box(es) below*		
	No Adverse Effect	Potential Adverse Effect	Excluded from NEPA Review[1]
Facilities located in an officially designated wilderness area	☒	☐	☐
Facilities located in an officially designated wildlife preserve	☒	☐	☐
Facilities that affect listed or proposed threatened or endangered species or designated critical habitats	☒	☐	☐
Facilities that affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture, that are listed, or eligible for listing, in the National Register of Historic Places	☒	☐	☐
Facilities that affect an Indian religious site or site with cultural significance	☒	☐	☐
Will the facility be located in a 100-year floodplain?	☒	☐	☐
Facilities whose construction will involve significant change in surface features (e.g. wetland fill, water diversion or deforestation)	☒	☐	☐
Towers or structures that are to be equipped with high intensity white lights in residential neighborhoods	☒	☐	☐

Note 1: As detailed in the text of the report, FCC guidelines found in Title 47 of the Code of Federal Regulations (47 CFR) Section 1.1306, the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas - 47 CFR Part 1, Appendix B, and the Nationwide Programmatic Agreement - 47 CFR Part 1, Appendix C provide for exclusions to the NEPA Review process for actions meeting specific exclusion criteria.

FINDINGS: A NEPA Review of the proposed tower described above was performed by Terracon Consultants, Inc. (Terracon) consistent with Federal Communications Commission (FCC) guidelines for implementing NEPA (47 CFR 1.1301 to 1.1307) and industry practice. Based on Terracon's consideration of information obtained during this review (including information from the site visit, stakeholder and agency consultation, readily available published lists, files, and maps, and surveys or evaluations as discussed in the text of the report), the tower would not require the preparation and filing of an Environmental Assessment (EA). The NEPA review must be read in its entirety to obtain a full understanding of potential issues or concerns that may be associated with the proposed undertaking.

Do Special Requirements Pre, Post, or During Construction Apply? (If yes, please refer to Section 3.0 for details)	Yes☐	No☒

Terracon Consultants, Inc.

Alex Wolfson _____ FOR: _____

Alex Wolfson
Staff Scientist

Woo Smith
Principal

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- Topographic Map
- DOI National Atlas Map
- Indian Reservations Map
- Wilderness.net Map
- Flood Maps
- Wetlands Map
- Soil Survey Map
- National Scenic and National Historic Trails Map

APPENDIX B Site Photographs

APPENDIX C Protected Species – Supporting Documentation

APPENDIX D Section 106 – SHPO Documentation and Correspondence
- SHPO Submittal Cover Letter (as applicable and/or required)
- E106 Form
- E106 Attachments
  - Resume of Principal Investigator(s)
  - TCNS Notice of Organizations (NOO)
  - Local Governments and Public Notifications
  - Direct Effects Determination and Documentation
  - Visual Effects Determination and Documentation
  - E106 Certification Email
  - SHPO Reply and/or Concurrence Documentation

APPENDIX E Tribal Coordination/Notification
- Tribal Coordination – Summary Table
- Tribal Replies – Coordination Close-out Documentation
- Terracon Tribal Coordination Certification letter

APPENDIX F Resumes of Project Personnel

1.0 NEPA REVIEW SCOPE OF SERVICES

1.1 Introduction

The National Environmental Policy Act (NEPA) requires all Federal agencies to implement procedures to make environmental consideration a necessary part of an agency's decision-making process. As a licensing agency, the FCC complies with NEPA by requiring Federal Communications Commission (FCC) licensees and applicants to review their proposed actions for environmental consequences. FCC rules implementing NEPA are found at Title 47 of the Code of Federal Regulations, Part 1, Subpart I, rule sections 1.1301 to 1.1319. If a licensee's proposed action falls within one of the categories listed in section 1.1307, section 1.1308(a) requires the licensee to consider the potential environmental effects from its construction of antenna facilities or structures, and in specified situations, disclose those effects to the FCC in an Environmental Assessment (EA).

In addition, Section 106 of the National Historic Preservation Act of 1966, as codified at 36 CFR Part 800, regulates assessment of cultural resources for all federal undertakings. The Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (47 CFR Part 1, Appendix B) and the Nationwide Programmatic Agreement Regarding the Section 106 National Historic Preservation Act Review Process (47 CFR Part 1, Appendix C) further stipulate the review process for cultural resources and amend 47 CFR, Part 1, Subpart I, rule section 1.1307(a)(4).

1.2 Background and Purpose

Terracon conducted this NEPA Review pursuant to 47 CFR 1.1301-1.1319, as amended. The report includes the evaluation of impacts to prehistoric and historic resources (archaeological sites, historic structures, and Indian religious sites), threatened or endangered species (protected listed, candidate, and critical habitat), migratory birds, wilderness areas, wildlife preserves, floodplains, surface features (wetlands, water bodies and forested land), and the effects of white lighting in residential neighborhoods. The FCC rules and regulations also address project impacts to humans from radiofrequency radiation, which will be evaluated by the Client and are not part of Terracon’s scope of work.

This NEPA Review has been completed based upon Client-provided site information, the review of readily available information obtained from fieldwork, public consultation, government agencies, and/or other sources as described herein. Throughout this report, the term “Site” will be used to refer to the proposed tower site location and associated facilities. This NEPA Review identifies whether a proposed facility will require the preparation and filing of an EA in accordance with FCC rules and regulations.

1.3 Standard of Care

This NEPA Review 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 along with their significance with respect to our findings.

1.4 Additional Scope Considerations and Limitations

This NEPA Review is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based on the facts currently available within the limits of the existing data, scope of work, budget and schedule. Terracon makes no warranties, expressed or implied, including, without limitation, warranties as to merchantability or fitness for a particular purpose. In addition, the information provided to the Client in this report is not to be construed as legal advice.

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 nature of the Client's proposed action, Client-provided project descriptions and plans, Site information derived from the most recent reconnaissance and from other activities described herein. Should any of this information materially change the requirement for further evaluation must be considered.

1.5 Reliance

This NEPA Review is prepared for the exclusive use and reliance of NexTower Development Group ll, LLC. (Client). Use or reliance by any other party is prohibited without the written authorization of the Client and Terracon Consultants, Inc. (Terracon). Reliance on the NEPA Review by the Client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, NEPA Review, and Terracon's Agreement for Services or Master Services Agreement with the Client. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the Client and all relying parties.

2.0 NEPA REVIEW

2.1 Site Location and Project Description

Site Name:	St. Thomas Parkway
Site Number:	NXFL-351
Terracon Project Number:	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St. Augustine, St. Johns County, Florida 32092
Lat/Long:	30° 01' 48.15" N / 81° 31’ 01.47” W
Proposed Lease Area:	±6,400 Sq. Ft.
Proposed Access Road:	30-foot wide
Proposed Tower Height:	180-feet
Tower Type:	Monopole
Description of the site:	Undeveloped land
Description of the surrounding properties:	Undeveloped land and Medium density residential
Description of wetlands or water bodies near the site:	Wetlands are mapped on the survey east of the proposed tower location. A retention pond is located northwest of the site. Based on aerial review, the closest surface water is approximately 200’ from the project area.

2.2 NEPA Review Items

2.2.1 Wilderness Areas

Will the facility be located in an officially designated wilderness area?

No

Source: Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, U.S. Department of Interior (DOI) National Atlas (www.nationalatlas.gov) and www.wilderness.net. Applicable source documentation is included in Appendix A.

Finding(s): The facility is not located in an officially designated wilderness area and will not cause an adverse effect related to this facility type.

2.2.2 Wildlife Preserves

Will the facility be located in an officially designated wildlife preserve?

No

Source: Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, U.S. Department of Interior (DOI) National Atlas (www.nationalatlas.gov) and U.S. Fish and Wildlife Service (USFWS) internet references. Applicable source documentation is included in Appendix A.

Finding(s): The facility is not located in an officially designated wildlife preserve and will not cause an adverse effect related to this facility type.

2.2.3 Protected Species

Will the facility affect listed or proposed, threatened or endangered species or designated critical habitats?

No

Source: Site observations, and consultation with the U.S. Fish and Wildlife Service (USFWS). Applicable source documentation is included in Appendix C.

Finding(s): There are no federal or state listed threatened or endangered species or critical habitat present at the Site that would be affected by the project.
See agency consultation or clearance documentation for additional details.

Migratory Birds: USFWS recommendations published in Revised Guidelines for Communication Tower Design, Siting, Construction, Operation, Retrofitting, and Decommissioning (2021) state the preferred tower height to decrease potential effects on migratory birds is less than 200 feet tall, with no guys and no lights. The siting and design process for this project could not conform to all the USFWS preferred recommendations. It has included mitigating factors such as consideration of collocation, limiting tower height to 180' and the tower siting with proposed towers or in minimally sensitive areas.

2.2.4 Archaeological and Historical Resources

Will the facility adversely affect districts, sites, buildings, structures or objects significant in American history, architecture, archaeology, engineering or culture that are listed, or are eligible for listing, in the National Register of Historic Places?

No

Source: Review of State Historic Preservation Office (SHPO) files and/or internet resources, archaeological testing, public involvement, and Local Government, SHPO consultation, and FCC consultation. Applicable source documentation is included in Appendix D.

Finding(s): The SHPO concurred with Terracon Consultants Inc.'s determination of no historic properties affected.

Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations, "Protection of Historic Properties" (36 CFR Part 800) and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (adopted March 16, 2001), as well as and the Nationwide Programmatic Agreement effective March 7, 2005, require consultation with Native American tribal groups and native Hawaiian organizations (NHO) regarding proposed projects and potential impacts to Native American religious sites. Terracon's consideration of Native American resources is discussed in Section 2.3.5.

In the event that archaeological materials are encountered prior to or during construction of the facilities, SHPO, tribes and other consulting parties must be contacted. Archaeological materials consist of any items, fifty years or older, which were made or used by man. These items include stone projectile points (arrowheads), ceramic shards, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal remains. These materials may be present on the ground surface and/or under the ground.

2.2.5 Indian Religious Sites

Will the facility adversely affect Indian religious sites?

No

Source: Site observations and archaeological field surveys (as applicable), U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, U.S. Department of Interior (DOI) National Atlas (www.nationalatlas.gov), Indian Reservations in the Continental United States - Bureau of Indian Affairs Map, and consultation with federally recognized tribes using the FCC's Tower Construction Notification System (TCNS). Applicable source documentation is included in Appendix A and E.

Finding(s): It was determined through review of the above resources and completion of tribal consultation, as outlined in the NPA, that the project will not adversely affect Indian religious sites.

In the event that archaeological materials are encountered prior to or during construction of the facilities, SHPO, tribes and other consulting parties must be contacted. Archaeological materials consist of any items, fifty years or older, which were made or used by man. These items include stone projectile points (arrowheads), ceramic shards, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal remains. These materials may be present on the ground surface and/or under the ground.

2.2.6 Floodplains

Will the facility be located in a 100-year floodplain?

No

Source: Site observations and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) included in Appendix A.

Finding(s): 100-year flood hazards are not identified on the FIRM map for the Site.

2.2.7 Surface Features

Will construction of the facility involve a significant change in surface features (e.g. wetland fill, water diversion, or deforestation)?

No

Source: Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, Natural Resources Conservation Service (NRCS) Soil Survey, U.S. Fish and Wildlife Service (USFWS), and National Wetland Inventory (NWI) map. Applicable source documentation is included in Appendix A.

Finding(s): Due to the scope of the project activities, the current Site conditions and review of applicable source data, significant changes in surface features such as wetland fill, water diversion or deforestation will not be required at the Site and the project will not adversely affect these features.

2.2.8 High Intensity White Lights

Will the antenna, tower, and/or supporting structure be equipped with high intensity white lights which are to be located in residential neighborhoods, as defined in applicable zoning laws?

No

Source: Client provided site plans Site observations, U.S. Geological Survey (USGS) 7.5-Minute Series Topographic Quadrangle, Natural Resources Conservation Service (NRCS) Soil Survey and U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) map. Applicable source documentation is included in Appendix A.

Finding(s): The project does not require the use of high intensity white lights in a residential neighborhood.

2.2.9 Radio Frequency Radiation

The FCC requires that certain communications services and devices perform an environmental evaluation to assess compliance with radio frequency (RF) radiation exposure limits. The evaluation of RF exposure radiation limits will be the responsibility of the carrier and is not within Terracon's scope of work.

3.0 CONCLUSIONS

A NEPA Review of the proposed action (as described in Sections 2.1 and 2.2) was performed by Terracon consistent with FCC guidelines for implementing NEPA (47 CFR 1.1301 to 1.1307) and industry practice. Based on Terracon's consideration of information obtained during this review (including information from the site visit, stakeholder and agency consultation, readily available published lists, files, and maps, and surveys or evaluations as discussed in the text of the report), the preparation and filing of an EA will not be required.

4.0 QUALIFICATIONS OF PERSONNEL

The professional qualifications of project personnel are listed below. Resumes of project personal are presented in Appendix F.

Name	Discipline
Alex Wolfson	Project Manager, Report Author
Brett Anderson	Natural Resources Authorized Project Reviewer (APR)
Blue Nelson, MA, RPA Principal Investigator	Cultural Resources Specialist – Archaeology
Woo Smith	Quality Assurance

APPENDIX A

Site Figures

STONECYPHER SURVEYING INC.

1225 NW 16TH AVENUE, GAINESVILLE, FLORIDA 32601 PHONE: 352-379-0948

FAA "1-A CERTIFICATION

May 20, 2025

NexTower Development Group II, LLC
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605

Site Name: ***SILVERLEAF-3***
Site Number: ***NXFL-351***

Site Data: **Proposed 180' Monopole Tower**

Tower Information

Geographic Coordinates: Latitude – **30° 01' 48.15" North**
Longitude – **81° 31' 01.47" West**

Ground Elevation: Base of Proposed Tower – **25.1'**

Certification

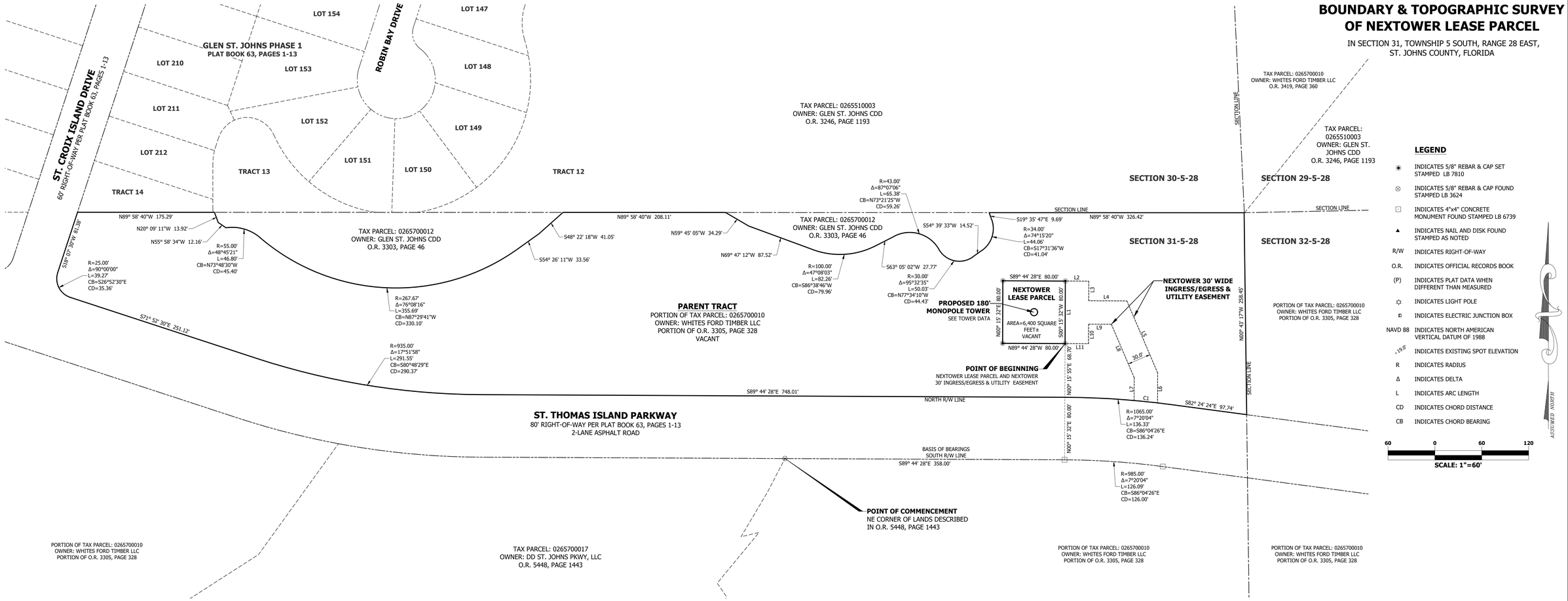
I hereby certify that the latitude of **30° 01' 48.15" North** and the longitude of **81° 31' 01.47" West** are within 20-feet horizontally, and that the ground elevation at the base of the tower of **25.1 feet** is accurate to within 3-feet vertically. The horizontal datum (coordinates) are in terms of North American Datum of 1983/2011 (NAD 83/2011) and is expressed as degrees, minutes, and seconds, to the nearest hundredth of a second. The vertical datum (elevation) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest foot.

David W. Stonecypher
Professional Surveyor and Mapper No. LS 6391
Stonecypher Surveying Inc. – Business No. LB 7810
State of Florida



BOUNDARY & TOPOGRAPHIC SURVEY OF NEXTOWER LEASE PARCEL

IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA



LEGEND

◉	INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
⊗	INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
⊡	INDICATES 4"x4" CONCRETE MONUMENT FOUND STAMPED LB 6739
▲	INDICATES NAIL AND DISK FOUND STAMPED AS NOTED
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS BOOK
(P)	INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
☼	INDICATES LIGHT POLE
◘	INDICATES ELECTRIC JUNCTION BOX
NAVD 88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
+19.0'	INDICATES EXISTING SPOT ELEVATION
R	INDICATES RADIUS
Δ	INDICATES DELTA
L	INDICATES ARC LENGTH
CD	INDICATES CHORD DISTANCE
CB	INDICATES CHORD BEARING

60 0 60 120

SCALE: 1"=60'

PARENT TRACT DESCRIPTION

A PARCEL OF LAND BEING THAT PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LYING NORTH OF ST. THOMAS ISLAND PARKWAY, ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1, AS RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE PUBLIC RECORDS OF SAID COUNTY, AND LYING EAST OF ST. CROIX ISLAND DRIVE, ACCORDING TO SAID PLAT; LESS AND EXCEPT THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3303, PAGE 46 OF SAID PUBLIC RECORDS.

NEXTOWER LEASE PARCEL

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N89° 44' 28"W FOR 80.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 80.00 FEET; THENCE S00° 15' 32"W FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET MORE OR LESS.

NEXTOWER 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS & EGRESS LYING IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5448, PAGE 1443 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY (AN 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GLEN ST. JOHNS PHASE 1 RECORDED IN PLAT BOOK 63, PAGES 1-13 OF THE SAID PUBLIC RECORDS; THENCE S89° 44' 28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 358.00 FEET; THENCE N00° 15' 32"E FOR 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ST. THOMAS ISLAND PARKWAY; THENCE N00° 15' 55" FOR 68.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE N00° 15' 32"E FOR 80.00 FEET; THENCE S89° 44' 28"E FOR 30.00 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE S89° 44' 28"E FOR 48.85 FEET; THENCE S23° 09' 22"E FOR 100.20 FEET; THENCE S00° 15' 32"W FOR 38.39 FEET TO AN INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF ST. THOMAS ISLAND PARKWAY AND A NON-TANGENT POINT ON A CURVE; THENCE WESTERLY FOR 30.14 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1065.00 FEET, CENTRAL ANGLE OF 01° 37' 18", SUBTENDED BY A CHORD HAVING A LENGTH OF 30.14 FEET AND BEARING N84° 09' 14"W; THENCE N00° 15' 32"E FOR 29.23 FEET; THENCE N23° 09' 22"W FOR 74.28 FEET; THENCE N89° 44' 28"W FOR 29.15 FEET; THENCE S00° 15' 32"W FOR 25.00 FEET; THENCE N89° 44' 28"W FOR 30.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH R/W LINE OF ST. THOMAS ISLAND PARKWAY PER PLAT BOOK 63, PAGES 1-13 AS BEARING S89° 44' 28"E.

2. THE BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MARCH 25, 2025.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. CENTER OF PROPOSED TOWER LATITUDE & LONGITUDE SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK. THE VALUES FOR THE PROPOSED TOWER LATITUDE & LONGITUDE SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL REFERENCE NETWORK.

5. THE PURPOSE OF THIS SURVEY IS TO SHOW IMPROVEMENTS ASSOCIATED WITH A PROPOSED TELECOMMUNICATIONS FACILITY AND PROVIDE LEGAL DESCRIPTIONS FOR SAID FACILITY AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.

6. MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.

7. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

8. THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT COMPLETE WITHOUT BOTH.

FLOOD ZONE NOTE

THE HEREON DESCRIBED LEASE PARCEL AND EASEMENT APPEAR TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12109C0170J DATED DECEMBER 7, 2018.

TOWER DATA

PROPOSED 180' MONOPOLE

NAD 83/2011
LATITUDE: **30° 01' 48.15" NORTH**
LONGITUDE: **81° 31' 01.47" WEST**
GROUND ELEVATION: **25.1' NAVD 88**

PROPOSED TOWER DISTANCE FROM PARENT TRACT LINES

(AS MEASURED PERPENDICULAR FROM CENTER OF TOWER)
NORTH LINE: 127.4'
EAST LINE: 270.6'
SOUTH LINE: 108.7'
WEST LINE: 1250'

NEXTOWER EASEMENT DATA

L1 N00° 15' 32"E 80.00'
L2 S89° 44' 28"E 30.00'
L3 S00° 15' 32"W 25.00'
L4 S89° 44' 28"E 48.85'
L5 S53° 09' 22"E 100.20'
L6 S00° 15' 32"W 38.89'
L7 N00° 15' 32"E 29.23'
L8 N53° 09' 22"W 74.28'
L9 N89° 44' 28"W 29.15'
L10 S00° 15' 32"W 25.00'
L11 N89° 44' 28"W 30.00'

C1 R=1065.00'; Δ=01°37'18"; L=30.14'
CB=N84° 09' 14"W; CD=30.14'

DAVID W. STONECYPHER LICENSE No. LS6391 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	50/19	SCALE	1" = 60'
DRAWN	DWS	DATE	MARCH 25, 2025
CHECKED	DWS	PROJECT #	25-0012

This map prepared by:
4-16-2025
DAVID W. STONECYPHER
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391

COMMUNICATION TOWER SITE
SILVERLEAF-3 NXFL-351

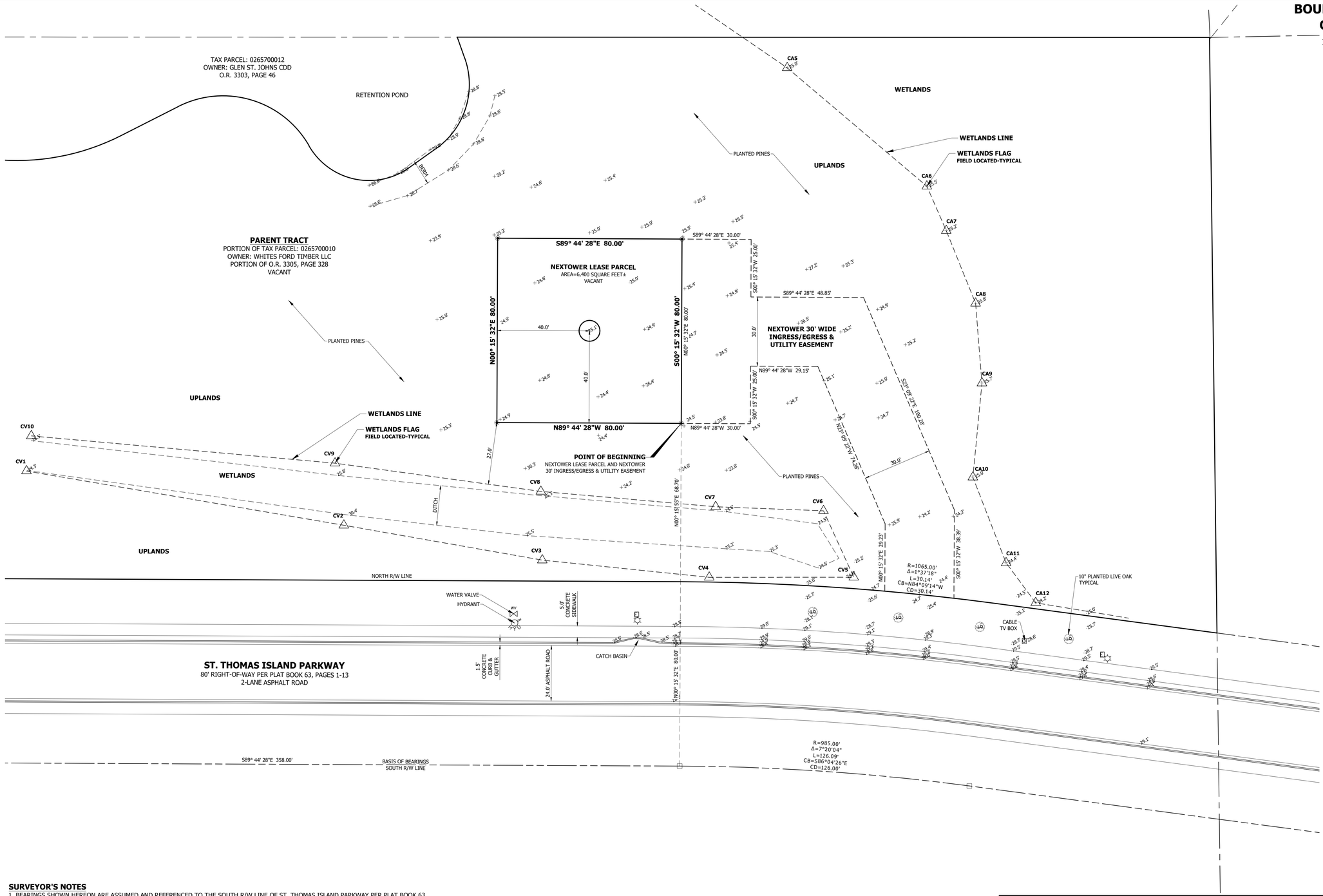
DRAWING # nextower-silverleaf3.survey

NEXTOWER DEVELOPMENT GROUP II, LLC

SHEET # **1 OF 2**

BOUNDARY & TOPOGRAPHIC SURVEY OF NEXTOWER LEASE PARCEL

IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA



LEGEND

◉	INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
⊗	INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 3624
⊡	INDICATES 4"x4" CONCRETE MONUMENT FOUND STAMPED LB 6739
▲	INDICATES NAIL AND DISK FOUND STAMPED AS NOTED
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS BOOK
(P)	INDICATES PLAT DATA WHEN DIFFERENT THAN MEASURED
☼	INDICATES LIGHT POLE
E	INDICATES ELECTRIC JUNCTION BOX
NAVD 88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
+25.2'	INDICATES EXISTING SPOT ELEVATION
R	INDICATES RADIUS
Δ	INDICATES DELTA
L	INDICATES ARC LENGTH
CD	INDICATES CHORD DISTANCE
CB	INDICATES CHORD BEARING
△	INDICATES WETLAND FLAG

ASSUMED NORTH

20 0 20 40

SCALE: 1"=20'

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH R/W LINE OF ST. THOMAS ISLAND PARKWAY PER PLAT BOOK 63, PAGES 1-13 AS BEARING S89° 44' 28"E.

2. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.

3. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

4. WETLAND FLAGS SHOWN HEREON WERE SET BY TERRACON AND FIELD LOCATED BY THIS FIRM.

5. THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT COMPLETE WITHOUT BOTH.

STONECYPHER SURVEYING INC.

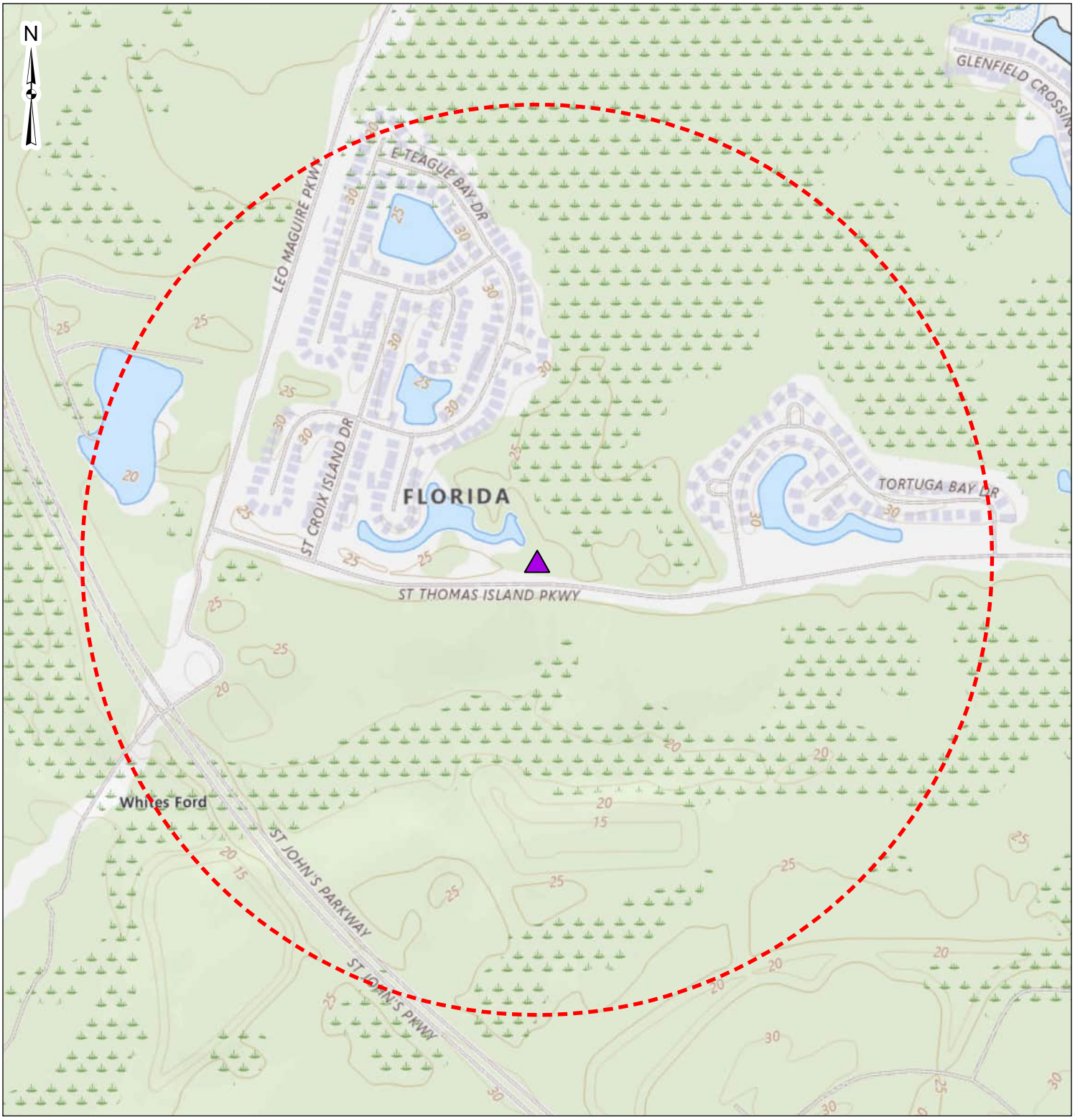
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM

Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	50/19			SCALE	1" = 20'
DRAWN	DWS			DATE	MARCH 25, 2025
CHECKED	DWS			PROJECT #	25-0012

COMMUNICATION TOWER SITE
SILVERLEAF-3 NXFL-351

DRAWING # nextower-silverleaf3.survey	**NEXTOWER DEVELOPMENT GROUP II, LLC**	SHEET # **2 OF 2**



Tower Location

Area of Potential Effects (Visual: 0.5 miles)

Feet

0 400 800 1,600

DATA SOURCES:
ESRI WMS - USGS Topo - St, Johns County, FL; FMSF Data (April 2025); NexTower Development Group II, LLC., Location

Project No.:	EQ257087
Date:	May 2025
Drawn By:	JMA
Reviewed By:	MPB

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

Area of Potential Effects (APE)

NXFL-351 St. Thomas Parkway
St. Augustine, St. Johns County, Florida

Figure

1

C:\GIS\Projects\EQ Jacksonville\Telecom\Maps\TelecomMap.aprx

nationalatlas.gov™
Where We Are

FLORIDA

FEDERAL LANDS AND INDIAN RESERVATIONS

- Bureau of Indian Affairs
- Department of Defense (includes Army Corps of Engineers lakes)
- Fish and Wildlife Service / Wilderness
- Forest Service / Wilderness
- National Park Service / Wilderness

Some small sites are not shown, especially in urban areas.

MILES
0 25 50 75 100

Albers equal area projection

Abbreviations

AFB	Air Force Base
IR	Indian Reservation
NF	National Forest
NAS	Naval Air Station
NTC	Naval Training Center
NWR	National Wildlife Refuge



SITE

AL
GEORGIA
ATLANTIC OCEAN
GULF OF MEXICO
Whiting Field NAS
Crestview
Marianna
Lake Seminole
Okefenokee Swamp
Okefenokee NWR
Ferry Pass
Eglin AFB
De Funiak Springs
Pensacola
Pensacola NAS
Fort Walton Beach
Gulf Islands National Seashore
Tallahassee
Madison
Osceola National Forest
Whitehouse Field
Fernandina
Timucuan Historic Preserve
Mayport Naval Station
Jacksonville
Jacksonville NAS
Live Oak
Perry
Cecil Field NAS (Closed)
Stevens Lake Bombing Range
St Augustine
Panama City
Tyndall AFB
Apalachicola National Forest
Saint Marks NWR
Port St Joe
Apalachicola
Cape San Blas
Saint Vincent NWR
Gainesville
Rodman Bombing Range
Lake Ocklawaha
Palm Coast
Lower Suwannee NWR
Cedar Keys NWR
Ocala
Ocala NF
Lake Woodruff NWR
Daytona Beach
Pinecastle Impact Range
New Smyrna Beach
Deltona
Canaveral National Seashore
Leesburg
Eustis
Chassahowitzka NWR
Altamonte Springs
Titusville
Merritt Island NWR
Orlando
Saint Johns NWR
Cape Canaveral Air Force Station
Spring Hill
McCoy Annex NTC
Kissimmee
Patrick AFB
Clearwater
Tampa
Winter Haven
Melbourne
St Petersburg
Brandon
Lake Wales Ridge NWR
Archie Carr NWR
Pelican Island NWR
Pinellas NWR
MacDill AFB
Avon Park Air Force Bombing Range
Vero Beach
Egmont Key NWR
Bradenton
Fort Pierce
Sarasota
Port St Lucie
Okeechobee
Arcadia
Hobe Sound NWR
Lake Okeechobee
Brighton IR
Port Charlotte
Punta Gorda
Moore Haven
Pahokee
West Palm Beach
Pine Island NWR
Fort Myers
Arthur R. Marshall-Loxahatchee NWR
Cape Coral
Delray Beach
J.N. "Ding" Darling NWR
Bonita Springs
Big Cypress IR
Fort Lauderdale
Florida Panther NWR
Miccosukee IR
Naples
Big Cypress National Preserve
Hollywood IR
Hollywood
Ten Thousand Islands NWR
Hialeah
Miami
Everglades City
Homestead AFB (Closed)
Biscayne National Park
Homestead
Everglades National Park
Crocodile Lake NWR
Cape Sable
Key Largo
Islamorada
National Key Deer NWR
Great White Heron NWR
Great White Heron NWR
Dry Tortugas National Park
Key West
Key West NWR
Key West NAS

U.S. Department of the Interior
U.S. Geological Survey



N

WILDERNESS MAP IMAGE COURTESY OF WILDERNESS CONNECT

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	AHW
Drawn by:	AHW
Checked by:	CP
Approved by:	CP

Project No.	EQ247577
Scale:	AS SHOWN
File Name:	NexTower
Date:	July 2025

Terracon

WILDERNESS MAP

NXFL-351 St. Thomas Parkway

Exhibit

3



INDIAN RESERVATION MAP IMAGE COURTESY OF BUREAU OF INDIAN AFFAIRS

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: AHW	Project No. EQ257087
Drawn by: AHW	Scale: AS SHOWN
Checked by: CP	File Name: NexTower
Approved by: CP	Date: July 2025

Terracon

INDIAN RESERVATION MAP

NXFL-351 St. Thomas Parkway

Exhibit

4

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS: Without Base Flood Elevation (BFE); With BFE or Depth; Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile; Future Conditions 1% Annual Chance Flood Hazard; Area with Reduced Flood Risk due to Levee. See Notes.; Area with Flood Risk due to Levee
- OTHER AREAS: Area of Minimal Flood Hazard; Effective LOMRs; Area of Undetermined Flood Hazard
- GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall
- OTHER FEATURES: Cross Sections with 1% Annual Chance; Water Surface Elevation; Coastal Transect; Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature
- MAP PANELS: Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/21/2025 at 6:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

N

FEMA FLOOD MAP IMAGE COURTESY OF FEMA

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	AHW
Drawn by:	AHW
Checked by:	CP
Approved by:	CP

Project No.	EQ257087
Scale:	AS SHOWN
File Name:	NexTower
Date:	July 2025

Terracon

FEMA FLOOD MAP

NXFL-351 St. Thomas Parkway

Exhibit

5

U.S. Fish and Wildlife Service
National Wetlands Inventory

NXFL-351 St. Thomas Parkway



July 21, 2025

Wetlands

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

N

NATIONAL WETLANDS INVENTORY IMAGE COURTESY OF USFWS

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: AHW	Project No. EQ257087
Drawn by: AHW	Scale: AS SHOWN
Checked by: CP	File Name: NexTower
Approved by: CP	Date: July 2025

Terracon

NATIONAL WETLANDS INVENTORY MAP

NXFL-351 St. Thomas Parkway

Exhibit

6



Map Scale: 1:555 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Johns County, Florida
Survey Area Data: Version 23, Aug 23, 2024

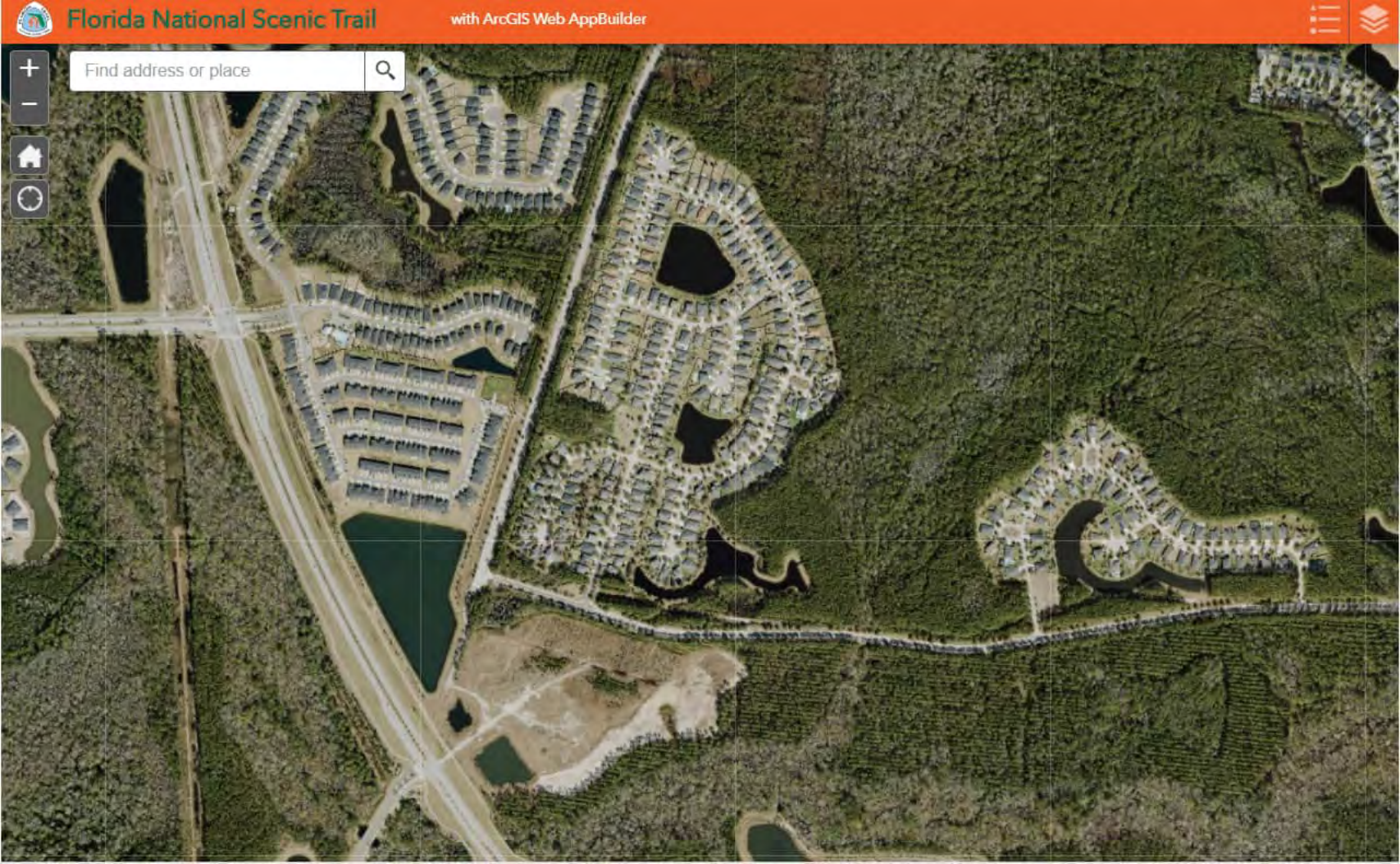
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Pomona fine sand	1.2	80.1%
61	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	0.3	19.9%
Totals for Area of Interest		**1.5**	**100.0%**


Florida National Scenic Trail
with ArcGIS Web AppBuilder
Find address or place

APPENDIX B

Site Photographs



Photo 1: View of the proposed NexTower monopole center



Photo 2: View of the proposed NexTower monopole, view to the west.



Photo 3: View of the proposed NexTower monopole, view to the south.



Photo 4: View of the proposed NexTower monopole, view to the east.



Photo 5: View of the proposed NexTower monopole, view to the north.

APPENDIX C

Protected Species – Supporting Documentation

June 12, 2025

8001 Baymeadows Way, Suite 1
Jacksonville, Florida 32256
P (904) 900-6494
F (904) 268-5255
Terracon.com

Re: Natural Resources Site Evaluation for a Telecommunications Site

To Whom It May Concern:

On behalf of our Client, Terracon has conducted a review of potential impacts to listed and proposed threatened/endangered species and critical habitats resulting from the proposed construction of a telecommunications site. Federal Communication Commission (FCC) regulations, as identified in 47CFR § 1.1307 (a) 3, require that NexTower Development Group II, LLC (NexTower) consider the effects of the proposed tower construction to protected species and critical habitats. Findings in this report are based upon the site's current utilization, the most recent reconnaissance information and from other activities described herein; such information is subject to change. Basic site information is presented in the table below.

Site Name:	NXFL-351 St. Thomas Parkway
Project Number:	EQ257087
Address:	St. Thomas Island Parkway and St. Croix Island Dr
City, County, State:	St. Augustine, St. Johns County, FL 32092
Lat/Long of Center Development:	30° 01' 48.15" N, 81° 31' 01.47" W
Proposed Lease Area:	*Proposed construction of a new 180-foot-tall (overall height) Monopole Communications Tower, +/- 6,400 sq. ft. lease area and access & utility easement extending south-southeast from the lease parcel to St. Thomas Island Parkway.*
Proposed Tower Height:	180-ft
Tower Type:	*Monopole*
Description of the site:	Pine plantation
Description of the surrounding properties:	Wooded land, stormwater pond, residential development
Description of wetlands or water bodies near the site:	The closest feature is a stormwater pond approximately 115 feet northwest of the site. No wetlands or surface waters are located on the site.
Elevation:	The elevation at the tower is 25.1-feet above mean sea level (AMSL)

For cell tower projects that do not meet all the criteria to clear the "USFWS Clearance to Proceed with Communication Projects in Florida" clearance key, the result recommends contacting the local field office and requesting consultation. However, based on June 2022

correspondence with Mr. Robert Carey, USFWS Division Manager of the USFWS Florida Ecological Services Field Office, if the applicant makes a "No Effect" determination for the proposed action, USFWS does not require direct consultation (Attached). Terracon has made a "No Effect" determination for this project and therefore no direct consultation is required. Documentation supporting the "No Effect" determination can be found below and attached to this Informal Biological Assessment.

To support a no effect determination, Terracon conducted a preliminary review using the USFWS Information, Planning and Conservation System (IPaC) Endangered Species Act species list and Florida Natural Areas Inventory (FNAI) search engines to identify listed and proposed threatened and endangered species, as well as critical habitats that may be located on or near the proposed tower site.

FWS-IPaC identifies potential occurrences and habitat for federally listed threatened and endangered species, proposed listed and candidate species, and designated critical habitat. The FNAI search engine identifies potential occurrences of both federally and state-listed species, supplemented by data from the Florida Fish and Wildlife Conservation Commission (FWC). The absence of documented sightings on-site or in the immediate vicinity does not ensure that protected species are not present. The lack of documented sightings in the databases may indicate that the area has not been surveyed or did not previously contain habitat. Additional FWC databases researched for this assessment include Florida Department of Environmental Protection's (FDEP) Map Direct wood stork colonies and the Audubon Society eagle nest data.

According to the IPaC report, the following federally listed species are listed to have the potential to be present in the vicinity of the project area:

Taxon	Name	Species Habitat	Status Effect Finding
Mammals	Tricolored Bat (*Perimyotis subflavus*)	Partly open landscapes, with large trees and plentiful woodland edges.	Proposed Endangered
			NE
Birds	Eastern Black Rail (*Laterallus jamaicensis*)	Tidal Marshes	Threatened
			NE
	Whooping Crane (*Grus americana*)	Prairie wetlands, marshes, lakes, and ponds	Experimental population, Non-Essential
			NE

Reptiles	Eastern Indigo Snake (*Drymarchon corais couperi*)	Found in xeric pine-oak sandhills, flatwoods, hammocks, dry glades, stream bottoms, cane fields, and high ground with well-drained sandy soils. This species is commonly associated with the gopher tortoise because this species winters the gopher tortoise burrows.	Threatened
			NE
Insects	Monarch Butterfly *(Danaus plexippus)*	Found in a variety of habitats throughout North America. This species needs milkweed (*Asclepias* spp.) for breeding.	Proposed Threatened
			NE
Crustacean	Black Creek Crayfish (*Procambarus pictus*)	Tannic stained streams where they can be found taking refuge under tree roots and in vegetation. This species can be found in St. Johns, Duval, Clay, and Putnam counties in Florida	Proposed Endangered
			NE

*Effect Finding = No Effect (NE) or May Affect, Not Likely to Adversely Affect (MANLAA)

State Consultation - FWC

In a letter dated July 8, 2024, FWC stated that they have no comments, recommendations, or objections related to state-listed species and their habitat or other fish and wildlife resources in regard to FCC licensed tower installations provided no listed species or their habitat is detected on site.

Utilizing the United States Department of Agriculture (USDA) Web Soil Survey, it was determined that the on-site soils are designated as "Less Suitable" for the state listed Gopher Tortoise (*Gopherus polyphemus*). No burrows were noted by Terracon during previous site visits; and because no additional state-listed species or critical habitat for state listed species was detected on site, no further coordination with FWC is required.

Conclusion

Based on a review of the habitat for the above-listed species, compared to an analysis of the habitat present on the site, it is not anticipated that the construction of the proposed project will affect listed, proposed protected species or critical habitats. Further, there are no wildlife refuges, or fish hatcheries documented at the site.

Sincerely,

Cody Sparaco
Project manager
904-470-2211
Cody.Sparaco@Terracon.com

Brett Anderson
Natural Resource Group Manager
904-470-2205
Brett.Anderson@Terracon.com

Attachments:
June 2022 USFWS Correspondence
IPaC Report
IPac Determination Key (Clearance to Proceed with Communication Projects in Florida)
FWC Correspondence
Audubon EagleWatch Map
Florida Natural Areas Inventory (FNAI) Report
Rare Species and Communities We Track - FNAI
National Wetlands Inventory (NWI) Map
Florida Department of Environmental Protection (FDEP) MapDirect Documentation
United States Department of Agriculture (USDA) Soil Map

Valade, Janie D

From: Carey, Robert L <robert_carey@fws.gov>
Sent: Tuesday, June 14, 2022 3:38 PM
To: Valade, Janie D
Cc: Anderson, Brett A
Subject: Re: [EXTERNAL] Request for ESA Section 7 Consultation; iPac Project Code: 2022-0042015
Attachments: 20201106_Florida_Clearance_to_Proceed_Communication_Towers.pdf; IpaC Key.pdf; iPac Clearance Key_Bostwick Tower.pdf; 20220609 _FLES_Guidance_for_Completing_Project_Reviews.docx

Hi Janie,
I 'm glad you reached out and it seems like you have a good grasp of the current procedures. I understand there is some conflicting information and issues with the various previous documents. We are working to revise these.

Basically, if a project fails to key out, it may well be a May Affect, Not Likely to Adversely Affect (MANLAA) rather than No Effect situation. That said, you have the option of applying best professional judgement and maintaining your no effect determination. In this case we advise you maintain a clear rationale for your decision in your records.

If you get to MANLAA, we would consult. If you maintain your No Effect determination, we **do not need to see the project**.

If you decide to consult, please know we will need a very clear description of the proposed action and how you determined the effects of the action will not result in incidental take. Surveys may be appropriate for some species. Think here of "connecting the dots" between what is being proposed and how impacts to listed species may occur. Basically, what would be included in a Biological Assessment for a Section 7 consultation.

I attached a draft document that contains more specific guidance. We hope to get this posted to our website in the near future but websites within all of the FWS were recently revised under a national effort.

I hope this helps and we could certainly arrange a call or conversation.

Thank you very much.

Robert L. Carey
Division Manager, Environmental Review
Florida Ecological Services Field Office
U.S. Fish and Wildlife Service
Gainesville, Florida

(530) 340-2496 Cell (Currently teleworking due to Covid 19 pandemic - please use this number)

NOTE: This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
Phone: (352) 448-9151 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov

In Reply Refer To: 05/14/2025 20:18:07 UTC
Project Code: 2025-0096988
Project Name: NXFL-351 SIlverleaf Site 3

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
(352) 448-9151

PROJECT SUMMARY

Project Code: 2025-0096988
Project Name: NXFL-351 SIlverleaf Site 3
Project Type: Communication Tower New Construction
Project Description: Monopole Telecommunications Tower
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@30.02986765,-81.51673055415212,14z



Counties: St. Johns County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

REPTILES

NAME	STATUS
Eastern Indigo Snake *Drymarchon couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRUSTACEANS

NAME	STATUS
Black Creek Crayfish *Procambarus pictus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6252	Proposed Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

BALD & GOLDEN EAGLES INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

MIGRATORY BIRD INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Chloe MacLaren
Address: 8001 Baymeadows Way
City: Jacksonville
State: FL
Zip: 32256
Email chloe.maclaren@terracon.com
Phone: 9043099236

Endangered Species Act Review

DETERMINATION KEY

U.S. Fish and Wildlife Service Clearance to Proceed with Communication Tower Projects in Florida

Release date: January 3, 2025

You completed the latest version of this key, published January 3, 2025, and reached a determination of not applicable for species or critical habitats covered by the key.

This Clearance to Proceed with Communication Tower Projects (Key) letter revises and replaces all prior versions of communication tower clearance letters within the State of Florida. The purpose of this Key is to assist the Federal Communications Commission (FCC), the non-federal designee of the FCC, or other Federal agencies in making appropriate effects determinations for communication tower projects under section 7 of the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C. 1531 et seq.) within the State of Florida. The Key is intended to streamline consultation with the U.S. Fish and Wildlife Service (Service) when the proposed action can be walked through the Key and the appropriate conclusion is the proposed action will have no effect on listed species. For towers where the Service believes that further evaluation of the proposed tower is necessary, the Key recommends contacting the local field office and requesting consultation. The Service intends to develop this Key further in the future to provide concurrence for some proposed towers where the proposed project may affect, but is not likely to adversely affect listed species. Therefore, the Service highly recommends continuing to check this site for improvements and additional streamlining opportunities for similar actions. Currently, this Key is not applicable to proposed actions that occur within the consultation area for the Florida bonneted bat (*Eumops floridanus*).

The Service is the lead Federal Agency charged with the protection and conservation of Federal Trust Resources, including threatened and endangered species and migratory birds, in accordance with section 7 of the Act, theBald and Golden Eagle Protection Act, (16 U.S.C. 668-668d) (Eagle Act), and the Migratory Bird Treaty Act (40 Stat. 755; 16 U.S.C. 701 et seq.). If a proposed projects have the potential to effect bald and golden eagles, or other migratory birds, additional consultation with the Migratory Bird office may be necessary, please visit: https://www.fws.gov/birds/management/managed-species/bald-and-golden-eagle-

information.php and https://www.fws.gov/birds/index.php.

This guidance is based on the signed letter U.S. Fish and Wildlife Service Clearance to Proceed with Communication Tower Project Requests.

Species covered by this key

This key is valid for all listed species[1] in this project area.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

Critical habitats covered by this key

This key is valid for all designated critical habitat[1] in this project area.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

For more information about this determination key, including a list of all potential questions, refer to the detailed overview.

Qualification interview

1. Does the proposed action include a communication tower requiring Federal Communication Commission (FCC) authorization or other Federal agency approval?

   ☑ Yes

2. Will the communication tower follow the most current Federal Aviation Administration (FAA) obstruction marking and lighting circular? https://www.faa.gov/documentLibrary/media/Advisory_Circular/AC_70_7460-1L.pdf

   ☑ Yes

3. Does this project involve the construction of a new communication tower?

☑ Yes

4. Will the new communication tower(s) be co-located with an existing tower?

☑ No

5. Will the proposed action disturb the ground?

☑ Yes

6. [Semantic] Does the proposed action intersect Critical Habitat?

☑ **Automatically answered**

No

7. Is the entire site currently developed (i.e. the site is located in previously disturbed, urbanized, developed, or other areas that do not provide potential habitat for federally listed species)?

⊘ No

Your project is outside the scope of this key. Please submit a request for ESA section 7 consultation to the appropriate Ecological Services field office.

If you no longer wish to use this key for your project, you can delete your evaluation.

Florida Fish and Wildlife Conservation Commission

Commissioners
Rodney Barreto
Chairman
Coral Gables

Steven Hudson
Vice Chairman
Fort Lauderdale

Preston Farrior
Tampa

Gary Lester
Oxford

Albert Maury
Coral Gables

Gary Nicklaus
Jupiter

Sonya Rood
St. Augustine

Office of the
Executive Director
Roger A. Young
Executive Director

Charles "Rett" Boyd
Assistant Executive Director

George Warthen
Chief Conservation Officer

Jessica Crawford
Chief of Staff

Division of Habitat and
Species Conservation
Melissa Tucker
Director

850-488-3831

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

July 8, 2024

Brett Anderson
Terracon
8001 Baymeadows Way, Suite 1
Jacksonville, FL 32256
Brett.Anderson@terracon.com

Dear Mr. Anderson:

Florida Fish and Wildlife Conservation Commission (FWC) staff received your firm's request for review regarding standard, macro telecommunication tower project sites. The combined height of the monopoles or self-support lattice structures plus telecommunications equipment for these sites is normally between 100 and 300 feet. Installation may also include clearing for 100-foot by 100-foot compounds and access easements adjacent to the towers. Each site will be reviewed for the following prior to construction activities: the presence of federal or state-listed species; the presence of suitable habitat for federal or state-listed species; presence of critical habitat for federal species either onsite or nearby (within 1 mile), wildlife refuges (within 5 miles), or fish hatcheries; and each site will be surveyed as appropriate prior to development.

For the purpose of the required Federal Communications Commission National Environmental Policy Act screenings for these installations, FWC staff have no comments, recommendations, or objections related to state-listed species and their habitat or other state fish and wildlife resources to offer for the time period of two years from the date of this letter. The liability to not impact or cause "take" of listed species, migratory wildlife, and other regulated species of wildlife is the responsibility of the applicant or developer associated with each site. Please refer to the Florida Administrative Code, 68A-27, for definitions of "take" and a list of species. If listed species are observed onsite in the future or if project design details change, FWC staff are available to provide decision support information or other technical assistance.

Resources provided by federal agencies regarding potential requirements for these types of projects can be found here: https://www.fws.gov/story/incidental-take-beneficial-practices-communication-towers.

Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com. Thank you for contacting the FWC.

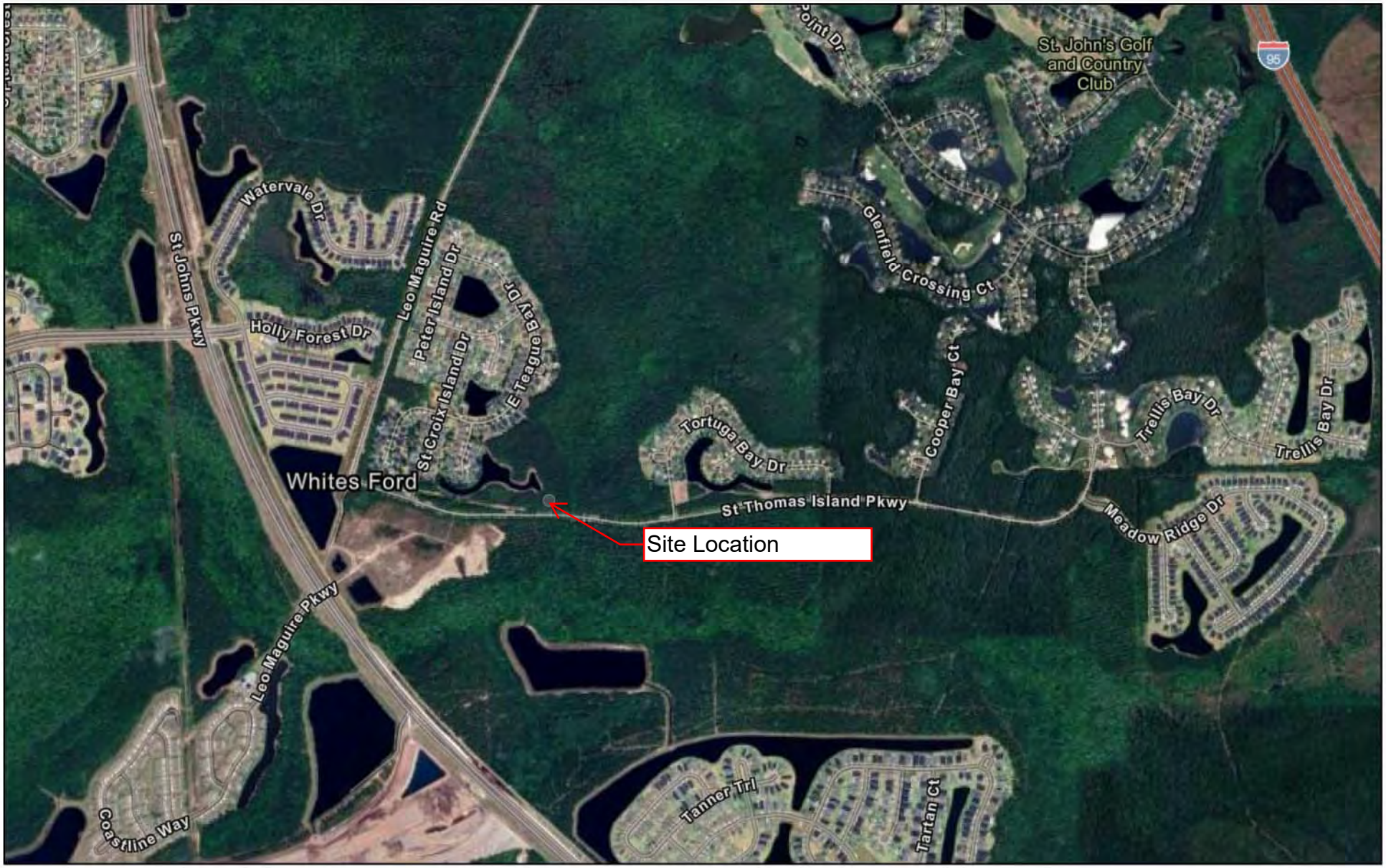
Sincerely,

Josh Cucinella
Land Use Planning Program Administrator
Office of Conservation Planning Services

jc/pg

cc: Janie Valade, Terracon, Janie.Valade@terracon.com
Malyssa Peabody, Terracon, Malyssa.Peabody@terracon.com

EagleWatch Map



6/12/2025, 11:08:02 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder

Google | Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

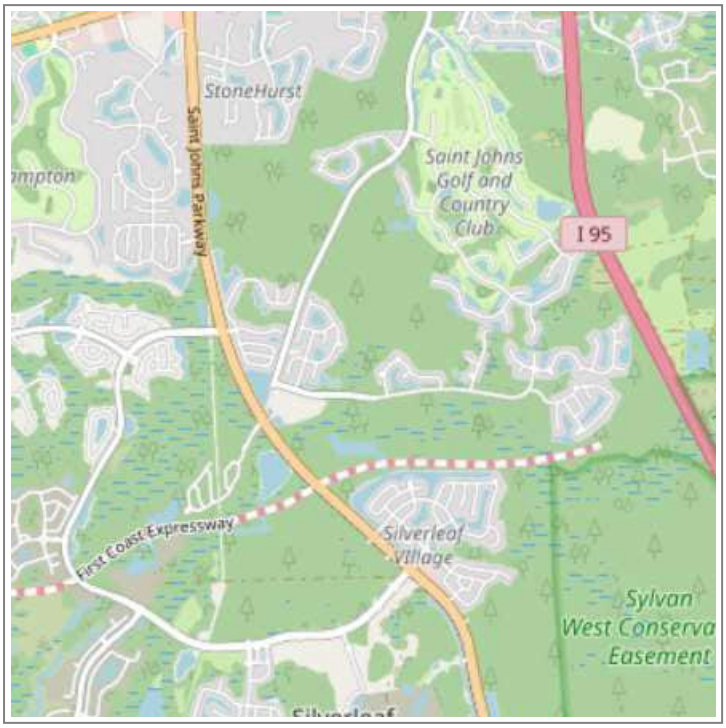
UNOFFICIAL REPORT

Created 6/12/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 43404



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 43404

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 43404

23 **Potential** Elements for Matrix Unit 43404

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asclepias viridula southern milkweed	G2	S2	N	T
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Balduina atropurpurea purple honeycomb-head	G2	S1	N	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Carex chapmannii Chapman's sedge	G3	S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Ctenium floridanum Florida toothache grass	G2	S2	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Litsea aestivalis pondspice	G3?	S2	N	E
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Orbexilum virgatum pineland scurfpea	G1	S1	N	E
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
Rhynchospora thornei Thorne's beaksedge	G3	S1S2	N	N
Rudbeckia nitida St. John's blackeyed susan	G3	S2	N	E
Salix floridana Florida willow	G2G3	S2S3	N	E
Verbesina heterophylla variable-leaf crownbeard	G2	S2	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

Plants & Lichens

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Tracked?
Plants and Lichens	*Asclepias viridula*	Southern milkweed	G2	S2		T	Y
Plants and Lichens	*Astragalus obcordatus*	Florida milkvetch	G3G4	S2S3		N	Y
Plants and Lichens	*Baptisia calycosa*	Canby's wild indigo	G3T1	S1		E	Y
Plants and Lichens	*Calopogon multiflorus*	many-flowered grass-pink	G2G3	S2S3		T	Y
Plants and Lichens	*Calydorea caelestina*	Bartram's ixia	G2G3	S2S3		E	Y
Plants and Lichens	*Carex chapmanii*	Chapman's sedge	G3	S3		T	Y
Plants and Lichens	*Coreopsis integrifolia*	ciliate-leaf tickseed	G2	S2	UR	E	Y
Plants and Lichens	*Ctenium floridanum*	Florida toothache grass	G2	S2		E	Y
Plants and Lichens	*Cuthbertia rosea*	Piedmont roseling	G5	S1S2		N	Y
Plants and Lichens	*Digitaria subcalva*	Plant City crabgrass	G1	S1		N	Y
Plants and Lichens	*Euphorbia cumulicola*	sand-dune spurge	G2	S2		E	Y

Plants and Lichens	*Glandularia maritima*	coastal vervain	G3	S3		E	Y
Plants and Lichens	*Glandularia tampensis*	Tampa vervain	G2	S2		E	Y
Plants and Lichens	*Gymnopogon chapmanianus*	Chapman's skeletongrass	G3	S3		N	Y
Plants and Lichens	*Helianthus carnosus*	lake-side sunflower	G1G2	S1S2		E	Y
Plants and Lichens	*Lantana depressa var. floridana*	Atlantic Coast Florida lantana	G2T1T2	S1S2		E	Y
Plants and Lichens	*Litsea aestivalis*	pondspice	G3?	S2		E	Y
Plants and Lichens	*Lythrum curtissii*	Curtiss' loosestrife	G2	S2	UR	E	Y
Plants and Lichens	*Matelea floridana*	Florida spiny-pod	G2	S2		E	Y
Plants and Lichens	*Monotropsis reynoldsiae*	pygmy pipes	G2	S2		E	Y
Plants and Lichens	*Nemastylis floridana*	celestial lily	G3	S3		E	Y
Plants and Lichens	*Nolina atopocarpa*	Florida beargrass	G3	S3		T	Y
Plants and Lichens	*Nolina brittoniana*	Britton's beargrass	G3	S3	E	E	Y

Plants and Lichens	*Orbexilum virgatum*	pineland scurfpea	G1	S1		E	Y
Plants and Lichens	*Pavonia spinifex*	yellow hibiscus	G4G5	S2		N	Y
Plants and Lichens	*Pecluma plumula*	plume polypody	G5	S2		E	Y
Plants and Lichens	*Pycnanthemum floridanum*	Florida mountain-mint	G3	S3		T	Y
Plants and Lichens	*Rhynchospora punctata*	dotted beaksedge	G1?	SH		N	Y
Plants and Lichens	*Rhynchospora thornei*	Thorne's beaksedge	G3	S1S2		N	Y
Plants and Lichens	*Rudbeckia nitida*	St. John's blackeyed susan	G3	S2		E	Y
Plants and Lichens	*Ruellia noctiflora*	nightflowering wild petunia	G3?	S2		E	Y
Plants and Lichens	*Salix floridana*	Florida willow	G2G3	S2S3	UR	E	Y
Plants and Lichens	*Verbesina heterophylla*	variable-leaf crownbeard	G2	S2		E	Y

Invertebrates

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Tracked?
Clams and Mussels	*Panopea bitruncata*	Atlantic Geoduck	G3G4	S2S3		N	Y
Snails and Allies	*Floridobia fraterna*	Creek Siltsnail	G2	S2		N	Y
Crabs, Crayfishes, and Shrimps	*Procambarus pictus*	Black Creek Crayfish	G2	S2	PE	ST	Y
Mayflies	*Stenacron floridense*	A Mayfly	G3G4	S3S4		N	Y
Dragonflies and Damselflies	*Neurocordulia obsoleta*	Umber Shadowfly	G5	S2		N	Y
Beetles	*Alloblackburneus aegrotus*	Small Pocket Gopher Aphodius Beetle	G3G4	S3?		N	Y
Beetles	*Bolbocerosoma hamatum*	Bicolored Burrowing Scarab Beetle	G3G4	S3		N	Y
Beetles	*Chelyoxenus xerobatis*	Gopher Tortoise Hister Beetle	G2G3	S2		N	Y
Beetles	*Dellacasiellus laevigatus*	Large Pocket Gopher Aphodius Beetle	G3G4	S3?		N	Y
Beetles	*Hypotrichia spissipes*	Florida Hypotrichia Scarab Beetle	G3G4	S3S4		N	Y

Beetles	*Peltotrupes profundus*	Florida Deepdigger Scarab Beetle	G3	S3		N	Y
Beetles	*Ptomaphagus schwarzi*	Schwarz' Pocket Gopher Ptomaphagus Beetle	G3	S3		N	Y
Beetles	*Scabrostomus dyspistus*	Surprising Pocket Gopher Aphodius Beetle	G3G4	S3?		N	Y
Butterflies and Moths	*Euphyes dion*	Dion Skipper	G5	S2S3		N	Y
Butterflies and Moths	*Nymphalis antiopa*	Mourning Cloak	G5	S2		N	Y
Ants, Bees, and Wasps	*Bombus fraternus*	Southern Plains Bumble Bee	G3G4	S3	UR	N	Y

Vertebrates

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Tracked?
Fishes	*Acipenser brevirostrum*	Shortnose Sturgeon	G3	S1	E	FE	Y
Fishes	*Acipenser oxyrinchus oxyrinchus*	Atlantic Sturgeon	G3	S1	E	FE	Y
Fishes	*Ameiurus brunneus*	Snail Bullhead	G4	S4?		N	Y
Fishes	*Microphis brachyurus*	Opossum Pipefish	G4G5	S2	SC	N	Y
Amphibians	*Lithobates capito*	Gopher Frog	G2G3	S3	UR	N	Y
Amphibians	*Notophthalmus perstriatus*	Striped Newt	G2G3	S2		ST	Y
Reptiles	*Alligator mississippiensis*	American Alligator	G5	S4	SAT	FT(S/A)	Y
Reptiles	*Caretta caretta*	Loggerhead Sea Turtle	G2G4	S3	T	FT	Y
Reptiles	*Chelonia mydas*	Green Sea Turtle	G3	S2S3	T	FT	Y
Reptiles	*Clemmys guttata*	Spotted Turtle	G5	S2S3	UR	N	Y
Reptiles	*Crotalus adamanteus*	Eastern Diamondback Rattlesnake	G3	S3	UR	N	Y
Reptiles	*Dermochelys coriacea*	Leatherback Sea Turtle	G2	S2	E	FE	Y
Reptiles	*Drymarchon couperi*	Eastern Indigo Snake	G3	S2?	T	FT	Y
Reptiles	*Gopherus polyphemus*	Gopher Tortoise	G3	S3		ST	Y

Reptiles	*Lampropeltis floridana*	Florida Kingsnake	G2	S2		N	Y
Reptiles	*Lampropeltis getula*	Eastern Kingsnake	G5	S1S2		N	Y
Reptiles	*Pituophis melanoleucus*	Pine Snake	G4	S3	PS	ST	Y
Birds	*Ammospiza caudacuta*	Saltmarsh Sparrow	G2	S1S2N		N	Y
Birds	*Charadrius melodus*	Piping Plover	G3	S2	T	FT	Y
Birds	*Egretta caerulea*	Little Blue Heron	G5	S4		ST	Y
Birds	*Egretta thula*	Snowy Egret	G5	S3		N	Y
Birds	*Egretta tricolor*	Tricolored Heron	G5	S4		ST	Y
Birds	*Elanoides forficatus*	Swallow-tailed Kite	G5	S2		N	Y
Birds	*Eudocimus albus*	White Ibis	G5	S4		N	Y
Birds	*Haematopus palliatus*	American Oystercatcher	G5	S2		ST	Y
Birds	*Haliaeetus leucocephalus*	Bald Eagle	G5	S3		N	Y
Birds	*Hydroprogne caspia*	Caspian Tern	G5	S2		N	Y
Birds	*Mycteria americana*	Wood Stork	G4	S2	T, PDL	FT	Y
Birds	*Pandion haliaetus*	Osprey	G5	S3S4		N	Y
Birds	*Platalea ajaja*	Roseate Spoonbill	G5	S2		ST	Y

Birds	*Rynchops niger*	Black Skimmer	G5	S3		ST	Y
Birds	*Sternula antillarum*	Least Tern	G4	S3		ST	Y
Birds	*Thalasseus maximus*	Royal Tern	G5	S3		N	Y
Birds	*Thalasseus sandvicensis*	Sandwich Tern	G5	S2		N	Y
Mammals	*Corynorhinus rafinesquii*	Rafinesque's Big-eared Bat	G3G4	S1		N	Y
Mammals	*Eubalaena glacialis*	North Atlantic Right Whale	G1	S1	E	FE	Y
Mammals	*Neogale vison lutensis*	Atlantic Salt Marsh Mink	G5T3	S3		N	Y
Mammals	*Peromyscus polionotus phasma*	Anastasia Island Beach Mouse	G5T1	S1	E	FE	Y
Mammals	*Podomys floridanus*	Florida Mouse	G3	S3		N	Y
Mammals	*Sciurus niger niger*	Southeastern Fox Squirrel	G5T5	S3		N	Y
Mammals	*Trichechus manatus*	West Indian Manatee	G2G3	S2	T	FT	Y
Mammals	*Ursus americanus floridanus*	Florida Black Bear	G5T4	S4		N	Y

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Florida Department of Environmental Protection

Map Direct AIR (Area of Interest Report)
Standard Map

Point of Interest: 30°1'48.1835" x -81°31'1.5279" 30.030050960341256 x -81.51709109325412 Search Radius: 0.5 miles Report Created on Thu Jun 12 2025 at 11:18:18 *Map Direct v7.250519_new_logger*	Township/Range/Section: 5S28E31 , St. Johns County 32092 FDEP Regulatory District: NORTHEAST DISTRICT Water Management District: SJRWMD FL House District 18 :: FL Senate District 7 US Congressional District 5 HUC Basin Area: Lower St. Johns Waterbody ID: 2431 State Land DM ID: 157308





Search Result Summary

Features Found	*Data Layer*	*Metadata*	*Spreadsheet*
0	Florida Panther Focus Area	Layer Information	--
0	Florida Wood Stork Foraging Areas	Layer Information	--
0	Florida Woodstork Nesting Colonies	Layer Information	--
0	Fish and Wildlife Conservation Commission (FWC) Eagle Nests - 660 Foot Buffer	Layer Information	--

Search Result Details

No Results Found:
Fish and Wildlife Conservation Commission (FWC) Eagle Nests - 660 Foot Buffer
Florida Panther Focus Area
Florida Wood Stork Foraging Areas
Florida Woodstork Nesting Colonies

*** END OF REPORT ***

June 6, 2025

RE: Cultural Resources Review/Section 106 Review

Site Name:	NXFL-351 Silverleaf Site 3
Terracon Project Number:	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St. Augustine, St. Johns County, Florida 32092
Lat/Long:	30° 01' 48.15" N / 81° 31’ 01.47” W
Proposed Lease Area:	Approximately 6,400 square feet
Proposed Ingress/Egress Easement:	Proposed 30-foot easement extending southeast to St. Thomas Island Parkway
Proposed Tower Height:	180-feet
Tower Type:	Monopole
Area of Potential Effects:	0.50 Mi.

To Whom It May Concern:

Our client is proposing to construct a telecommunication project at the above-referenced location and specifications. In accordance with the Nationwide Programmatic Agreement, this letter is a respectful request to determine whether your Tribe would like to comment on the planned communications site for its impact on properties of religious or cultural significance to the Tribe and ensure review of both direct and indirect effects on historic properties. For your convenience, please find attached the Form 620 for your review. Reference the above TCNS # in your response if you choose to comment on this undertaking. Please note that per the 2018 FCC Rule changes, applicants are no longer required to pay up-front tribal fees.

Thank you for your response on this matter, as your reply is highly valued and appreciated. If you have any questions, please do not hesitate to call the undersigned at 904-412-6228. If you wish to respond by email, please send your e-mail responses to alex.wolfson@terracon.com.

Sincerely,

Alex Wolfson

Alex Wolfson
Field Scientist

Attachment: E106 Submittal

FCC Form 620

Notification Date: **7AM EST 06/04/2025**
File Number: **0011594092**

FCC Wireless Telecommunications Bureau
New Tower ("NT") Submission Packet

Approved by OMB
3060 – 1039
See instructions for
public burden estimates

General Information

1) (Select only one) **(NE)** **NE** – New **UA** – Update of Application **WD** – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): **0023566987**
4) Name: **NexTower Development Group II, LLC**

Contact Name

5) First Name: **Joel**	6) MI:	7) Last Name: **Rousseau**	8) Suffix:
9) Title:			

Contact Information

10) P.O. Box:	**And /Or**	11) Street Address: **13577 NW 2nd Lane, Suite 20**		
12) City: **Newberry**			13) State: **FL**	14) Zip Code: **32669**
15) Telephone Number: **(352)363-5560**		16) Fax Number:		
17) E-mail Address: **jrousseau@nextower.net**				

Consultant Information

18) FCC Registration Number (FRN): **0036591519**
19) Name: **Terracon Consultants**

Principal Investigator

20) First Name: **Blue**	21) MI:	22) Last Name: **Nelson**	23) Suffix:
24) Title: **MA, RPA**			

Principal Investigator Contact Information

25) P.O. Box:	**And /Or**	26) Street Address: **8001 Baymeadows Way, STE 1**		
27) City: **Jacksonville**			28) State: **FL**	29) Zip Code: **32256**
30) Telephone Number: **(904)412-6228**		31) Fax Number:		
32) E-mail Address: **ahwolfson@terracon.com**				

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(X) Yes ( ) No

34) Areas of Professional Qualification:

(X) Archaeologist

( ) Architectural Historian

( ) Historian

( ) Architect

( ) Other (Specify) _____

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	( ) Yes (X) No

If "YES," complete the following:

36) First Name:	37) MI:	38) Last Name:	39) Suffix:

40) Title:

41) Areas of Professional Qualification:

( ) Archaeologist

( ) Architectural Historian

( ) Historian

( ) Architect

( ) Other (Specify) _____

Site Information

Tower Construction Notification System

1) TCNS Notification Number: **296033**

Site Information

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: ( ) **Y**es (**X**) **N**o

3) Site Name: **NXFL-351 Silverleaf Site 3**

4) Site Address: **Located off of St. Thomas Island Parkway**

5) Detailed Description of Project:

St. Thomas Island Parkway and St. Croix Island Dr

6) City: **St. Augustine**	7) State: **FL**	8) Zip Code: **32092**

9) County/Borough/Parish: **ST. JOHNS**

10) Nearest Crossroads: **St. Thomas Island Parkway and St. Croix Island Dr**

11) **NAD 83** Latitude (DD-MM-SS.S): **30-01-48.1** (**X**) **N** or ( ) **S**

12) **NAD 83** Longitude (DD-MM-SS.S): **081-31-01.4** ( ) **E** or (**X**) **W**

Tower Information

13) Tower height above ground level (include top-mounted attachments such as lightning rods): **54.8** ( ) Feet (**X**) Meters

14) Tower Type (Select One):

( ) Guyed lattice tower

( ) Self-supporting lattice

(**X**) Monopole

( ) Other (Describe):

Project Status

15) Current Project Status (Select One):

(**X**) Construction has not yet commenced

( ) Construction has commenced, but is not completed Construction commenced on: _____

( ) Construction has been completed Construction commenced on: _____

Construction completed on: _____

Determination of Effect

14) Direct Effects (Select One):

(**X**) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

(**X**) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(X) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **296033** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Coushatta Indian Tribe**

Contact Name

5) First Name: **Dakota**	6) MI:	7) Last Name: **John**	8) Suffix:

9) Title: **THPO**

Dates & Response

10) Date Contacted **05/21/2025** 11) Date Replied

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Eastern Shawnee Tribe of Oklahoma**

Contact Name

5) First Name: **Lora**	6) MI:	7) Last Name: **Nuckolls**	8) Suffix:

9) Title: **Director**

Dates & Response

10) Date Contacted **05/22/2025** 11) Date Replied **05/29/2025**

( ) No Reply

(X) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(X) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **296033** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Miccosukee Tribe of Indians of Florida**

Contact Name

5) First Name: **Kevin**	6) MI:	7) Last Name: **Donaldson**	8) Suffix:
9) Title: **Real Estate Director**			

Dates & Response

10) Date Contacted **05/22/2025** 11) Date Replied

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Muscogee (Creek) Nation**

Contact Name

5) First Name: **Jason**	6) MI:	7) Last Name: **Sawyer**	8) Suffix: **Mr**
9) Title: **TCNS Manager**			

Dates & Response

10) Date Contacted **05/22/2025** 11) Date Replied

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(X) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **296033** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Nation of Oklahoma**

Contact Name

5) First Name: **Ben**	6) MI:	7) Last Name: **Yahola**	8) Suffix:

9) Title: **Tribal Historic Preservation Officer**

Dates & Response

10) Date Contacted **05/21/2025** 11) Date Replied

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Tribe of Florida**

Contact Name

5) First Name: **THPO**	6) MI:	7) Last Name: **Compliance**	8) Suffix:

9) Title: **Compliance Review Supervisor**

Dates & Response

10) Date Contacted **05/21/2025** 11) Date Replied

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Other Tribes/NHOs Contacted

Tribe/NHO Information

1) FCC Registration Number (FRN):
2) Name:

Contact Name

3) First Name:	4) MI:	5) Last Name:	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address:		
10) City:			11) State:	12) Zip Code:
13) Telephone Number:		14) Fax Number:		
15) E-mail Address:				
16) Preferred means of communication: ( ) E-mail ( ) Letter ( ) Both				

Dates & Response

17) Date Contacted _____ 18) Date Replied _____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( ) Yes (X) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes (X) No
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes (X) No

Historic Property

4) Property Name:
5) SHPO Site Number:

Property Address

6) Street Address:		
7) City:	8) State:	9) Zip Code:
10) County/Borough/Parish:		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	( ) Yes ( ) No
12) Is this property eligible for listing on the National Register? Source: _____	( ) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes ( ) No

14) Direct Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

15) Visual Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):
2) Name: **St. Johns County Cultural Resource Management**

Contact Name

3) First Name: **To Whom It**	4) MI:	5) Last Name: **May Concern**	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address: **4040 Lewis Speedway**		
10) City: **St. Augustine**			11) State: **FL**	12) Zip Code: **32084**
13) Telephone Number: **(904)209-0623**		14) Fax Number:		
15) E-mail Address: **mwright@sjcfl.us**				
16) Preferred means of communication: (**X**) E-mail ( ) Letter ( ) Both				

Dates & Response

17) Date Contacted **05/21/2025** 18) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

19) Information on local government's role or interest (optional):

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	(**X**) **Y**es ( ) **N**o

Consulting Party

2) FCC Registration Number (FRN):
3) Name: **St. Augustine Historical Society**

Contact Name

4) First Name: **To Whom It**	5) MI:	6) Last Name: **May Concern**	7) Suffix:
8) Title:			

Contact Information

9) P.O. Box:	**And /Or**	10) Street Address: **271 Charlotte St**		
11) City: **St. Augustine**			12) State: **FL**	13) Zip Code: **32084**
14) Telephone Number: **(904)825-2333**		15) Fax Number:		
16) E-mail Address: **nicole@sahs1883.com**				
17) Preferred means of communication: (**X**) E-mail ( ) Letter ( ) Both				

Dates & Response

18) Date Contacted **05/21/2025** 19) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

20) Information on other consulting parties' role or interest (optional):

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

SHPO/THPO

Name: **Florida Division of Historical Resources**

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name: **Alex**	MI:	Last Name: **Wolfson**	Suffix:

Signature: **Alex Wolfson** Date: **06/03/2025**

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

Attachments :

Type	Description	Date Entered
Resumes/Vitae	BN Resume	06/02/2025
Area of Potential Effects	Area of Potential Effect	06/02/2025
Photographs	Photo page	06/02/2025
Map Documents	Site Survey	06/02/2025
Additional Site Information	1A	06/02/2025
Tribal/NHO Involvement	NOO	06/02/2025
Local Government Involvement	ITC St. Johns County	06/02/2025
Other	ITC St. Augustine historical society	06/02/2025
Public Involvement	Public Notice	06/02/2025
Other	No HP Memo	06/02/2025
Map Documents	Ape Memo	06/03/2025
Additional Site Information	Arch Report	06/03/2025

Blue Nelson, RPA

Group Manager – Principal Investigator

PROFESSIONAL EXPERIENCE

Blue is the Cultural Resources Group Manager in Terracon's Jacksonville, Florida office. Blue manages projects in Florida and Georgia, conducts business development, and directs/manages Terracon's team of archaeologist throughout Florida and Georgia.

Blue has directed or conducted archaeological fieldwork in 17 states, the Caribbean, Canada, and Europe. His project experience ranges from large multi-state pipelines to international mortuary recovery projects and everything in between. He has worked with academic institutions, municipal, state, military, and federal agencies, to ensure compliance of appropriate cultural resource management legislation. Furthermore, he has extensive mortuary experience including excavating and recording prehistoric and historic burials in compliance with state, federal, municipal, and tribal guidance.

From January 2011 to May 2013, Mr. Nelson operated a Veterans Affairs certified service-disabled veteran owned small business (SDVOSB) that sub-contracted work from environmental firms.

PROJECT EXPERIENCE

Phase I Cultural Resource Assessment Survey of the Natural Bridge Battlefield (8LE188) in Leon County, FL

Project Archaeologist for a Phase I survey of the Natural Bridge Battlefield (8LE188), a Civil War battlefield located near Tallahassee. In addition to subsurface testing, established transects and conducted metal detector survey of a portion of the battlefield and directed a public outreach component that invited amateur metal detectorists to help with the effort. In addition to conducting fieldwork, Mr. Nelson conducting background research as well.

Phase I Cultural Resource Assessment Survey of 15,000 acres of Camp Blanding in Clay County, FL

Project Archaeologist conducting a large-scale Phase I of large portions of Camp Blanding Wildlife Management Areas, located in northeast Florida. Conducted and directed crews. Delineated and documented dozens of archaeological sites in a variety of environmental conditions.

Phase I Cultural Resource Assessment Survey of Tippecanoe II Mitigation Area, Charlotte County, FL

Project Archaeologist conducting a survey of the Tippecanoe II Mitigation Area in the southwestern portion of the state. Conducted Phase I level survey and helped write the technical report.

EDUCATION

Bachelor of Arts, History
University of Florida,
Gainesville, FL

Bachelor of Arts, Anthropology
University of Florida,
Gainesville, FL

Master of Arts, Anthropology
University of Florida,
Gainesville, FL

REGISTRATIONS/ CERTIFICATIONS

Registered Professional Archaeologist: No. 28686216

PROFESSIONAL TRAINING

OSHA 30-Hour Construction Safety Certification

YEARS EXPERIENCE

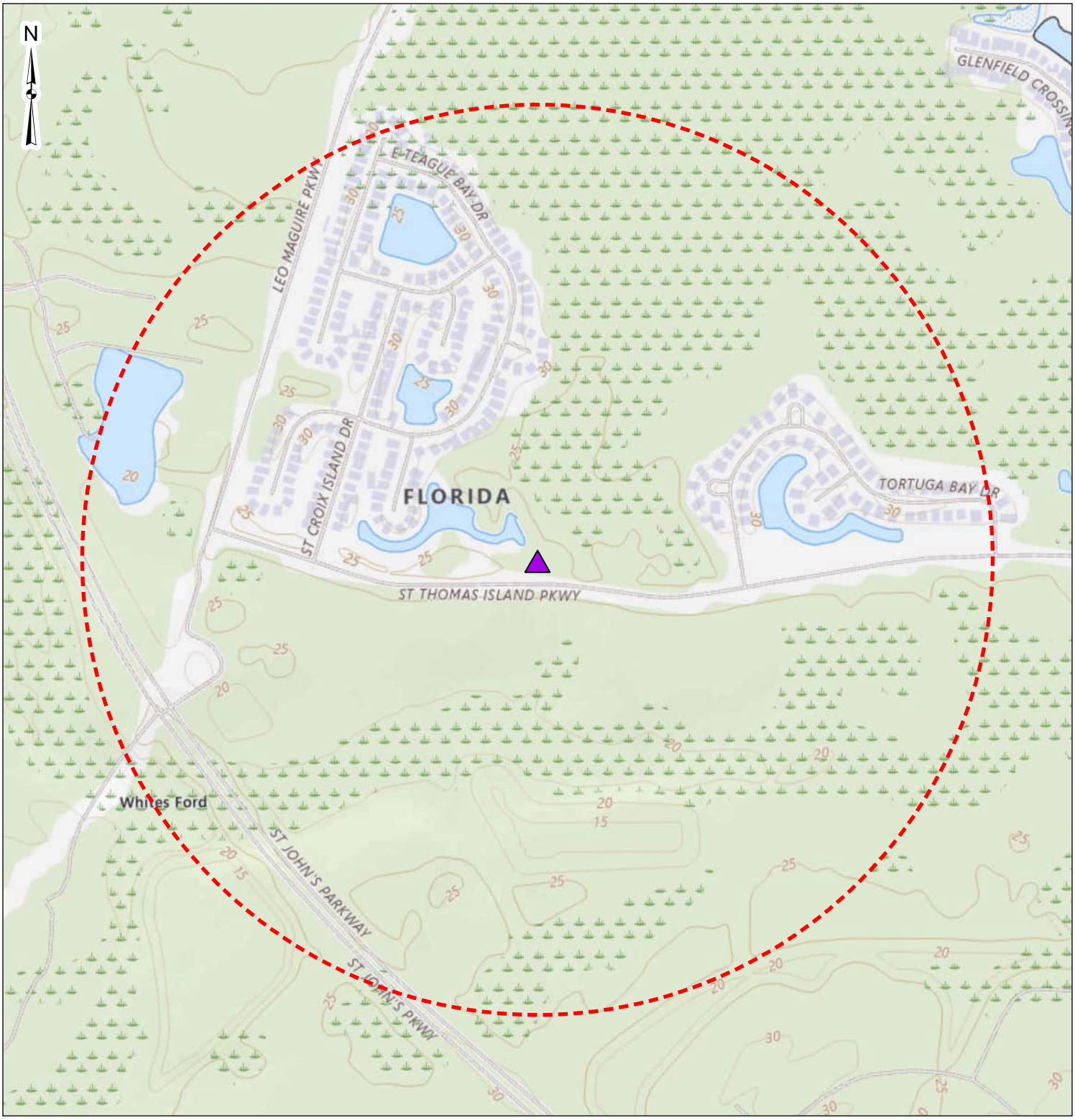
14

AFFILIATIONS

Southeastern Archaeological Conference (SEAC)
Florida Anthropological Society (FAS)

PRESENTATIONS/ PUBLISHED ARTICLES

Structural Racism and the Destruction of Santos, Florida. *The African Diaspora Newsletter.* June 2011.



Tower Location

Area of Potential Effects (Visual: 0.5 miles)

Feet

0 400 800 1,600

DATA SOURCES:
ESRI WMS - USGS Topo - St, Johns County, FL; FMSF Data (April 2025); NexTower Development Group II, LLC., Location

Project No.:	EQ257087
Date:	May 2025
Drawn By:	JMA
Reviewed By:	MPB

Terracon

8001 Baymeadows Way, Ste 1 Jacksonville, FL 32256

PH. (904) 900-6494 terracon.com

Area of Potential Effects (APE)

NXFL-351 Silverleaf Site 3
St. Augustine, St. Johns County, Florida

Figure

1

C:\GIS\Projects\EQ Jacksonville\Telecom\Maps\TelecomMap.aprx

AREAS OF POTENTIAL EFFECTS

A. Direct Effects

The direct APE was determined to be the 180' monopole with a ±6'400 sq. ft. lease area, and access & utility easement

B. Visual Effects

The proposed telecommunications collocation modification site will be approximately 180' in overall height. In consultation with Florida State Historic Preservation Office (FL SHPO), the APE for visual effects for this project was set at a 1,320-foot radius from the proposed pole. The determination of the APE was based on the type and height of the proposed pole, the general topography, and the vegetative/urban buffering in the vicinity of the proposed pole.



Photo 1: View of the proposed NexTower monopole center



Photo 2: View of the proposed NexTower monopole, view to the west.



Photo 3: View of the proposed NexTower monopole, view to the south.



Photo 4: View of the proposed NexTower monopole, view to the east.



Photo 5: View of the proposed NexTower monopole, view to the north.

Please Refer to Appendix B for Site Photographs

Maclaren, Chloe

From: towernotifyinfo@fcc.gov
Sent: Friday, May 23, 2025 3:02 AM
To: Maclaren, Chloe
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #9214135

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. THPO Dakota John - Coushatta Indian Tribe - 1940 C.C Bel Road Elton, LA - dakotajohn@coushatta.org; kdawsey@coushatta.org - 337-584-1401 - electronic mail

2. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

3. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

4. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

5. TCNS Manager Jason Sawyer Mr - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - MCNTCNS@muscogeenation.com; Jsawyer@muscogeenation.com - 918-732-7835 - regular mail

6. Director Lora Nuckolls - Eastern Shawnee Tribe of Oklahoma - 70400 East HWY 60 Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1840) - regular mail
Exclusions: Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: Cell Tower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type

e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

If the applicant/tower builder receives no response from the Eastern Shawnee Tribe of Oklahoma within 30 days after notification through TCNS, the Eastern Shawnee Tribe of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Eastern Shawnee Tribe of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

8. Historic Preservationist General Staff - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - compliancepermits@dos.fl.gov - 850-245-6453 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 05/20/2025
Notification ID: 296033
Excluded from SHPO Review: No

Tower Owner Individual or Entity Name: NexTower Development Group II, LLC.
Consultant Name: Chloe L MacLaren
Street Address: 8001 Baymeadows Way, Suite 1
City: Jacksonville
State: FLORIDA
Zip Code: 32256
Phone: 904-309-9236
Email: chloe.maclaren@terracon.com

Structure Type: MTOWER - Monopole
Latitude: 30 deg 1 min 48.1 sec N
Longitude: 81 deg 31 min 1.4 sec W
Location Description: Located off of St. Thomas Island Parkway
City: St. Augustine
State: FLORIDA
County: ST. JOHNS
Detailed Description of Project:
Ground Elevation: 7.7 meters
Support Structure: 53.3 meters above ground level
Overall Structure: 54.8 meters above ground level
Overall Height AMSL: 62.5 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://urldefense.com/v3/__https://www.fcc.gov/wireless/available-support-services__;!!JrcuqBw_IQ!iBLhkB0DZAEnT94f5C36juA8WsCpCtsfKwrjEZlMRsiLh6-V2-fhZ0o_-ojYakJ1Nx-aqecHn2kOSrh8bEPb1Nk-4mUqH1ag$

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

May 21, 2025

Megan Wright
St. Johns County Cultural Resource Management
4040 Lewis Speedway
St. Augustine, FL 32084
(904) 209-0623
mwright@sjcfl.us

RE: Invitation to Comment as a Consulting Party on a Proposed Telecommunications Tower

Site Name:	NXFL-351 Silverleaf Site 3
Terracon Project Number:	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St. Augustine, St. Johns County, Florida 32092
Lat/Long:	30° 01' 48.15" N / 81° 31' 01.47" W
Proposed Lease Area:	Approximately 6,400 square feet
Proposed Ingress/Egress Easement:	Proposed 30-foot easement extending southeast to St. Thomas Island Parkway
Proposed Tower Height:	180-feet
Tower Type:	Monopole
Area of Potential Effects:	0.50 Mi.

To Whom It May Concern:

On behalf of our client, Terracon is writing to invite your comment on the effect of the above-referenced project on **historic resources** within the project's Area of Potential Effects (APE). We are requesting your review pursuant to Section 106 of the National Historic Preservation Act, the Advisory Council on Historic Preservation's regulation for compliance with Section 106, and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (adopted March 16, 2001), and the Nationwide Programmatic Agreement effective March 7, 2005. Field assessment for both historic properties and archaeological sites will be conducted, and a determination will be made of the project's direct and indirect effects on eligible properties.

Consulting parties are invited to provide information concerning historic or archaeological properties already listed in the National Register or that could be eligible for listing in the National Register. **We welcome your comments regarding the effect of the tower on historic resources that may be eligible for the National Register of Historic Places**. If you would like to comment, please respond to this letter within 30 days of its receipt. Thank you for your response on this matter. If you have any questions, please do not hesitate to call. If you wish to respond by email, I may be reached at chloe.maclaren@terracon.com and 904-309-9236.

Sincerely,

Chloe MacLaren
Field Scientist

Attachment: Project Location Map with APE

May 21, 2025

Nicole Diehm- Head Librarian and Curator
St. Augustine Historical Society
nicole@sahs1883.com
(904) 825-2333
271 Charlotte St
St. Augustine, Florida 32084

RE: Invitation to Comment as a Consulting Party on a Proposed Telecommunications Tower

Site Name:	NXFL-351 Silverleaf Site 3
Terracon Project Number:	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St. Augustine, St. Johns County, Florida 32092
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Sincerely,

Chloe MacLaren
Field Scientist

Attachment: Project Location Map with APE

LOCALiQ
FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Janie Valade
8001 Baymeadows Way STE 1
Jacksonville FL 32256

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 Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

05/25/2025

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 05/25/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$59.12	
Tax Amount:	$0.00	
Payment Cost:	$59.12	
Order No:	11338569	# of Copies:
Customer No:	1023498	0
PO #:	LSAR0302965	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

PUBLIC NOTICE: NexTower Development Group II, LLC (NexTower) is proposing to build a 180-foot Monopole Telecommunications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The site location is off of St. Thomas Island Parkway, St. Augustine, St. Johns County, Florida 32092 (30° 01' 48.15" N, 81° 31' 01.47" W). The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1314128.

ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 45 L Street NE, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: Terracon Consultants located at 8001 Baymeadows Way, Suite 1, Jacksonville, FL, or by phone 904-270-4417 or LPN.Comments@Terracon.com. Reference Terracon Project No: EQ257087

May 25 2025

LSAR0302965

PHASE I ARCHAEOLOGICAL SURVEY FOR THE NXFL-351 SILVERLEAF SITE 3 TELECOMMUNICATIONS PROJECT

St. Johns County, Florida

Terracon Project No. EQ257087

May 2025



Prepared by:
Terracon Consultants, Inc.
8001 Baymeadows Way
Jacksonville, Florida 32256

ABSTRACT

Report Title: Phase I Archaeological Survey for the NXFL-351 Silverleaf Site 3 Telecommunications Project

Site Name:	NXFL-351 Silverleaf Site 3
Terracon Project No.	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St Augustine, St. Johns County, Florida 32092
Lat/Long:	N 30° 0'1 48.15" / W 81° 31' 01.47”
Proposed Lease Area:	Approximately 6,400 square feet (80 ft. x 80 ft.)
Ingress/Egress Easement:	Approximately 190 feet x 30 feet
Proposed Tower Height:	180 feet
Tower Type:	Monopole
Topo Quad Name/Date:	*Orangedale, Florida* (2024) USGS 7.5-Minute Quadrangle
Direct Effects APE	Lease Area and Easement

On behalf of our client, Terracon Consultants, Inc. (Terracon) conducted a phase I archaeological survey for the proposed NXFL-351 Silverleaf Site 3 Telecommunications Project located in St. Johns County, Florida. The fieldwork was performed on May 15, 2025, by Dave Boschi, RPA. Prior to fieldwork, a review of the Florida Master Site File (FMSF) was conducted to identify previously recorded cultural resource surveys and cultural resources within or adjacent to the area of potential effects (APE). As a result, two previously recorded surveys and no archaeological sites were identified within the APE for direct effects; furthermore, no historic properties are documented within the APE. No archaeological or aboveground historic resources were encountered within the project area. No further archaeological work is recommended at this time.

Dave Boschi

Dave Boschi, M.A., R.P.A.
Principal Investigator and Author

Blue Nelson, M.A., R.P.A.
Principal Investigator

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1. PROJECT INFORMATION

Terracon Consultants, Inc. (Terracon) understands that the client is proposing to develop a telecommunication site with associated equipment enclosures under the following specifications:

Site Name:	NXFL-351 Silverleaf Site 3
Terracon Project No.	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St Augustine, St. Johns County, Florida 32092
Lat/Long:	N 30° 0'1 48.15" / W 81° 31' 01.47"
Proposed Lease Area:	Approximately 6,400 square feet (80 ft. x 80 ft.)
Ingress/Egress Easement:	Approximately 190 feet x 30 feet
Proposed Tower Height:	180 feet
Tower Type:	Monopole
Topo Quad Name/Date:	*Orangedale, Florida* (2024) USGS 7.5-Minute Quadrangle
Direct Effects APE	Lease Area and Easement

Federal Communications Commission (FCC) regulations require that the client consider the effects of the proposed undertaking on historic properties in compliance with the *National Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* (Nationwide PA [FCC 04-222]) and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. A historic property as defined by the FCC as "any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register maintained by the Secretary of the Interior" (FCC 2004).

In partial fulfillment of these requirements, Terracon conducted a Phase I archaeological survey for the proposed Silverleaf Site 3 NXFL 351 telecommunications project. The goal of the survey was to determine if National Register of Historic Places (NRHP)-eligible or NRHP-listed historic properties were located within the area of potential effects (APE). The APEs for direct and visual effects for this project are summarized in the above table. All work complied with the cultural resources provisions of Chapter 267, Florida Statutes, as well as the Florida Division of Historical Resources (DHR) recommendations for such projects as stipulated in the Division's Historic Preservation Compliance Review Program manual and Rule Chapter 1A-46, Florida Administrative Code.

2. PROJECT DESCRIPTION

The client is proposing to construct a telecommunications tower near St. Thomas Island Parkway in the City of St. Augustine, St. Johns County, Florida, within the northeast of the northeast quadrant of Section 31, Township 5 South, Range 28 East (**Figure 2-1**). The site is located north of St. Thomas Island Parkway and east of Leo Maguire Parkway (**Figure 2-2**) at geographic coordinates: Latitude 30.030042, Longitude -81.517075 (UTM Zone 17R E450144.00, N3322226.84). The proposed tower consists of a 180-foot monopole tower situated within a 6,400-square foot lease area. An approximate 190-foot by 30-foot ingress, egress and utility easement will also be constructed.



Figure 2-1. Silverleaf 3 NXFL 351 Telecommunications Project location, St. Johns County Florida (2024 USGS *Orangedale, Florida* quadrangle map, scale 1:24,000).

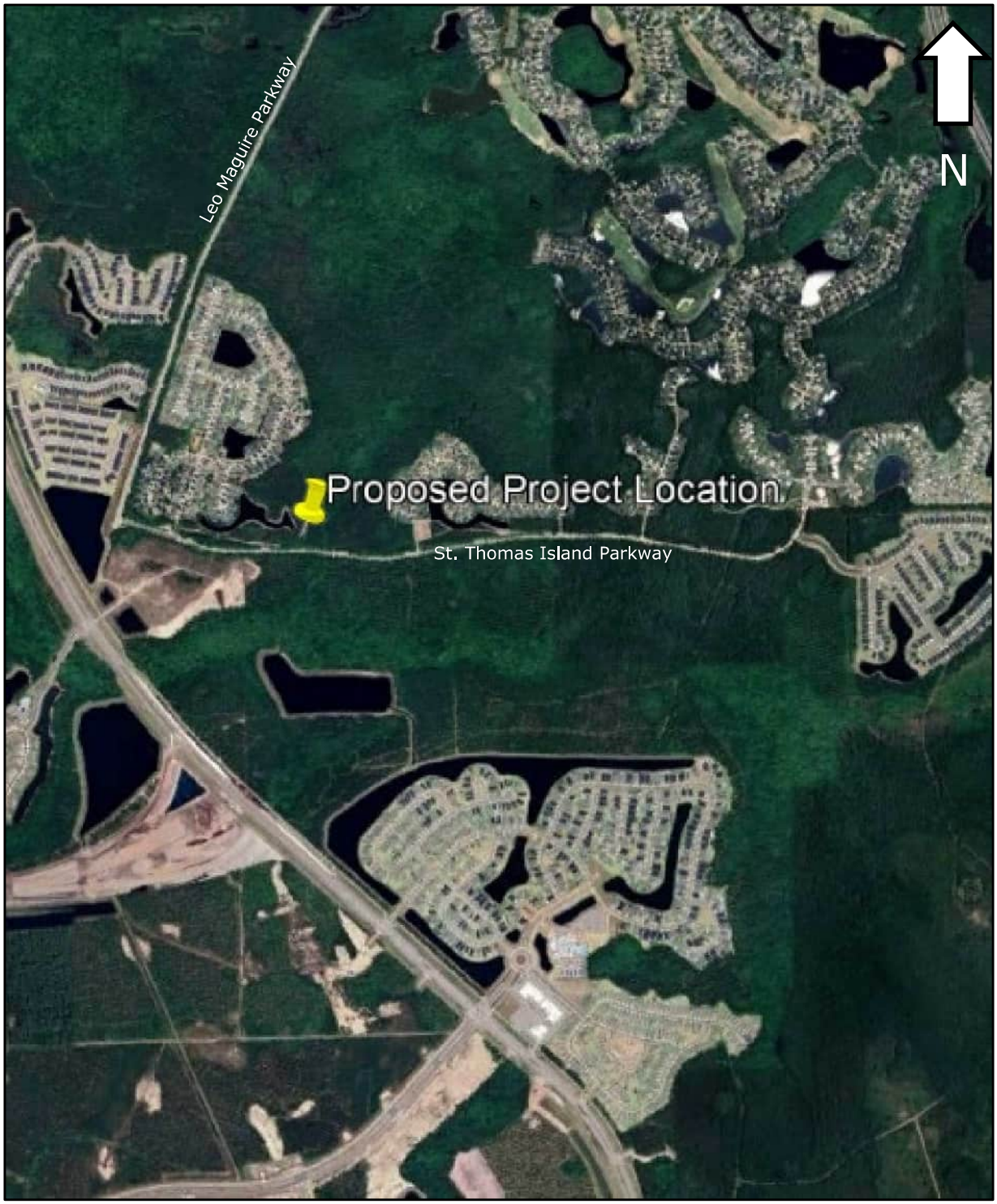


Figure 2-2. Proposed project location on 2025 aerial image (Airbus 2025).

3. ENVIRONMENTAL CONTEXT

The project area is located within the Mandarin Plain subdistrict, part of the larger Sea Island District. The Mandarin Plain is a poorly dissected and drained terrace with river wetlands and flatwoods (Brooks 1981). There are numerous wetlands in the general project vicinity (see Figure 2-1). These unnamed wetlands consist of sloughs and drainages. Whites Ford is located approximately 0.68 kilometers (0.4 miles) southwest of the proposed project location. Molasses Branch lies 2.25 kilometers (1.4 miles) west of the proposed project location. The proposed project location consists of planted pine with occasional palmettos and a moderately dense understory of saplings and vines (**Figure 3-1**). At the time of the archaeological survey, surface visibility was approximately 5% across the project area. The project area is comprised entirely of poorly drained Pomona fine sand, as mapped by the United States Department of Agriculture (USDA 1983).



Figure 3-1. Typical environment within the proposed project location, view west.

4. CULTURAL CONTEXT

Paleoindian Period

The Paleoindian Period is the earliest occupation for which there is archaeological evidence of in the Western Hemisphere. It began during the late Pleistocene epoch and ended around 10,000 years ago. The earliest evidence for human occupation in the southeastern United States (US) dates to approximately 15,000 years ago. Early peoples likely migrated from Northeastern Asia towards the end stages of the last glacial period, which was marked by drier climates, cooler annual temperatures, and significantly lower sea levels. Alternative theories suggest migratory routes may have voyaged along the Pacific and Atlantic coasts by boats or utilizing exposed coastlines (Anderson and Gillam 2000, Bradley and Stanford 2004, Faught 2008). Because sea levels were significantly lower during this period, many early Paleoindian sites have since been submerged along the continental shelf in the Gulf of Mexico (Faught 2004, Faught and Gusick 2011). Most known terrestrial sites dating to this period are found around karstic regions in the center of the state. Permanent freshwater sources such as sinkholes and springs in proximity to exposed Tertiary-age limestone attracted these nomadic groups. The Clovis culture has long been the earliest widely acknowledged culture in North America; however, some submerged archaeological investigations are generating compelling new evidence, suggesting a human presence that predates the Clovis culture, which is identified by the presence of a distinct lanceolate-shaped projectile point/knife (PP/K) tool type. Investigations at the Page-Ladson site in the Aucilla River has yielded stone tools in association with butchered megafaunal remains dating to around 15,000 years ago. This evidence has pushed back the previously established timeline for human presence in Florida and the Southeast (Halligan et al. 2016). Conventional archaeology divides the Paleoindian Period into three stages. The Early Paleoindian Period (ca. 13,000 – 10,500 B.C.E.) is associated with the exploration and colonization of the Southeast; the Middle Paleoindian Period (ca. 10,500 – 8,600 B.C.E.) is associated with the establishment of cultural variations and the settling of areas; and the Late Paleoindian Period (ca. 8,600 – 7,500 B.C.E.) is marked by wetter climates, rising sea levels, and the transition to Holocene conditions (Anderson 1990, Bense 1994, Milanich 1994). Evidence suggests Paleoindian settlement patterns focused on specific river drainage basins and maintained interactive networks with other groups.

Subsistence studies indicate that Paleoindians likely hunted and gathered a variety of animal and plant species. Paleoindians hunted fauna and megafauna. Studies have indicated that mammoth seasonally migrated north - south, suggesting Paleoindians may have migrated along these routes in conjunction with the migratory herds (Milanich 1998). The Florida Paleoindian diet also included, various turtle, gopher tortoise, freshwater shellfish, fish, deer, diamondback rattlesnake, racoon, opossum, rabbit, muskrat, wood ibis, panther, and frogs (Milanich 1998).

Due to the great age of these sites, lithic material is often the only cultural material recovered at Paleoindian sites. Early and Middle Paleoindian periods are characterized by the presence of lanceolate-shaped, chipped stone projectile points exhibiting convex or straight bases (Bense 1994, 41-42). These artifacts are often made of fine-grained chert worked to long, thin, bifacially-worked blades, often exhibiting a flute, or long shallow flake scar, on each face. The most prevalent Early and Middle Paleoindian projectile points found in Florida include the Clovis, Suwannee, and Simpson types, with the Suwannee and Simpson. Late Paleoindian lithic tool types include smaller, serrated, and basally thinned projectile points (Anderson 1990, Bense 1994, Faught 2004, Faught and Gusick 2011, Milanich 1994).

Additionally, microliths, or small lithic flakes or flake fragments, which were utilized as small lithic tools may have been used during the Late Paleoindian Period.

Archaic Period (7500 – 500 BC)

The environment of the Archaic period (7500-500 B.C.E.) was characterized by warmer climatic conditions and higher sea levels, resulting in the emergence of a mesic oak-hickory forest (Milanich and Fairbanks 1980). Modern sea levels were reached around 5,072 years ago. during the middle Holocene changing the climate of the area. The Pleistocene megafauna was unable to adapt to the more arid Holocene environment. This period happens in this Holocene environmental time of change between 10,072 to 3,072 years ago. As a result, Archaic period Indians focused their subsistence strategies on the procurement of smaller game, fish, wild plant foods, and in some cases, shellfish. Thus, the period seems to have been characterized by changes in human subsistence patterns, tool manufacturing techniques, and the surrounding environment itself. As the population became more sedentary, a variety of site types evolved, including base camps, short-term camps, procurement camps, and cemeteries. These site sizes increased during the transition of sub-stages (Early, Middle, Late Archaic) that were necessary for the changing systems of increased social complexity. By about 6500 B.C.E., the Florida populace had developed a sedentary, or semi-sedentary, settlement system wherein groups seem to have established permanent habitation sites of larger size than had been utilized previously. However, small groups continued to roam the interior, periodically aggregating at large centralized settlements within the central highlands of North Florida (Hemmings and Kohler 1974).

Recent excavation at the Wedgeworth site in in south Florida reveals patterns that shed light on how Archaic people adapted, perhaps thrived in an environment long believed by archaeologist to have been unsuitable for the establishment of communities (Locascio 2019:4). While many small lithic scatter sites potentially dating to the Archaic period in Florida have been recorded, only a few large Archaic sites have been investigated archaeologically. Milanich and Fairbanks (1980:50-51) suggest that the increased variety of projectile points and tools may reflect ethnicity and perhaps, cultural relationships with similar groups located outside of Florida.

Past researchers have postulated that Middle Archaic (5000 - 3000 B.C.E.) peoples of Florida lived almost exclusively in the interior of the state and made only occasional ventures to the Atlantic coast. As an outcome of recent surveys and test excavations along the northern Atlantic coast of Florida, however, it has become clear that preceramic groups were occupying the Atlantic coast on a regular basis during the Middle Archaic period (Russo 1988, 1992; Bond 1992). These coastal peoples were exploiting the abundant aquatic estuarine resources of the Atlantic seaboard.

Archaic groups produced a tool assemblage that was not as well executed as those of the Paleoindian period. Qualitatively, Archaic period stone tools are quite different from those of the earlier Paleo era in that, with some prominent exceptions, they appear to have been much more expediently produced. Observable wear patterns indicate varied uses of individual tools, and the degree of attrition is comparatively minimal in many cases, suggesting that tools were used sparingly before being discarded. Paleoindian tools, on the other hand, were manufactured for specific tasks, and were repeatedly used until they were lost, broken or worn out. The most well-known artifacts of the Archaic Period in Florida belong to a family of large, stemmed spear point types that are variations of a basic design, and include Hillsborough, Newnan, Alachua, Putnam and Marion types (Bullen 1975). Tools in other parts of the state where chert material for Archaic points were not available include bone and shell tools, bone awls, bone points, and manufactured antler tools. It can also be noted that different pottery manufacturing techniques emerged in the late archaic during the Orange period. Orange period Archaic sites have little

difference from earlier Archaic sites in size, location, or artifact assemblages, except for the presence of this fiber-tempered pottery (Smith 2012).

A shift in subsistence patterns apparently occurred among the later Archaic people of northeast Florida as they became more dependent upon riverine resources. While they continued to migrate seasonally between the coast and the uplands, increasingly large freshwater shell middens began to occur along the banks of the St. Johns. In northeast Florida, the Late Archaic Period is known as the Mount Taylor period (4,000 - 2,000 B.C.E.) and is represented in shell deposits along the St. Johns River and its tributaries as well in the use of charnel houses and secondary burial practices (Milanich 1994).

Along the coast, shell middens were also common during the period, and artifacts traded in from distant regions have been found in Late Archaic sites. During the Orange Period (2,000 - 1,000 B.C.E.), trade became more prevalent, and cultivation began to occur, although the basic hunting and foraging subsistence pattern of the Archaic continued relatively unchanged. It was during this period that the Atlantic coastal strand was inhabited for the first time (Milanich and Fairbanks 1980:152).

Orange Period

The Late Archaic peoples of northeast Florida possessed essentially the same material culture as their predecessors, with the addition of fired-clay pottery occurring around 2000 B.C.E (Milanich 1994). This distinct ceramic type, known as Orange pottery, was tempered with plant fibers and molded by hand into bowls of various sizes and shapes (Griffin 1945; Bullen 1972). Orange ceramics are widespread in Florida and are represented by two dominant styles: Orange Plain and Orange Incised.

At the end of the Orange Phase, referred to by Bullen (1972) as the Florida Transitional period (about 1200 - 500 B.C.E.), changes in technology and lifestyle occurred in Florida that mark the beginning of the Formative Period. Sand-tempered and limestone-tempered pottery began to take the place of pottery that was tempered with vegetal fiber. Three different projectile point styles (basically notched, corner-notched, and stemmed) began to occur in relatively contemporaneous deposits, which differentiate this period from earlier culture stages and suggest population movement and social interaction between culture areas. Cultural change during this period may have accompanied an increase in the utilization of plant foods. Increased sedentism became possible as prehistoric peoples refined their subsistence strategies in order to more efficiently exploit estuarine resources. By the end of this period of transition, pottery traditions reflect an increase in regional differentiation.

Woodland Period (500 BC – AD 750)

According to Milanich (1994) Florida can be described regionally based upon distinctive cultures until after 500 BC Though, regional culture existed in the Archaic, distinctive pottery styles were more regional, correlating with different geographical regions (**Figure 4-1**).

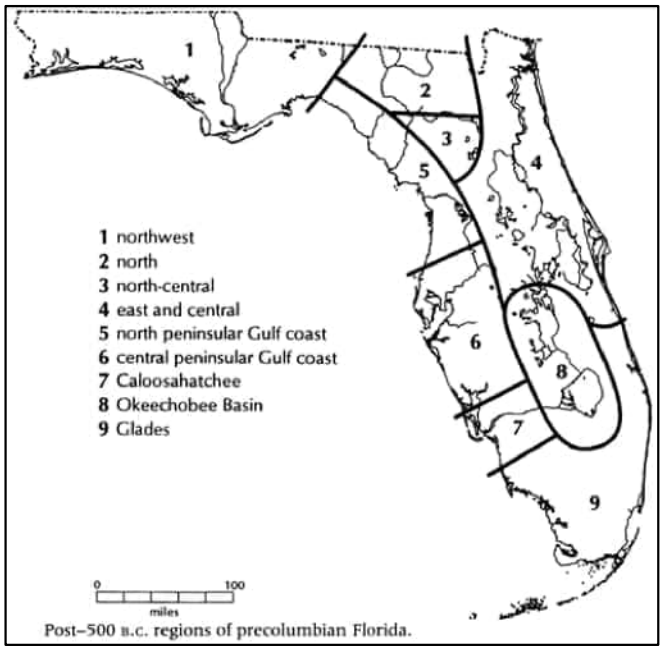


Figure 4-1. Regions of Pre-Columbian Florida (Milanich 1994, xix).

Region 4: East and Central Florida

The post-Archaic peoples of the lower St. Johns traditionally have been linked to the St. Johns culture by archaeologists (Goggin 1952; Milanich and Fairbanks 1980). However, pottery assemblages from sites near the river's mouth frequently exhibit ceramic types indicative of distinct local cultures as well as those types related to St. Johns and coastal Georgia regions. In an attempt to critically assess cultural affiliations and adaptations along the Northeast Florida/Southeast Georgia coast, a new culture area has been created, the St. Marys region (Russo 1992). This construct is designed "to promote research among areas of Florida and Georgia that share a common culture heritage" (Russo 1992:107). The following is a discussion on the post-Archaic prehistory of the lower St. Johns River.

St. Johns I

The St. Johns tradition is most noticeably manifest in archaeological assemblages by a chalky, temperless pottery made of clays containing fossil sponge spicules (cf. Borremans and Shaak 1986). The St. Johns way of life seems to have developed out of the previous Orange culture, as evidenced by St. Johns chalky wares with designs similar to those on Orange incised pottery (Bullen 1972; Milanich and Fairbanks 1980; Russo 1992). The post-Archaic period witnessed an increase in population and settlement numbers compared to earlier times. Cultural traits of the St. Johns period included the construction of burial mounds; a continued reliance on coastal resources; the appearance of new ceramics styles; and the reputed rise in plant cultivation (Milanich and Fairbanks 1980:157). Contact with other Indian groups, both within and beyond Florida helped to shape the St. Johns culture.

The St. Johns tradition is divided into two major periods, St. Johns I and II, which are further subdivided on the basis of observable changes in material culture (Goggin 1952:40; Milanich and Fairbanks 1980:148). Pottery of the St. Johns I period, 500 B.C.E to Common Era (C.E.) 100, is mostly St. Johns Plain, but also includes some St. Johns Incised and Deptford series ceramics. The St. Johns Ia period, AD 100 - 500, is distinguished by the common occurrence of Dunns Creek Red pottery along with St.

Johns Plain. Trade wares indicative of this period include Deptford and Swift Creek types. The St. Johns Ib period, AD 500 - 800, is characterized by the predominance of St. Johns Plain in village areas or middens and Dunns Creek Red and Weeden Island types in burial mounds (Milanich and Fairbanks 1980). However, pure St. Johns I sites as defined in the St. Johns heartland are lacking near the mouth of the St. Johns River. In fact, no St. Johns I villages locally have been excavated to date (Goggin 1952:47; Russo 1992:115).

Deptford (500 BC to AD 600)

Originating around 500 BC and lasting to AD 600 on the Atlantic coast (Milanich 1971, 1973, 1978:138), the Deptford culture represents a continuation of the coastal way of life that was well established by Late Archaic times. Communities were situated in maritime hammocks near tidal marshes, with subsistence centered essentially on the exploitation of estuarine and maritime forest resources. Deptford groups (or possibly subgroups) may have moved inland seasonally to the river valleys to gather plant foods, hunt game, and trade with non-coastal peoples (Milanich 1973; 1978). Limited horticulture was originally suspected to have taken place during Deptford times by some researchers (Milanich and Fairbanks 1980:175), but archaeological data indicative of deliberate plant domestication is lacking for this period to date.

Deptford social organization, based on excavations at Cumberland Island, Georgia, is inferred to have been composed of bands of 30-50 kin-related individuals (Milanich 1971:199). Furthermore, it is speculated that bands occupied small settlements of 15-25 houses, each comprised of a single nuclear family. The dead were interred in both shell middens and sand mounds. The burial of individuals in corporately constructed earthworks suggests some form of ceremonialism for the Deptford people. On the Gulf coast, Sears (1962) has examined Deptford ceremonial life and defined its associated material assemblage as the Yent complex. Continuous use type burial mounds and the presence of elaborate sacred pottery and exotic Hopewell related mortuary items characterize this religious complex. However, few mortuary items were recovered from Deptford burial mounds on St. Catherines Island, Georgia, suggesting egalitarian societal organization (Thomas and Larsen 1979:150).

Deptford ceramics defined regionally as sand and/or grit-tempered plain, check stamped, and simple stamped wares, are a common occurrence at archaeological sites along the lower St. Johns River (Sears 1957, 1959; Jordan et al. 1963; Dickinson and Wayne 1987). The most common mode of decoration on Deptford vessels is check stamping, which includes a bold and linear variety. Incising and/or punctating as a decorative mode is rare, whereas cord marking is fairly common in northern parts of the Deptford region (Caldwell and Waring 1968; Milanich 1971). Plain wares are usually not formally classified as Deptford due to the generic physical appearance of undecorated ceramics, although it was presumably the most common Deptford ware (Milanich 1971:164-165; Russo 1992:115).

Stone implements have been found at coastal Deptford sites, but generally are rare due to the lack of lithic outcrops along the Atlantic coast. Bone and shell tools, however, are more frequently recovered at coastal Deptford shell middens. Basketry, cordage, and netting are indicated by impressions found on pottery, although direct evidence is lacking (Milanich 1971:160). Wood was probably used for a variety of tools, including paddles for shaping and decorating ceramic vessels; unfortunately, these organic remains rarely preserve in the archaeological record.

Swift Creek (AD 200 - 600)

The occurrence of Swift Creek ceramics near the mouth of the St. Johns River was first recognized by Goggin (1952:106), who based his interpretations on mound and artifact information provided by C. B. Moore (1894). According to Goggin (1952), complicated stamped vessels were generally found in mounds in association with Hopewellian inspired mortuary items of copper, mica, steatite and other non-local stones. In Northwest Florida, Early Swift Creek pottery and exotic Hopewell-like artifacts and/or raw materials are part of a ceremonial complex known as Green Point (Sears 1962, 1973). Interaction networks probably allowed Early Swift Creek wares and design concepts to spread from the Northwest Gulf coast to the Northeast Florida Atlantic coast. Based on radiocarbon dates from the Dent Mound, burial contexts containing Swift Creek wares are thought to date to around AD 200-600.

In addition to mortuary contexts, Swift Creek series ceramics also have been found scattered throughout various middens near the river's mouth. Based on the non-local paste (i.e., non-chalky texture) of many Swift Creek wares found locally, researchers have generally viewed them as trade wares brought in from adjacent regions. Wilson (1965), however, has suggested that some of the Swift Creek Complicated Stamped ceramics from the Mayport Mound (8DU96) were manufactured locally. This assumption, however, has yet to be tested through ceramic technological analysis, so the manufacture origin of the various paste Swift Creek wares in the region is currently unclear.

According to Sears (1957, 1959), a "limestone" tempered variant of the Swift Creek style was identified along the lower St. Johns River and dated to the "Santa Rosa-Swift Creek or Hopewellian time horizon," ca. AD 1 - 400. This unique ware is actually tempered with charcoal (in addition to sand) rather than limestone, leaving a distinct pitted vessel surface (Ashley 1992:131). Charcoal-tempered plain and complicated stamped pottery have been recovered at several mound and shell midden sites along the lower St. Johns, and its limited distribution strongly suggests local production. Furthermore, the recovery of various notched rims and the absence of folded rims on the charcoal-tempered wares suggest that they represent a local Early Swift Creek variant (Ashley 1992:143).

Archaeological investigations recently conducted at sites across the river from the Pelotes Island have turned up Late Swift Creek ceramics suggesting the movement of coastal Swift Creek groups from South Georgia into the mouth of the St. Johns River (Ashley and Johnson 1990). Ashley (1992) has utilized these data to tentatively suggest that over an approximately 600-year period Swift Creek wares along the lower St. Johns River were brought in from Northwest Florida during ca. AD 100 - 500, manufactured locally (e.g., charcoal-tempered wares) by indigenous groups during ca. AD 100 - 300, and produced locally by migrant Swift Creek peoples during ca. AD 300 - 700. Additional data, however, are needed to test these hypotheses.

Weeden Island (AD 200 - 800)

Based on the excavation of the McKeithen site combined with the results of Sigler-Lavelle's survey of portions of Columbia and Suwannee Counties, Milanich et al. (1984) have generated a model to explain the rise and fall of Weeden Island socio-political processes in North Florida. According to this model, Weeden Island societies were comprised of essentially egalitarian lineages (or segments of lineages), each of which was manifested archaeologically as a village or cluster of small villages linked to a mound center. There was no centralized political authority, although each lineage presumably possessed a religious leader endowed with special privileges or status. Mound centers like McKeithen were the focus of intralineage interaction and interlineage exchange. The lineage based Weeden Island societies of North Florida never developed into chiefdoms, as did their contemporaries in Northwest Florida who evolved into the Mississippian Fort Walton culture (Scarry 1980).

The rise in Weeden Island social and political complexity may have been associated with more extensive forms of horticulture, although evidence in support of domesticated plants is currently limited. Kohler (1978:230) has postulated that the post-AD 500 demise of McKeithen Weeden Island was due to increased local autonomy that focused on a shifting swidden economy. He suggests that populations abandoned the villages and dispersed into small hamlets, each dependent on their own agricultural production. Because of the region's sandy soils, residential site mobility was heightened as group frequently moved in search of productive soils. Kohler (1991:102) argues that as local groups became more egalitarian and economically self-sufficient, the need for "religiously sanctioned brokers of interarea trade" waned.

Contact and Mission Period (1539 – 1704)

Accounts by Spanish explorers and missionaries, combined with archaeological data, have helped to specifically identify a number of the indigenous populations on the Florida peninsula. The major native groups of northern Florida were Timucuans, who were descendants of the St. Johns, Alachua, and other known prehistoric archaeological societies. Following the movement of the de Soto entrada through North Florida in 1539, the Florida natives were forced to adapt to a rapidly changing physical and cultural environment. During the Spanish Mission period, the native population was decimated by introduced European diseases, and groups were frequently relocated and consolidated to facilitate missionization and exploitation of their labor by the Spaniards.

The historic period Indians of North Florida were a Western Timucua tribe known as the Utina, who are believed to have had the largest population of any Timucuan group (Milanich 1978:70; Milanich and Fairbanks 1980:217). The first documented contact with the Utina (Outina) was in 1528 by the Spaniard Panfilo de Narvaez (Milanich 1978:70). In 1539, the de Soto expedition traveled through the Utina territory, and visited three Utina towns including Aguacaleyquen, Uriutina, and Napituca (Milanich and Hudson 1993). It was in the Utina province that the entrada abandoned their northerly route and turned west toward Apalachee. After leaving the village of Aguacaleyquen, the entrada camped at a small, unnamed village that Milanich and Hudson (1993:177) place near Alligator Lake in Columbia County. At Napituca, located near the Suwannee River, de Soto and his men engaged in a battle with the Utina, whose warriors numbered over 300 (Milanich 1978:70).

Recent research indicates that there were two distinct groups referred to as Utina by the Europeans (Hann 1990). The confusion presumably stems from the fact that Utina is the common Timucuan word for chief (Milanich and Hudson 1993:150). Following the lead of Johnson (1991), Milanich and Hudson (1993) distinguish between the two Utina groups and designate the St. Johns group as Eastern Utina and the North Florida group as Northern Utina.

Spanish Missions were established in the North Florida or Utina region during the early seventeenth century and continued until around 1689 or 1690 (Milanich 1978:73). Weisman (1991:191) argues that the Spaniards never used the term Utina but referred to the area as the "land or province of the Timucua." Prior to the founding of missions in North Florida, European contact with the Utina-Timucua was intermittent. The mid-17th century Utina population was more consolidated, and groups were concentrated in sedentary horticultural villages in the southern and western sections of the Utina territory along the St. Augustine to Apalachee trail (Milanich 1978:74). The appearance of Leon-Jefferson ceramics at mission-related sites dating to the seventeenth century marks the movement of Apalachee Indians into North Florida. Johnson (1991) has recorded several mission period sites in the vicinity of Alligator Lake, and one such mission (San Juan de Guacara) is located at Charles Springs (Loucks 1993:212; Worth 1992:59).

British Florida (1763 – 1784)

In 1764 Great Britain gained control of the Florida peninsula when Spain relinquished the province as part of treaty negotiations ending the Seven Years War, known better in the U.S. as the French and Indian War (1756 - 1763). Spanish colonists and their Native American allies evacuated en masse. Most of the former Floridians moved to Cuba, while a few went to Mexico (Gannon, ed. 1996, 136).

Great Britain emerged from the war as the world's most powerful empire. In Florida, unlike during the recently terminated centuries of Spanish rule, the British did not have to concern themselves with hostilities and attacks from nearby enemy colonies; the entire Atlantic coast of North America was in British possession after 1763. With Florida, Great Britain acquired a colony, which had been emptied of rival inhabitants of European origin. The remaining Native Americans and escaped Africans did not qualify as settler material in the eyes of the British. With the Proclamation of 1763, British administrators split the former Spanish colony into East and West Florida at the Apalachicola River (**Figure 4-2**). The Proclamation of 1763 assigned Native Americans to lands west of the



Figure 4-2. Detail of a Map of the Southern British Colonies by Capt. William DeBrahm, depicting East and West Florida.

Appalachians in the colonies north of Florida. A 1765 agreement between the Native Americans in Florida and the new British government in East Florida relegated Native activity to the west side of the St. Johns River, in a manner similar to the Proclamation of 1763. Migrating Creek groups of Native Americans had begun moving into Spanish Florida about 1715 and by the time of the arrival of the British, these groups were known as Seminoles. They were the Native American participants in the 1765 agreement (Gannon, ed. 1996:187-89).

The new British owners hoped to turn the Florida peninsula into a land of profitable plantations. Entrepreneurs in the British Isles devised exotic schemes toward that end. Indigo and rice were crops that were particularly favored at the time. Surveyors and publicists visited Florida to encourage land sales on the Home Island and subsequent development. A proclamation provided for township grants of up to 20,000 acres or for family grants that were apportioned according to family size. James Grant, the new Governor of East Florida was anxious to colonize the province. He realized that good roads would increase trade, speed communications, permit rapid movement of military forces and supplies, and encourage settlers to locate along the way (Coomes 1976: 36).

Based on surveys by James Moncrief, Military Engineer, and by William Gerard De Brahm, Surveyor General for the Southern District of North America, Grant recommended the location for a future settlement, and proposed to build "… a road from this place to the Mosquetoes. It will be a continuation of the Subscription Road and will be a continuation of the Subscription Road...". The location favored by Grant was selected some few years later by Dr. Andrew Turnbull for his New Smyrna colony (Coomes 1976: 37).

The King's Road had hardly been completed when the American Colonies declared their independence from British rule. When Georgia and South Carolina required their citizens to take a strict oath of allegiance to the Revolutionary cause, the province of East Florida became a haven for the Loyalists. A stream of some 7,000 refugees came in 1778 alone. Many arrived in St. Augustine over the King's Road, and Governor Patrick Tonyn was hard pressed to take care of them (Coomes 1976, 43-44). Historian Leitch Wright thought that half of the 12,000 refugees were slaves brought by their fleeing owners. A community of Loyalist refugees sprang up at St. Johns Bluff, and at least 200 substantial houses appeared at the community, called St. Johns Town (Wright 1975:126).

Second Spanish Period (1784 – 1821)

Spain's support of the American revolutionaries was re-paid at the peace talks in 1782 with the restoration of Florida to the Spanish empire. This time it was the British who would evacuate, although quite a few British subjects chose to remain in now-Spanish East Florida. The majority chose to relocate to other parts of the British Empire. Many of the migrants had only resided in Florida for a short time. In July 1784, a Spanish governor once again took command of the Florida peninsula. Spain, however, lacked the resources to develop the area, and the presence of hostile Indian groups played into the decision not to expand. During the Second Spanish period, Florida provided a place for runaway slaves, contraband trade, and slave smuggling. The combination of disenfranchised, displaced Indians, escaped slaves, British arms merchants and slave traders, and frontiersmen created a land of lawlessness and unrest. To further add to the confusion, new settlers coming from Georgia, Alabama, and South Carolina were interested in adding Florida to the United States. When Andrew Jackson invaded Florida during the First Seminole War in 1818, it became clear that Spain could no longer control the region, and it was transferred to the United States in 1821 as a territory (Adams 1990:4).

Seminole Period (1750 – 1840)

Following Moore's destructive raids (1702 - 1704) on the Spanish Mission system, which stretched from St. Augustine westward to present day Tallahassee, the North Florida region was abandoned. It was later occupied by Creek Indian refugees, known today as Seminoles, who began to infiltrate into northern Florida from Georgia and Alabama during the mid-eighteenth century (Weisman 1989). The most notable Seminole settlement in the vicinity was Alligator Town, which existed somewhere near Alligator Lake as late as 1817.

Between 1821 and 1845, central Florida was the scene of numerous hostilities between transplanted Creek Indians (Seminoles) and white settlers. To the south, the rich pasturelands around East Lake Tohopekaliga were used by Spanish ranchers and Seminole Indians during the 19th century.

The 1823 Treaty of Moultrie Creek confined the Seminoles to an approximately 4-million-acre tract in the center of the state (Weisman 1999). Over the next decade, two more treaties were forced upon the Seminoles in an attempt to remove the Seminole population to Oklahoma. The terms of the treaties

were considered unfair by the Seminoles, and their signing led to the Second Seminole War in 1835 (Weisman 1999). A military outpost, Fort Mason, was established on the eastern bank of Lake Eustis around 1830.

With the end of the Second Seminole War, the Armed Occupation Act was approved in 1842 to encourage settlement of central Florida. As a result, any family head or male over the age of 18 was eligible to receive 160 acres provided they agreed to cultivate at least five acres, build a dwelling, and reside there for at least five years (Tebeau 1980:149). Soon settlers, mostly southern Anglo-American farmers, began to infiltrate.

American Territorial (1821 – 1845)

In 1821, the United States government created the Territory of Florida and named Andrew Jackson military governor. Jackson initiated the Americanization of Florida, naming Tallahassee the seat of the territorial government. St. Augustine lost its political influence as capital of the province of East Florida, and instead became the seat of government for St. Johns County.

In 1822, Congress appointed a board of land commissioners with the task of confirming or rejecting private claims in Florida. A process that often-included translating Spanish documents, obtaining old surveys from archives, and deposing witnesses, the reviewing of claims slowed the public survey and land sales by the state and federal governments. Still, by the end of 1825, the East Florida commissioners had confirmed 325 claims and rejected sixty-one others. Congress furnished final adjudication for eighty-eight other claims that consisted of 3,000 or more acres, while several large grants were adjudicated in the courts during the 1830s (Tebeau 1980).

St. Johns County

Post-Colonial Development of St. Johns County

The Spanish colony of East Florida and a portion of what had been Spanish West Florida became a single United States territory in 1821. With the arrival of U.S. law and control in Florida, white citizens were eager to acquire lands that became available under American hegemony. Like the rest of the nation, residents of the new Florida territory wanted transportation systems to abet the delivery to market of products grown on their newly acquired lands. Because of several Presidential vetoes of legislation to create a federally funded transportation system, responsibility to create and finance internal improvements devolved to the states rather than being assumed by the federal government. The Florida Territory, however, benefited from its status as a territory because it could rely on Congress for government monies, which often funded improvements in Florida.

Among the first actions taken by the United States Government in the new territory of Florida was the establishment of internal and external lines of communication. Even before the formal exchange of flags with Spain, the Post Office department had appointed a deputy postmaster for St. Augustine on June 19, 1821, and on June 29, 1821, a post route began operating to St. Mary's Georgia. Mail was transported in every direction, mostly by water. The citizens of St. Augustine, in a memorial dated to congress Feb 20th, 1822, asked for the mail to be carried over the Old King's Road. The Post Office began using the road in 1824. (Coomes, 1976: 46)

Florida joined the Union in 1845. Statehood brought significant changes to the administration of roads, resulting from the transfer of authority from Washington to Tallahassee. The state legislature delegated responsibility for declaration and maintenance of roads to the various counties. There was, in the early decades of the state's history, no state department of transportation. An 1874 law, titled "An Act to Establish and Keep in Good Repair the Public Roads and Highways in the State." Declared that all roads and highways "laid out according to law" shall be declared public roads. County commissions were given authority to order the creation or discontinuation of public roads (Weaver, 2009:67).

State legislature created St. Johns County and assigned St. Augustine as the seat of government. Small riverside settlements appeared along the St. Johns River, and at Tocoi the St. Johns Railway into St. Augustine was completed in 1859. During the Civil War, Union troops occupied St. Augustine, and gunboats patrolled the St. Johns River. Following the war, new settlements with churches and schools appeared in rural areas.

In the 1880s, as St. Augustine experienced significant growth upon the arrival of Henry Flagler, some population gains were made in coastal, river, and interior regions of the county. The introduction of railroad lines helped spur growth in the rural villages of Elkton, Hastings, and Spuds. River settlements at Fruit Cove, Orangedale, Picolata, Racy Point, Remington Park, Riverdale, and Switzerland also experienced slow, steady growth. A few wealthy seasonal visitors developed river estates, and others fashioned seaside resorts at Crescent Beach and Summer Haven. Many settlers planted citrus until hard freezes in the mid-1890s pushed Florida's citrus belt farther south.

African American settlers formed communities at Armstrong, Elkton, and Hastings. Designated as New Augustine, a large ethnic community emerged west of St. Augustine, and soon became known as West Augustine. By 1910, over thirteen thousand people resided in the county, with nearly five thousand of those spread throughout the villages and settlements of the unincorporated county. Although landowners and developers platted numerous subdivisions during the 1920s land boom, the county retained much of its rural character.

In 1930s, turpentine and naval stores, long a significant part of Florida's economy, contributed to the county's economy. Ponte Vedra Beach emerged as an exclusive seaside village in the Great Depression, when most other communities continued to depend on agriculture. The opening of the Intracoastal Waterway opened new home sites in Palm Valley. During World War II several grass runways, referred to in military parlance as outlying fields, supported Navy pilots training at naval air stations at Green Cove Springs and Jacksonville. In cooperation with rural landowners and timber companies, the Florida Forest Service began installing fire watchtowers in heavily forested St. Johns County in the late-1940s.

Development since World War II has increased with each passing decade. Suburban development from neighboring Orange Park and Jacksonville has begun to impact largely rural northern St. Johns County. Scenic undeveloped vistas along the St. Johns River have yielded to housing developments. Demolition and dramatic expansion of older residences has significantly altered the historic ambiance and character of Ponte Vedra Beach. Developments such as Nocatee and World Golf Village represent new trends and challenges to the preservation of St. Johns County's rural heritage and historic character.

5. BACKGROUND RESEARCH

Background research was conducted on May 14, 2025, by Dave Boschi, RPA. Background research consisted of reviewing data compiled on the Florida Master Site File (FMSF), updated April 2025, historic maps and aerial imagery.

The review of the FMSF archaeological site file records maintained indicated that there have been two surveys which have previously conducted which included the current project area (**Table 5.1**); however, examination of the surveys cannot confirm that subsurface testing took place within the current project area. Twelve additional surveys have been conducted within one mile of, but did not overlap, the proposed project location. The FMSF review also indicated no archaeological sites, historic-period structures, cemeteries, bridges, National Register properties or resource groups overlap the current project area. The FMSF review identified three archaeological sites, two bridges and one resource group within one mile of the proposed project location, all of which were evaluated as not eligible for the NRHP by SHPO (**Table 5.2**). No previously identified cultural resources were identified within 0.25 miles (0.4 kilometers) of the proposed project location.

Table 5.1. Previously Conducted Surveys Overlapping the Proposed Project Location

FMSF Survey	Survey Title	Year	Report Author
9848	*A Cultural Resource Reconnaissance Survey for the Vestor Plantation Tract, St. Johns County, Florida*	2004	Arbuthnot, Michael
21282	*"One of the Most Lovely Spots I Ever Feasted My Eyes On" Northwest St. Johns County Historical Study and Architectural Survey*	2014	Gardner, Jeffrey, Sheldon Owens and Charles Phillips

Table 5.2. Previously Identified Cultural Resources Within One Mile of the Proposed Project Location

FMSF No.	Name	Resource Type	Period of Significance	NRHP Eligibility
SJ04939	Site 18-1	Archaeological site: homestead	Twentieth century American, 1900-present	Not eligible
SJ04943	22-1	Bridge	c1918	Not eligible
SJ04944	23-1	Bridge	c1918	Not eligible
SJ04945	24-1	Archaeological site: bridge remains	--	Not eligible
SJ05620	Timber Tram Railway	Resource Group: linear	Twentieth century American, 1900-present World War I and Aftermath, 1917-1920	Not eligible
SJ05621	Herty Cup Fragments	Archaeological site: low density scatter/single artifact	Twentieth century American, 1900-present	Not eligible

The historic map and aerial review included: the 1834 General Land Office (GLO) *Original Survey* of Township 5 South, Range 28 East; the 1918 (1918 [**Figure 5-1**], 1932 and 1956 [**Figure 5-2**] editions) USGS *Orange Park, Florida* quadrangle maps (scale 1:62,500); the 1952 (1956 and 1972 editions) USGS *Orangedale, Florida* quadrangle maps (scale 1:24,000); the 1993 and 2012 (**Figure 5-3**) USGS *Orangedale, Florida* quadrangle maps (both scale 1:24,000); and a 2014 Copernicus aerial image (**Figure 5-4**) of the proposed project location. The review indicated that relatively little development has occurred in the general vicinity of the proposed project location until the twenty-first century. The review is summarized in **Table 5.3**.

Table 5.3. Map and Aerial Image Review

Year	Map	Details at Proposed Project Location	Figure
1834	GLO *Original Survey*, Township 5 South, Range 28 East	No development	--
1918	USGS *Orange Park, Florida*, quadrangle map, scale 1:62,5000	Railroad to the south, does not overlap	5-1
1918 (1932)	USGS *Orange Park, Florida*, quadrangle map, scale 1:62,5000	No change from previous	--
1952 (1956)	USGS *Orangedale, Florida*, quadrangle map, scale 1:24,000	Railroad depicted as road	5-2
1952 (1972)	USGS *Orangedale, Florida*, quadrangle map, scale 1:24,000	No change from previous	--
1993	USGS *Orangedale, Florida*, quadrangle map, scale 1:24,000	No change from previous	--
2012	USGS *Orangedale, Florida* quadrangle map, scale 1:24,000	Roads shown include St. Thomas Island Parkway, East Teague Bay Drive, Leo Maguire Road, no other detail	5-3
2014	Copernicus aerial image	Residential developments nearby	5-4

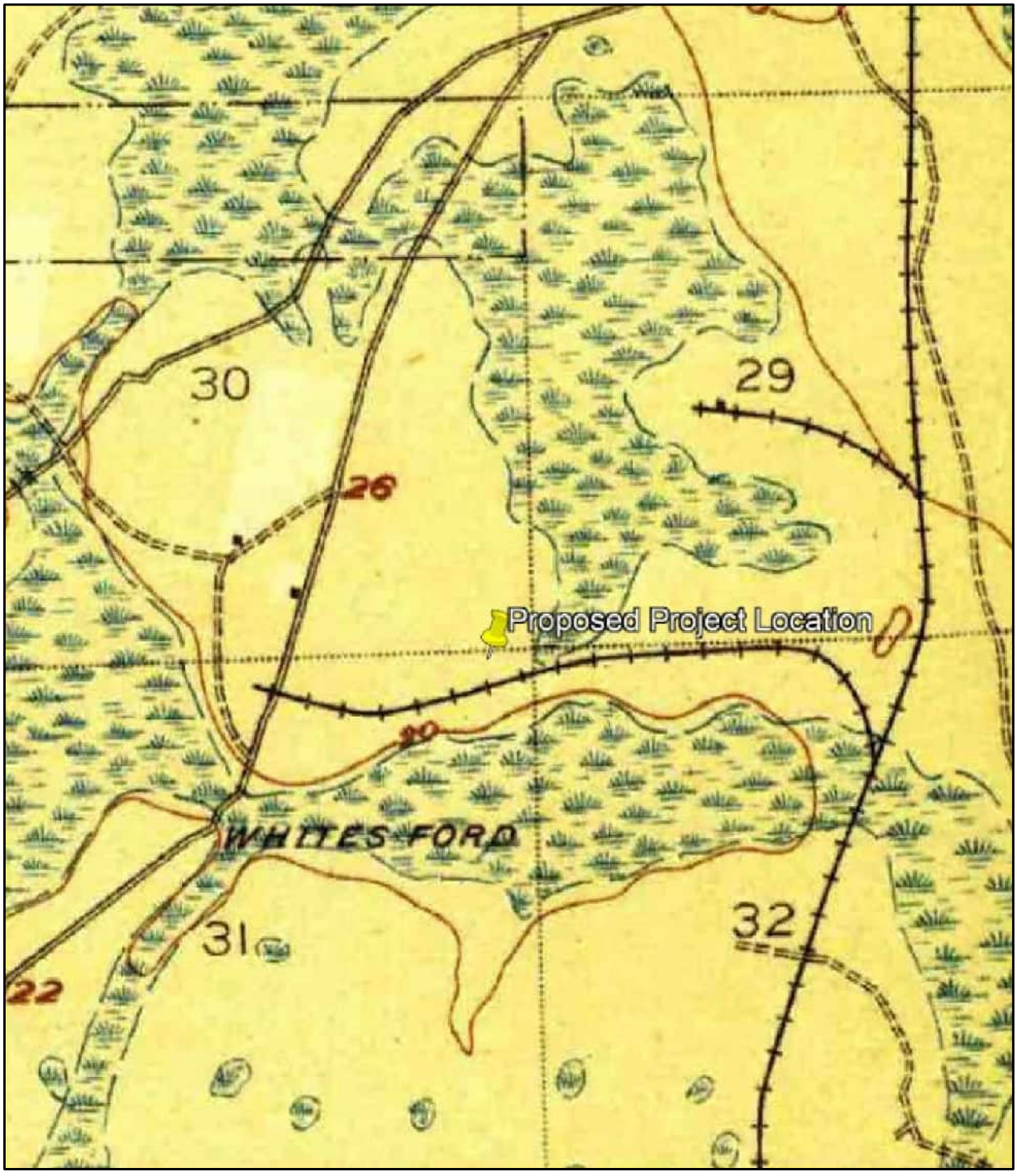


Figure 5-1. Proposed project location on 1918 USGS *Orange Park, Florida* quadrangle map, scale 1:62,500.

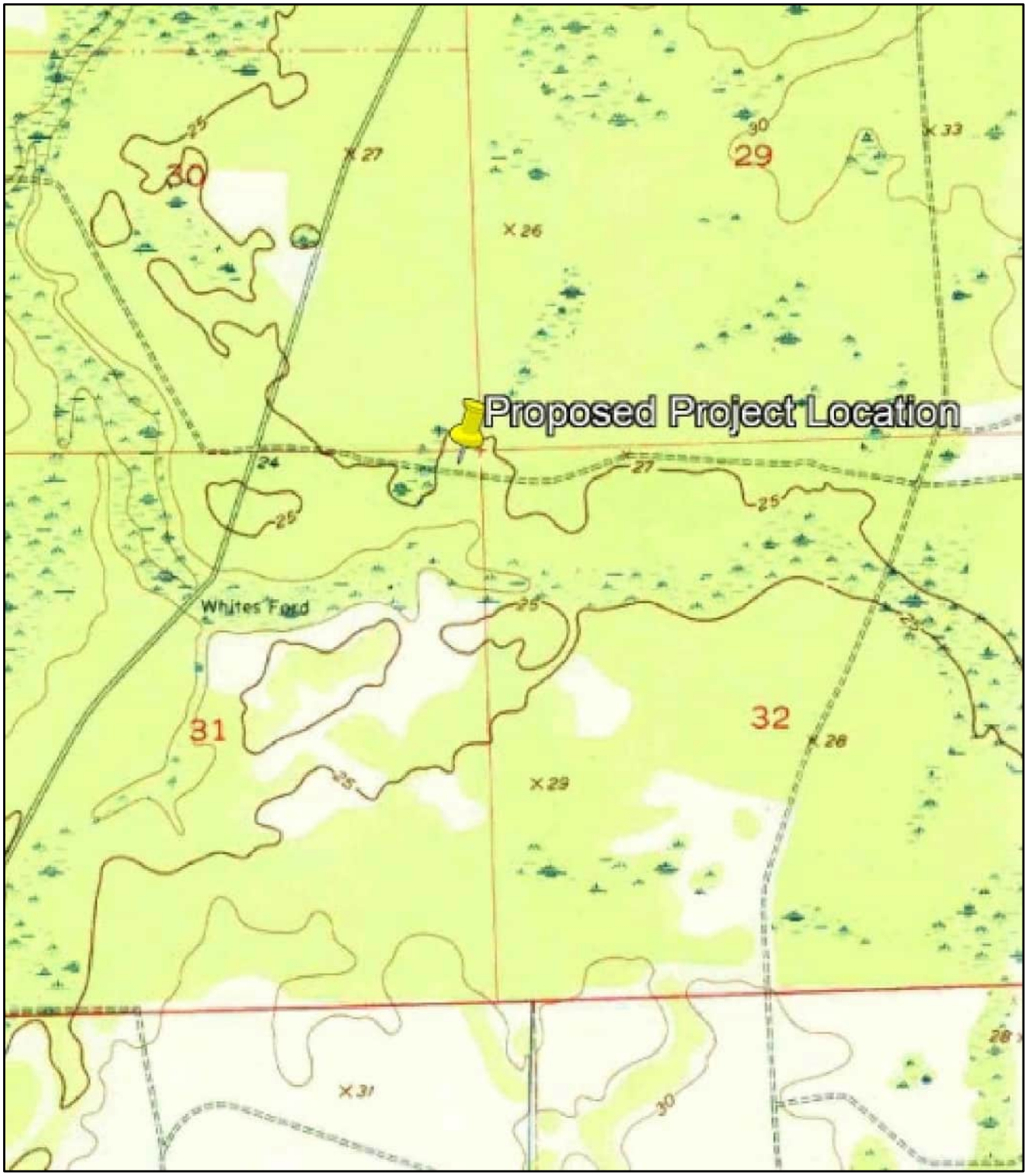


Figure 5-2. Proposed project location on 1952 (1956) USGS Orangedale, Florida quadrangle map, scale 1:24,000.

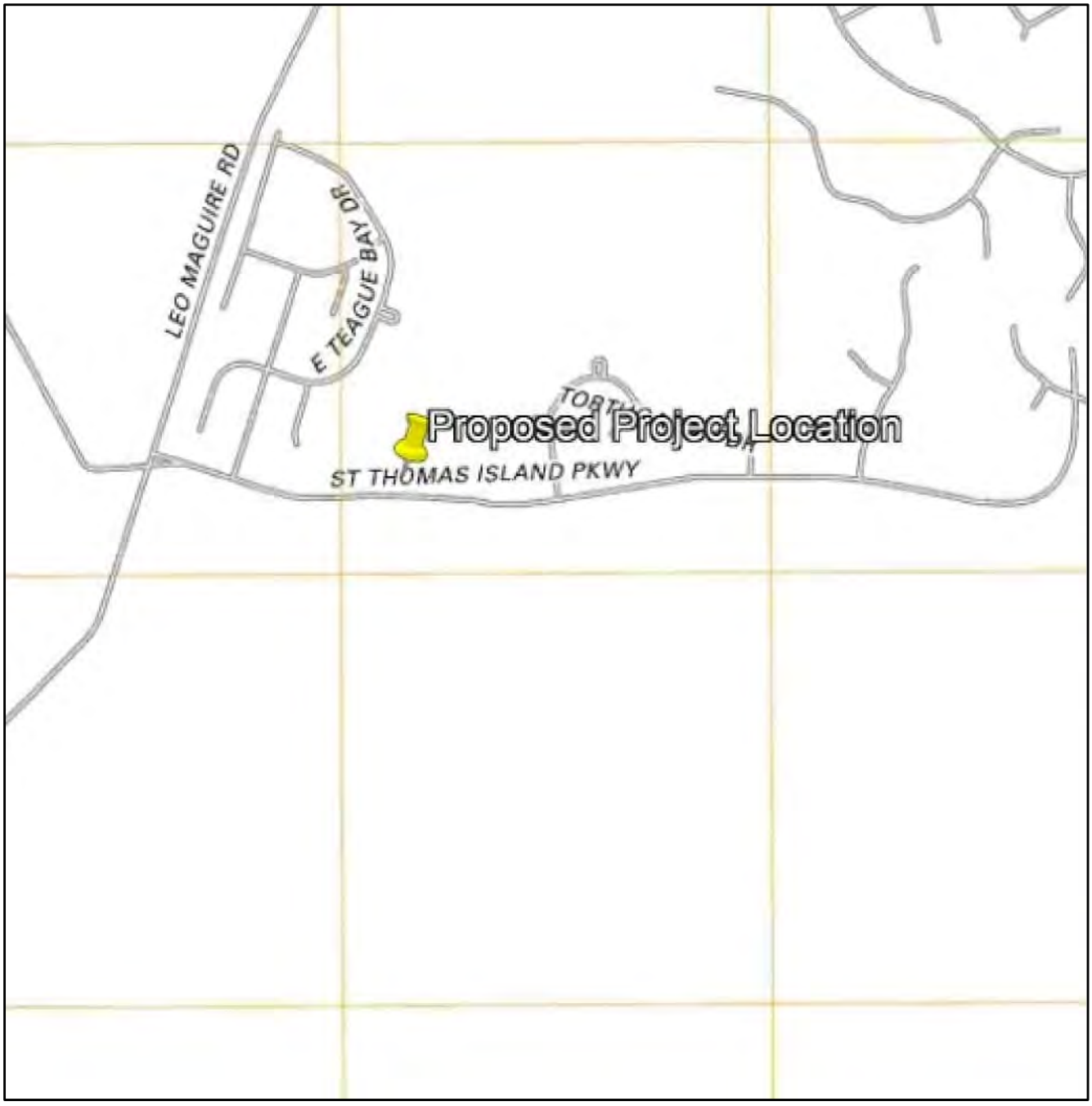


Figure 5-3. Proposed project location on 2012 USGS Orangedale, Florida quadrangle map, scale 1:24,000.

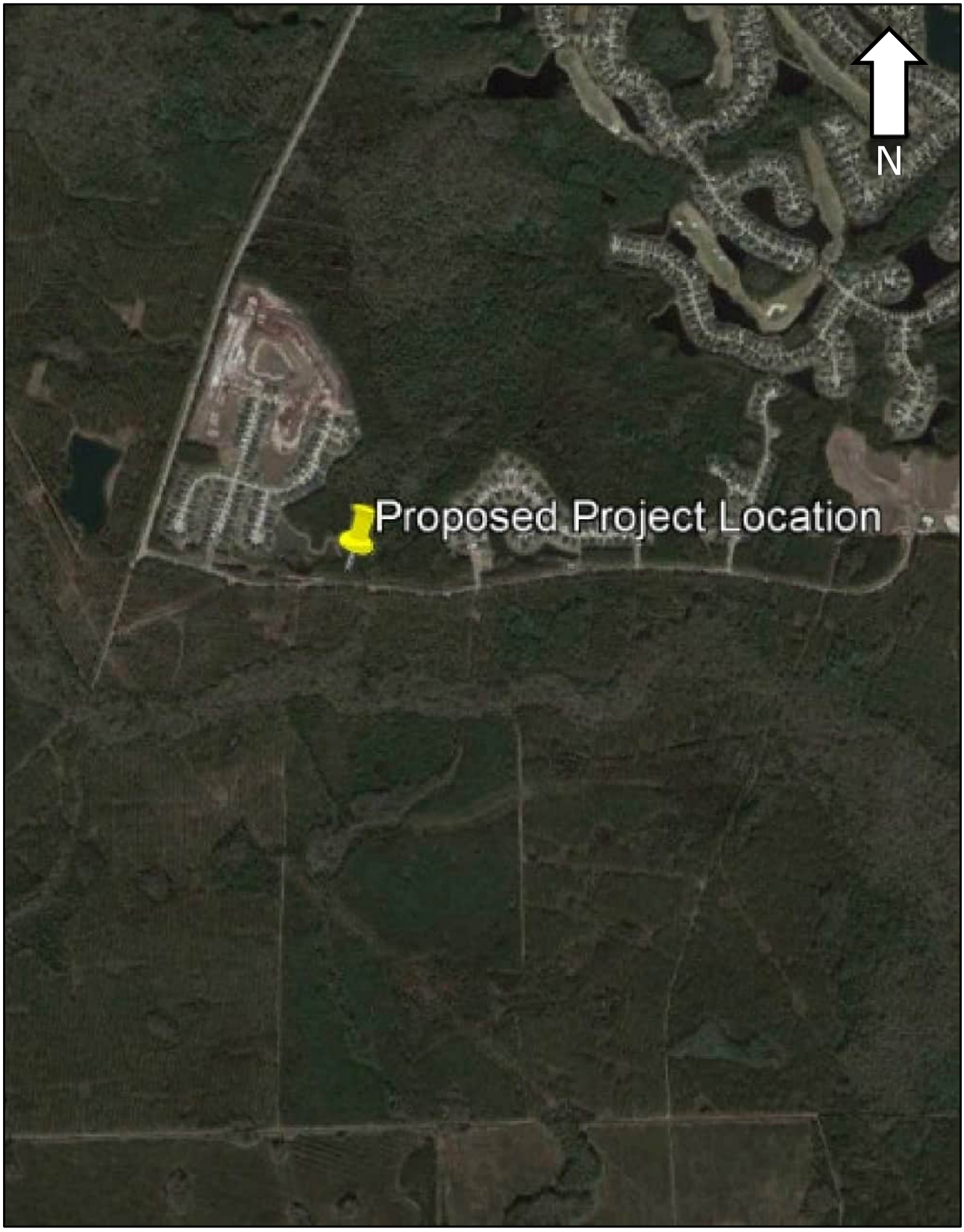


Figure 5-4. Proposed project location on 2014 aerial image (Copernicus 2014).

6. SURVEY METHODS AND RESULTS

An archaeological survey of the direct APE was performed on May 15, 2025, by Dave Boschi, M.A., R.P.A. Testing consisted of six shovel tests (five within the cell tower pad and one within the ingress/egress easement) and pedestrian survey (**Figure 6-1**). Additionally, pedestrian survey was conducted across the APE. At the time of the survey, surface visibility was less than five percent due to vegetation and leaf litter.

The pedestrian survey consisted of surface inspection within the direct effects APE to locate artifacts which had been brought to the surface during ground disturbance activities. Shovel tests measured 50 cm in diameter minimum and were excavated to a meter in depth or until hydric soils were encountered. Soil from the shovel tests was screened through 1/4-inch wire mesh for the standardized collection of artifacts. Information for each shovel test regarding artifact content, shovel test depth, soil texture and color (using the Munsell soil color chart), and other relevant environmental factors were kept in a field journal. Representative soil profiles and environments were digitally photographed. Locations of each shovel test were recorded using handheld GPS systems and marked on paper field maps.

A total of six shovel tests were excavated within the direct effects APE: five within the tower pad and one within the proposed easement. All shovel tests were negative for cultural material (**Figure 6-1**). Shovel test profiles consistently exhibited three strata and were excavated to variable depths between 60-75 cm below surface (cmbs) before becoming inundated (**Figure 6-2**). Descriptions for each shovel test including shovel test depth, soil texture and color (using the Munsell soil color chart), and other relevant environmental factors were kept in a field journal. **Table 6.1** summarizes the shovel test results data and Figure 6-1 summarizes the shovel testing locations.

Table 6.1. Shovel Test Data

Shovel Test	Total Depth (cmbs)	Reason for Termination	Soil Profile
STP 1 (SW corner of pad)	65	Spodic, saturated	00-20 cmbs: 10YR 3/2 very dark grayish brown loamy sand, wet 20-50 cmbs: 10YR 5/1 gray sand, damp 50-65+cmbs:10YR 2/1 black compact sand (spodic), waterlogged
STP 2 (Tower center)	75	Spodic, saturated	00-25 cmbs: 10YR 3/2 very dark grayish brown loamy sand, wet 25-60 cmbs: 10YR 5/1 gray sand, damp 60-75+cmbs:10YR 2/1 black compact sand (spodic), waterlogged
STP 3 (NW corner of pad)	65	Spodic, saturated	00-20 cmbs: 10YR 3/2 very dark grayish brown loamy sand, wet 20-50 cmbs: 10YR 5/1 gray sand, damp 50-65+cmbs:10YR 2/1 black compact sand (spodic), waterlogged
STP 4 (NE corner of Pad)	65	Spodic, saturated	00-20 cmbs: 10YR 3/2 very dark grayish brown loamy sand, wet 20-50 cmbs: 10YR 5/1 gray sand, damp 50-65+cmbs:10YR 2/1 black compact sand (spodic), waterlogged
STP 5 (SE corner of Pad)	60	Spodic, saturated	00-15 cmbs: 10YR 3/2 very dark grayish brown loamy sand, wet 15-50 cmbs: 10YR 5/1 gray sand, damp 50-60+cmbs:10YR 2/1 black compact sand (spodic), waterlogged
STP 6 (Ingress/Egress Easement))	70	Spodic, saturated	00-20 cmbs: 10YR 3/2 very dark grayish brown loamy sand, wet 20-45 cmbs: 10YR 5/1 gray sand, damp 45-60+cmbs:10YR 2/1 black compact sand (spodic), waterlogged

As a result of this survey, no archaeological sites, subsurface cultural features, or archaeological occurrences were identified within the APE. Furthermore, no extant architectural resources were identified within the APE.

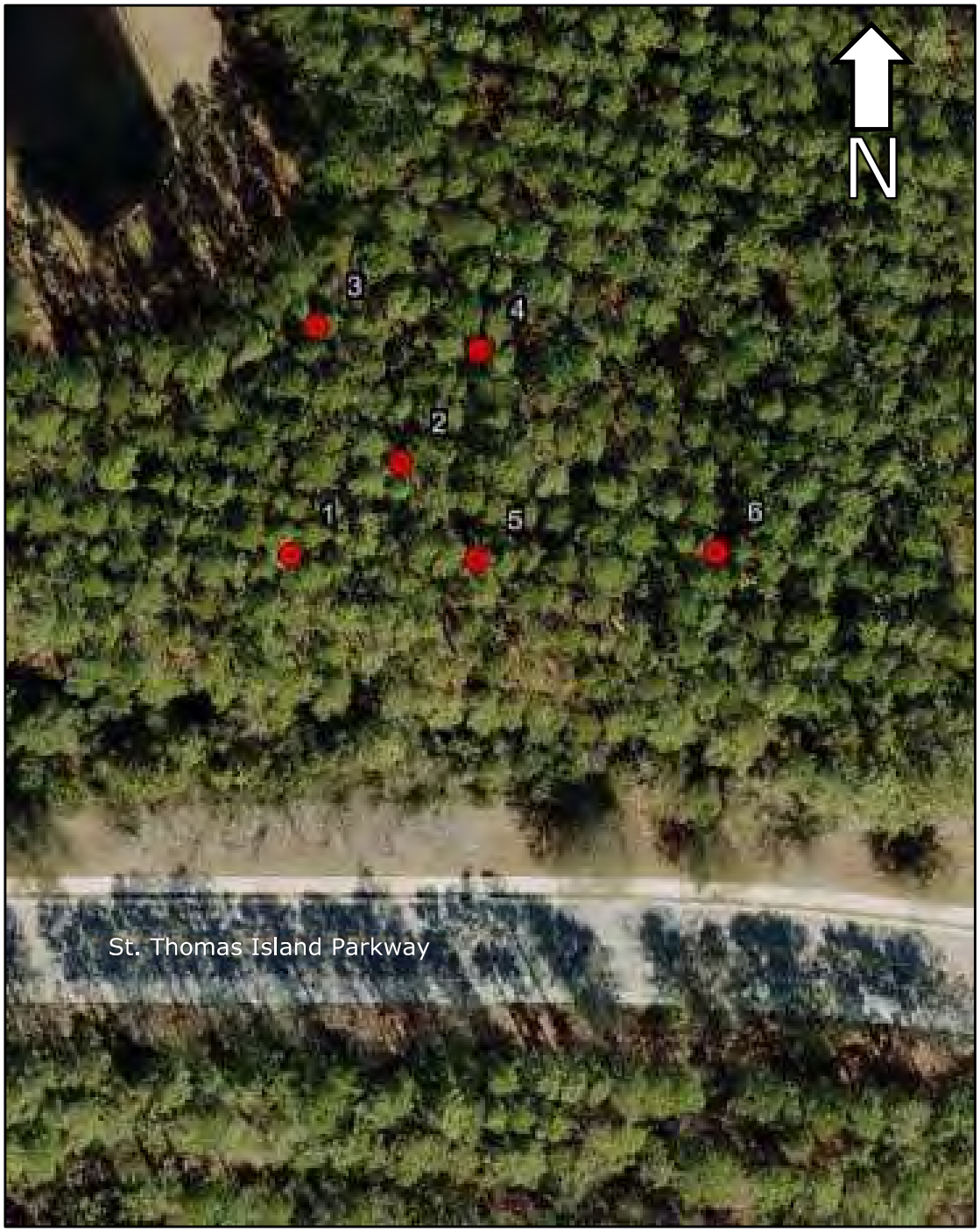


Figure 6-1. Survey Results (red indicates negative shovel test).



Figure 6-2. Representative soil profile, STP 1.

7. SUMMARY AND RECOMMENDATIONS

The client is proposing to construct a telecommunications tower near St. Thomas Parkway in the City of St. Augustine, St. Johns County, Florida. The proposed tower consists of a 180-foot monopole tower situated within an approximate 6,400 square foot lease area. An approximate 190-foot by 30-foot ingress/egress and utility easement will also be constructed. Background research indicates that there have been two previous surveys overlapping the project area; however, there are no previously recorded cultural resources within the project area. Field survey included pedestrian survey and the excavation of six shovel test pits. As a result of fieldwork, no archaeological or aboveground historic resources were identified within the project area. The proposed project will have no effect on historic properties listed on or eligible for the NRHP. Therefore, Terracon recommends a finding of no historic properties affected within the APE for direct effects.

In the event archaeological material is encountered prior to or during construction, coordination should occur with a professional archaeologist to ensure that proper documentation and updates can be submitted to DHR. Archaeological materials consist of any items 50 years or older which were produced or used by humans. These items include stone tools (e.g., arrowheads, spearpoints, scrapers, etc.), ceramic fragments, worked wood or faunal remains, shell, brick fragments, metal and glass objects. These materials may be present on the ground surface and/or beneath the ground surface.

If human skeletal remains are encountered, **stop work immediately!** Chapter 872.05 of the Florida Statutes (Offenses Concerning Dead Bodies and Graves) states if skeletal human remains are discovered during any project, all work must stop immediately in the immediate area and all reasonable efforts must be made to minimize or avoid impacts to the remains. A 25-meter buffer should be established around the remains, and the medical examiner must be notified to determine if the age of the remains. If the remains are less than 75 years old, the medical examiner and local law enforcement will assume jurisdiction. If the remains are older than 75 years, the State Archaeologist assumes jurisdiction. Willfully and knowingly disturbing, removing, damaging, vandalizing, or destroying an unmarked human burial is guilty of a felony of the third degree (s. 775.082, s. 775.083, or s. 775.084).

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APPENDIX A – FMSF SURVEY LOG

Ent D (FMSF only) _____

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

PHASE I ARCHAEOLOGICAL SURVEY, NXFL-351 SILVERLEAF SITE 3 TELECOMMUNICATIONS PROJECT

Report Title (exactly as on title page)

PHASE I ARCHAEOLOGICAL SURVEY FOR THE NXFL-351 SILVERLEAF SITE 3 TELECOMMUNICATIONS PROJECT
St. Johns County, Florida

Report Authors (as on title page) 1. Dave Boschi RPA 3. _____
2. _____ 4. _____

Publication Year 2025 **Number of Pages in Report** (do not include site forms) 36

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Supervisors of Fieldwork (even if same as author) Names Dave Boschi

Affiliation of Fieldworkers: Organization Terracon City Jacksonville FL

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey*, *architecture, etc.*)

1. telecommunications 3. tower 5. _____ 7. _____
2. cell tower 4. monopole 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name _____ Organization NexTower, LLC.

Address/Phone/E-mail _____

Recorder of Log Sheet Dave Boschi **Date Log Sheet Completed** 5-16-2025

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. St. Johns 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name ORANGEDALE Year 2024 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 5-15-2025 End 5-15-2025 **Total Area Surveyed** (fill in one) _____ hectares 0.15 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) **Width:** _____ meters _____ feet **Length:** _____ kilometers _____ miles

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

Survey Log Sheet

Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☒archaeological ☐architectural ☐historical/archival ☐underwater ☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

6 STPs and 100% pedestrian survey

Preliminary Methods (select as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☐library research- *local public*	☐local property or tax records	☒other historic maps	☐LIDAR
☐Florida Photo Archives (Gray Building)	☐library-special collection	☐newspaper files	☒soils maps or data	☐other remote sensing
☒Site File property search	☐Public Lands Survey (maps at DEP)	☒literature search	☒windshield survey	
☒Site File survey search	☐local informant(s)	☐Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, uncontrolled	☐water screen	☐soil resistivity	☐other remote sensing
☒shovel test-1/4"screen	☐posthole tests	☐magnetometer	☒pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☒Check here if **NO** historical/architectural methods were used.

☐building permits	☐demolition permits	☐neighbor interview	☐subdivision maps
☐commercial permits	☐windshield survey	☐occupant interview	☐tax records
☐interior documentation	☐local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☐Yes ☒No

Count of Previously Recorded Resources 0 **Count of Newly Recorded Resources** 0

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

n/a

List Newly Recorded Site ID#s (attach additional pages if necessary)

n/a

Site Forms Used: ☐Site File Paper Forms ☐Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational ☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report ☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc ☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: Plottable Projects **Plotability:** _____

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com



Project location, St. Johns County Florida (2024 USGS *Orangedale, Florida* quadrangle map, scale 1:24,000

Site Name:	NXFL-351 St. Thomas Parkway
Terracon Project Number:	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St. Augustine, St. Johns County, Florida 32092
Lat/Long:	30° 01' 48.15" N / 81° 31’ 01.47” W
Proposed Lease Area:	Approximately 6,400 square feet
Proposed Ingress/Egress Easement:	Proposed 30-foot easement extending southeast to St. Thomas Island Parkway
Proposed Tower Height:	180-feet
Tower Type:	Monopole
Area of Potential Effects:	0.50 Mi.

Federal Communications Commission (FCC) regulations require that the client consider the effects of the proposed undertaking on historic properties in compliance of the *National Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* (Nationwide PA [FCC 04-222]) and the National Historic Preservation Act (NHPA), as amended. In fulfillment of these requirements, Terracon conducted a historic resource records review for the proposed project.

The goal of the review was to determine if National Register of Historic Places (NRHP) eligible or NRHP-listed historic resources are located within the visual area of potential effect (APE) for the project. The visual APE established for this project is based on the overall height, as outlined in the NPA (see above table for the project’s established APE).

Records Review

File review at the State Historic Preservation Office was conducted by an SOI-qualified Principal Investigator for the project’s visual APE. Based on the result of the file review, no NRHP listed or NRHP eligible resources were identified in the APE; therefore, no further work was conducted regarding visual impacts.

Cultural Resources Review/Section 106 Review; NXFL-351 Silverleaf Site 3 EQ257087; TCNS No.296033; 0011594092

Wolfson, Alex H
To
Bcc thpocompliance@semtribe.com

Reply | Reply All | Forward

Tue 6/3/2025 2:53 PM

Tribal E106_EQ257087_Optimized.pdf
9 MB

RE: Cultural Resources Review/Section 106 Review

Site Name:	NXFL-351 Silverleaf Site 3
Terracon Project Number:	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St. Augustine, St. Johns County, Florida 32092
Lat/Long:	30° 01' 48.15" N / 81° 31' 01.47" W
Proposed Lease Area:	Approximately 6,400 square feet
Proposed Ingress/Egress Easement:	Proposed 30-foot easement extending southeast to St. Thomas Island Parkway
Proposed Tower Height:	180-feet
Tower Type:	Monopole
Area of Potential Effects:	0.50 Mi.

To Whom It May Concern:

Our client is proposing to construct a telecommunication project at the above-referenced location and specifications. In accordance with the Nationwide Programmatic Agreement, this letter is a respectful request to determine whether your Tribe would like to comment on the planned communications site for its impact on properties of religious or cultural significance to the Tribe and ensure review of both direct and indirect effects on historic properties. For your convenience, please find attached the Form 620 for your review. Reference the above TCNS # in your response if you choose to comment on this undertaking. Please note that per the 2018 FCC Rule changes, applicants are no longer required to pay up-front tribal fees.

Thank you for your response on this matter, as your reply is highly valued and appreciated. If you have any questions, please do not hesitate to call the undersigned at 904-412-6228. If you wish to respond by email, please send your e-mail responses to alex.wolfson@terracon.com.

Sincerely,

Alex Wolfson

Subject: Section 106 New Filing Submitted- Email ID #11194154
Sent: 6/3/2025, 12:46:36 PM
From: towernotifyinfo@fcc.gov<towernotifyinfo@fcc.gov>
To: Wolfson, Alex H

The following new Section 106 filing has been submitted:

File Number: 0011594092
TCNS Number: 296033
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 06/04/2025

Applicant: NexTower Development Group II, LLC
Consultant: Terracon Consultants
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: NXFL-351 Silverleaf Site 3
Site Address: Located off of St. Thomas Island Parkway
Detailed Description of Project:
Site Coordinates: 30-1-48.1 N, 81-31-1.4 W
City: St. Augustine
County: ST. JOHNS
State:FL
Lead SHPO/THPO: Florida Division of Historical Resources

Consultant Contact Information:
Name: Terracon Consultants
Title: MA, RPA
PO Box:
Address: 8001 Baymeadows Way, STE 1
City: Jacksonville
State: FL
Zip: 32256
Phone: 904-412-6228
Fax:
Email: ahwolfson@terracon.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Subject: Section 106 Notification of SHPO/THPO Concurrence- Email ID #11272818
Sent: 6/13/2025, 3:16:16 PM
From: towernotifyinfo@fcc.gov<towernotifyinfo@fcc.gov>
To: Wolfson, Alex H

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:
Date of Action: 06/13/2025
Direct Effect: No Historic Properties in Area of Potential Effects (APE)
Visual Effect: No Historic Properties in Area of Potential Effects (APE)
Comment Text: None

File Number: 0011594092
TCNS Number: 296033
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 06/04/2025

Applicant: NexTower Development Group II, LLC
Consultant: Terracon Consultants
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: NXFL-351 Silverleaf Site 3
Site Address: Located off of St. Thomas Island Parkway
Detailed Description of Project:
Site Coordinates: 30-1-48.1 N, 81-31-1.4 W
City: St. Augustine
County: ST. JOHNS
State:FL
Lead SHPO/THPO: Florida Division of Historical Resources

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

APPENDIX E

Tribal Coordination / Notification

Tribal Summary Table

Site Name: NXFL-351 St. Thomas Parkway				TCNS Notification Date: 5/21/2025		
TCNS #: 296033						
Tribe	TCNS Auto Reply	Request from Tribes	Follow Up(s)	Final Reply	FCC Referral	Standing Agreements and Comments
Coushatta Indian Tribe	Requests additional site information	Requests 620 in TCNS	6/3/2025	Referral Timeout: 7/25/2025	7/10/25	N/A
Miccosukee Tribe of Indians of Florida	30-day Timeout	N/A	N/A	30-day Timeout: 6/21/2025	N/A	N/A
Seminole Tribe of Florida	Requests additional site information	Requests 620 in TCNS	6/3/2025	Referral Timeout: 7/25/2025	7/10/25	N/A
Seminole Nation of Oklahoma	30-day Timeout	N/A	N/A	30-day Timeout: 6/21/2025	N/A	N/A
Muscogee (Creek) Nation	Requests additional site information	Requests 620 in TCNS	6/3/2025	Referral Timeout 7/25/2025	N/A	N/A
Eastern Shawnee Tribe of Oklahoma	Requests additional site information	Requests 620 in TCNS	6/3/2025	5/29/2025	N/A	N/A
Thlopthlocco Tribal Town	Requests additional site information	Requests 620 in TCNS	6/3/2025	Referral Timeout: 7/25/2025	7/10/25	N/A

Cultural Resources Review/Section 106 Review; NXFL-351 Silverleaf Site 3 EQ257087; TCNS No.29...



Wolfson, Alex H

To

Bcc 'dakotajohn@coushatta.org'; 'kdawsey@coushatta.org'; 'thpocompliance@semtribe.com'

Reply | Reply All | Forward

Tue 6/3/2025 2:33 PM

Tribal E106_EQ257087.pdf
15 MB

RE: Cultural Resources Review/Section 106 Review

Site Name:	NXFL-351 Silverleaf Site 3
Terracon Project Number:	EQ257087
Address:	St. Thomas Island Parkway
City, County, State:	St. Augustine, St. Johns County, Florida 32092
Lat/Long:	30° 01' 48.15" N / 81° 31' 01.47" W
Proposed Lease Area:	Approximately 6,400 square feet
Proposed Ingress/Egress Easement:	Proposed 30-foot easement extending southeast to St. Thomas Island Parkway
Proposed Tower Height:	180-feet
Tower Type:	Monopole
Area of Potential Effects:	0.50 Mi.

Subject: FW: Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #38383
Sent: 7/21/2025, 10:03:49 AM
From: Maclaren, Chloe<Chloe.Maclaren@terracon.com>
To: Wolfson, Alex H

-----Original Message-----
From: towernotifyinfo@fcc.gov <towernotifyinfo@fcc.gov>
Sent: Thursday, July 10, 2025 9:02 AM
To: Maclaren, Chloe <Chloe.Maclaren@terracon.com>
Cc: tcnsweekly@fcc.gov
Subject: Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #38383

NexTower Development Group II, LLC.
Chloe L MacLaren
8001 Baymeadows Way, Suite 1
Jacksonville, FL 32256

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 07/03/2025 and 07/10/2025. Our contact with these Tribal Nations or NHOs was sent on 07/10/2025.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 07/10/2025, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Ellen Saint Onge
Federal Preservation Officer
Federal Communications Commission
ellen.saintonge@fcc.gov

_____

1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).
2) See id. at paras. 111-112.

LIST OF PROPOSED COMMUNICATIONS TOWERS

TCNS# 296033 Referred Date: 07/09/2025 Location: Located off of St. Thomas Island Parkway, St. Augustine, FL
Detailed Description of Project:
Tribe Name: Coushatta Indian Tribe
Tribe Name: Seminole Tribe of Florida

LEGEND:
* - Notification numbers are assigned by the Commission staff for sites where initial contact was not made through TCNS.

Maclaren, Chloe

From: towernotifyinfo@fcc.gov
Sent: Friday, May 23, 2025 3:02 AM
To: Maclaren, Chloe
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #9214135

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. THPO Dakota John - Coushatta Indian Tribe - 1940 C.C Bel Road Elton, LA - dakotajohn@coushatta.org; kdawsey@coushatta.org - 337-584-1401 - electronic mail

2. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder, however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

3. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

4. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder, however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

5. TCNS Manager Jason Sawyer Mr - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - MCNTCNS@muscogeenation.com; Jsawyer@muscogeenation.com - 918-732-7835 - regular mail

6. Director Lora Nuckolls - Eastern Shawnee Tribe of Oklahoma - 70400 East HWY 60 Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1840) - regular mail
Exclusions: Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: Cell Tower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type

e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

If the applicant/tower builder receives no response from the Eastern Shawnee Tribe of Oklahoma within 30 days after notification through TCNS, the Eastern Shawnee Tribe of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Eastern Shawnee Tribe of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

8. Historic Preservationist General Staff - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - compliancepermits@dos.fl.gov - 850-245-6453 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 05/20/2025
Notification ID: 296033
Excluded from SHPO Review: No

Subject: FW: Confirmation - Referral of a Proposed Tower Construction Notification - Email ID #9262307
Sent: 7/21/2025, 2:23:18 PM
From: Maclaren, Chloe<Chloe.Maclaren@terracon.com>
To: Wolfson, Alex H

-----Original Message-----
From: towernotifyinfo@fcc.gov <towernotifyinfo@fcc.gov>
Sent: Wednesday, July 9, 2025 1:57 PM
To: Maclaren, Chloe <Chloe.Maclaren@terracon.com>
Subject: Confirmation - Referral of a Proposed Tower Construction Notification - Email ID #9262307

Dear Chloe L MacLaren,

Your referral of a proposed tower structure notification has been successfully submitted via the Tower Construction Notification System. The Federal Communications Commission (FCC) will be processing this referral for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages, and Native Hawaiian Organizations as specified by Section IV.G of the Nationwide Programmatic Agreement and the Wireless Infrastructure Second Report and Order dated March 30, 2018. You will receive a Proposed Construction of Communications Facilities Notification of Final Contacts when the FCC has completed processing this referral. Below are the details you provided in the referral of the tower you have proposed to construct:

Notification Received: 05/20/2025
Notification Referred: 07/09/2025

Notification ID: 296033
Tower Owner Individual or Entity Name: NexTower Development Group II, LLC.
Consultant Name: Chloe L MacLaren
Street Address: 8001 Baymeadows Way, Suite 1
City: Jacksonville
State: FLORIDA
Zip Code: 32256
Phone: 904-309-9236
Email: chloe.maclaren@terracon.com

Structure Type: MTOWER - Monopole
Latitude: 30 deg 1 min 48.1 sec N
Longitude: 81 deg 31 min 1.4 sec W
Location Description: Located off of St. Thomas Island Parkway
City: St. Augustine
State: FLORIDA
County: ST. JOHNS
Detailed Description of Project:
Ground Elevation: 7.7 meters
Support Structure: 53.3 meters above ground level
Overall Structure: 54.8 meters above ground level
Overall Height AMSL: 62.5 meters above mean sea level

Entities Who Have Not Responded:

Coushatta Indian Tribe
Contact Date: 05/22/2025

Seminole Tribe of Florida
Contact Date: 05/22/2025

**Note that the FCC will assign a unique Notification ID number for a site where the initial contact was not made through TCNS. You will need to reference this Notification ID number when you update your project's Status with us.

Maclaren, Chloe

From: towernotifyinfo@fcc.gov
Sent: Thursday, May 29, 2025 4:45 PM
To: Maclaren, Chloe
Cc: tcns.fccarchive@fcc.gov; celltower@estoo.net
Subject: Reply to Proposed Tower Structure (Notification ID: 296033) - Email ID #9220970

Dear Chloe L MacLaren,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Director Lora Nuckolls of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #296033:

We have no interest in this site. However, if the Applicant discovers archaeological remains or resources during construction, the Applicant should immediately stop construction and notify the appropriate Federal Agency and the Tribe.

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 05/20/2025
Notification ID: 296033
Tower Owner Individual or Entity Name: NexTower Development Group II, LLC.
Consultant Name: Chloe L MacLaren
Street Address: 8001 Baymeadows Way, Suite 1
City: Jacksonville
State: FLORIDA
Zip Code: 32256
Phone: 904-309-9236
Email: chloe.maclaren@terracon.com

Structure Type: MTOWER - Monopole
Latitude: 30 deg 1 min 48.1 sec N
Longitude: 81 deg 31 min 1.4 sec W
Location Description: Located off of St. Thomas Island Parkway
City: St. Augustine
State: FLORIDA
County: ST. JOHNS

Detailed Description of Project:

Ground Elevation: 7.7 meters
Support Structure: 53.3 meters above ground level
Overall Structure: 54.8 meters above ground level
Overall Height AMSL: 62.5 meters above mean sea level

July 23, 2025

Tribal Consultation Certification Letter

Site Name:	NXFL-351 St Thomas Parkway
Terracon Project Number:	EQ257087
Address, City, County, State:	St. Thomas Island Parkway St. Augustine, St. Johns County, Florida 32092
Proposed Lease Area:	±6,400 Sq. Ft.
Project Type:	Raw-Land New-Build
Tower Type:	Monopole
TCNS Number:	296033

Dear NexTower Development Group II, LLC.:

All tribes that were consulted on this project have replied with no objection to the proposed location modification or were unresponsive and the appropriate waiting period has expired. NexTower Development Group II, LLC. can proceed with the site, in compliance with Section 106 of the NHPA and the FCC's NPA. If any tribe replies in the future with an interest in the project, you will be notified immediately by Terracon Consultants.

Sincerely,

Alex Wolfson

Alex Wolfson
Staff Scientist

APPENDIX F

Resumes

Alex H. Wolfson
Field Scientist



PROFESSIONAL EXPERIENCE
Mr. Wolfson is a Field Scientist in the Ecology Division in the Jacksonville, FL, office. During his time at Florida State University, he studied Florida's various ecosystems including coastal, estuarine, and reef ecology. He furthered his knowledge of Florida's policies by studying environmental planning and resource management. During his studies Mr. Wolfson interned at Environmental Services Inc. and worked on many various projects and learned skills such as delineating wetlands, surveying for gopher tortoises (*Gopherus polyphemus*), tree inventory and health assessments, water quality sampling, and processing and reporting data.

Mr. Wolfson found an interest in this field during his summer internship and decided to continue pursuing it as a career. Mr. Wolfson specializes in Threatened & Endangered species surveying, permitting, and relocations; as well as the coordination and creation with FWC to create new gopher tortoise recipient sites. Mr. Wolfson is multi-disciplinary and has taken on roles in multiple departments. Mr. Wolfson is a certified material technician and has been involved with construction quality control and quality assurance testing and monitoring including field soils testing and inspection including proof rolling, density testing, and concrete evaluation. Mr. Wolfson has taken a primary role in restoring multiple cemeteries within Jacksonville. Restoring cemeteries has included learning how to mend and right many damaged monuments and headstones.

PROJECT EXPERIENCE
Duke Energy Solar Farm, Suwannee County, FL
Protected Species Survey and Permitting

Greens Creek Mitigation Bank, Clay County, FL
Overall Bank Management

Grand Medina Resort, Osceola County, FL
Protected Tree Inventory and Health Assessment

Baldwin Point, Duval County, FL
Protected Tree Inventory and Health Assessment

Pine Grove Apartments, Duval County, FL
Protected Tree Inventory and Health Assessment

Florida Inland Navigation District, St. Johns County, FL
Gopher Tortoise Survey, Permitting, and Relocation

Littoral Combat Ship Logistics Support Facility, Naval Station Mayport, FL
Material testing for various structural components of military facility

Dry Dock Recapitalization, Naval Submarine Base Kings Bay, FL
Material testing for various structural components for the largest covered dry dock in the Northern hemisphere

Sunrail Rail Expansion, DeLand, FL
Soil sample collection and analysis

EDUCATION
Bachelor of Science,
Environment and Society,
Florida State University, 2017

CERTIFICATIONS
Authorized Gopher Tortoise Agent (GTA-20-00032A)
OSHA 10 Hour Construction Safety and Health
Radiation Safety Training Course
CTQP Earthwork Construction Inspection – Level 2
ACI Field Testing Technician I
CTQP Concrete Field Inspector I

YEARS OF EXPERIENCE: 5

YEARS AT FIRM: 5

Brett Anderson

Group Manager



EDUCATION

Bachelor of Science, Environmental Studies; Geography, Florida State University, 2004

REGISTRATIONS/ CERTIFICATIONS

Authorized Gopher Tortoise Relocation Agent (Permit # GTA-14- 00044)

Stream Condition Index Certification

YEARS EXPERIENCE: 18

PROFESSIONAL EXPERIENCE

Brett has experience in a variety of ecological services wetland delineation, wetland permitting, endangered species surveys and relocations, water quality services, mitigation monitoring, Uniform Mitigation Assessment Methodology assessments, forestry services, Phase I site assessments, and NEPA Categorical Exclusions and Environmental Assessments for several federal agencies.

Prior to joining Terracon Consultants, Inc., Brett gained valuable experience in related fields. While working as an Environmental Specialist with the State of Florida Department of Health, he performed various duties involving the collection of GPS data, GIS analysis using ArcGIS, and groundwater sampling. Additionally, while working as a City Planner with the City of Jacksonville, Brett became well versed in various land use and zoning issues and the procedures involved for applying for land use and zoning changes.

Brett serves as a Group Manager with Terracon. As a Group Manager, he is responsible for the office's telecom related projects (FCC NEPA Screens, Environmental Assessments, and related services), along with a variety of ecological projects including due diligence assessments, wetland delineation as defined by state and federal agencies, wetland permitting, water quality assessments, endangered species surveys, wildlife surveying, and water quality projects.

PROJECT EXPERIENCE

FCC NEPA Due Diligence – Throughout Florida

Managed dozens of FCC NEPA screens for various tower types (small cell 5G, monopole, self-support, guyed) throughout Florida. These projects involved compliance with Title 47 CFR, Part 1, Subpart I, rule sections 1.1301 to 1.1319. Additional services include wetland delineation, wetland permitting, endangered species surveying, endangered species permitting, and the filing of Environmental Assessments to the FCC.

Cape Canaveral National Cemetery Environmental Assessment – Mims, Florida

Managed the preparation, coordination, and submission of an Environmental Assessment for the Cape Canaveral National Cemetery Phase 2 for Veteran's Affairs. This project involved multiple services, including wetland delineation, threatened species surveys, Section 106 coordination, and NEPA services.

Robert F. Munroe High School Environmental Assessment – Quincy, Florida

Prepared the required Environmental Assessment (EA) necessary for the construction of a new high school campus. The EA was necessary as the project relied on federal funding through the USDA's Loan and Grant Program. The EA involved the summarization of several ecological and cultural factors, including, but not limited to land use, floodplains, wetlands, protected species, and potential cultural and historic properties. The effort subsequently involved coordination with various state and federal agencies, tribes, and interested parties.

Twin Creek Ranch Gopher Tortoise Recipient Site – Hawthorne, Florida

Managed the establishment of the Twin Creek Ranch Gopher Tortoise Recipient Site in Putnam County, Florida. This effort involved baseline surveying for the existing gopher tortoise population, extensive coordination with

Blue Nelson, RPA

Group Manager – Principal Investigator

PROFESSIONAL EXPERIENCE

Blue is the Cultural Resources Group Manager in Terracon's Jacksonville, Florida office. Blue manages projects in Florida and Georgia, conducts business development, and directs/manages Terracon's team of archaeologist throughout Florida and Georgia.

Blue has directed or conducted archaeological fieldwork in 17 states, the Caribbean, Canada, and Europe. His project experience ranges from large multi-state pipelines to international mortuary recovery projects and everything in between. He has worked with academic institutions, municipal, state, military, and federal agencies, to ensure compliance of appropriate cultural resource management legislation. Furthermore, he has extensive mortuary experience including excavating and recording prehistoric and historic burials in compliance with state, federal, municipal, and tribal guidance.

From January 2011 to May 2013, Mr. Nelson operated a Veterans Affairs certified service-disabled veteran owned small business (SDVOSB) that sub-contracted work from environmental firms.

PROJECT EXPERIENCE

Phase I Cultural Resource Assessment Survey of the Natural Bridge Battlefield (8LE188) in Leon County, FL

Project Archaeologist for a Phase I survey of the Natural Bridge Battlefield (8LE188), a Civil War battlefield located near Tallahassee. In addition to subsurface testing, established transects and conducted metal detector survey of a portion of the battlefield and directed a public outreach component that invited amateur metal detectorists to help with the effort. In addition to conducting fieldwork, Mr. Nelson conducting background research as well.

Phase I Cultural Resource Assessment Survey of 15,000 acres of Camp Blanding in Clay County, FL

Project Archaeologist conducting a large-scale Phase I of large portions of Camp Blanding Wildlife Management Areas, located in northeast Florida. Conducted and directed crews. Delineated and documented dozens of archaeological sites in a variety of environmental conditions.

Phase I Cultural Resource Assessment Survey of Tippecanoe II Mitigation Area, Charlotte County, FL

Project Archaeologist conducting a survey of the Tippecanoe II Mitigation Area in the southwestern portion of the state. Conducted Phase I level survey and helped write the technical report.

EDUCATION

Bachelor of Arts, History
University of Florida,
Gainesville, FL

Bachelor of Arts, Anthropology
University of Florida,
Gainesville, FL

Master of Arts, Anthropology
University of Florida,
Gainesville, FL

REGISTRATIONS/ CERTIFICATIONS

Registered Professional Archaeologist: No. 28686216

PROFESSIONAL TRAINING

OSHA 30-Hour Construction Safety Certification

YEARS EXPERIENCE

14

AFFILIATIONS

Southeastern Archaeological Conference (SEAC)
Florida Anthropological Society (FAS)

PRESENTATIONS/ PUBLISHED ARTICLES

Structural Racism and the Destruction of Santos, Florida. *The African Diaspora Newsletter.* June 2011.

WOO SMITH

REGIONAL ENVIRONMENTAL DEPARTMENT MANAGER / ENVIRONMENTAL PROFESSIONAL



PROFESSIONAL EXPERIENCE

Mrs. Smith is the Regional Environmental Department Manager for Terracon's Louisville and Lexington Offices in Kentucky. Project duties include National Environmental Policy Act (NEPA) evaluations and documentation, Phase I & II Environmental Site Assessments (ESAs), project scoping and proposal preparation, regulatory agency coordination, staff training and mentoring, technical report writing, and review. Mrs. Smith is the NEPA Division Lead and the Principal Tribal Liaison for Terracon's Nationwide NEPA Program and has extensive experience in government-to-government consultation procedures with respect to Native American consultation and Federal agencies. Mrs. Smith is well-versed in cultural and natural resource issues significant to Native American communities and assessing and mitigating impacts to those resources. Mrs. Smith's NEPA experience includes serving as a project manager, coordinator, resource specialist, and document author for Environmental Assessments (EAs) and Categorical Exclusion (CatEx) documents for proposed actions utilizing guidance and regulatory framework provided required by 40 CFR Parts 1500-1508.

NEPA PROJECT EXPERIENCE

NEPA/EA/ENVIRONMENTAL SERVICES NATIONWIDE – FEDERAL COMMUNICATIONS COMMISSION (FCC) PROPOSED TELECOMMUNICATIONS TOWERS/UTILITY EASEMENTS

Mrs. Smith has performed hundreds of Phase I & II ESA, and NEPA evaluations for telecommunications towers/utility easements in accordance with FCC NEPA Regulations (Title 47 of the Code of Federal Regulations (CFR), Part 1, Subpart I, rule section 1.1307(a)(4), as amended by the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (47 CFR Part 1, Appendix B) and the Nationwide Programmatic Agreement Regarding the Section 106 National Historic Preservation Act Review Process (47 CFR Part 1, Appendix C). NEPA scopes included presence/absence of wetlands, floodplains, federal/tribal land, T&E species, critical habitat, historic resources, and archaeological resources impacted by the proposed undertaking. Agency consultations included Section 7 consultation with the United States Fish and Wildlife (USFWS), state wildlife/natural resource agency (when applicable), the State Historic Preservation Offices (SHPOs), and Tribal Historic Preservation Officers (THPOs) as identified through the FCC Tower Construction Notification System (TCNS). Project responsibilities also include performing Section 106 evaluations per the National Historic Preservation Act of 1966 (NHPA). Section 106 responsibilities consist of SHPO file review and consultation, documentation of historic resources within the project view shed and analysis of visual impact, archaeological surveys conducted under the supervision of a Principal Investigator, legal notices, public notification letters, and submittal to the FCC/SHPO. In cases where an adverse environmental impact was identified, Mrs. Smith prepared EAs and/or a Memorandum of Agreements (MOAs) for the proposed projects. As such, the proposed projects were able to move forward under the provisions of the EAs in all cases with a Finding of No Significant Impact (FONSI).

EDUCATION

Bachelor of Arts, Political Science & Environmental Studies, Emory University

CERTIFICATIONS & Training

40-Hour OSHA HAZWOPER Course

NWETC, Writing the Perfect EA, FONSI, EIS

Terracon, 12-Week Fundamentals of Project Management Training

Young Professionals Association of Louisville (YPAL) Emerging Leaders Program, Fall 2019

AFFILIATIONS

Director of Leadership, YPAL

Board of Trustees, Portland Museum

Board of Directors, International Facility Management Association (IFMA)

Board of Directors, Illinois Association of Environmental Professionals (IAEP)

Education Board, National Association of Environmental Professionals (NAEP)

Board of Directors, Kentucky State Wireless Association (KWA)

ACE Mentor, Southeast

Program Committee, Urban Land Institute

PRESENTATIONS & AWARDS

Kentucky Chamber of Commerce, Environmental Conference Panelist, 2020

Environmental Regulatory Panelist, South Wireless Summit, 2017, 2018, 2019

Recipient of the WWLF Fellowship Program Award, 2017

Terracon's Young Professional Award – Companywide & Central Division, 2016

Presentation at the NAEP Annual Conference, 2019

Presentation at the Railroad Environmental Conference, 2018

WORK HISTORY

Terracon Consultants, Inc., 2013-Present

ATTACHMENT 6
NORTHWEST SECTOR
MEETING PACKET

St. Johns County Growth Management Department
Planning & Zoning Division
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: Feb 20, 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 2025-29 for a Community Meeting held on Feb 19, 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**	2/20/26
☑ **Sign(s) Posted 15 days prior to scheduled meeting**	2/20/26
☑ **Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting**	2/20/26
☑ **Signs posted at location meeting**	2/20/26
☐ **Flyers posted within Northwest sector** (optional)	N/A

Applicant Signature

Feb 20,2026
Date

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of February, 2026, by Brad Wester as applicant for SUPMAJ 2025-29.

KELLYN WHITSON
Commission # HH 722456
Expires December 21, 2029

Kellyn Whitson
Notary Public, State of Florida
Name: Kellyn Whitson
My Commission Expires: 12/21/2029
My Commission Number is: HH 722456

Personally Known X OR Produced Identification ___
Type of Identification Produced ___

NOTICE OF NW SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING

Thursday, February 19, 2026, 6:00 PM
Roots Church at 2050 St. Johns Pkwy, Suite 111
St. Johns, Florida 32259

NOTICE IS HEREBY GIVEN THAT a public participation community meeting will be held regarding a request for a Special Use Permit Major Review ("SUPMAJ 2025-29") for the construction of a new 175-foot Monopole Antenna Tower with 5-foot appurtenance (Total 180-ft AFG). The approximate 6,400sf (80'x80') tower parcel is located north of St. Thomas Island Parkway, further described as St. Johns County Parcel ID 026570-0010 (depicted on map below).

Interested parties may appear at the meeting and be heard with respect to the proposed request. Point of Contact is Brad Wester at Driver, McAfee, Hawthorne & Diebenow, PLLC at 904-301-1269 and bcw@drivermcafee.com. The application files for "SUPMAJ 2025-29" 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 Brad Wester at Driver McAfee Hawthorne & Diebenow, PLLC at 904-301-1269 or bcw@drivermcafee.com. Hearing impaired persons, call Florida Relay Service (1-800-955-8770) no later than 5 days prior to the meeting.



USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Kellyn Whitson
Stephanie Burch
Driver Mc Afee Hawthorne And Dieb
1 Independent DR # 1200
Jacksonville FL 32202-5014

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 02/02/2026

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 02/02/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$328.40	
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THIS IS NOT AN INVOICE!

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Notary Public
State of Wisconsin

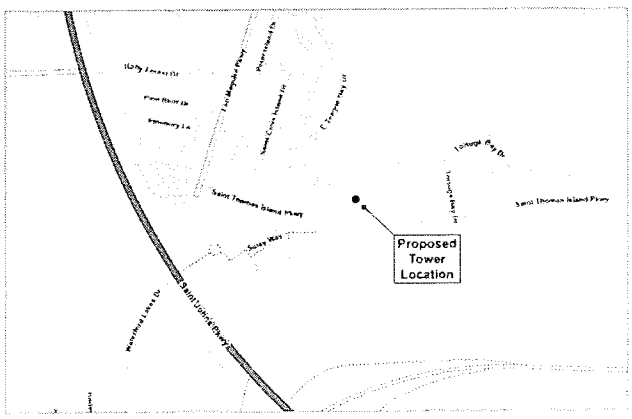
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NOTICE OF NW SECTOR
COMMUNITY PLANNING
PUBLIC PARTICIPATION
MEETING


NOTICE OF NW SECTOR
COMMUNITY PLANNING
PUBLIC PARTICIPATION
MEETING
for a Special Use Permit Major Review
for a new cellular tower. To be held
Thursday, February 19 at 5PM
Roots Church at 2050 St. Johns
Pkwy. Suite III St. Johns, FL 32259


NOTICE OF NW SECTOR
COMMUNITY PLANNING
PUBLIC PARTICIPATION
MEETING


Soccer Shots
COMMUNITY
PLANNING PUBLIC
PARTICIPATION MEETING
LOCATION:
ROOTS CHURCH

PLEASE SIGN IN

Community Meeting for Proposed Cell Tower

SUPMAJ2025-0029

February 19, 2026
6:00pm

Roots Church and Academy
2050 St Johns Parkway
St. Johns, FL 32259

NAME	ADDRESS	PHONE	EMAIL
LABANOWSKI' Chuck & Carol	1748 N Cappero Dr	443 956 3740	clmcqyuee@aol.com
Vickie & Paul Fibbe	37 White Bay Dr.	904-568-5560	Pafibbe@yahoo.com Vfibbe@yahoo.com
James Bannon	46 St Croix Island Dr	904-568-1120	Jbannon22@att.net
Edgar Martinez	168 Peter Island Dr.	407 913 3180	[redacted] Edgar.S.Martinez@gmail.com
Gilbert Thompson	39 Long Point Way	215 880-3988	SBapp0513@gmail.com

PLEASE SIGN IN

Community Meeting for Proposed Cell Tower

SUPMAJ2025-0029

February 19, 2026
6:00pm

Roots Church and Academy
2050 St Johns Parkway
St. Johns, FL 32259

NAME	ADDRESS	PHONE	EMAIL
Joshua Ruiz Rivera	142 cooper bay court	718-772 8290	joshua.ruizrivera @gmail.com
Dara Marsh	377 meadow Ridge Dr	516 993 3045	dbaer12@gmail.com
SHAUN MACDONELL	16 REEF BAY CT 32092	813- 382-1226	SMACD854@YAHOO.
Abnelle Genest	4040 Lewis Speedway	904 209 5897	agenest@sjcfl.us
Noelani Cherepanov	17 Hampsted Ct	786 384 2900	nani83505@yahoo.com

PLEASE SIGN IN

Community Meeting for Proposed Cell Tower

SUPMAJ2025-0029

February 19, 2026
6:00pm

Roots Church and Academy
2050 St Johns Parkway
St. Johns, FL 32259

NAME	ADDRESS	PHONE	EMAIL
Christine Brand	91 Redhook Bay Dr. St. Aug., FL, 32092	803-397-5973	christinei brand @ gmail.com
LAUREN AMATO	17 RAINBOW RD. ST. AUGUSTINE FL 32092	904-838-4984	LAURENJAMATO@YAHOO.COM
Sarah Guin	144 Peter Island Dr. St. Augustine, FL 32092	904-402-7492	SLGUIN08@gmail.com
Michael HARRINGTON	68 St. Croix Island PR SA Augustine FL 32092	305 924 8924	IRISHHARRINGTON @HOTMAIL.COM
Tray Sorter	29 Rainbow Rd St Augustine FL 32092	904-814-9172	Jezus2006@yahoo.com

PLEASE SIGN IN

Community Meeting for Proposed Cell Tower

SUPMAJ2025-0029

February 19, 2026
6:00pm

Roots Church and Academy
2050 St Johns Parkway
St. Johns, FL 32259

NAME	ADDRESS	PHONE	EMAIL
Mark Sullivan	23 Rainbow Rd. St. Augustine FL 32092	904-772-5792	mark7214@gmail.com
Christine Erwin	61 St. Croix Island Dr St. Augustine, FL 32092	904 599-5869	cmherwin@gmail.com
Natalie Milek	77 West Teague Bay Dr St Augustine, FL 32092	904-654-7042	nataliemilek@gmail.com
Christian Whitehurst	500 San Sebastian View St. Augustine, FL	904-584-0834	BCC1cwhitehurst@sjcfl.us
Christian Perez	722 Meadow Ridge Dr St Augustine FL	787-463-5187	chris.axel.perez@gmail.com

PLEASE SIGN IN

Community Meeting for Proposed Cell Tower

SUPMAJ2025-0029

February 19, 2026
6:00pm

Roots Church and Academy
2050 St Johns Parkway
St. Johns, FL 32259

NAME	ADDRESS	PHONE	EMAIL
Randy Beck	269 St Croix Island Dr Saint Augustine, FL 32092	(904) 955-5753	r.beck959@gmail.com
Riza Beck	" "	(904) 699-9985	Va2fl2003@yahoo.com
Paul Rhein	115 Trellis Bay Saint Augustine FL 32092	386 322-8436	prhein47@gmail.com
Darren and Joyce Romero	73 Tortuga Bay Dr St. Augustine, FL 32092	727-423-5463	dr51212@gmail.com
Sylvia Randolph	4210 Lewis Speedway	904 209-0688	srandolph@sjcfl.us

PLEASE SIGN IN

Community Meeting for Proposed Cell Tower

SUPMAJ2025-0029

February 19, 2026
6:00pm

Roots Church and Academy
2050 St Johns Parkway
St. Johns, FL 32259

NAME	ADDRESS	PHONE	EMAIL
JASON CODY	222 ST CROIX ISLAND	715-919-0575	jscoastiecody@gmail
NGHiep MACH	145 Birdfield CT	215-459-0887	Phunghiep568@gmail
Bliss Tkaczyk	240 Peter Island DRIVE	917-602-7402	blisscarley@gmail.com
PATRICK CURTIS	95 HAMPSTED CT	7869250161	PATRICK.CURTIS1@YAHOO
Kori Kreer	4109 Tortuga Bay Dr	719-330-3105	Korikerber@icloud.com

PLEASE SIGN IN

Community Meeting for Proposed Cell Tower

SUPMAJ2025-0029

February 19, 2026
6:00pm

Roots Church and Academy
2050 St Johns Parkway
St. Johns, FL 32259

NAME	ADDRESS	PHONE	EMAIL
BERT TROCHE	~~135~~ [redacted] 135 BIRDFIELD CT		BERTINTX25@YAHOO.COM
Michael Bovenzi	22 White Bay Drive	954-547-3780	drbovenzi@gmail.com
Daniel Bradbery	154 East Teague Bay Drive	207-751-5266	bradbery935@yahoo.com
Becky Bradbery	154 East Teague Bay Drive	207-751-5318	Sessilyns mama@gmail.com
ED TUNCER	137 W TEAGUE BAY DR	904-759-1144	ETUNCER@NRCAL.COM

PLEASE SIGN IN

Community Meeting for Proposed Cell Tower

SUPMAJ2025-0029

February 19, 2026
6:00pm

Roots Church and Academy
2050 St Johns Parkway
St. Johns, FL 32259

NAME	ADDRESS	PHONE	EMAIL
Matthew Cicchetti	29 Sunlight Way St. Augustine, FL 32092	904 718-5176	Macicchetti@gmail.com
Kati Rosario	645 Trellis Bay Dr. St Augustine FL 32092	904439 2175	krosario519 @gmail.com

MEETING MINUTES

NW SECTOR PUBLIC MEETING FOR PROPOSED ST THOMAS ISLAND PARKWAY CELL TOWER (SUPMAJ 2025-29)

Date:	Feb 19, 2026
Time:	6:00 PM – 7:00 PM
Meeting called to order by:	Brad Wester, DMH&D

IN ATTENDANCE

- Brad Wester - DMH&D
- Kellyn Whitson - DMH&D
- Joel Rousseau - NexTower
- Darren Revels - NexTower
- Brett Anderson – Terracon Environmental
- St Johns County Planning & Zoning Division - staff members
- County Commissioner - Christian Whitehurst
- PZA Board Member - Chuck Lebonowski
- Public and local residents

MEETING MINUTES

Introductions and discussion of format/context of the meeting by Brad Wester. Recognition of staff, attendees and certain County appointed and elected officials.

The reason for meeting is required community meeting. There is no public hearing set yet, but this meeting is part of the tower review process. Everything we are presenting is community information.

Brad's presentation of powerpoint slides about tower proposal and details. Discussion about when when the hearings and description about this public meeting. This Special Use Permit Major Review goes to PZA at the County for the decision as part of the process. Share contact information for any needed followup. Discussion about the sign posted at the property at the easement access road where the cell tower will go. Gave historical background information of the area. Explained about cell towers generally and about the void of coverage in the

specific area. Showed reliable vs unreliable service in green/red on exhibit. Advised two of the cell towers are allowed by right in the Silverleaf PUD to the south of this proposal. Several participants interrupt with statements before presentation is done regarding not wanting a tower or the need for additional service as it's been 10-15 years as-is in this residential area and all is fine.

Moved to questions and answers.

QUESTIONS & ANSWERS

Q- inquiry about coverage with the two nearby towers and not just this proposed tower. Updated frequency coverage maps were discussed and will be provided.

Q- participant mentioned the existing tower in St Johns Golf is low frequency and has all the 911 needs, and it can go up to 10 miles. Inquired if this proposed tower will also be for 911 purposes.

A- Confirmed the towers can be used for 911 communication and everyday use.

Q- is this a tower for Verizon?

A- yes.

Q – what carriers on the others?

A- all 3 large carriers, the other one is 2, this one can support multiple.

Q- distance to nearby towers?

A- The other two nearby towers recently approved are approximately 1.3 & 1.6 mi away.

Q – all 5G towers? Radiation, causing cancer – has there been more researcher new research that shows an increase in cancer

A – Yes regarding 5G and it complies will all FCC regulations.

Q – why bury the tower close to peoples houses? If moved it down a bit, closer to St Johns Pkwy would be further from neighborhood, why did u put it there?

A – generally there are two layers to that – this site is here to serve the neighborhoods, all the land – private property owners, and zoning, this site is on a Whites Ford Timber holding site. We looked at many different options and sites in the area and are open to alternatives if they become available. The key to moving is that it can't degrade the coverage layer. Many adjacent PUD parcels are accounted for and zoned for specific things where you cannot use a tower. This site is Open Rural and it allows towers as a special use. We did look at other sites, working with engineers, we are charged with finding land in specific areas.

Q – White's Ford is a development company who owns the land; how much are they paid for the cell phone tower to go on that land?

A – that is not public knowledge. They own are the master developer of Silverleaf and the area. Showed on the map the OR portion that isn't attached to master plan development

Q – special consideration taken that we are entry single exit – what kind of impact will the development from ingress/ egress during construction have on the neighbor, it's a low intensity use?

A – construction timeframe is approximately 12 weeks. The team works with the permit issuing agency on a plan for traffic controls and earthwork.

Q – so longer than 12 weeks because you still have to build the tower

A – everything is done if this site is approved - there is an approved maintenance of traffic methodology that is part of the process.

Q – who employs you?

A – NexTower is my client, DMHD is employer, NexTower pays Whites Ford for site.

Q – 10-12 weeks from start to finish and driving down our 1 road that is 35 mph that you will block off, when will that happen, when do u start/ finish, how loud are the generators,

A – discussion about timeframes, generators are in noise enclosures, permitting and improvements are within St Johns Co standards and requirements.

Q – what are u doing with that ditch?

A – construction entry, the county will approve the plan and methodology, we cannot turn dirt until fully reviewed and approved. We are held to certain Federal and State requirements for everything. Mentioned NEPA National Environmental Policy Act and Phase 1 ESA looking at wetlands, birds, species, coordinated with the Federal to the local on all relevant databases on bald eagles, everything came back and clear and we will work with the relevant agencies. Tower isn't lighted so no flashing beacons on top. Already got clearance from FAA. Regarding the eagles in the trees and the resident who mentioned it, we will look again and double check from Federal level down to local level. There are no exceptions to this, floodplain, eagle, flora and fauna. County keeps their own eagle database as well.

Q- can it get moved 1500 ft south away from St Thomas

A – it's a PUD, it's on Whites Ford property in Silverleaf. When we vetted the area, we were directed to go to this OR zoned area. Development for master plan in a PUD has all sorts of planned areas and uses. Shifting this 1500 ft south – potentially puts it where we can't go.

Q- Why can't it be moved to where they tore out those trees that they didn't restore the trees that they promised, and now they want to destroy more?

A - This doesn't require clear cutting. It's very precise, compact and concise on a small footprint.

Q- 3rd mile south do u know what it is zoned?

A- Generally, PUD as Silverleaf

Q- if this goes forward you must go to County boards to get it rezoned?

A - This is not a rezone request, its special use permit request. Towers are allowed through special use in OR zoning but it still must be decided by the PZA board. It will still be OR zoned

but will have site plan as part of the order if approved as part of the special use permit process.

Q- what data do you have on hazard stand-offs for this?
A- We are operating within FCC guidelines; RF frequency perceived hazards cannot be part of the criteria for review per federal law.

Q- construction – where is staging area within the foot print?
A- generally speaking, its within the footprint.

Q- inside SJ CDD?
A- No, it's on vacant land on OR.

Q- was original proposed in another location? And where was that? And why was it not approved in the original?
A - Nope this is the first one

Q- board decides if this is approved.
A – yes PZA is 7-member board, point out one member here. You can talk to the board also. If you have questions.

Q- discuss plan for 350 signatures with petition,
A - There is a process for that to arrange w staff and get into record

Q- how much clout does it (petition) have?
A- You would have to ask the county attorney on that, and can't speak to that

Q -how else do we fight this, no one here wants it.
A - well, you show up like you have tonight, there is a process for this and you have rights to provide your voice and your concerns, we are taking notes right now and its recorded and put in the record and officially advertised. Next step is to email county and show up to the hearing.

Q- RE outreach, are there any other viable spaces you are considering that you can share?
A- No bc those are private conversations with private owners. There are always alternatives, actively listening and taking notes, and we can vet other locations always if they are viable.

Man gets up from crowd and approaches to point out on map– humans live here and people live there – put it somewhere else! Gets loud with applause.

Q- scrap piece of land so have it, its business that it goes in cheapest?
A - initial environment studies are from 2024 so there is a long process involved in these and many sites we review for potential.

Q- PUD referring to south is Silverleaf, correct and developer is Hudson right who is the manager for Whites Ford?
A- yes.

Q- Are we going to get our 3 min to read our objections?
A- No this is a meeting not a hearing. That 3 minute process will be at the PZA public hearing.

Q- Can you show us the land mapped out that you will clear – you said that you can't go this way and that way, how big island, how close is that conservation area? Things happen to go over, if you hit the wetlands, how does that affect us and what happens when hurricane fire or tower falls over?
A – county has inspectors that will check limits of construction, including setbacks, we are more than 25 ft to wetlands, then we have 80x80 square, that will be steaked out for construction and is monitored during the construction process to compliance.

Q- how far do you think you're standing from me
A - 30 ft, 25 ft is not my rule it's a local and state rule too, we didn't do this after we submitted, we did it before.

Q- pointed out little strip of land – Mr White told him historic experience and old trail road location on map and should be protected for historic.
A- ok.

Q- during phase 1 – analysis for wildlife, during these environmental impact reviews the animals that are projected for setbacks – are you going to tell current animals using for foraging or whatever – are you going to tell them they can't be here? These are high level, you are not doing a deep dive?
A - actually, that is NEPA study, they did boots on the ground delineation, 2025, and shovel test pit cultural resources, 2x on property.

Q - so you don't have accurate idea what animals are using the area?
A - we have an environmental study that documents all.

Q- well tell us now about it?
A - its all in the report, we are held to one of the highest standards possible county is also reviewing that same data, those are all available on line, and nothing has come back to us that we must go back and look at them

Q - there are bats, who do we contact to say we have seen these species and want them to come back. First coast expressway – that is their habitat
A – as shown in the historical aerial photos, back to 1940 it was all managed land hunting, etc. then 99 started to move to development, the lots you all live on was part of this one day too, you all have impacts usually rooftops first and then the infrastructure

Q- construction equipment blocking St Thomas – getting loud - when they back dump trucks and unloading backhoes, etc?

A - there will be an approved county plan for that, so what can tell you is that you have the right to present that info to the county and the staff will provide it to us

Q- When the meeting is booked public hearing what houses/residents will be noticed?
A - radius around property noticed by mail, sign on the tower subject property, ad in newspaper, and NBR notice – neighborhood bill of rights pushed out by county as part of the process.

Just after 7pm BRAD WESTER ANNOUNCED WRAP UP OF MEETING AS WE ONLY HAD THE ROOM FOR 1 HOUR AND WE HAVE TO BE RESPECTFUL OF THEIR TIME AND WE WERE ALREADY OVER THAT HOUR.

Audience member announced that they are not anti-tech – it's the location and to take back to your client. Statement from public they are going to fight this.

ATTACHMENT 7

THIRD PARTY

REVIEW

December 16, 2025

OMNICOM CONSULTING GROUP, INC.

TECHNICAL REVIEW REPORT

for

ST. JOHNS COUNTY

for

NexTower

180' Monopole Tower

Application: SUPMAJ 25-29

This report is in response to the St. Johns County's request to perform consulting services related to the NexTower application to construct a 180' monopole tower 175' tower with 5' appurtenance located within Parcel ID 0256700010 just off St. Thomas Parkway. Verizon Wireless is proposed as the anchor tenant in the tower application. Omnicom Consulting Group, Inc. (OCG) has been contracted to review, analyze and evaluate the propagation studies submitted by the applicant to demonstrate that the requested site and proposed antenna heights are required to meet their communications coverage needs.

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

Task 1

OCG performed a tower search for any towers located within a one (1) mile radius of the preferred tower location. OCG completed this search utilizing the Antenna Structure Registration section of the Federal Communications Commission, Google Earth and other tower data bases and confirmed that there are no tower structures within one (1) mile of the proposed location. The closest tower site to the proposed location is approximately 1.4 miles to the south southeast which Verizon plans to collocate on this site next year.

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,

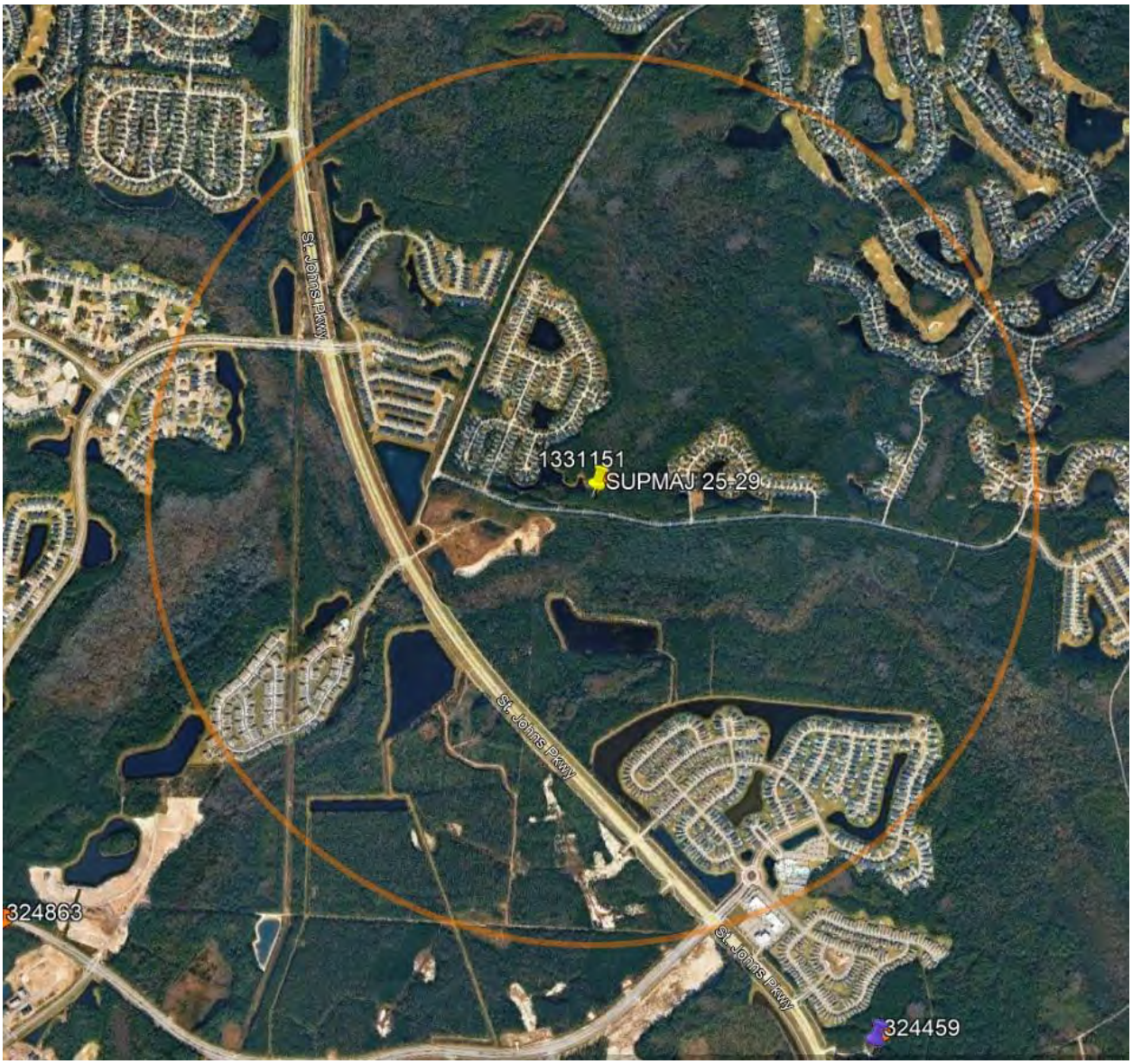
Therefore, upon completion of its review, OCG takes no exception to the findings of the petitioner based on the technical parameters submitted.

Submitted by:

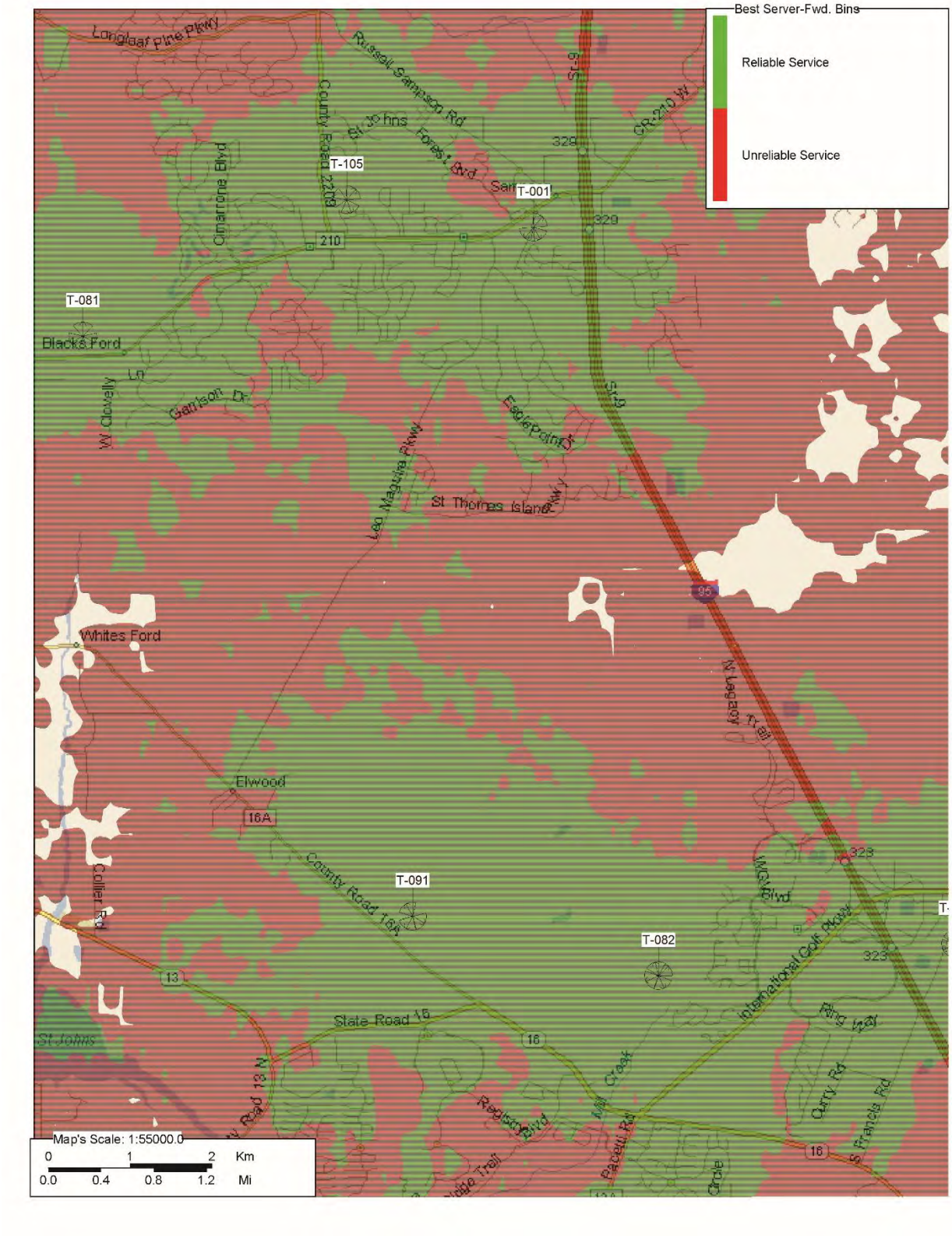


Christopher J, Monzingo P.E., PMP
Vice President

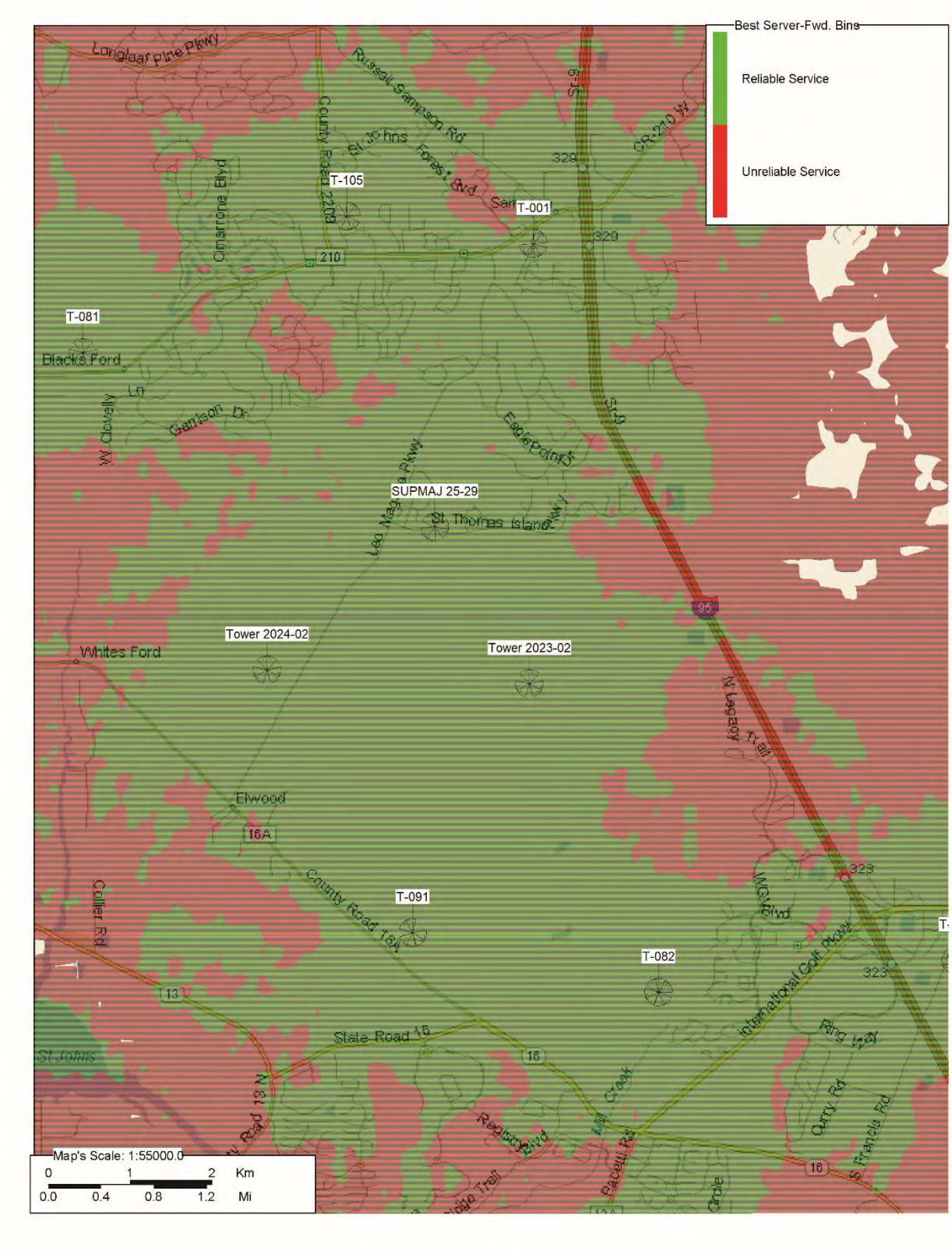
Enclosure



Tower Search Ring

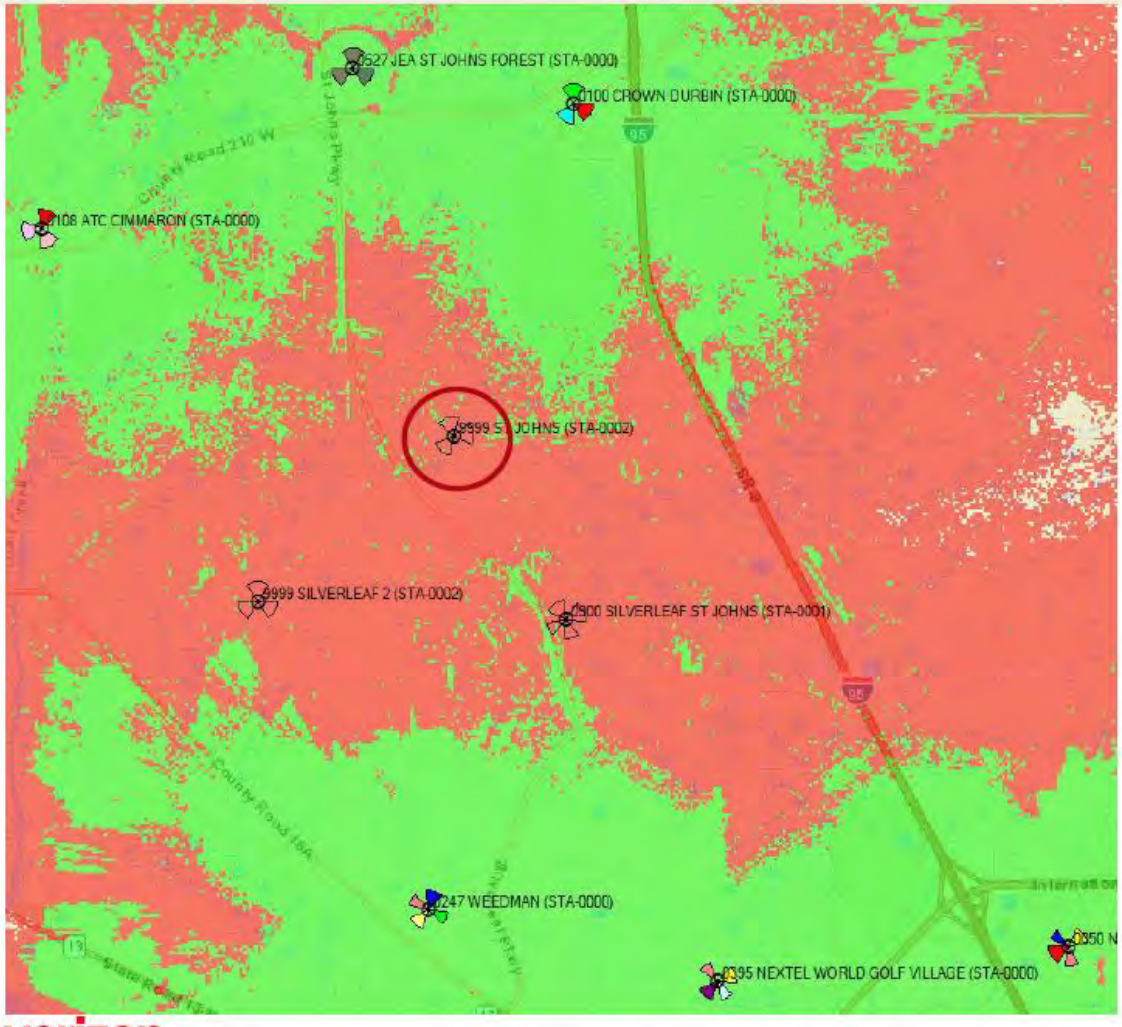


OCG Coverage maps without proposed sites



OCG Coverage maps with proposed sites

Site Coverage Map – Current (2100MHz)



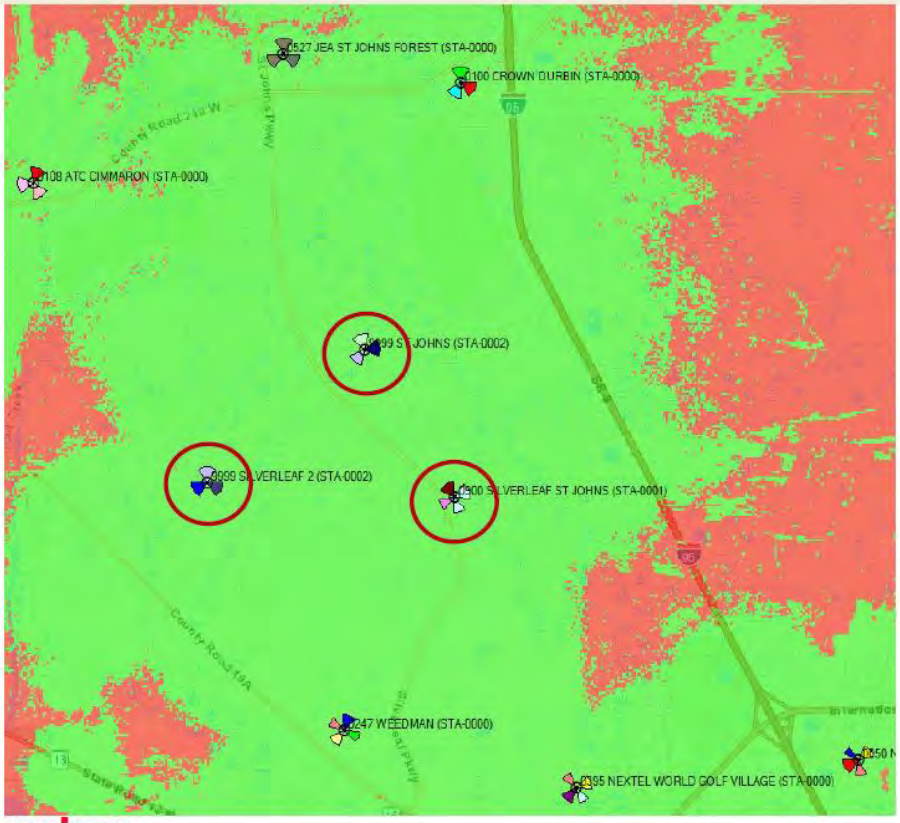
Coverage Thresholds

- Reliable Service
- Unreliable Service

verizon

Verizon Wireless Existing Coverage

Site Coverage Map – with St. Johns and two additional planned sites (2100MHz)



Coverage Thresholds

- Reliable Service
- Unreliable Service

The two sites listed below are planned to be in-service later this year:

- SILVERLEAF ST JOHNS
- SILVERLEAF 2

Verizon Wireless Coverage With Proposed Sites

ATTACHMENT 8
CORRESPONDENCE

From: alex brown <nolesbaseball157@aol.com>
Sent: Friday, June 26, 2026 11:59 PM
To: Jennifer Gutt <jgutt@sjcfl.us>
Subject: 180 ft monopole

St. Johns County Planning and Zoning Division

Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084

and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to deny Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and because the applicant has not shown it cannot be built somewhere far less intrusive:

• It does not fit our neighborhood. A 180-foot industrial tower would loom over established Residential-B and Residential-C homes. The applicant's own photo simulations show it rising above the treeline from nearby homes, and the trees screening it are a planted-pine crop that will be harvested. St. Johns County recently denied a comparable 170-foot tower in St. Augustine Shores by a 5–0 vote on these grounds — argued by the same attorney as here, with that tower set even farther from homes than this one.

• The applicant never looked for a less-intrusive site. The application contains no genuine collocation or alternative-site analysis — required by the County's tower rules (LDC §§ 2.03.26, 6.08.12) — proving no existing tower can serve the need or that the area cannot be served from outside our neighborhood. Verizon's own materials list several existing towers nearby.

• The landowner controls vast alternative land. Per County and State records, the site's owner, White's Ford Timber, LLC, is the same entity — through The Hutson Companies — that owns and is developing the entire SilverLeaf community (about 16,300 planned

homes). There is no reason this tower must sit at the edge of existing homes when that same developer controls thousands of acres farther away.

• The application is also incomplete: the tower engineering is marked “PRELIMINARY – NOT FOR CONSTRUCTION” with no geotechnical report, and there is no wetlands determination or FDEP/Army Corps permit on file.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. My objection is that this tower is incompatible with our community and that the applicant has not shown it cannot be sited elsewhere. I respectfully request that the County DENY this application as submitted and enter this letter into the record for SUPMAJ-2025000029.

February 19, 2026

St. Johns County Planning and Zoning Division
St. Johns County, Florida

Re: NW Sector Community Mtg: SUPMAJ 2025-29 St Thomas Island Parkway Cell Tower

Dear St. Johns County Planning and Zoning Division:

I am a resident of St. Johns County living in close proximity to the proposed cell tower site identified in SUPMAJ 2025-29. I submit the following comments for inclusion in the official record regarding the requested Special Use Permit Major Review.

I request that the County deny the application as currently proposed, or alternatively require substantial modification, including relocation to a less intrusive site, reduction in overall height, or implementation of enhanced concealment measures consistent with surrounding land uses and compatibility standards.

While reliable wireless service is important to public infrastructure, approval of a Special Use Permit requires a showing that the proposed use is compatible with surrounding properties and represents the least intrusive means of addressing demonstrated service needs. Based on the currently proposed design and location, the application does not appear to satisfy these standards.

The proposed 180-foot monopole tower is substantially out of scale with the surrounding Glen St. Johns residential neighborhood. A structure of this height is comparable to approximately a 15- to 16-story building or roughly five stacked football field goal posts. Infrastructure of this magnitude is typically associated with regional or industrial settings rather than established residential communities.

The surrounding area is characterized by mature wooded conditions, including pine trees estimated to reach approximately 80 to 100 feet in height. The proposed tower would extend dramatically above the existing tree canopy, eliminating effective natural screening and creating a highly visible industrial structure projecting well above a wooded residential environment. As a result, the visual impact would be dominant and persistent, materially altering neighborhood character and aesthetic compatibility.

Placement of a tall monopole structure within an accessible wooded residential setting also raises reasonable safety and site security concerns. Vertical structures located in partially screened neighborhood areas may function as an attractive nuisance, particularly for children or teenagers. Because the proposed location is not readily visible from primary roadways or subject to continuous observation, the siting introduces avoidable risks that appear inconsistent with nearby residential uses.

County land use policy traditionally favors minimizing adverse visual and neighborhood impacts where feasible alternatives exist. Alternative siting options should therefore be thoroughly evaluated, including placement within commercial or utility corridors, increased separation from residential areas, or co-location on existing infrastructure. Absent clear evidence that less intrusive alternatives are infeasible, approval of the current proposal would be premature.

For these reasons, I request that the County deny the tower as presently proposed or require revisions sufficient to ensure compatibility with surrounding residential uses and adherence to least-intrusive-means principles.

Thank you for your consideration and for ensuring that development decisions appropriately balance infrastructure needs with preservation of established residential communities.

Sincerely,

Matthew Cicchetti

Matthew Cicchetti
Glen St. Johns Resident
St. Johns County, Florida

From: St. Johns County, Florida <noreply@sjcfl.us>
Sent: Thursday, February 19, 2026 12:24 AM
To: INFO <info@sjcfl.us>
Subject: New submission from Contact Us

Name

Audrey & John Gorman

Email

audrey.gorman@comcast.net

Phone

(954) 270-6367

Message

NW Sector Community Planning St. John's County

February 19, 2026

Re: Request for a Special Use Permit Major Review ("SUPMAJ 2025-29") for the construction of a new 175-foot Monopole Antenna Tower with 5-foot appurtenance (Total 180-ft AFG).

We are writing to you because we strongly oppose the building of a 175 foot Antenna Tower in our neighborhood, Glen St. Johns. There are several reasons why we are opposed -

— The neighborhood is surrounded by beautiful preserves and the tower would upset the natural aesthetic of the neighborhood.
— The proposed location, being in the middle of a neighborhood, would also affect property values by deterring prospective buyers.
— Our neighborhood has a single entry/exit point which is already challenging during school bus pick up/drop-off and this large scale construction project close to the entrance to the community could affect our access to our neighborhoods
— The preserve areas are home to protected species, including sandhill cranes, which raises important habitat and environmental considerations.
— Possible drainage or environmental impacts that could create future, increased Operations & Maintenance costs for residents
— Additionally, The parcel being considered for the tower is owned by White's Ford Timber LLC. White's Ford Timber LLC is managed by Hutson Management, Inc. which is the owner and developer of Silverleaf. If they want the tower have them put it one of their Silverleaf neighborhoods.

Again, we strongly oppose the building of this tower in our neighborhood.

Sincerely,

Audrey & John Gorman
Glen St. Johns Neighborhood
23 Redhook Bay Dr.
St. Augustine, Fl 32092

From: Audrey Gorman <audrey.gorman@comcast.net>
Sent: Thursday, July 2, 2026 2:52 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: Opposition to Special Use Permit Application SUPMAJ-2025000029

July 2, 2026

St. Johns County Planning and Zoning Division

Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084

and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway

Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and property owner near St. Thomas Island Parkway. I respectfully ask the County to deny Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and because the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes. The applicant's own photo simulations show it rising above the tree line from nearby homes, and the trees screening it are a planted-pine crop that will be harvested. St. Johns County recently denied a comparable 170-foot tower in St. Augustine Shores by a 5–0 vote on these grounds — argued by the same attorney as here, with that tower set even farther from homes than this one.
- **The applicant never sought for a less-intrusive site.** The application contains no genuine collocation or alternative-site analysis — required by the County's tower rules (LDC §§ 2.03.26, 6.08.12) — proving no existing tower can serve the need or

that the area cannot be served from outside our neighborhood. Verizon's own materials list several existing towers nearby.

- **The landowner controls vast alternative land.** Per County and State records, the site's owner, White's Ford Timber, LLC, is the same entity — through The Hutson Companies — that owns and is developing the entire SilverLeaf community (about 16,300 planned homes). There is no reason this tower must sit at the edge of existing homes when that same developer controls thousands of acres farther away.
- **We have one road in and out of neighborhood.** Construction trucks, cranes and drill rigs would funnel unto that single road, risking fire, EMS and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive", untested soil in hurricane country, and it's 40-foot "fall zone" is a fraction of it's height - a failure or storm debris could reach the property line and our only road in or out of the neighborhood.
- **The application is also incomplete.** There is no geotechnical report, and there is no wetlands determination or FDEP/Army Corps permit on file.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County DENY this application as submitted and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Audrey B. Gorman

Glen St. John's

23 Redhook Bay Dr.

St. Augustine, Fl 32092

audrey.gorman@comcast.net

Date: 7/9/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Donald Keen

Printed Name

409 Tortuga Bay Dr. St Augustine FL 32092

Street Address, City, State, ZIP

7/9/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

From: Lisa Michel <LisaMichel81@outlook.com>
Sent: Wednesday, June 24, 2026 9:02 AM
To: Jennifer Gutt <jgutt@sjcfl.us>
Cc: josephpmichel12@gmail.com
Subject: Opposition to Proposed Cell Tower Near Glen St. Johns

Dear Members of the County Commission,

I am writing as a resident of Glen St. Johns to express my opposition to the proposed cell tower location near the entrance of our community.

While I understand the importance of reliable cellular service and the need for infrastructure improvements, I strongly believe this proposed location is not the most appropriate placement for such a structure.

First, the tower would have a significant visual impact on our community. The entrance corridor serves as the gateway to our neighborhood and is one of the first impressions residents, visitors, and prospective homebuyers experience. A highly visible cell tower would alter the character and aesthetics of the area and detract from the appearance and character that residents have invested in and worked to maintain.

Second, many residents are concerned about the potential impact on property values and future marketability of homes located near the proposed site. Whether perception or reality, proximity to large utility structures can influence buyer decisions and may make our neighborhood less competitive compared to surrounding communities. As a growing county that values residential investment, preserving the attractiveness and desirability of established neighborhoods should remain a priority.

Third, this area is experiencing substantial growth and development. Numerous commercial and residential projects are underway nearby, creating opportunities for infrastructure to be incorporated into areas that are already being developed. It is reasonable to ask why a location immediately adjacent to an established neighborhood has been selected when there may be alternative sites within developing corridors that would have far less impact on existing residents.

Before approving this proposal, we respectfully request that the County Commission require the applicant to provide a thorough analysis of alternative locations that were considered, including an explanation of why those sites were rejected. Residents deserve

transparency regarding the site selection process and assurance that all reasonable alternatives have been evaluated before placing a tower so close to existing homes and community entrances.

Our community supports responsible growth, improved infrastructure, and reliable cellular service. However, we believe these objectives can be achieved while also protecting the character, appearance, and long-term value of established neighborhoods. We respectfully ask the Commission to deny this proposed location or require the applicant to pursue a less impactful alternative site.

Thank you for your time, consideration, and service to our community.

Sincerely,

Joseph and Lisa Michel
151 Spanish Bay Dr, St. Augustine, FL 32092 Glen St. Johns Sent from my iPhone

Date: 7/14/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
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- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Leslie M. Mosier
Signature

Leslie M. Mosier
Printed Name

255 St. Croix Island Dr., St. Augustine FL 32092
Street Address, City, State, ZIP

7/14/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/12/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Joni M Vernaglia

Printed Name

88 Tortuga Bay Drive, St Augustine, FL 32092

Street Address, City, State, ZIP

7/12/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blissfkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/12/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive.

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes. St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature: John H. Vernaglia

Printed Name: John H VERNAGLIA

Street Address, City, State, ZIP: 88 Tortuga Bay Dr St. Augustine FL 32092

Date Signed: 7/12/26

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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ATTACHMENT 5

APPROVED JULY 23, 2026 PZA MEETING MINUTES

ST. JOHNS COUNTY
Planning & Zoning Agency
Regular Meeting Minutes
County Auditorium
500 San Sebastian View

Thursday, July 23, 2026, 1:30:00 PM

MEMBERS PRESENT:
Dr. Richard A. Hilsenbeck, District 3, Chair
Judy Spiegel, District 3, Vice-Chair
Gregory Matovina, District 1
Meagan Perkins, District 4
Chuck Labanowski, District 2
Robert Olson, District 5
Henry F. Green, District 5

MEMBERS ABSENT:

STAFF PRESENT:
Jacob Smith, Planning Division Manager
Lex Taylor III. Deputy County Attorney
Marie Colee, Assistant Program Manager
Jennifer Gutt, Planning Coordinator

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- Agency Approval of Minutes: 06/18/2026 and 07/09/2026
    - Motion to Approve by Ms. Spiegel second by Mr. Labanowski (Motion Passes 7/0) with a correction to the effective date for mobile home placement in rezonings (effective 2027).
- Public Comments
    - None

AGENCY ITEMS

1. ZVAR 2026-14 Edgerton Exterior Stair Installation

Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Side Yard setback of five (5) feet in lieu of the required eight (8) feet to allow for the installation of an exterior staircase in Residential, Single Family (RS-3) zoning.

Ex parte communication was disclosed.

Mr. Mack presented details pertaining to the Zoning Variance request.

Agency clarification and discussion regarding the placement of the staircase as well as the potential to move its location as well as renting of the property.

Public Comment: None

Additional Discussion: None

Motion to Deny by Ms. Spiegel second by Labanowski (motion Failed 3 / 4 Dissenting: Green, Olson, Perkins, Hilsenbeck)

Motion to Approve by Perkins second by Green (Motion Passes 4/3: Dissenting: Matovina, Spiegel, Labanowski) ZVAR 2026-14 Edgerton Exterior Stair Installation based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

2. ZVAR 2026-16 5068 A1A South Pool.

Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a second Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet for a Through Lot located next to an unopened right-of-way to accommodate the placement of a swimming pool in RS-3 zoning, specifically located at 5068 A1A South.

Ex parte communication was disclosed.

Mr. McAbee presented details pertaining to the Zoning Variance request.

Agency clarification and discussion regarding the recent acquisition of the property and the hardship already existing at time of purchase and at the same time acknowledging the unopened right of way.

Public Comment: None

Additional Discussion: None

Motion to Approve by Mr. Labanowski second by Mr. Green (Motion Passes 7/0) ZVAR 2026-16 5068 A1A South Pool based on six (6) findings of fact and six (6) conditions, as provided in the Staff Report.

3. ZVAR 2026-17 Jackson Residence

Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of twenty (20) feet in lieu of the required twenty-five (25) feet to accommodate the placement of a Single-Family residence in RMH(S) zoning, specifically located at 280 Ole Road.

Ex parte communication was disclosed.

Mr. Jackson presented details pertaining to the Zoning Variance request.

Agency clarification and discussion regarding sewer availability vs septic and proximity to open water ways. Discussion between Agency and presenter regarding the possibility of shifting the orientation and location of house on the property.

Public Comment: None

Additional Discussion: None

Motion to Approve by Mr. Green second by Mr. Olson (Motion Passes 6/1: Dissenting: Matovina) ZVAR 2026-17 Jackson Residence based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

4. ZVAR 2026-20 Velkovich AFU

A request for a Zoning Variance to Section 2.02.04.B.16.d of the Land Development Code to allow for the construction of an Accessory Family Unit (AFU) that will exceed thirty-five (35) percent of the square footage of the main use structure, specifically located at 1225 South Winterhawk Drive.

Ex parte communication was disclosed.

Mr. Johnston presented details pertaining to the Zoning Variance request.

Agency clarification and discussion regarding septic field location.

Public Comment: None

Additional Discussion: None

Motion to Approve by Ms. Perkins second by Hilsenbeck (Motion Passes 6/1: Dissenting Matovina) ZVAR 2026-20 Velkovich AFU based upon five (5) findings of fact and eight (8) conditions as provided in the Staff Report.

5. ZVAR 2026-23 5025 Alta Vista Avenue

Request for a Zoning Variance to Sections 2.02.04.B.12.a(4) and 2.02.04.B.12.b(2) of the Land Development Code to allow for the cumulative height of a fence on top of a retaining wall to be ten (10) feet in lieu of the eight (8) foot requirement and to allow for a fence/wall to exceed the required six (6) foot height maximum if located within the second Front Yard setback of a Through Lot. Along with a request to Table 6.01 to allow for an attached staircase to encroach 7.5 feet into the required second Front Yard setback of 25 feet, in Residential, Single Family (RS-3) zoning; specifically located at 5025 Alta Vista Avenue.

Ex parte communication was disclosed.

Ms. Mapula presented details pertaining to the Zoning Variance request.

Agency clarification and discussion regarding the site development without a permit clarification that the lot is a through lot and there are two front yards, the calculated impervious surface ratio and future possible development meeting county code. Discussion regarding the retention wall height. Clarification regarding

topography of the site and surrounding properties and potential sand dune impacts. Discussion regarding the unopened right of way on Osceola and vehicle access.

Public Comment: None

Additional Discussion: None

Motion to approve by Ms. Spiegel second by Mr. Green (Motion Passes 5/2: Dissenting: Matovina, Hilsenbeck) ZVAR 2026-23 5025 Alta Vista Avenue based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

7-minute recess taken.

6. REZ 2026-12 St. Augustine Airport East

A request to rezone approximately 23 acres of land from Open Rural (OR) to Airport Development (AD), specifically located south of Gun Club Road and north of Hawkeye View Lane, approximately 0.30 miles east of US 1 North.

Ex parte communication was disclosed.

Mr. Singletary presented details pertaining to the Rezoning request.

Agency clarification and discussion regarding a drainage ditch that appears to connect with the intercoastal and whether it will be closed as well as wetland mitigation. Clarification regarding future development options as well as buffering near the residential properties.

Public Comment: None

Additional Discussion: None

Motion to Recommend Approval by Mr. Olson second by Mr. Perkins (Motion Passes 5/1: Dissenting: Hilsenbeck, Abstained: Green) of REZ 2026-12 St. Augustine Airport East based on four (4) findings of fact, as provided in the Staff Report.

7. COMPAMD 25-01 Wellhead Protection Adoption Hearing.

Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to bring the County Comp Plan and Land Development code into compliance with State law and alignment with current best practices. This Comprehensive Plan Amendment was sent to the State for Review. This is the second reading and public hearing of the proposed Comp Plan Amendment. If approved to proceed through the public hearing process, the Comp Plan Amendment will be sent to the State for recommendations.

Motion to continue to a date certain of August 6, 2026, PZA Hearing (Motion Passes 7/0).

8. LDCA 25-07 Wellhead Protection.

Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to bring the County Comp Plan and Land Development code into compliance with State law and alignment with current best practices. This is the first reading and public hearing of the proposed Land Development Code Amendments that correspond with COMP Plan Amendment 2026-01 on Wellhead Protection goals and regulations.

Motion to continue to a date certain of August 6, 2026, PZA Hearing (Motion Passes 7/0).

9. SUPMAJ 2025-29 St. Thomas Island Parkway Cell Tower

SUPMAJ 2025-29 St. Thomas Island Parkway Cell 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 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive.

Ex parte communication was disclosed.

Mr. Wester presented details pertaining to Special Use Permit request.

Agency clarification and discussion regarding Verizon using existing towers versus building an additional tower, the ability to collocate with existing towers, discussion regarding coverage by all providers versus just Verizon coverage.

OCA provides legal guidance regarding hearing this application within the scope of federal, state, and local laws and regulations.

Discussion regarding coverages and capacity depicted in the proposed tower location as well as the data amounts and distances covered. Discussion regarding business / real estate discussions regarding the location for the proposed tower. Clarification in the height of the tower being requested as well as the search ring. Discussion regarding the optimal height of the tower as well as the search radius in regard to the collocating as well as service provided. Discussion regarding the effect the two previously active towers have on the area without the proposed tower providing coverage. Continued discussion regarding the colocation anticipated if this tower is approved.

Public Comment:

- Mabel Perez: Opposition
- Dara Marsh: Opposition
- Teresa Foley: Opposition
- Jose Ochoa: Opposition
- Leslie Mosier: Opposition
- Corey Keen: Opposition
- Russell Guin: Opposition
- Dan McGrath: Opposition
- Eric Serrano: Opposition

Mr. Wester provides additional information regarding the application as well as rebuttal and public comment discussion including fall radius, public noticing for the community meeting as well as the PZA hearing itself, buffering and sound impacts regarding the tower site.

Additional discussion between Agency and staff / applicant regarding land identified as Open Rural versus being included in Silverleaf. Discussion of the developability of the land in question. Discussion regarding aesthetics and economic benefit of cell towers.

Third party tower review discussion regarding the process and surrounding towers.

Clarification on conditions that the existing tree coverage must remain which cannot be accomplished today as it has a separate owner and would require public noticing as well as the property owner being aligned with that condition.

Motion to approve by Mr. Matovina second by Ms. Perkins (Motion Passes 4/3, Dissenting: Hilsenbeck, Olson, Labanowski) SUPMAJ 2025-29 St. Thomas Island Parkway Cell Tower based upon eleven (11) findings of fact and subject to ten (10) conditions, as provided within the Staff Report.

5- Minute Recess

10. 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).

Ex parte communication was disclosed.

Ms. Yorko presented details pertaining to Special Use Permit request.

Agency clarification and discussion regarding compatibility with surrounding rural uses, adherence to scenic highway setbacks and buffering standards, environmental factors such as wetlands and habitat impacts, and technical needs like tower height, fall-zone compliance, co-location capacity, and documented coverage gaps. It also addressed the evaluation of alternative sites, future development potential on nearby parcels, engineering, and geotechnical considerations, and whether the project aligned with the comprehensive plan and criteria for approving a special use permit.

Public Comment:

- Joe McAnarney – Designated Speaker allotted 10 minutes
- Matt Jackson: Opposed
- Robert Durham: Opposed
- Bland Cologne: Opposed
- Kelly Prescott: Opposed

Additional discussion focused on compatibility with the rural setting, fall zone radius, impact to buffers with any potential future tree harvesting, how the tower might limit development potential on adjacent parcels, and addressing safety concerns of the proposed tower as well as the lighting requirements.

Agency discussion regarding the number of developed homes within this area and its impact with future potential development of future homes sites. Elaboration on the difference between the two tower applications provided post motion but prior to the vote.

Motion to recommend denial by Ms. Spiegel second Mr. Labanowski (Motion Passes 5/2: Dissenting: Green and Matovina) of SUPMAJ 2026-09 Colee Cove Tower based upon ten (10) findings of fact, as provided within the Staff Report.

- Staff Reports: No Staff Reports – there will be a workshop regarding legislative session on August 6 and on August 20 is separation distance between alcohol and churches / schools.
- Agency Reports: Potential to expand the APO distance which is currently 300 feet. Clarification of the 5:01pm start of the budget hearing on September 03, 2026.
- Meeting Adjourned at 6:21 PM

BURGOYNE
APPRAISAL COMPANY

DAVID E. BURGOYNE ASA SR/WA
CERTIFIED GENERAL REAL ESTATE APPRAISER
MICHIGAN, INDIANA, NORTH AND SOUTH CAROLINA
AQB CERTIFIED USPAP INSTRUCTOR

MARK J. ST. DENNIS
BRIAN A. O'NEILL SR/WA RW-AC
SCOTT M. CARLSON
RICHARD J. ANTIO
GOKHAN ANDI

Burgoyne Appraisal Company has investigated the impact of communication towers and communication equipment on nearby property values, including residential properties, commercial properties, and properties in historically designated areas. Our report on such impacts is based upon our more than thirty years of professional appraisal experience and drawing upon literature search of other articles and appraisal papers.

Please note that due to the nature of the report our investigation is general in nature and is not specifically related to any given location.

IMPACT OF COMMUNICATION TOWERS AND EQUIPMENT

ON NEARBY PROPERTY VALUES

I. Executive Summary

- The Burgoyne Appraisal Company ("Burgoyne"), drawing upon its thirty-two (32) years of experience as a Real Estate Appraiser specializing in detrimental conditions, takings, adverse impacts and right-of-way, finds that:

- As a general matter, assuming two generally comparable areas, aesthetics will have the most significant impact on property values. If, for example, I assume two houses of equal age, size and condition in the same residential area, the relative value of one home will be most affected by the aesthetics in the immediate vicinity of that home.

- As a general matter, visible utility structures do adversely affect property values. This is reflected in the fact that, as a general matter property values are higher in areas where there are no aboveground utility facilities (other than lighting) than in areas where utilities are aboveground.

- The impact will generally be related to the size of the facility, the characteristics of the facility, its location (including proximity), and visibility. That is to say, I would expect a tower or other structure that is larger than existing structures to have a greater impact on property values than a structure that is similarly sized and in keeping with other structures. I would expect that installation of equipment that is widely visible to have a more significant impact than equipment that is not (so, for example, a transformer at the top of a pole would have less of an impact than a box of similar size that is within a normal site line, or on the

ground). The characteristics of the facility are also important. An unorganized conglomeration of various boxes and wires would have a greater impact than a streamlined and contained single cabinet.

The literature does not tell us the impact of various iterations of DAS designs on residential properties; there is more information about towers of the sort imposed by Mobilitie. Nonetheless, based on my experience, it would be unwise to assume that the impact of additional ground cabinets, or of structures of the sort that entities would be entitled to install under the FCC's Section 6409 rules is zero or so near to zero. Just looking at the literature on property values in underground v. non-underground areas, there are reasons for concern that justify maintenance of significant latitude at the local level over siting and compensation.

While it is certainly recognized that DAS systems and Cellular antennas are an important part of our nation's infrastructure, and that it is inevitable that new antennas will need to be installed as we move into the future, it is important for municipalities (and property owners, in the case of right-of-way easements) to retain significant control over the size, location, scope, expansion, and characterization of the installations. This is because adverse impacts from negative externalities vary considerably with the size, location, scope, expansion, and characterization of the installations.

Hidden, smaller, and neatly mounted "small cells," will have an impact, but that impact will be lesser than other alternatives. Likewise, there needs to be control over future growth of installed facilities. It is my opinion that the Commission needs to analyze those impacts in detail before considering additional rules. It is also my opinion that municipalities need to retain some regulatory control over these installations in order to minimize impacts and protect the health, welfare, and safety of their residents in the same way that other regulations and the exercise of reasonable police powers do.

II. Qualifications

David E. Burgoyne, ASA, SR/WA, is a native of Ann Arbor, Michigan and attended Greenhills School in Ann Arbor. He graduated in 1981 from Colgate University in Hamilton, New York with a Bachelor of Arts Degree in Liberal Arts with a concentration in Physics-Astronomy. He also served as a graduate instructor at the University of Wyoming as a Doctoral Candidate in Astrophysics.

Mr. Burgoyne is an independent fee appraiser currently licensed as a Certified General Real Estate Appraiser by the States of Michigan, Indiana, North and South Carolina. Mr. Burgoyne is a Senior Member of the American Society of Appraisers holding the ASA Designation for Real Property. Mr. Burgoyne is currently re-accredited as an ASA through June 10, 2017. He is also a senior member holding the SR/WA designation and is a Past Chapter President of the International Right of Way Association. Mr. Burgoyne is currently re-certified as an SR/WA through June 15, 2018.

Mr. Burgoyne is an AQB certified USPAP instructor #44603 (expiring March 31, 2018) and is also a CLIMB Certified Instructor of right-of-way appraisal and other courses for IRWA, including courses on the appraisal of partial takings, easement valuation, appraisal review, ethics and standards, USPAP, adult education, and the valuation of contaminated properties. In 2015, Mr. Burgoyne was awarded the 2014 W. Howard Armstrong International Instructor of the Year Award by the International Right of Way Association.

Mr. Burgoyne has qualified as an expert witness in the United States Court of Claims, the United States District Courts for the Eastern and Western Districts of Michigan; the Michigan Circuit Courts of Allegan, Barry, Cass, Eaton, Genesee, Grand Traverse, Huron, Ingham, Jackson, Kent, Lapeer, Leelanau, Lenawee, Macomb, Montmorency, Muskegon, Oakland, Ottawa, Tuscola, Washtenaw, Wayne, and Wexford Counties; Hamilton and Marion Counties in Indiana, The Michigan Public Service Commission, and The Michigan Tax Tribunal. He has also been appointed as an independent appraiser by the U. S. District Court, Eastern District of Michigan.

FORMAL EDUCATION

Greenhills School - Ann Arbor, Michigan (1976)

Colgate University - Hamilton, New York: BA in Liberal Arts - concentrating in Physics-Astronomy (1981)

Courses included Architecture, Economics, Mathematics, Statistics and Economic Geography.

University of Wyoming - Laramie, Wyoming: Ph.D. candidate in Astrophysics. (1981-1982)

III. Introduction

Our analysis and the literature we reviewed is focused on single family residential units, and does not take into account any location-specific analysis. For example, we do not consider whether there are special impacts of an installation on particular historic properties, or commercial properties. Burgoyne understands that this report will be contained in a filing by Smart Communities Siting Coalition in response to the Federal Communications Wireless Telecommunications Bureau request for public input[1] including, but not limited to suggestions offered by Mobilitie in its Petition for Declaratory Ruling.[2]

Burgoyne provides the following analysis following a literature scan on appraiser research on communications towers impact and on Mr. Burgoyne's more than 32 years in business.

[1] Public Notice, *Comment Sought on Streamlining Deployment of Small Cell Infrastructure by Improving Wireless Facilities Siting Policies; Mobilitie, LLC Petition for Declaratory Ruling*, WT Docket No. 16-421 (released Dec. 22, 2016)("Public Notice").

[2] *See* Mobilitie, LLC Petition for Declaratory Ruling, *Promoting Broadband for All Americans by Prohibiting Excessive Charges for Access to Public Rights of Way* (filed Nov. 15, 2016)(Mobilitie Petition).

IV. Background

The FCC Notice focuses on small cells and DAS systems. It is our understanding that the placement of these systems could involve:

- Erection of a new tower or monopole 100 to 120 feet in height in public right-of-way. This in fact appears to be proposed by applicant Mobilitie.

- Placement of new base station equipment on existing utility poles in the rights of way, which may involve an initial extension of anywhere between 3-15 feet to that pole for placement of an antenna at the top of the pole, and addition of equipment cabinets, plus additional utility infrastructure (meters and disconnect boxes). It is our understanding that the wireless industry is seeking authority in several states to place equipment cabinets as large as 28 cubic feet on the poles, which could then be expanded significantly as of right under the FCC's Section 6409 rules. In addition, there may be ground cabinets for back-up power or for equipment that might otherwise be placed on the poles of up to 50 cubic feet. Under Section 6409, the placement of these facilities could result in up to three additional ground cabinets being added in the right of way in front of a residential unit.

- Erection of new utility poles, sometimes exceeding 40 feet in height, in the public right-of-way for placement of the above referenced equipment

- Please note that public road rights-of-way are often owned in fee by the municipality but are also not uncommonly easements over private property owned in fee by a private citizen or company. This can be common in areas served by the Government Survey System (outside of the original 13 colonies as well as portions of Ohio, Kentucky and Tennessee). As a result, in these cases, neither the municipality, nor the utility, have complete authority to dictate what is permitted within the right of way.[3]

- From the point of view of sound appraisal practice, it is necessary to presume and consider full utilization of rights granted by virtue of a particular authorization. That is, one must consider the impact of a 120 foot pole if a 120 foot is allowed as of right (even if only a 100 foot pole is installed in the instant case at this time). Likewise, in assessing whether the impact of the authorization of a DAS in a residential neighborhood, one would consider the additions and expansions that would be permitted as of right under the Commission's Section 6409 rules.

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[3] "... "[a]ctivities by the owner of the dominant estate [easement holder] that go beyond the reasonable exercise of the use granted by the easement may constitute a trespass to the owner of the servient estate." Schadewald v Brule, 225 Mich App 26, 40; 570 NW2d 788 (1997)... p.2

....we decline to infringe on the private property rights of a landowner through unsupported implication, particularly when there is a complete absence of any legislative intent in the LDA to give a public utility free reign to build on an easement as it pleases. ... AT&T provided no legal basis, facts, or documentary evidence to establish that the city or county has the legal authority to decide on the nature, size, or scope of equipment a utility may install in a utility easement or whether the city or county actually considers said questions when they issue a building permit...p.3. 289 Mich App 70 (2010)

Thus, unless a provider can agree otherwise, if a DAS cabinet is not subject to concealment elements, it appears an appurtenance up to 6 feet could be attached horizontally to the same pole, and that appurtenance would only be subject to the limits that might be imposed by the owner of the pole.

- In this case, I have attempted to consider the impacts of various "small cell" and "DAS" installations by Mobilitie and others, both in light of, and without considering the impact of the FCC Section 6409 rules. I have also looked at state legislation and considered possible impacts if facilities of the permitted size were installed.

V. Areas of Concern

The following areas of concern have been considered and investigated. The most significant are discussed in the following sections.

- Market resistance (or stigma) in general.
- Aesthetics.
- Underground Utilities.
- Changes in the highest and best use of properties.
- Wireless infrastructure and service providers' history of paying for the right to place towers on private property.
- Perceived safety risks from potential failure of a structure.
- Right of way easements

A. Market Resistance

Market resistance (or stigma) in general is quantified in scholarly articles and peer-reviewed journal publications as it relates to the impact of communication towers and equipment on nearby property values. Hedonic studies and surveys generally address market resistance to the placement of new towers or equipment without regard to the cause of said market resistance.

There has been significant research regarding the question of the impact on residential property values from construction of cell phone towers in neighborhoods. The results of these studies vary but they commonly indicate that there is a significant impact. While the magnitude of the impact varies, the studies uniformly indicate that there is a significant impact on residential property values from installation of cell phone towers. Not surprisingly, the studies that show little or no impact are universally commissioned by and paid for by the telecommunications industry.

Most studies have dealt with more conventional, larger towers and not DAS installations. These studies would nevertheless be directly applicable to the proposed 100 to 120 foot monopole referenced on the previous page. As to "small cell" and DAS

installations, it should be noted that "small cell" references the size of the coverage area and not necessarily the size of the equipment. Furthermore, small cell and DAS installations will generally be located much closer to nearby properties and they will be installed in hundreds of locations ubiquitously. The FCC Public Notice dated December 22, 2106 states "Although the facilities used in these networks are smaller and less obtrusive than traditional cell towers and antennas, they must be deployed more densely – *i.e.,* in many more location – to function effectively (Page 1).

In addition, to numbers that exceed the location of larger towers by orders of magnitude, small cell and DAS installations are often directly within the line of site (midway up a 40 foot pole, for example) and even include ground cabinets, which are particularly egregious. Even if the individual impact of small cells is lesser than for larger towers (which is by no means a given), this may be offset or partially offset by the location, closer proximity and the numbers that exceed tower installations by orders of magnitude. Some of the studies are briefly discussed below.

Sandy Bond and Ko-Kang Wang performed a 2005 study in New Zealand where they support a 15% diminution in residential property value within 300 Meters of communication antennas. Their Summer 2005 publication in the Appraisal Journal (as published by the Appraisal Institute, Summer 2005, Pages 256 – 277) summarizes this study. They indicate survey results ranging from 10% to over 20% diminution, which is supported by multiple regression analysis (a hedonic study) indicating 21% diminution in residential property values.

Sandy Bond also performed and presented a study from December 2003 in Florida that supported just over 2% diminution.

Stephen L. Locke and Glenn C. Blomquist published "The Cost of Convenience: Estimating the Impact of Communication Antennas on Residential Property Values" in *Land Economics in* February 2106. This is the most current study. They conclude that a visible antenna up to 1,000 feet away (vs 4,500 feet as the control) results in a market diminution of 1.82% for residential homes ($3,342 per home in the market studied). While this seems like a relatively small percentage, they correlate this to an Aggregate impact of a reduction of market value of Ten Million Dollars when applied to all of the homes around a single tower in their study area.

While there have not been any scientific studies of the impact on property values from small cell and DAS deployments, there are many anecdotal examples indicating both a negative market perception and adverse impacts on property values. (Of course, negative market perception is precisely what causes an adverse impact on property values). These include published articles and petitions from Real Estate Professionals ranging from Manhattan to Burbank indicating negative impact, reduced property value, and market resistance. From an August 10, 2010 article in the New York Times…

"TINA CANARIS, an associate broker and a co-owner of RE/MAX Hearthstone in Merrick, has a $999,000 listing for a high ranch on the water in South Merrick, one of a handful of homes on the block on the market. But her listing has what some consider a disadvantage: a cell antenna poking from the top of a telephone pole at the front of the 65-by-100-foot lot. "Even houses where there are transformers in front" make "people shy away," Ms. Canaris said. "If they have the opportunity to buy another home, they

do." She said cell antennas and towers near homes affected property values, adding, "You can see a buyer's dismay over the sight of a cell tower near a home just by their expression, even if they don't say anything."

B. Aesthetics and Underground Utilities

In 32 years of experience as a Real Estate Appraiser specializing in detrimental conditions, takings, adverse impacts and right-of-way, I have found that aesthetics (or rather the adverse impact on aesthetics) of externalities routinely has the largest impact on property values. As a result, proximity to towers of all types (cell, wind turbine, and electric transmission) has an impact on property values. The same is true with all sorts of surface installations such as pump stations and communication equipment boxes. This would apply to new small cell and DAS equipment, although again, one would expect that the less intrusive the facility, the less significant the impact. Small cell and DAS installations can be unsightly, bulky, inconsistent, and even noisy. A few demonstrative photos are included on Page 10.

While it is certainly recognized that DAS systems and Cellular antennas are an important part of our nation's infrastructure, and that it is inevitable that new antennas will need to be installed as we move into the future, it is important for municipalities (and property owners, in the case of right-of-way easements) to retain some control over the size, location, scope, expansion, and characterization of the installations. This is because adverse impacts from negative externalities vary considerably with the size, location, scope, expansion, and characterization of the installations.

All things being otherwise equal…

- Larger facilities have a greater impact than smaller facilities.
- Facilities on the ground and located closer to common sight lines have a greater impact than those that are less visible.
- Underground facilities have a lesser impact than above-ground facilities in most instances (although there are cases where the structures required for vaulting may be as intrusive as the above-ground facilities).
- Streamlined and contained facilities have a lesser impact than unorganized conglomerations of diverse elements.
- Impact tends to lessen over time as a facility remains unchanged so that changes and expansions have an additional negative impact.
- Facilities that are designed to be in balance with existing utility structures have a lesser impact than less harmonious installations. For example, an above ground facility will have a greater impact in an area with existing underground utilities. And a new pole that is three times higher than existing poles will have a greater impact than a new pole that is the same height as existing poles. Please reference the proposed Tx 120 (120 foot) Mobilitie tower shown below (particularly as compared to the existing wood utility poles).



Likewise, please compare this set of examples of unorganized and uncontrolled conglomerations of diverse elements with more streamlined installations.







It is not an accident that the articles, cases, and publications of the wireless industry often address circumstances that involve *hiding* wireless facilities, or show pictures of physically small "small cells" neatly mounted. Hidden, smaller, and neatly mounted "small cells," will have an impact, but that impact will be lesser than other alternatives. Likewise, there needs to be control over future growth of installed facilities.

It is my opinion that the Federal Communications Commission should analyze the potential impact of small cell and DAS deployments in detail before considering additional rules. It is important for the Commission to have information as to which installations may have *De Minimis* impacts and which may have significant impacts before establishing national rules.

It is also my opinion that municipalities need to retain significant regulatory control over these installations in public rights-of-way in order to minimize impacts and protect the health, welfare, and safety of their residences in the same way that other regulations and the reasonable exercise of police powers have over the last hundred years.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 7, 2017.

David E. Burgoyne, ASA, SR/WA
Certified General Real Estate Appraiser
(Indiana, Michigan, North and South Carolina)

DET02:2350248.1

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Date of Report: July 22, 2026

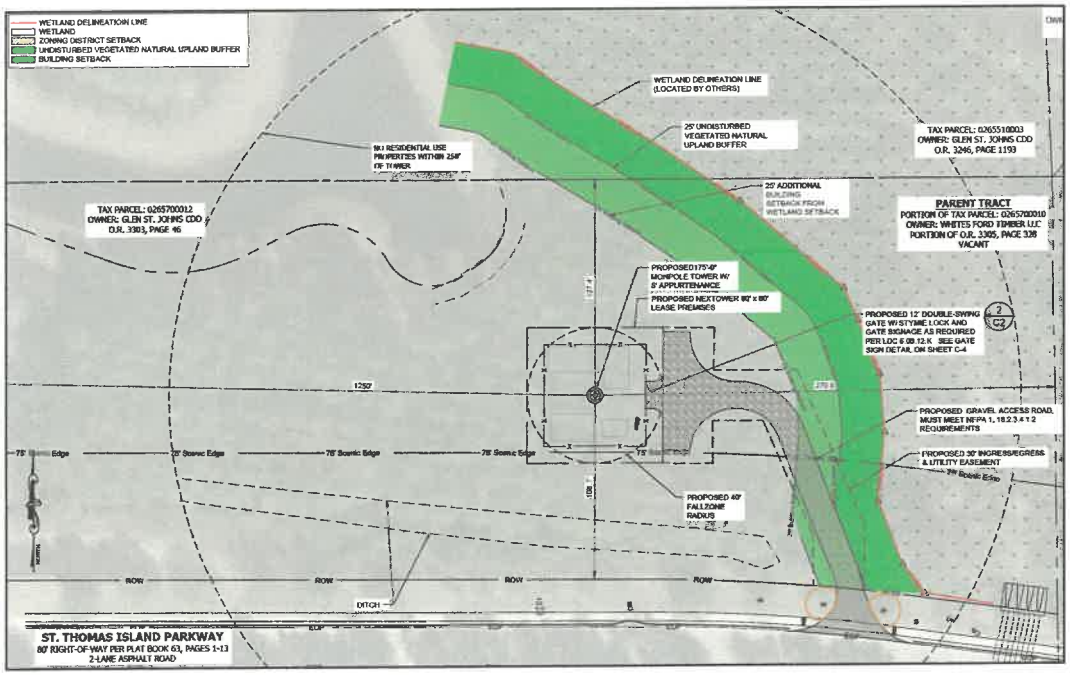
Mr. Joel Rousseau
NexTower
905 NW 56th Ter
Gainesville, Florida 32605

RE: Proposed Tower
St Thomas Island Pkwy
Saint Augustine, St. Johns County, Florida 32092
CBRE File No.: CB26US078635-1

Dear Mr. Rousseau:

Enclosed is our study of the effects of cell towers on adjacent residential values. The purpose of this study is to ascertain whether there is an effect on residential property values (single-family homes) when located within 740 feet of a monopole cell tower.

The subject of this study is the proposed St. Thomas Island Parkway Cell Tower, proposed to be located at 1147 St Thomas Island Parkway, approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive. The subject is proposed to be improved with a 180-foot monopole antenna tower.



We have selected five single-family residential communities which were within 740 feet from a cell tower pole and are therefore considered similar to the subject property. We then looked for paired sales, comparing the sale of a property within 740 feet of a cell tower, to a similar property in the same subdivision that was farther than 740 feet of a cell tower. By isolating other variables, such as date of sale, bedroom and bathroom count, etc., the results of the paired sales will indicate if being located within 740 feet of a cell tower has an effect on value.

The parameters for analysis included residential subdivisions in St. Johns County that have single-family residences within 740 feet of a cell tower with arm's-length sales of individual residences occurring between 2021-2026.

WEST END AT TOWN CENTER



	WEST END AT TOWN CENTER							
	Address	Sale Date	BR	BA	Sale Price	Size (SF)	Pricer per SF	**Average**
A	319 Millenia Drive, Ponte Vedra, FL 32081	6/30/2021	3	2	$353,611	1,593	$221.98	**$221.98**
1	77 Reunion Trail, Ponte Vedra, FL 32081	7/28/2021	3	2	$367,505	1,593	$230.70	**$230.70**
B	261 Millenia Drive, Ponte Vedra, FL 32081	7/22/2021	4	3	$500,613	2,299	$217.75	**$217.75**
2	84 Millenia Drive, Ponte Vedra, FL 32081	6/10/2021	4	3	$499,210	2,299	$217.14	**$217.14**
C	273 Millenia Drive, Ponte Vedra, FL 32081	9/30/2021	4	3	$634,000	2,581	$245.64	**$245.64**
3	85 Reunion Trail, Ponte Vedra, FL 32081	9/30/2021	4	3	$633,674	2,581	$245.51	
4	111 Millenia Drive, Ponte Vedra, FL 32081	9/30/2021	4	3	$622,312	2,581	$241.11	**$243.31**
D	255 Millenia Drive, Ponte Vedra, FL 32081	2/14/2022	4	3	$640,150	2,691	$237.89	**$237.89**
5	61 Reunion Trail, Ponte Vedra, FL 32081	3/7/2022	4	3	$529,155	2,691	$196.64	
6	133 Millenia Drive, Ponte Vedra, FL 32081	3/9/2022	4	3	$650,483	2,691	$241.73	**$219.18**

Compiled by CBRE

Discussion

Four single-family residences within the West End at Town Center neighborhood located within 740 feet of a cell tower were identified. These paired sales were compared to other similar properties within the neighborhood that were farther than 740 feet of the cell tower. The paired sales had a difference in value as compared to the subject of -3.78%, 0.28%, 0.96%, and 8.53% respectively and indicate that being located with 740 feet of a cell tower has minimal to no effect on the adjacent residential values.

HARTFORD AT SILVERLEAF



HARTFORD AT SILVERLEAF

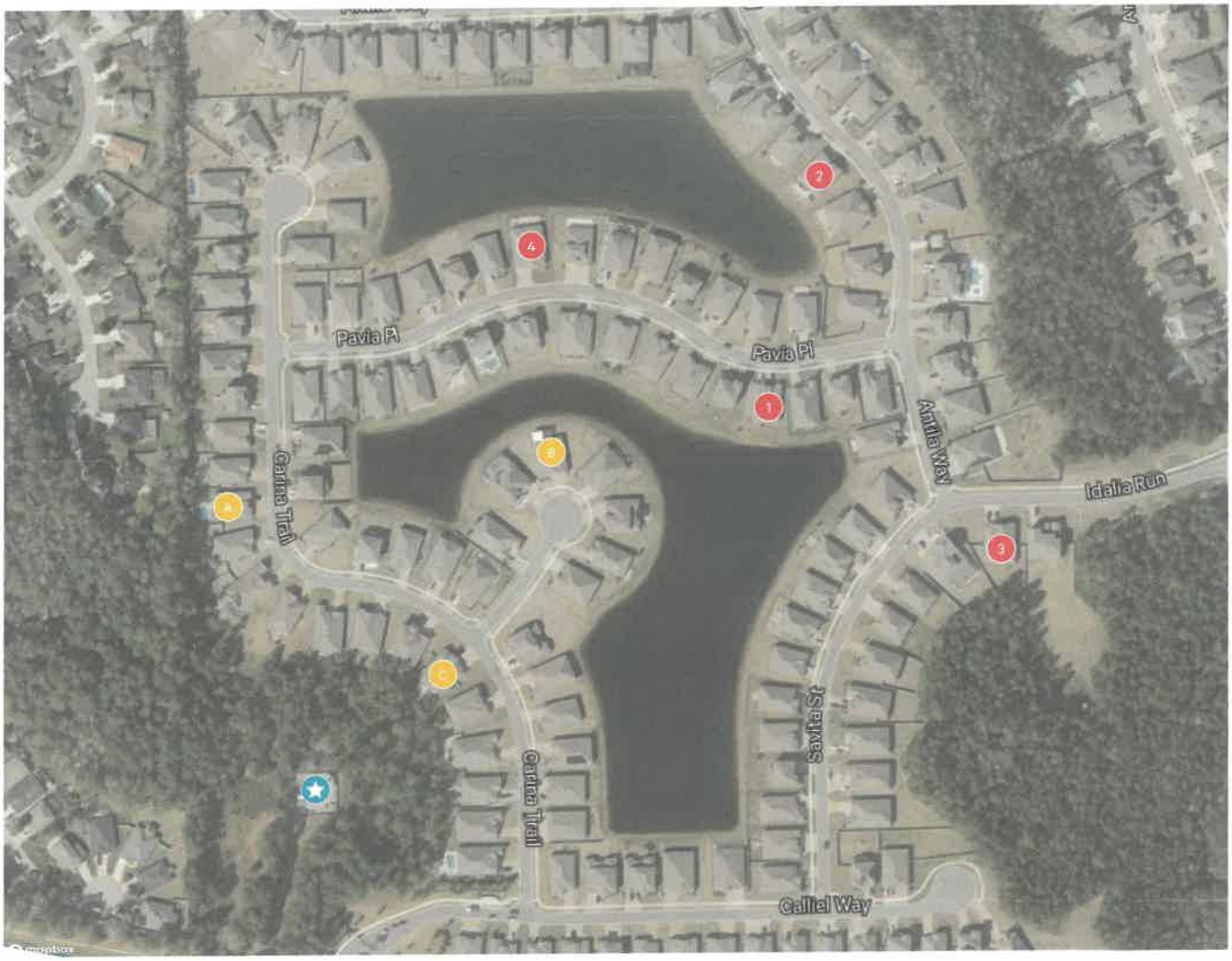
	Address	Sale Date	BR	BA	Sale Price	Size (SF)	Pricer per SF	Average
A	273 Thistleton Way, St. Augustine, FL 32092	8/29/2025	4	2	$490,000	1,790	$273.74	**$273.74**
1	379 Thistleton Way, St. Augustine, FL 32092	3/12/2026	4	2	$400,000	1,770	$225.99	**$225.99**
B	228 Thistleton Way, St. Augustine, FL 32092	4/23/2026	3	2	$410,000	1,948	$210.47	**$210.47**
2	411 Thistleton Way, St. Augustine, FL 32092	4/16/2026	3	2	$430,000	1,948	$220.74	
3	56 Thistleton Way, St. Augustine, FL 32092	7/9/2026	3	2	$410,000	1,948	$210.47	**$215.61**

Compiled by CBRE

Discussion

Two single-family residences within the Hartford at Silverleaf neighborhood located within 740 feet of a cell tower were identified. These paired sales were compared to other similar properties within the neighborhood that were farther than 740 feet of the cell tower. The paired sales had a difference in value as compared to the subject of 21.3% and -2.38% respectively and indicate that being located with 740 feet of a cell tower has minimal to no effect on the adjacent residential values.

CELESTINA



CELESTINA								
	Address	Sale Date	BR	BA	Sale Price	Size (SF)	Pricer per SF	**Average**
A	215 Carina Trail, St. Johns, FL 32259	10/3/2022	4	3	$715,000	2,617	$273.21	**$273.21**
1	202 Pavia Place, St. Johns, FL 32259	10/18/2022	4	3	$625,000	2,604	$240.02	**$240.02**
B	75 Alma Court, St. Johns, FL 32259	3/31/2021	4	3	$512,485	2,768	$185.15	**$185.15**
2	155 Antila Way, St. Johns, FL 32259	12/3/2021	4	3	$640,000	2,770	$231.05	**$208.10**
C	115 CarinaTrail, St. Johns, FL 32259	2/22/2021	4	3	$517,060	3,344	$154.62	**$154.62**
3	99 Idalia Run Street, St. Johns, FL 32259	4/28/2021	4	3	$500,485	3,344	$149.67	
4	111 Pavia Place, St. Johns, FL 32259	1/6/2021	4	3	$528,500	3,351	$157.71	**$153.69**

Compiled by CBRE

Discussion

Three single-family residences within the Celestina neighborhood located within 740 feet of a cell tower were identified. These paired sales were compared to other similar properties within the neighborhood that were farther than 740 feet of the cell tower. The paired sales had a difference in value as compared to the subject of 13.83%, -

11.03%, and 0.61% respectively and indicate that being located with 740 feet of a cell tower has minimal to no effect on the adjacent residential values.

STONECREST



STONECREST

	Address	Sale Date	BR	BA	Sale Price	Size (SF)	Pricer per SF	Average
A	210 Stonecrest Drive, St. Johns, FL 32259	1/31/2024	3	2	$386,990	1,342	$288.37	**$288.37**
1	362 Boulder Lane, St. Johns, FL 32259	3/29/2024	3	2	$415,000	1,342	$309.24	**$309.24**
B	66 Stonecrest Drive, St. Johns, FL 32259	1/26/2026	3	2	$405,500	1,638	$247.56	**$247.56**
2	346 Boulder Lane, St. Johns, FL 32259	2/4/2026	3	2	$406,000	1,638	$247.86	**$247.86**
C	68 Slate Way, St. Johns, FL 32259	4/24/2024	4	3	$535,000	2,419	$221.17	**$221.17**
3	189 Boulder Lane, St. Johns, FL 32259	1/12/2024	4	3	$524,934	2,393	$219.36	**$219.36**

Compiled by CBRE

Discussion

Three single-family residences within the Stonecrest neighborhood located within 740 feet of a cell tower were identified. These paired sales were compared to other similar properties within the neighborhood that were farther than 740 feet of the cell tower. The paired sales had a difference in value as compared to the subject of -6.75%, -0.12%, and 0.82% respectively and indicate that being located with 740 feet of a cell tower has minimal to no effect on the adjacent residential values.

LAS CALINAS



	LAS CALINAS							
	Address	Sale Date	BR	BA	Sale Price	Size (SF)	Pricer per SF	**Average**
A	138 Oleta Way, St. Augustine, FL 32095	6/2/2026	4	3	$620,000	2,267	$273.49	**$273.49**
1	329 Glorieta Drive, St. Augustine, FL 32095	3/23/2026	4	3	$569,900	2,264	$251.72	**$251.72**
B	90 Oleta Way, St. Augustine, FL 32095	11/1/2021	4	3	$490,000	2,406	$203.66	**$203.66**
2	233 Glorieta Drive, St. Augustine, FL 32095	10/29/2021	4	3	$475,000	2,450	$193.88	**$193.88**
C	65 Oleta Way, St. Augustine, FL 32095	2/28/2023	4	3	$715,000	2,668	$267.99	**$267.99**
3	315 Glorieta Drive, St. Augustine, FL 32095	8/30/2022	4	3	$700,000	2,668	$262.37	**$241.41**

Compiled by CBRE

Discussion

Three single-family residences within the Las Calinas neighborhood located within 740 feet of a cell tower were identified. These paired sales were compared to other similar properties within the neighborhood that were farther than 740 feet of the cell tower. The paired sales had a difference in value as compared to the subject of 8.65%, 5.04%, and 11.01% respectively and indicate that being located with 740 feet of a cell tower has minimal to no effect on the adjacent residential values.

Conclusion

Our primary paired-sales analysis across five independently matched sets throughout St. Johns County compared single-family residences within 740 feet of a cell tower with otherwise similar single-family residences in the same subdivisions but located farther than 740 feet from a cell tower. Two of the five pairs showed a positive change, while the remaining pairs showed small and mixed deltas. The primary data had a precent change range of approximately –2% to +9%, with no systematic discount attributable to proximity. The paired sales data supports a conclusion that the presence of a cell tower within 740 feet of a single-family residence has no effect on value.

These findings are consistent with established research which indicates that proximity to a cell tower does not, by itself, support a diminution in single-family residential property value, particularly at a distance of 740 feet. A study[1] in Orange County concluded that any potential negative effect from a cell tower diminished with distance and was almost negligible after approximately 656 feet. At 740 feet, the proposed subject's distance is beyond the distance at which this Florida study found the impact to be measurable. Based on the weight of the reviewed research, and absent paired-sales evidence, no diminution in single-family residential value is supported at 740 feet from the proposed monopole tower.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,



Courtland Eyrick, CRE, FRICS, MAI, AI-GRS
Title: Executive Vice President
Phone: (904) 630-6343
Email: Courtland.Eyrick@cbre.com

[1] Bond, S., & Squires, L., 2007, January. Using GIS to Measure the Impact of Distance to Cell Phone Towers on House Prices in Florida. *Thirteenth Pacific-Rim Real Estate Society Conference, Perth, Western Australia*.

ATTACHMENT 6
CORRESPONDENCE

Subject Fw: Proposed cell tower alternative
To: [Troy Sanford <gezus2606@yahoo.com>]
From Troy Sanford <gezus2606@yahoo.com>
Date: Thu, Feb 19, 2026 at 4:24 PM

Troy Sanford
29 Rainbow Rd.
Saint Augustine Fl, 32092
Gezus2606@yahoo.com
February 3, 2026

St. Johns County Growth Management Department
500 San Sebastian View
St. Augustine, FL 32084

Re: SUPMAJ 2025-29 – Proposed Cell Tower North of St. Thomas Island Parkway

Dear Growth Management Staff,

I am a resident of the neighborhood near the proposed cell tower site north of St. Thomas Island Parkway. I am writing to express my concern regarding the current location of the proposed tower.
There are approximately 100 homes located within 1,500 feet of this site. While I understand that the county's review process ensures safety and compliance with zoning and FCC regulations, the tower's proximity to so many residences raises significant concerns regarding visual impact, neighborhood character, and most importantly it's effects on property values.

I respectfully request that the county require the applicant to relocate the proposed tower to a parcel where it would be more than 1,500 feet from any residential homes. This adjustment would allow the tower to provide necessary wireless coverage while substantially reducing its impact on nearby residents.
By considering an alternative location that meets this distance requirement, the county would demonstrate a commitment to balancing infrastructure improvements with the interests of affected homeowners, helping to preserve the character and quality of life in our community.

Thank you for your attention to this matter and for carefully considering this alternative during the review process.

Sincerely,

Troy Sanford

Christine L Sanford - Christine Sanford

To: Whom it may concern
From: Christine Brand
Date: 2/19/2026
Re: Formal Opposition to Proposed Cell Tower located north of St Thomas Island Parkway
Subject: Special Use Permit application SUPMAJ2025-29

To Whom it may concern,
Please accept this letter as my formal opposition to the proposed cell tower project at parcel north of St Thomas Island Parkway;.
As a resident of Glen St Johns, The Reserves, and The Crossings, I respectfully request that the Board **vote against** the approval of this installation.
My primary concerns regarding this project include:

- **Property Values:** Research suggests that the proximity of large industrial structures can negatively impact the resale value of surrounding residential homes.
- **Aesthetic Impact:** The proposed height and design are inconsistent with the character of our neighborhood and will create a significant visual blight.
- **Health and Safety:** I have concerns regarding the long-term impact of such a structure in a densely populated residential area.

I urge the Board to prioritize the interests of the residents and the integrity of our community by denying this application.
Sincerely,

Christine Brand
(803) 397-5973
Christineibrand@gmail.com

Ed Minoza

129 St. Croix Island Dr.

St. Augustine, FL 32092

February 4, 2026

To Whom It May Concern,

I am writing to formally express my opposition to the proposed cell tower development within or near our residential neighborhood of Glen St. Johns.

My family and I recently moved into this community, choosing Glen St. Johns specifically for its residential character, aesthetic appeal, and the sense of safety and stability it offers. The introduction of a cell tower into this neighborhood would fundamentally alter the environment we invested in and disrupt the quality of life residents reasonably expect.

There are several important concerns associated with placing cell towers in residential neighborhoods:

First, property values are frequently impacted. Numerous homeowners and real estate professionals report that visible cell towers can reduce nearby property values due to perceived health concerns, visual intrusion, and general buyer hesitation. For many families, their home is their largest financial investment, and developments that threaten property values should be carefully reconsidered.

Second, aesthetic and community character concerns are significant. Cell towers are often large, industrial-looking structures that do not blend naturally into residential landscapes. Their presence can detract from neighborhood appearance, negatively affect curb appeal, and undermine the carefully planned design of our community.

Third, there are health and safety concerns, particularly for families with children. While regulations exist, many residents remain uneasy about long-term exposure to radiofrequency emissions, especially when towers are placed close to homes, schools, or recreational areas. These concerns, whether debated or not, are real and affect residents' peace of mind.

Additionally, noise, maintenance activity, and increased traffic related to tower servicing can become an ongoing nuisance. Backup generators, periodic maintenance visits, and security lighting may further disrupt residents' daily lives.

Finally, we believe that alternative locations should be thoroughly explored. Commercial or industrial zones, existing infrastructure corridors, or less densely populated areas are more appropriate for such facilities and would minimize the impact on residential neighborhoods.

We respectfully request that the concerns of Glen St. Johns residents be given serious consideration and that this proposed cell tower development be denied or relocated to a more suitable area. Preserving the safety, appearance, and long-term value of our neighborhood should remain a top priority.

Thank you for your time and consideration. I appreciate the opportunity to voice my concerns and hope they will be carefully reviewed before any decisions are made.

Sincerely,

Ed Minoza

Phone: 904-294-8958

February 10, 2026

To whom this concerns,

I am writing to formally express my concerns and disagreement regarding the proposed placement of the cellular tower.

The selected location for the cellular tower is situated within close proximity to multiple residential neighborhoods, which are home to families with young children and elderly individuals. The potential impact of radiofrequency emissions from such an installation warrants careful consideration. Given the numerous alternative site options available, I question the rationale behind the Board's decision to select a location central to these developing communities. The well-being of the residents appears to have been overlooked in this decision-making process.

Beyond the health implications, it is imperative to address the potential depreciation in property values. This burden should not be placed upon homeowners who have diligently invested in their properties, only to face a decrease in value due to a private company's apparent disregard for the local community.

I respectfully request that the Board reject this proposal and mandate the selection of an alternative site for the cellular tower. Thank you for your attention to this matter.

Jackalyn Ward

William Ward

Bayalyn Ward (2 year old resident)

37 Hampsted Ct

St. Augustine Fl 32092

Meadow Ridge Community

February 11, 2026

RE: Special Use Permit Major Review for New Cellular Tower (Glen St. Johns)

Dear Members of the NW Sector Community Planning Board,

We are writing as concerned residents regarding the proposed placement of a cell tower in close proximity to the Glen St. Johns and Meadow Ridge communities.

While we understand the importance of reliable communication infrastructure, we strongly believe that this particular location is not appropriate due to its closeness to residential homes. Our neighborhood is made up of families, children, and long-term homeowners who chose this area for its safety, stability, and strong sense of community. We personally chose to live here for its quiet charm—tucked away from much of the surrounding chaos, yet still close enough to enjoy all that the area has to offer.

Introducing a large commercial structure so close to our homes risks compromising the integrity of the neighborhood and may create long-lasting effects that cannot be undone. Beyond visual and property concerns, many residents share understandable worries about safety, potential health impacts, and the overall effect on our quality of life—not to mention the impact on the value of the homes we have invested so much in.

While a cell tower may be necessary, it should be placed in a location that does not directly border family neighborhoods or disrupt established residential communities.

We respectfully ask the board to reconsider this placement and explore alternative locations that would still meet infrastructure needs while preserving the safety, character, and well-being of our community. Please take into account the families who live here and the long-term consequences this decision may have on so many of your residents.

Thank you for your time and for considering the voices of the community you serve.

Sincerely,

Alyssa Bernard Alexander Bernard

Alyssa and Alexander Bernard

Meadow Ridge Residents

Metrovelle & Valerie Denmark
152 Spanish Bay Dr.
305-467-7940
Vodenmark@gmail.com

To whom it may concern
Re: Objection of Cell Tower in Glen St. John and vicinity.
Please note, as a resident of Glen St. John, I am against the development/construction of a cell phone tower in or near our neighborhood for the following reasons:

1. I am concerned about the long term, Environmental/Health concerns a cell tower could have on the residents of Glen St. Johns. I am sure you are aware of the numerous studies, citing environmental/health dangers from cell towers. Has there been an Environmental/Health impact study concerning the building of a cell tower, specifically for Glen St. Johns residents?

2. What effect will a cell tower have on property values in Glen St. Johns? A cell tower and power lines are one of the first items we check for when home shopping. This is a huge turn off to buyers as it should be.

3. Are there better suited areas for a cell tower that don't include a residential neighborhood? We are so blessed to be tucked away from CR 210 to enjoy the quiet and peaceful nature of the neighborhood. We see so much wildlife especially birds and deer. Bald Eagles frequent our area. Cell towers have negative impacts on our health as well as those of our wildlife,
4. Why do we need a cell tower? A cell tower is not more important than our health, our environment, and our home values. Anyone complaining about reception issues can use T-Mobile.

Glen St. Johns and its residents do not want a cell tower.

Regards,

Valerie Denmark

February 5, 2026

Dear Members of the St. Johns County Planning and Zoning Commission,

We strongly oppose the proposed construction of a cell phone tower in the Glen St. Johns community in the Northwest Sector of St. Johns County, along St Thomas Island pkwy. This tower would be located dangerously close to residential homes, exposing families and children to continuous radiofrequency (RF) radiation. Numerous peer-reviewed studies have raised concerns linking long-term RF exposure to increased risks of cancer, neurological effects, sleep disturbances, headaches, memory impairment, and impacts on developing children, who are especially vulnerable due to thinner skulls and longer lifetime exposure.

Placing this infrastructure in an established residential neighborhood prioritizes convenience over public health. The long-term safety studies on constant close-range exposure to these towers warrants a precautionary approach, particularly where our neighbors, their families and their children live, play, and attend school nearby.

In addition to health risks, the tower would significantly reduce property values and permanently alter the character of the neighborhood. Large telecommunications towers are widely recognized as an eyesore and deter potential buyers, causing lasting financial harm to homeowners.

I respectfully urge the County to deny this application and require relocation to a non-residential area or existing infrastructure that does not reduce property values or place any lives at risk.

Thank you for your serious consideration of the health, safety, and economic wellbeing of the citizens of Saint Johns County.

Sincerely,
Eric & Carolyn Marchisin
Glen St. Johns Residents
12 Peter Island Drive,
Saint Augustine FL 32092

Opposition to Proposed Cell Tower: GLEN ST. JOHNS COMMUNITY

To:
Senior Planner
Growth Management, Planning and Zoning Division
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine, FL 32084

From: Alex Devereux
Date: February 5, 2026
Subject: Formal Opposition CELL TOWER

I am writing as a concerned resident of [Neighborhood Name] to formally oppose the proposed wireless telecommunications facility at [Address]. While I understand the need for reliable infrastructure, I believe this specific proposal is detrimental to our community for several key reasons:
1. Neighborhood Character and Aesthetics

The proposed height and design of this tower are inconsistent with the residential nature of our neighborhood. A massive structure will create a significant "visual blight," looming over homes and parks, and permanently altering the skyline of our quiet community.

2. Impact on Property Values
Studies frequently show that "eyesore" industrial structures in residential zones can negatively impact the resale value of nearby homes. As a homeowner, I am concerned about the long-term financial impact this installation will have on the single largest investment most of us make.

3. Health and Safety Concerns
I have significant concerns regarding the long-term biological effects of continuous, low-level RF radiation in such close proximity to homes and schools. While I am aware of the FCC's current guidelines, many residents feel these standards are outdated and do not account for the cumulative exposure of living next to a tower 24/7. At the very least, I urge the council to:

Require an independent, third-party RF emissions study.

Enforce a "setback" distance of at least 7,000 feet from residential dwellings.

4. Alternative Sites

The applicant has not sufficiently demonstrated that this is the only viable location. I request that the board require the provider to explore "co-location" on existing structures or move the site to a more industrial zone further away from high-density housing.

Our community asks that you prioritize the well-being and property rights of your constituents over the convenience of a private utility provider. Please deny this application or require a significant relocation.

Sincerely,

Alex Devereux
59 cane garden way
ST. Augustine Fl, 32092

Dear Members of the Planning and Zoning Committee,

I am writing to formally express my opposition to the proposed installation of a cell tower in my neighborhood.

My primary concern is the potential impact on the health and well-being of residents. While I understand the importance of reliable wireless service, there are ongoing studies and differing scientific opinions regarding long-term exposure to radiofrequency (RF) radiation, particularly for children, seniors, and individuals with existing health conditions. Given these uncertainties, I believe it is reasonable and responsible to apply the precautionary principle when considering infrastructure of this nature in close proximity to homes.

In addition to health concerns, a cell tower would significantly alter the character of our neighborhood, potentially affecting property values and the overall quality of life for residents who chose this area for its residential nature.

I respectfully request that the committee reconsider this proposal, explore alternative locations farther away from residential areas, and provide transparent, independently reviewed health and safety information to the community before moving forward with any approval.

Thank you for your time and for considering the concerns of those who live in and care deeply about this neighborhood. I appreciate your commitment to protecting the health, safety, and interests of local residents.

Sincerely,
Kori Collins
Glen St Johns
119 Peter Island Drive
St Augustine FL 32092

From: Michael Milek milekme@gmail.com
Subject: Cell Tower Letter
Date: Feb 11, 2026 at 9:48:14 PM
To: katirosario519@gmail.com

To whom it may concern,

I live in the neighborhood (Glen St.Johns) you are planning on dropping a cell tower in. I am vehemently against this ridiculous idea that you can just destroy our nice neighborhood without any consideration for the families that live there. I know there is conflicting information about potential health effects but if there is even a chance it could affect our health then it should not be placed so close to so many homes. There is even a bus stop where children wait for the school bus every morning near the site you propose. In addition to potential health risks, you will also be placing a significant financial burden on the families here as the value of our homes will plummet. I've invested in my home for 10 years and now you tell me that my investment is gone because some company decided to put in an unwanted cell tower. This is unacceptable and makes absolutely no sense to anyone except those that plan to profit from it, which is definitely no one that lives here. Move the tower somewhere else where it will not have the health and financial impacts.

Thank you,
Michael Milek
77 W Teague Bay Dr.
St. Augustine

Dear Members of the Planning Commission and City Officials,

I am writing as a concerned resident of the Glen St Johns neighborhood to formally oppose the proposed installation of a cell tower in our community.

Glen St Johns is a quiet, established residential neighborhood where families, children, and long-term residents value safety, visual integrity, and quality of life. The placement of a large telecommunications structure in close proximity to homes raises serious concerns that have not been adequately addressed.

First, the proposed cell tower would significantly alter the character and appearance of our neighborhood. A structure of this size is incompatible with the residential nature of Glen St Johns and would create a permanent visual intrusion. Property values may be negatively impacted, and residents who have invested years into their homes should not be forced to accept such a disruption without compelling justification.

Second, while telecommunications providers often assert that cell towers are safe, many residents remain concerned about potential long-term health effects, particularly for children and elderly individuals who spend extended time at home. Even when regulations are met, the lack of long-term, conclusive research continues to raise valid public concern. These concerns deserve thoughtful consideration, not dismissal.

Additionally, there has been insufficient transparency and community engagement surrounding this proposal. Residents should have meaningful opportunities to review plans, ask questions, and explore alternative locations that would better suit this type of infrastructure—such as commercial or industrial zones—rather than a residential neighborhood.

Reliable cellular service is important, but it should not come at the expense of neighborhood safety, aesthetics, and community well-being. I strongly urge city officials and decision-makers to reject this proposal or, at minimum, require a thorough reassessment that prioritizes resident input and explores less intrusive alternatives.

Thank you for your time and for considering the voices of the Glen St Johns community. I respectfully request that you act in the best interest of the residents you serve.

To Whom It May Concern/Members of the Planning Board,

I am writing to formally express my strong opposition to the proposed cell phone tower installation in our neighborhood, Glen St. Johns.

While I understand the importance of reliable communication infrastructure, placing a cell tower in close proximity to homes and natural areas raises serious concerns regarding public health, environmental integrity, and community well-being.

A growing body of research continues to examine the potential biological effects of long-term exposure to radiofrequency (RF) electromagnetic radiation emitted by cell towers. Although regulatory agencies set exposure limits, many scientists and medical professionals argue that these standards may not fully account for chronic, cumulative exposure—especially for children, seniors, and individuals with preexisting health conditions. Residents should not be subjected to continuous radiation exposure without clear, long-term safety assurances.

Beyond human health concerns, there is increasing evidence that radiofrequency radiation may negatively impact wildlife. Pollinators such as bees, migratory birds, and other native species rely on natural electromagnetic cues for navigation and survival. Disruptions to these systems could further strain already fragile ecosystems. Our neighborhood is home to native trees, endangered species of birds, and small mammals that deserve protection from additional environmental stressors.

Additionally, the installation of a large tower would alter the character of our community, potentially affect property values, and diminish the natural beauty that makes this area a desirable place to live. I respectfully request that the planning committee and county deny approval of this tower at its proposed location and instead explore alternative solutions, such as co-locating equipment on existing structures, placing infrastructure in commercial or industrial zones away from residences, or conducting a comprehensive environmental and health impact assessment before moving forward.

Our community's health, environmental sustainability, and quality of life should remain a priority in all development decisions.

Thank you for your time and careful consideration.
Sincerely,
Christy Worthington
Glen St Johns's Resident
423 Tortuga Bay Drive
St Augustine, FL 32092
(904) 318-8668
Jaxchisty@gmail.com

Dear Members of the NW Sector Community Planning Board,

As a resident in the Glen St Johns community, I am writing to formally submit my objection to the development of the proposed cellular tower in our immediate vicinity. While I understand the ongoing need for network improvements, the current site selection is fundamentally incompatible with the residential character of our neighborhood.

I am requesting that the Board reject this proposal based on the following critical points:

1. Property Devaluation and Economic Impact
The proximity of industrial-scale utility structures to residential properties has a well-documented negative effect on marketability. Real estate data consistently shows that cell towers can serve as a significant deterrent for prospective buyers, potentially reducing home values by a substantial margin. For the families in this community, our homes represent our primary financial security; allowing this construction would effectively impose an involuntary financial loss on local residents.

2. Public Health and Safety Concerns
There is significant community unease regarding the long-term biological effects of persistent Radio Frequency (RF) exposure. While some regulatory standards exist, many peer-reviewed studies highlight potential links between proximity to high-output transmitters and adverse health outcomes. Because this tower would be positioned directly adjacent to our living spaces, the exposure would be unavoidable and 24-hourly. I believe the Board has a responsibility to exercise the "Precautionary Principle," ensuring that such infrastructure is relegated to industrial zones rather than situated in the heart of a family-oriented community.

Our community deserves a planning strategy that respects both the aesthetic and the physical well-being of its citizens. I urge the Planning Board to stand with the residents of Glen St Johns and deny this application in favor of a more appropriate, non-residential alternative.

Thank you for your consideration of these serious concerns.

Sincerely,
Ashley Ormonde

February 17, 2026
James and WM Norcia
23 White Bay Drive Saint Augustine, FL 32092

To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

Residential neighborhoods exist to provide stability, safety, and a healthy environment for families. Introducing a large-scale telecommunications structure into such a setting fundamentally alters the character of the neighborhood. A cellular tower is not a passive or invisible feature—it is an industrial installation that brings constant operation, visual intrusion, and ongoing concern for nearby residents. Once approved, the impact is permanent, and the consequences fall entirely on those who live closest to it.

Of particular concern is the effect on children. Families should not have to question whether the environment surrounding their homes exposes their children to unnecessary risks. While there may be debate over the extent of long-term health effects from radiofrequency emissions, the absence of absolute certainty does not justify complacency. Responsible planning demands caution, especially when children are involved and when alternative locations exist that would not place infrastructure directly adjacent to homes.

The economic harm to homeowners must also be acknowledged. Cellular towers in residential areas are widely perceived as undesirable, and perception alone is enough to reduce property desirability and market value. Prospective buyers often avoid neighborhoods with visible towers due to concerns over aesthetics, noise, safety, and health. This results in reduced demand, lower resale values, and a financial penalty imposed on residents through no fault of their own. Homeowners should not be asked to absorb losses so that a private company can optimize coverage at the community's expense.

Equally troubling is the precedent this approval would set. Allowing industrial infrastructure to encroach on residential zones signals that neighborhood protections are negotiable. Once that line is crossed, it becomes increasingly difficult to justify denying similar proposals in the future. Planning decisions must consider not only immediate utility needs, but also the long-term message sent about whose interests are prioritized.

The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing disproportionate burdens on families and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, property value, and quality of life.

Thank you for your attention and your service to the community.

Sincerely,
James & WM Norcia

I am writing to formally protest the recent proposal of the 175-foot cell phone tower in our Glen St John's neighborhood.

This structure raises serious concerns for residents, particularly regarding property values, health considerations, and safety issues related to neighborhood access.

First, numerous studies and real estate market analyses indicate that large cell towers located in close proximity to residential properties can negatively impact home values. The visual impact of a 175-foot industrial structure in a residential setting makes our community less desirable to prospective buyers and may result in measurable financial loss for homeowners. For many of us, our homes represent our largest investment, and this installation directly affects that investment.

Second, there are ongoing public concerns about long-term exposure to radiofrequency emissions. While regulations exist, as a mother of a child on the Autism Spectrum, I am uncomfortable with a tower being placed so close to our homes, children, wildlife and families.

Finally, our neighborhood has only one point of entry and exit. The construction process will create congestion and safety concerns. Emergency vehicle access, school traffic, and daily commuting are all affected when heavy construction vehicles block or narrow the roadway. The lack of alternative access routes makes this situation especially problematic and dangerous.

Our community although smaller deserves thoughtful planning that prioritizes resident safety, property protection, and quality of life. I urge you to deny this installation and work with residents toward a solution that better serves everyone involved.

Thank you for your time and attention to this serious matter.

Sincerely,
Amanda Douglas
81 Peter Island Dr
St Augustine, Fl 32092
615-522-1541

Donald Keen
409 Tortuga Bay Dr.
St. Augustine, FL 23092
Donkeen622@gmail.com
February 14, 2026

St. Johns County Growth Management Department / County Permit Center
Attn: Planning and Zoning Division
4040 Lewis Speedway
St. Augustine, FL 32084

RE: Opposition to Special Use Permit Major Review – SUPMAJ2025-29
Proposed 175-ft Monopole Antenna Tower (Total 180-ft AFG with 5-ft Appurtenance)
Parcel ID 026570-0010 – North of St. Thomas Island Parkway

To Whom It May Concern,

I am writing to formally oppose the approval of Special Use Permit Major Review SUPMAJ2025-29, which seeks authorization to construct a 175-foot monopole antenna tower with a 5-foot appurtenance (total height 180 feet AFG) on an approximately 6,400-square-foot (80' x 80') tower parcel located north of St. Thomas Island Parkway, identified as St. Johns County Parcel ID 026570-0010.

After reviewing the proposal, I believe this project is incompatible with the surrounding area and does not meet the intent of the County's Comprehensive Plan or Land Development Code. My concerns are outlined below.

1. Public Safety and Storm Vulnerability
Given the region's exposure to hurricanes and severe weather, the placement of a tall monopole structure warrants heightened scrutiny. A failure event—whether structural or debris-related—could pose risks to nearby homes, roadways, and public spaces.

This concern is significantly amplified by the fact that the surrounding neighborhood has only **one ingress and egress point**. Any collapse, structural failure, or debris field from a 180-foot tower could directly block the sole evacuation route. This would prevent residents, including children, seniors, and individuals with medical needs, from safely exiting the neighborhood during an emergency. It would also impede first responders attempting to enter the community.

In hurricane-prone regions like St. Johns County, maintaining multiple unobstructed evacuation routes is a fundamental public-safety principle. Siting a tower of this height adjacent to the only access point for an entire neighborhood introduces an avoidable and unacceptable risk.

2. Negative Impacts on Property Values
Numerous studies and market analyses indicate that proximity to large telecommunications towers can negatively affect residential property values. The height and prominence of the

proposed structure make it likely to be visible diminishing the desirability of nearby homes and creating long-term economic impacts for residents.

3. Human Health Concerns — Residents Living Near the Proposed Tower

There is growing scientific literature examining potential health effects for people living near mobile phone cell towers. Given documented health and safety concerns, it is reasonable for nearby residents to question placing a 180-foot telecommunications tower in close proximity to homes is consistent with the County's responsibility to protect public health and welfare. The County should consider moving the tower to a less populated, more suitable location.

4. Environmental and Wildlife Concerns

The construction of a 180-foot tower may pose risks to sandhill cranes, large bird species and other wildlife, who frequently use this proposed location and creates a hazard in an otherwise low-profile landscape.

5. Incompatibility With Surrounding Residential and Community Character

The proposed tower site is located near established residential neighborhoods and community-oriented areas. A 180-foot industrial-scale structure would significantly alter the visual character of the area, introducing a highly intrusive vertical element that is inconsistent with the existing built environment. This level of visual impact is not minor or incidental—it would permanently change the aesthetic quality of the surrounding community.

6. Insufficient Justification for the Proposed Location

The applicant has not demonstrated that this specific parcel is the least intrusive or most technically necessary location for a tower of this height. Before approving a major special use permit, the County should require a full alternatives analysis, evidence that co-location on existing towers or structures is not feasible, and demonstration that lower-height or less visually impactful solutions were fully evaluated. Without this information, the proposal does not meet the burden of proof required for a major special use.

Conclusion

For the reasons outlined above, I respectfully request that the St. Johns County Board of County Commissioners and Planning and Zoning Agency deny SUPMAJ2025-29. The proposed tower is incompatible with the surrounding community, inadequately justified, and poses avoidable aesthetic, environmental, human health, and safety concerns.

Thank you for your consideration of this important matter. I appreciate the County's commitment to responsible land-use planning and community protection.

Sincerely,



Donald Keen

Kori Keen
409 Tortuga Bay Dr.
St. Augustine, FL 23092
korikerber@icloud.com
February 14, 2026

St. Johns County Growth Management Department / County Permit Center
Attn: Planning and Zoning Division
4040 Lewis Speedway
St. Augustine, FL 32084

RE: Opposition to Special Use Permit Major Review – SUPMAJ2025-29
Proposed 175-ft Monopole Antenna Tower (Total 180-ft AFG with 5-ft Appurtenance)
Parcel ID 026570-0010 – North of St. Thomas Island Parkway

To Whom It May Concern,

I am writing to formally oppose the approval of Special Use Permit Major Review SUPMAJ2025-29, which seeks authorization to construct a 175-foot monopole antenna tower with a 5-foot appurtenance (total height 180 feet AFG) on an approximately 6,400-square-foot (80' x 80') tower parcel located north of St. Thomas Island Parkway, identified as St. Johns County Parcel ID 026570-0010.

After reviewing the proposal, I believe this project is incompatible with the surrounding area and does not meet the intent of the County's Comprehensive Plan or Land Development Code. My concerns are outlined below.

1. Public Safety and Storm Vulnerability
Given the region's exposure to hurricanes and severe weather, the placement of a tall monopole structure warrants heightened scrutiny. A failure event—whether structural or debris-related—could pose risks to nearby homes, roadways, and public spaces.

This concern is significantly amplified by the fact that the surrounding neighborhood has only **one ingress and egress point**. Any collapse, structural failure, or debris field from a 180-foot tower could directly block the sole evacuation route. This would prevent residents, including children, seniors, and individuals with medical needs, from safely exiting the neighborhood during an emergency. It would also impede first responders attempting to enter the community.

In hurricane-prone regions like St. Johns County, maintaining multiple unobstructed evacuation routes is a fundamental public-safety principle. Siting a tower of this height adjacent to the only access point for an entire neighborhood introduces an avoidable and unacceptable risk.

2. Negative Impacts on Property Values
Numerous studies and market analyses indicate that proximity to large telecommunications towers can negatively affect residential property values. The height and prominence of the

proposed structure make it likely to be visible diminishing the desirability of nearby homes and creating long-term economic impacts for residents.

3. Human Health Concerns — Residents Living Near the Proposed Tower

There is growing scientific literature examining potential health effects for people living near mobile phone cell towers. Given documented health and safety concerns, it is reasonable for nearby residents to question placing a 180-foot telecommunications tower in close proximity to homes is consistent with the County's responsibility to protect public health and welfare. The County should consider moving the tower to a less populated, more suitable location.

4. Environmental and Wildlife Concerns

The construction of a 180-foot tower may pose risks to sandhill cranes, large bird species and other wildlife, who frequently use this proposed location and creates a hazard in an otherwise low-profile landscape.

5. Incompatibility With Surrounding Residential and Community Character

The proposed tower site is located near established residential neighborhoods and community-oriented areas. A 180-foot industrial-scale structure would significantly alter the visual character of the area, introducing a highly intrusive vertical element that is inconsistent with the existing built environment. This level of visual impact is not minor or incidental—it would permanently change the aesthetic quality of the surrounding community.

6. Insufficient Justification for the Proposed Location

The applicant has not demonstrated that this specific parcel is the least intrusive or most technically necessary location for a tower of this height. Before approving a major special use permit, the County should require a full alternatives analysis, evidence that co-location on existing towers or structures is not feasible, and demonstration that lower-height or less visually impactful solutions were fully evaluated. Without this information, the proposal does not meet the burden of proof required for a major special use.

Conclusion

For the reasons outlined above, I respectfully request that the St. Johns County Board of County Commissioners and Planning and Zoning Agency deny SUPMAJ2025-29. The proposed tower is incompatible with the surrounding community, inadequately justified, and poses avoidable aesthetic, environmental, human health, and safety concerns.

Thank you for your consideration of this important matter. I appreciate the County's commitment to responsible land-use planning and community protection.

Sincerely,



Kori Keen

19 February 2026

St. Johns County Growth Management Department
County Permit Center
Attn: Planning and Zoning Division
4040 Lewis Speedway
St. Augustine, FL 32084

RE: Opposition to Special Use Permit Major Review-SUPMAJ2025-29
Proposed 175 ft Monopole Antenna Tower
Parcel ID 026570-0010, North of St. Thomas Island Pkwy

To Whom It May Concern,

I am writing to formally oppose the proposed authorization and construction of a 175-foot cellular tower on the north side of St. Thomas Island Parkway. While I understand and appreciate the importance of improving cellular service for our community, there are significant concerns that must be considered before moving forward with this project.

1. Safety and Accessibility Risks
St. Thomas Island Parkway has only one entrance and exit. Although I recognize that towers of this size are typically anchored with reinforced concrete foundations, severe weather events pose a real risk. Should a strong storm compromise the structure, the resulting collapse could block the sole access point, preventing residents from evacuating and hindering emergency medical services.

2. Health Concerns
Long-term exposure to radio frequencies emitted by cellular towers has been associated with potential health risks, including oxidative stress (impacting cells, fats, and DNA), migraines, cognitive disorders, sleep disturbances, and even an increased risk of cancer. While these effects may not be immediate, they can develop over time and should not be overlooked.

3. Environmental Impact
The proposed location is home to diverse wildlife that depends on the local ponds and natural habitat. In our four years living in this community, we have observed deer, raccoons, opossums, river otters, alligators (protected in Florida), bats (protected in Florida), turkeys, sandhill cranes (protected in Florida), herons, egrets, and even a bald eagle (a nationally protected species). Construction of a monopole would disrupt this delicate ecosystem and displace these species.

4. Property Value Decline
Studies indicate that the presence of cellular towers negatively impacts home resale

values. Prospective buyers are often deterred by the visual intrusion of a large tower and the perceived health risks, reducing the overall appeal of our neighborhood.

Alternative Location
There are less developed areas, such as the water treatment facility off St. John's Parkway, that could accommodate the tower without adversely affecting residential communities, wildlife habitats, or neighborhood aesthetics. This alternative would still provide the necessary cellular coverage for our growing county.

For these reasons, I respectfully urge you to reconsider the proposed location and explore alternatives that better balance technological needs with community safety, health, and environmental preservation. Thank you for your time and consideration.

V/R,



Kristi A. Hunter
93 Robin Bay Dr.
St. Augustine, FL 32092

To the NW Sector Community Planning Board,

My name is Valerie Hardman, and I am a licensed real estate professional who actively represents buyers and sellers in and around Glen St Johns. I am writing to formally express my serious concern regarding the proposed placement of a cellular tower in such close proximity to this residential neighborhood.

From both a professional and personal standpoint, this proposal raises significant issues related to property values, neighborhood character, and long-term community welfare. Residential neighborhoods like Glen St Johns are intentionally designed to provide families with stability, safety, and a high quality of life. Introducing a large-scale telecommunications tower into this setting represents a clear departure from sound land-use planning and imposes a permanent industrial presence on a family-oriented community.

As a realtor, I can confidently state that proximity to visible cellular towers negatively impacts buyer perception and demand. Numerous real estate studies and appraisal analyses have shown that homes located near cell towers often experience reduced marketability, longer days on market, and measurable value depreciation—particularly in suburban, family-focused neighborhoods. Even conservative estimates place potential value impacts in the range of 5–15%, depending on visibility and distance. In practice, many buyers simply remove such homes from consideration altogether due to concerns over aesthetics, perceived health risks, and overall neighborhood desirability.

Buyer behavior matters. In today's market, where consumers have more access to information than ever, the presence of a cell tower is a frequently raised objection during showings. Whether concerns are rooted in science, perception, or personal comfort, perception alone affects value. Homeowners should not be forced to absorb a financial loss or reduced equity so that a private utility provider can optimize coverage in a location that directly burdens nearby residents.

There are also legitimate concerns regarding long-term health impacts, particularly for children. While regulatory agencies acknowledge that research on prolonged radiofrequency exposure is ongoing, the lack of absolute certainty should compel caution—not complacency. Families should not have to question whether their neighborhood environment introduces unnecessary risk, especially when alternative siting options may exist that do not place this infrastructure immediately adjacent to homes.
Equally troubling is the precedent this approval would set. Allowing industrial infrastructure to encroach into residential zones sends a message that neighborhood protections are flexible when convenience or cost is prioritized. Once this boundary is crossed, it becomes increasingly difficult to defend residential areas from similar intrusions in the future.

The responsibility of the planning board is not only to accommodate infrastructure needs, but to balance those needs against long-term community impact. Cellular service can and should be expanded responsibly—without placing disproportionate economic, aesthetic, and emotional burdens on families who have invested their lives and resources into this neighborhood. Is our neighborhood wanting a cell tower to help with reception? Absolutely. However, with so much development happening near the area, I do not see why this cell tower proposal right near our community is a wise and beneficial decision.

I respectfully urge the board to deny this proposal and require alternative placement that protects property values, preserves neighborhood integrity, and upholds the quality of life Glen St Johns was designed to offer.

Thank you for your time, careful consideration, and service to our community.

Sincerely,
Valerie Hardman
Licensed Real Estate Professional
Glen St Johns

From: Jessie Kirk kirk.jessie@gmail.com
Subject: Proposed Cell Phone Tower
Date: Feb 19, 2026 at 6:47:08 AM
To: katirosario519@gmail.com

Dear NW Planning Sector Community Planning Board,

I am writing to formally express my opposition to the proposed construction of a cell phone tower in our neighborhood.

While I understand the importance of reliable communication services, I am deeply concerned about the potential health risks associated with prolonged exposure to radiofrequency (RF) radiation emitted by cell towers. Although research is ongoing, there is enough uncertainty and conflicting evidence regarding long-term health impacts to warrant a precautionary approach—especially in residential areas where families, children, and elderly residents live in close proximity.

Our neighborhood is not an industrial zone; it is a community where residents reasonably expect a safe and healthy living environment. Introducing a cell tower near homes, schools, parks, or other gathering places raises legitimate concerns about continuous exposure and its possible cumulative effects.

Beyond health considerations, there are also concerns about property values, neighborhood aesthetics, and overall quality of life. The presence of such infrastructure could negatively affect both the character and desirability of our community.

I respectfully request that you:

- Deny approval of the proposed tower at this location.
- Explore alternative sites farther from residential areas.

I urge you to prioritize the well-being and peace of mind of the residents you serve. Thank you for your time and consideration of this important matter.

Sincerely,
Jessie Kirk

114 Spanish Bay DR, St. Augustine, FL 32092

From: Ashley Murray ashleyellemurray@gmail.com
Subject: Cell tower opposition #2
Date: Feb 17, 2026 at 8:54:01 PM
To: katirosario519@gmail.com

Dear Members of the NW Sector Community Planning Board,

I am writing to you as a concerned resident of Glen St Johns to formally express my strong opposition to the proposed construction of a new cellular tower in close proximity to our neighborhood. While I recognize the utility of modern telecommunications infrastructure, the placement of this specific tower is inappropriate due to its immediate proximity to a residential area.

My disapproval is based on two primary concerns:

1. Adverse Impact on Property Values
Real estate is the most significant investment most families will ever make. Numerous studies and market trends indicate that "eyesore" industrial structures, such as cell towers, can decrease the property value of adjacent homes by as much as 10% to 20%. Potential buyers often view these structures as aesthetic detriments and sources of long-term uncertainty, which will unfairly penalize the homeowners who have invested in this community.

2. Significant Health and Safety Concerns
Beyond the financial impact, I am deeply concerned about the long-term health implications for my family and my neighbors. I am aware of peer-reviewed research suggesting a correlation between chronic exposure to Radio Frequency (RF) radiation and various health issues, including neurological disorders and increased cancer risks. Given that this tower would be located right on top of our neighborhood, our exposure would be constant. Until the scientific community can provide absolute certainty regarding the safety of such close-range placement, the "Precautionary Principle" should apply—this infrastructure should be moved to a non-residential, industrial zone.

I urge the Board to prioritize the well-being and financial security of existing residents over the convenience of a commercial developer. I request that the Board deny this proposal or, at the very least, require the developer to seek an alternative location that is not in the immediate vicinity of a residential

From: Anna Nicol an.annanicol@gmail.com
Subject: Cell Tower Installation Opposition Letter
Date: Feb 13, 2026 at 3:46:52 PM
To: katirosario519@gmail.com

Hi Kati,

I saw your post in Glen St Johns group, regarding the cell tower installation. My husband and I won't be able to attend, but we are opposed it so i've composed a rejection or opposition letter.

Please forgive me for not attaching a word document, i'm just doing it on the go, and am far away from my computer.
Below is our letter! Thank you!

Dear Members of the Planning Board,

We are writing to formally express our strong opposition to the proposed construction of a cell tower in our neighborhood.

Our community is a residential area made up of families, children, and long-term homeowners who value the safety, character, and stability of our surroundings. The introduction of a cell tower raises serious concerns regarding property values, neighborhood aesthetics, and potential long-term impacts on residents' quality of life.

Many homeowners have invested significantly in their properties with the expectation that the neighborhood would remain consistent with existing zoning and land-use practices. A large commercial structure such as a cell tower is incompatible with the residential nature of our area and would permanently alter its character. Studies and real-estate assessments have shown that proximity to cell towers can negatively affect property values, creating an unfair financial burden on nearby residents.

In addition, residents are concerned about the cumulative environmental and health effects of long-term exposure, particularly for children and vulnerable populations. While regulations may permit such installations, the lack of long-term consensus and continued public concern warrant a cautious and community-centered approach.

From: Brett Harrover bmharrover@gmail.com
Subject: Cell Tower opposition
Date: Feb 14, 2026 at 10:37:07 AM
To: katirosario519@gmail.com

February 14, 2026

Attention: To Whom it may concern

Re: Objection of Cell Tower in Glen St Johns Neighborhood

Dear Ma'am/Sir:

Please note, as a resident of Glen St Johns, I am against the development/ construction of a cell phone tower in Glen St Johns for the following reasons:

1. I am concerned about the long term, Environmental/Health concerns a cell tower could have on the residents of Glen St Johns. I am sure you are aware of the numerous studies, citing environmental/health dangers from cell towers. Has anyone done an Environmental/Health impact study concerning the building of a cell tower, specifically for Glen St Johns residents?

2. What effect will a cell tower have on property values in Glen St Johns? Has anyone done any research on the effect a Cell tower will have on property values in Glen St Johns?

3. Should a cell tower be built so close to a residential area? Is this the best location for a cell tower in the St Johns area? Why can't the county place the cell phone tower in a public area vs IN a residential neighborhood?

4. Why was I not notified of the possible construction of a cell tower close to my property?

Eric and Sylva Fowler

285 Tortuga Bay Drive

St Augustine, FL. 32092

February 17, 2026

To Whom it May Concern,

We are writing regarding the proposed cell tower installation in the Glen St. John's neighborhood.

We want to begin by stating that we fully support the expansion of reliable cellular service in our community. Improved coverage enhances safety, supports local businesses and benefits residents who rely on consistent connectivity. However, we strongly oppose placing this particular tower within the Glen St. john's residential neighborhood.

This locations surrounded by established homes and have families who have invested significantly in their properties. Installing a cell tower in such close proximity to residences raises legitimate concerns about potential impacts on property values, neighborhood aesthetics and the overall character of the community. Many homeowners chose Glen St. John's specifically for its residential appeal and visual environment.

Importantly, the are numerous alternative locations that could provide the same cellular coverage benefits without negatively affecting a residential neighborhood. Commercial zones, existing utility corridors, industrial areas or properties already designated for infrastructure use would accomplish the same objective while minimizing impact on homeowners.

Dear Members of the NW Sector Community Planning Committee and County Staff,

I am writing to formally oppose Special Use Permit Major Review SUPMAJ 2025-29 for the proposed construction of a 175-foot monopole antenna tower (180 feet including appurtenance) on Parcel ID 026570-0010 near St. Thomas Island Parkway.

My primary concerns are the negative impact this structure will have on nearby residential property values and the potential health risks associated with placing a large telecommunications antenna so close to homes. A tower of this size is highly visible and out of character for a residential area. Its presence will significantly alter the visual landscape of the neighborhood and make nearby homes less desirable to current and prospective buyers, which can directly reduce property values for families who have invested heavily in their homes.

In addition, many residents are concerned about the long-term health implications of living in close proximity to a large antenna tower. While opinions and studies may vary, the uncertainty alone creates anxiety for families, particularly those with children. Residents should not be placed in a position where they feel their health and well-being may be compromised simply because of where they live.

Antenna towers of this magnitude should be located in industrial or commercial zones, or in areas that are adequately buffered and set back from established neighborhoods. Placing this structure near homes is inappropriate and does not align with the character or expectations of a residential community.

For these reasons, I respectfully request that this application be denied and that alternative locations be considered that do not negatively impact surrounding neighborhoods, property values, or residents' peace of mind.

Thank you for your time and consideration of the concerns of the community.

Sincerely,
Dragan Tanasic
352 Tortuga Bay Dr

From: Matthew Nagy mnagy5177@gmail.com
Subject: Public Opposition Letter Regarding SUPMAJ 2025-29 – Proposed 180-ft Monopole Tower
Date: Feb 7, 2026 at 9:12:06 AM
To: katirosario519@gmail.com
Cc: Sherry Jensen sherry.jensen69@gmail.com

Good morning, Kati:

I am the homeowner at 49 Robin Bay Drive and this is my public opposition letter to the proposed tower project
SUPMAJ 2025-29:

I oppose SUPMAJ 2025-29. A 180-foot monopole tower does not belong in the middle of established residential neighborhoods. It would permanently disrupt community character, reduce nearby property values, and introduce an industrial structure where residents reasonably expect residential compatibility.

The applicant has not shown that this site is necessary or that alternatives were meaningfully evaluated. Community outreach has also been minimal for a project with long-term impacts.

I respectfully request that St. Johns County deny this application or require the applicant to pursue a more appropriate location.

Sincerely,
Matthew Nagy, Homeowner
49 Robin Bay Dr
St. Augustine, FL 32092

From: Kelli Harrover kharrover@gmail.com
Subject: Cell Tower Opposition
Date: Feb 6, 2026 at 11:54:25 AM
To: katirosario519@gmail.com

February 6, 2026

Attention: To Whom it may concern

Re: Objection of Cell Tower in Glen St Johns Neighborhood

Dear Ma'am/Sir:

Please note, as a resident of Glen St Johns, I am against the development/ construction of a cell phone tower in Glen St Johns for the following reasons:

1. I am concerned about the long term, Environmental/Health concerns a cell tower could have on the residents of Glen St Johns. I am sure you are aware of the numerous studies, citing environmental/health dangers from cell towers. Has anyone done an Environmental/Health impact study concerning the building of a cell tower, specifically for Glen St Johns residents?

2. What effect will a cell tower have on property values in Glen St Johns? Has anyone done any research on the effect a Cell tower will have on property values in Glen St Johns?

3. Should a cell tower be built so close to a residential area? Is this the best location for a cell tower in the St Johns area? Why can't the county place the cell phone tower in a public area vs IN a residential neighborhood?

4. Why was I not notified of the possible construction of a cell tower close to my property?

I am sure that until these issues are addressed/answered....no cell tower will be constructed in Glen St Johns.

Regards,
Kelli M Harrover

John & Audrey Gorman
23 Redhook Bay Dr.
St. Augustine, Fl 32092
Resident of Glen St. John's Neighborhood

W Sector Community Planning St. John's County

ebruary 5, 2026

e: Request for a Special Use Permit Major Review ("SUPMAJ 2025-29") for the construction of a ne
75-foot Monopole Antenna Tower with 5-foot appurtenance (Total 180-ft AFG).

o St. John's County,

ince we are unable to attend the meeting on Thursday, February 19, 2026, 6:00 PM
t Roots Church at 2050 St. Johns Pkwy, Suite 111, St. Johns, Florida 32259
e are writing to state our opposition to the proposed 175-foot Monopole Antenna Tower to be locate
our neighborhood.

here are several reasons why we are opposed to the proposed construction of the tower in our
eighborhood. The neighborhood is surrounded by beautiful preserves and the tower would upset th
atural aesthetic of the neighborhood. The proposed location, being in the middle of a neighborhood
ould also affect property values by deterring prospective buyers. Research has also found that the
wer could pose a health hazard to some people.

gain, we strongly oppose the building of this tower in our neighborhood.

incerely,

udrey & John Gorman

From: Kati Rosario katirosario519@gmail.com
Subject: Re: Cell tower opposition
Date: Feb 5, 2026 at 2:33:04 PM
To: Kati Rosario katirosario519@gmail.com

On Feb 5, 2026, at 2:26 PM, Tina Greaves <tina.greaves0322@gmail.com> wrote:

Dear Planning Board,

I am writing to formally express my opposition to the proposed placement of a cell phone tower within our residential neighborhood.

As a homeowner and parent in this community, I have serious concerns about the potential impact this tower could have on both the health of residents and the long-term value of our properties. While I understand the importance of reliable cellular service, placing this infrastructure directly within a neighborhood raises valid and widely shared concerns.

First, there are ongoing questions and studies regarding the long-term health effects of prolonged exposure to radiofrequency emissions, particularly for children. Many families in our neighborhood chose this area specifically because it is a safe, family-oriented environment. Introducing a cell tower so close to homes, schools, and children's play areas undermines that sense of safety.

Second, cell towers are well known to negatively affect property values. The presence of a large telecommunications structure can deter potential buyers, reduce home values, and unfairly impact homeowners who have invested significantly in their properties. Residents should not bear a financial burden for infrastructure that could reasonably be placed elsewhere.

We respectfully ask that alternative locations be seriously considered.

February 19, 2026

Dear Northwest Sector Community Planning Board,

I am writing to formally express my opposition to the proposed installation of a cell tower in our neighborhood. While I understand the importance of reliable communication infrastructure, I believe this location raises significant concerns for residents and deserves careful reconsideration.

First, the proposed tower may negatively affect the character and visual appeal of our community. Many of us chose to live here because of the neighborhood's existing environment, and the addition of a large industrial structure could alter that character in a way that cannot easily be reversed.

Second, there are concerns about potential impacts on property values and overall neighborhood desirability. Even the perception of risk or nuisance can influence how buyers view an area, which may unfairly burden current homeowners.

Additionally, residents deserve greater transparency and meaningful input regarding site selection. Exploring alternative locations — particularly commercial or less dense residential areas — may achieve the same infrastructure goals while minimizing disruption to established neighborhoods.

I respectfully ask the Board to consider the concerns of the community, review alternative placement options, and ensure that resident voices are given substantial weight before moving forward.

Thank you for your time, consideration, and service to our community.

Sincerely,

Justin & Melanie Connell

15 Peter Island Dr

St. Augustine FL 32092

February 5, 2026

Dear Members of the Zoning Board,

I am writing to formally oppose the approval of the proposed cell phone tower to be constructed within one-eighth of a mile from my home. I am a 16 year resident of Saint John's county, 13 of those years spent as the owner of a home in Glen St John's, residing at 259 Tortuga Bay Drive, St Augustine FL 32092.

As a resident and a parent to three young children, I am deeply concerned about the potential health risks this project poses to my family—particularly my children. While wireless technology is now widespread, there remains ongoing scientific debate and research regarding the long-term effects of chronic exposure to radiofrequency (RF) radiation emitted by cell towers. Some peer-reviewed studies and international health organizations have raised concerns about possible associations between prolonged RF exposure and increased cancer risk, especially in children, whose developing bodies may be more vulnerable.

Children are not simply "small adults." Their brains and immune systems are still developing, and they have a longer lifetime of cumulative exposure ahead of them. Placing a high-powered transmission structure so close to homes where children live, play, and sleep raises serious questions about whether sufficient caution is being exercised.

Given the uncertainty that still exists in the scientific community, I believe it is irresponsible to approve a project of this nature so close to residential neighborhoods. The potential risks—however debated—are significant enough to warrant a precautionary approach. Once the tower is built, the exposure cannot be undone.

In addition to health concerns, the presence of a cell tower so near our home would negatively impact our quality of life and sense of safety. Homeowners should not be forced to accept possible health risks in order to accommodate infrastructure that could be placed farther from residences or in less sensitive locations.

I respectfully urge the Zoning Board and whoever else has authority to approve this to deny approval of this proposal or, at minimum, require relocation of the tower to a site that is a greater distance from homes and schools. Protecting the health and well-being of residents—especially children—should be a top priority.

Thank you for your time and consideration of my concerns.

Sincerely,
Jessica DeRonde
732-882-5733

Cora Paul
36 Great Pond Way
St Augustine Fl, 32092
February 5, 2026

To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

Residential neighborhoods exist to provide stability, safety, and a healthy environment for families. Introducing a large-scale telecommunications structure into such a setting fundamentally alters the character of the neighborhood. A cellular tower is not a passive or invisible feature—it is an industrial installation that brings constant operation, visual intrusion, and ongoing concern for nearby residents. Once approved, the impact is permanent, and the consequences fall entirely on those who live closest to it.

Of particular concern is the effect on children. Families should not have to question whether the environment surrounding their homes exposes their children to unnecessary risks. While there may be debate over the extent of long-term health effects from radiofrequency emissions, the absence of absolute certainty does not justify complacency. Responsible planning demands caution, especially when children are involved and when alternative locations exist that would not place infrastructure directly adjacent to homes.

The economic harm to homeowners must also be acknowledged. Cellular towers in residential areas are widely perceived as undesirable, and perception alone is enough to reduce property desirability and market value. Prospective buyers often avoid neighborhoods with visible towers due to concerns over aesthetics, noise, safety, and health. This results in reduced demand, lower resale values, and a financial penalty imposed on residents through no fault of their own. Homeowners should not be asked to absorb losses so that a private company can optimize coverage at the community's expense.

Equally troubling is the precedent this approval would set. Allowing industrial infrastructure to encroach on residential zones signals that neighborhood protections are negotiable. Once that line is crossed, it becomes increasingly difficult to justify denying similar proposals in the future. Planning decisions must consider not only immediate utility needs, but also the long-term message sent about whose interests are prioritized.

The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing disproportionate burdens on families and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, property value, and quality of life.

Thank you for your attention and your service to the community.

Sincerely,
Cora Paul

From: Lisa Michel lng8106@outlook.com
Subject: Re: Letter opposing cell phone tower
Date: Feb 5, 2026 at 8:26:09 PM
To: Kati Rosario katirosario519@gmail.com

Sure thing. See below.

Sent from my iPhone

> On Feb 5, 2026, at 8:16 PM, Kati Rosario <katirosario519@gmail.com> wrote:
>
> Hi Lisa,
>
> Can you add your address for me?
>
> > On Feb 5, 2026, at 6:03 PM, Lisa Michel <lng8106@outlook.com> wrote:
> >
> > Dear Members of the Planning and Zoning Commission,
> >
> > I live at 151 Spanish Bay Dr in the Glen St. John's Subdivision. I am writing to formally express my opposition to the proposed installation of a cell phone tower in our neighborhood on St Thomas.
> >
> > While I understand the importance of reliable wireless service, placing a cell tower within a residential area raises serious concerns for those of us who live here. Our neighborhood is valued for its character, safety, and quality of life, and the proposed tower threatens to negatively impact all three.
> >
> > First, the visual impact of a large telecommunications tower would significantly alter the appearance of our community. A structure of this size is incompatible with the residential nature of the neighborhood and would detract from the aesthetics that homeowners have invested in and worked hard to maintain.

Second, there are legitimate concerns regarding property values. Numerous residents worry that proximity to a cell tower may reduce home values, making it more difficult to sell or refinance properties in the future. This creates a financial burden for homeowners who had no role in this decision.

Additionally, many residents have concerns about potential health and safety implications, particularly given the long-term and cumulative nature of exposure. While regulations exist, the uncertainty surrounding these effects is troubling for families, especially those with children.

Finally, we believe alternative locations should be thoroughly explored. Commercial or industrial areas, existing utility structures, or locations farther from homes could provide improved coverage without imposing such significant impacts on a residential neighborhood.

For these reasons, I respectfully urge the Commission to deny approval of this proposal or require the applicant to identify a more appropriate location that does not adversely affect residents.

Thank you for your time and consideration. I appreciate the opportunity to share my concerns and trust that the voices of the community will be carefully weighed in this decision.

Sincerely,

Lisa and Joseph Michel

Sent from my iPhone

From: Michelle R mlrhein77@gmail.com
Subject: Re: Cell tower
Date: Feb 6, 2026 at 10:53:21 AM
To: Kati Rosario katirosario519@gmail.com

Subject: Opposition to Proposed Cell Tower in NW Sector Neighborhood

Dear Members of the NW Sector Community Planning Board,

I am writing as a long-time resident of our neighborhood to formally oppose the proposed construction of a new cell tower within our established community. My home has been here for over ten years, and like many of my neighbors, I have invested deeply—financially and personally—in maintaining the character, safety, and long-term value of this area.

Impact on Property Values
Large cell towers placed near residential homes have been shown to negatively affect property values. Homebuyers often view these structures as undesirable due to their size, appearance, and the uncertainty surrounding them. For those of us who have lived here for a decade or more, this poses a direct threat to the equity we have worked hard to build.

Fairness and Placement Considerations
Our neighborhood is fully developed, while multiple new communities are currently being built nearby. These new developments are the primary drivers of increased demand for cellular capacity. It is only reasonable that any new infrastructure needed to support that growth be placed within or adjacent to those new communities—not imposed on long-standing neighborhoods that have remained stable for years.

Community Health Concerns
Many residents are also concerned about potential long-term health risks associated with living near a cell tower. Even the perception of risk can create stress and reduce quality of life. It is important that the Board consider these concerns seriously, especially when alternative locations exist that would minimize exposure to established families.

For these reasons, I respectfully urge the Board to reconsider the proposed location and explore alternative sites—particularly within the newly developing neighborhoods that are generating the increased demand for cellular infrastructure.

Thank you for your time and for your commitment to responsible planning in the NW Sector.

Sincerely,
Michelle Rhein

115 Trellis Bay Dr. St Augustine Fl 32092

> On Wed, Feb 4, 2026 at 10:03 PM Kati Rosario <katirosario519@gmail.com> wrote:
> Of the meeting?
>
> THURSDAY 2/19 6pm
> Roots Church
> 2050 St Johns Pkwy
> Suite 111
> St Johns FL 32259
>
> Or you can email it back to me and I will print it and add it to the others.
>
> > On Feb 4, 2026, at 9:59 PM, Michelle Michelle <mlrhein77@gmail.com> wrote:
> >
> > Do you have the address?
> > Sent from my iPhone
> >
> > On Feb 4, 2026, at 9:54 PM, Kati Rosario <katirosario519@gmail.com> wrote:

Michael Harrington

68 St. Croix Island Drive

St. Augustine, FL 32092

Date: February 5, 2026

Subject: Formal Opposition to Proposed Cell Tower Near Protected Wetlands

My name is Michael Harrington, and I reside at 68 St. Croix Island Drive in St. Augustine. I am writing to express my strong opposition to the proposed construction of a cell tower within our residential community.

1. Proximity to Protected Wetlands

Our neighborhood borders protected wetlands that play a critical environmental and storm-mitigation role. These areas are intentionally managed with restrictions, including no aerial mosquito spraying after hurricanes, due to ecological sensitivity. Introducing a large commercial tower near this protected zone risks soil and habitat disruption during construction, long-term ecological impact from maintenance activity.

2. Single Road Access Creates a Significant Safety Hazard

Our community has only one road in and out. This creates a major safety concern: construction vehicles and heavy equipment would block or restrict emergency access. In the event of a storm-related collapse, fire, or structural failure of the tower, evacuation could be impeded. Residents rely entirely on that single road for hurricane evacuation, medical emergencies, and daily travel. Placing a cell tower where it could obstruct the only evacuation route is a serious public safety risk.

3. Incompatibility with Residential Zoning and Community Design

A tower of this size is incompatible with the character, zoning intent, and residential design of our community. The structure would be highly visible, intrusive, and damaging to the aesthetic value of the neighborhood.

4. Property Value Concerns

Numerous real estate analyses show that homes located near cell towers often experience reduced property values, longer selling times, and decreased buyer interest. Residents should not have to bear financial loss caused by industrial structures placed in residential zones.

5. Availability of More Appropriate Alternative Locations

There are commercial corridors, industrial-zoned parcels, and existing tower structures within St. Johns County that would be more suitable and safer for co-location or new installation. These alternatives should be fully evaluated before approving a tower in a sensitive and residential area.

For these reasons, I respectfully urge the Planning & Zoning Agency to deny the proposed application or require the applicant to identify a more appropriate, non-residential site.

Please include this letter in the public record.

Thank you for your time, consideration, and dedication to preserving the safety and environmental integrity of St. Johns County.

Sincerely,

Michael Harrington

February 19, 2026

Good evening,

My name is Kati Rosario. I am a homeschooling stay at home mom of 3 and would describe myself as a avid bird watcher, more on that later. I have resided in Glen St Johns at 645 Trellis Bay Dr in St Augustine for the past 3 years. The proposed plan of the cell tower will impact our neighborhood negatively. In the last ten days, I have collected letters from neighbors who oppose this tower which I would like to present to you this evening to read on your own time. In these letters, residents have cited concerns regarding negative health effects and lowering home values. Those are my concerns as well, but I am here to raise an entirely different issue.

Back to the bird watching thing. Glen St Johns is a very private community far tucked away from main roads, commercial development and major roadways. We enjoy wildlife of all kinds – birds, otters, deer and more. In our community, each year we have nesting bald eagles. If you are not lucky enough to see it with your own eyes, you can often visit our neighborhood Facebook page and see beautiful photos neighbors have taken of pairs of eagles that come to nest year after year. In addition to bald eagles that are protected by Bald and Golden Eagle Protection Act, this area supports a diverse population of other bird species protected under the Migratory Bird Treaty Act. Species known to inhabit or migrate through Glen St Johns include Eastern bluebirds, sandhill cranes, great egrets, little egrets, Canada geese, red-tailed hawks, great blue herons, little blue herons, green herons, hummingbirds, mockingbirds, ospreys, woodpeckers, and roseate spoonbills. These birds rely on stable and undisturbed environments for nesting, feeding, and seasonal movement. These are a list of birds I have seen with my own binoculars and I am sure there are many more protected species here.

Construction-related disturbances—such as land clearing, heavy equipment use, elevated noise levels, and increased human activity—pose a direct threat to nesting success and breeding behavior. Beyond construction, the permanent presence of a tall industrial structure introduces ongoing risks, including disruption of flight paths, interference with foraging patterns, and degradation of a sensitive habitat near waterways and open land.

Federal wildlife protection laws do not require proof of harm after damage has occurred. Rather, they require reasonable steps to avoid actions that may disturb protected species or their active nests. Proceeding with approval absent comprehensive environmental review, wildlife surveys, and consultation with appropriate state and federal agencies creates unnecessary ecological and legal risk.

The NW Sector Community Planning Board has a responsibility to ensure that development decisions reflect sound environmental stewardship and compliance with federal protections. Telecommunications infrastructure can often be sited in locations that meet service needs without encroaching on sensitive wildlife habitat. Residential and environmentally sensitive areas should not bear a disproportionate burden when reasonable alternatives may exist. For example, if you go a few 100 feet to the South the cell tower could be put somewhere on St. John's Parkway. There are plenty of commercial spaces along County Road 210 and also there is a brand new Expressway being put in where this tower could be installed. While that is not for me to figure

out, I will leave that to you. I am just the bird watching mom

I respectfully urge the board to carefully evaluate this proposal and to delay or deny approval until it can be clearly demonstrated that no protected bird species, nesting sites, or critical habitats will be adversely affected.

Thank you for your time and consideration, and for your service to the community.

Sincerely,

Kati Rosario
645 Trellis Bay Dr
St Augustine FL 32092
904-439-2175

Koryn Keen
409 Tortuga Bay Dr.
St. Augustine, FL 32092
korynakeen@icloud.com
February 18, 2026

St. Johns County Growth Management Department / County Permit Center
Attn: Planning and Zoning Division
4040 Lewis Speedway
St. Augustine, FL 32084

RE: Opposition to Special Use Permit Major Review – SUPMAJ2025-29
Proposed 175-ft Monopole Antenna Tower (Total 180-ft AFG with 5-ft Appurtenance)
Parcel ID 026570-0010 – North of St. Thomas Island Parkway

To Whom It May Concern,

I am writing to formally oppose the approval of Special Use Permit Major Review SUPMAJ2025-29, which seeks authorization to construct a 175-foot monopole antenna tower with a 5-foot appurtenance (total height 180 feet AFG) on an approximately 6,400-square-foot (80' x 80') tower parcel located north of St. Thomas Island Parkway, identified as St. Johns County Parcel ID 026570-0010.

After reviewing the proposal, I believe this project is incompatible with the surrounding area and does not meet the intent of the County's Comprehensive Plan or Land Development Code. My concerns are outlined below.

1. Environmental and Wildlife Concerns — Sandhill Cranes and Large Bird Species

The proposed tower location lies within an area regularly used by sandhill cranes, and other large bird species that rely on the open spaces and wetlands near St. Thomas Island Parkway. Sandhill cranes are known for low-altitude flight patterns during takeoff and landing, making tall structures especially hazardous.

A substantial body of peer-reviewed research documents the collision risks that communication towers pose to large birds. Longcore et al. (2012) in Biological Conservation found that tall, illuminated towers significantly increase avian mortality, especially among large, slow-maneuvering species such as cranes and herons. Gehring, Kerlinger, and Manville (2009) in Ecological Applications showed that tower lighting characteristics can dramatically influence collision rates for migratory and resident birds. Austin and Richert (2001) in The Wilson Journal of Ornithology documented that sandhill cranes frequently fly

at altitudes below 200 feet during local movements—well within the height range of the proposed 180-foot structure.

These findings are directly relevant to this site, where cranes and other large birds routinely travel between wetlands, foraging areas, and roosting locations. The introduction of a tall, illuminated structure in an otherwise low-profile landscape disrupts natural flight corridors and may displace birds from established habitat.

2. Human Health Concerns — Residents Living Near the Proposed Tower

In addition to wildlife impacts, there is growing scientific literature examining potential health effects for people living near mobile phone base stations and cell towers. While regulatory agencies often rely on existing exposure guidelines, several peer-reviewed epidemiological studies have reported associations between living close to base stations and increased prevalence of certain negative health symptoms.

A review of 10 epidemiological studies on populations living near mobile phone base stations found that 8 of the 10 reported increased rates of adverse neurobehavioral symptoms or cancer among residents living within 500 meters of base stations, even when exposures were below international guideline limits (Khurana et al., 2010, Environmental Reviews). Another synthesis of peer-reviewed research compiled by Environmental Health Trust highlights studies reporting higher rates of headaches, sleep problems, memory issues, and concentration difficulties in people living near cell towers compared with control populations farther away.

More recently, Balmori (2022) conducted a comprehensive review of studies on people living near mobile phone towers and concluded that there is consistent evidence of increased risk of "radiofrequency sickness," sleep disturbances, and, in some studies, elevated cancer incidence in populations residing close to base stations.

Given these documented concerns, it is reasonable for nearby residents to question whether placing a 180-foot telecommunications tower in close proximity to homes is consistent with the County's responsibility to protect public health and welfare. At a minimum, the County should require a clear justification for setting up this facility so close to existing neighborhoods rather than in a less populated, more suitable location.

3. Negative Impacts on Property Values

Numerous studies and market analyses indicate that proximity to large telecommunications towers can negatively affect residential property values. The height and prominence of the proposed structure make it likely to be visible from multiple neighborhoods, potentially diminishing the desirability of nearby homes and creating long-term economic impacts for residents.

4. Insufficient Justification for the Proposed Location

The applicant has not demonstrated that this specific parcel is the least intrusive or most technically necessary location for a tower of this height. Before approving a major special use permit, the County should require a full alternatives analysis, evidence that co-location on existing towers or structures is not feasible, and demonstration that lower-height or less visually impactful solutions have been fully evaluated. Without this information, the proposal does not meet the burden of proof required for a major special use.

5. Public Safety, Storm Vulnerability, and Limited Neighborhood Access

Given the region's exposure to hurricanes and severe weather, the placement of a tall monopole structure warrants heightened scrutiny. A failure event—whether structural or debris-related—could pose risks to nearby homes, roadways, and public spaces.

This concern is significantly amplified by the fact that the surrounding neighborhood has only one ingress and egress point. Any collapse, structural failure, or debris field from a 180-foot tower could directly block the sole evacuation route. This would prevent residents, including children, seniors, and individuals with medical needs, from safely exiting the neighborhood during an emergency. It would also impede first responders attempting to enter the community. Placing a tower of this height adjacent to the only access point for an entire neighborhood introduces an avoidable and unacceptable risk.

6. Inadequate Buffering and Parcel Size

The proposed tower compound is only 6,400 square feet, which is unusually small for a structure of this height. This raises concerns about adequate fall-zone containment, proper setbacks from adjacent properties, and sufficient space for equipment, maintenance access, and safety measures. A tower of this scale typically requires a larger, more isolated parcel to mitigate impacts.

7. Incompatibility With Surrounding Residential and Community Character

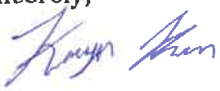
The proposed tower site is located near established residential neighborhoods and community-oriented areas. A 180-foot industrial-scale structure would significantly alter the visual character of the area, introducing a highly intrusive vertical element that is inconsistent with the existing built environment. This level of visual impact is not minor or incidental—it would permanently change the aesthetic quality of the surrounding community.

Conclusion

For the reasons outlined above, I respectfully request that the St. Johns County Board of County Commissioners and Planning and Zoning Agency deny SUPMAJ2025-29. The proposed tower is incompatible with the surrounding community, inadequately justified, and poses avoidable aesthetic, environmental, public health, and safety concerns, particularly for sandhill cranes and other large bird species that rely on this area, as well as for nearby residents.

Thank you for your consideration of this important matter. I appreciate the County's commitment to responsible land-use planning and community protection.

Sincerely,



Koryn Keen

Kylie Keen
409 Tortuga Bay Dr.
St. Augustine, FL 32092
kylieakeen@icloud.com
February 18, 2026

St. Johns County Growth Management Department / County Permit Center
Attn: Planning and Zoning Division
4040 Lewis Speedway
St. Augustine, FL 32084

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The proposed tower location lies within an area regularly used by sandhill cranes, and other large bird species that rely on the open spaces and wetlands near St. Thomas Island Parkway. Sandhill cranes are known for low-altitude flight patterns during takeoff and landing, making tall structures especially hazardous.

A substantial body of peer-reviewed research documents the collision risks that communication towers pose to large birds. Longcore et al. (2012) in Biological Conservation found that tall, illuminated towers significantly increase avian mortality, especially among large, slow-maneuvering species such as cranes and herons. Gehring, Kerlinger, and Manville (2009) in Ecological Applications showed that tower lighting characteristics can dramatically influence collision rates for migratory and resident birds. Austin and Richert (2001) in The Wilson Journal of Ornithology documented that sandhill cranes frequently fly

at altitudes below 200 feet during local movements—well within the height range of the proposed 180-foot structure.

These findings are directly relevant to this site, where cranes and other large birds routinely travel between wetlands, foraging areas, and roosting locations. The introduction of a tall, illuminated structure in an otherwise low-profile landscape disrupts natural flight corridors and may displace birds from established habitat. The County should require a comprehensive avian impact assessment, including migratory pathway analysis and lighting-impact review, none of which have been provided by the applicant.

2. Human Health Concerns — Residents Living Near the Proposed Tower

In addition to wildlife impacts, there is growing scientific literature examining potential health effects for people living near mobile phone base stations and cell towers. While regulatory agencies often rely on existing exposure guidelines, several peer-reviewed epidemiological studies have reported associations between living close to base stations and increased prevalence of certain symptoms.

A review of 10 epidemiological studies on populations living near mobile phone base stations found that 8 of the 10 reported increased rates of adverse neurobehavioral symptoms or cancer among residents living within 500 meters of base stations, even when exposures were below international guideline limits (Khurana et al., 2010, Environmental Reviews). Another synthesis of peer-reviewed research compiled by Environmental Health Trust highlights studies reporting higher rates of headaches, sleep problems, memory issues, and concentration difficulties in people living near base stations compared with control populations farther away.

More recently, Balmori (2022) conducted a comprehensive review of studies on people living near mobile phone masts and concluded that there is consistent evidence of increased risk of "radiofrequency sickness," sleep disturbances, and, in some studies, elevated cancer incidence in populations residing close to base stations. Although not all studies are uniform in their findings and some uncertainties remain, the pattern of reported effects has led many researchers to call for a precautionary approach, especially in residential areas and near vulnerable populations such as children and older adults.

Given these documented concerns, it is reasonable for nearby residents to question whether placing a 180-foot telecommunications tower in close proximity to homes is consistent with the County's responsibility to protect public health and welfare. At a minimum, the County should require a thorough, independent review of the latest health literature and a clear justification for siting this facility so close to existing neighborhoods rather than in a less populated, more suitable location.

3. Negative Impacts on Property Values

Numerous studies and market analyses indicate that proximity to large telecommunications towers can negatively affect residential property values. The height and prominence of the proposed structure make it likely to be visible from multiple neighborhoods, potentially diminishing the desirability of nearby homes and creating long-term economic impacts for residents.

4. Insufficient Justification for the Proposed Location

The applicant has not demonstrated that this specific parcel is the least intrusive or most technically necessary location for a tower of this height. Before approving a major special use permit, the County should require a full alternatives analysis, evidence that co-location on existing towers or structures is not feasible, and demonstration that lower-height or less visually impactful solutions have been fully evaluated. Without this information, the proposal does not meet the burden of proof required for a major special use.

5. Human Health Concerns — Residents Living Near the Proposed Tower

In addition to wildlife impacts, there is growing scientific literature examining potential health effects for people living near mobile phone base stations and cell towers. While regulatory agencies often rely on existing exposure guidelines, several peer-reviewed epidemiological studies have reported associations between living close to base stations and increased prevalence of certain symptoms.

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6. Public Safety, Storm Vulnerability, and Limited Neighborhood Access

Given the region's exposure to hurricanes and severe weather, the placement of a tall monopole structure warrants heightened scrutiny. A failure event—whether structural or debris-related—could pose risks to nearby homes, roadways, and public spaces.

This concern is significantly amplified by the fact that the surrounding neighborhood has only one ingress and egress point. Any collapse, structural failure, or debris field from a 180-foot tower could directly block the sole evacuation route. This would prevent residents, including children, seniors, and individuals with medical needs, from safely exiting the neighborhood during an emergency. It would also impede first responders attempting to enter the community.

In hurricane-prone regions like St. Johns County, maintaining multiple unobstructed evacuation routes is a fundamental public-safety principle. Siting a tower of this height adjacent to the only access point for an entire neighborhood introduces an avoidable and unacceptable risk. The applicant has not demonstrated that this hazard has been evaluated or mitigated in any meaningful way.

7. Inadequate Buffering and Parcel Size

The proposed tower compound is only 6,400 square feet, which is unusually small for a structure of this height. This raises concerns about adequate fall-zone containment, proper setbacks from adjacent properties, and sufficient space for equipment, maintenance access, and safety measures. A tower of this scale typically requires a larger, more isolated parcel to mitigate impacts.

8. Incompatibility With Surrounding Residential and Community Character

The proposed tower site is located near established residential neighborhoods and community-oriented areas. A 180-foot industrial-scale structure would significantly alter the visual character of the area, introducing a highly intrusive vertical element that is inconsistent with the existing built environment. This level of visual impact is not minor or incidental—it would permanently change the aesthetic quality of the surrounding community.

Conclusion

For the reasons outlined above, I respectfully request that the St. Johns County Board of County Commissioners and Planning and Zoning Agency deny SUPMAJ2025-29. The proposed tower is incompatible with the surrounding community, inadequately justified, and poses avoidable aesthetic, environmental, public health, and safety concerns, particularly for sandhill cranes and other large bird species that rely on this area, as well as for nearby residents.

Thank you for your consideration of this important matter. I appreciate the County's commitment to responsible land-use planning and community protection.

Sincerely,



Kylie Keen

February 14, 2025
To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

Residential neighborhoods exist to provide stability, safety, and a healthy environment for families. Introducing a large-scale telecommunications structure into such a setting fundamentally alters the character of the neighborhood. A cellular tower is not a passive or invisible feature—it is an industrial installation that brings constant operation, visual intrusion, and ongoing concern for nearby residents. Once approved, the impact is permanent, and the consequences fall entirely on those who live closest to it.

Of particular concern is the effect on children. Families should not have to question whether the environment surrounding their homes exposes their children to unnecessary risks. While there may be debate over the extent of long-term health effects from radiofrequency emissions, the absence of absolute certainty does not justify complacency. Responsible planning demands caution, especially when children are involved and when alternative locations exist that would not place infrastructure directly adjacent to homes.

The economic harm to homeowners must also be acknowledged. Cellular towers in residential areas are widely perceived as undesirable, and perception alone is enough to reduce property desirability and market value. Prospective buyers often avoid neighborhoods with visible towers due to concerns over aesthetics, noise, safety, and health. This results in reduced demand, lower resale values, and a financial penalty imposed on residents through no fault of their own. Homeowners should not be asked to absorb losses so that a private company can optimize coverage at the community's expense.

Equally troubling is the precedent this approval would set. Allowing industrial infrastructure to encroach on residential zones signals that neighborhood protections are negotiable. Once that line is crossed, it becomes increasingly difficult to justify denying similar proposals in the future. Planning decisions must consider not only immediate utility needs, but also the long-term message sent about whose interests are prioritized.

The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing disproportionate burdens on families and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, property value, and quality of life.

Thank you for your attention and your service to the community.

Sincerely,

Allie Conway
468 Meadow Ridge
St Augustine FL 32092

February 19, 2025
To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

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Thank you for your attention and your service to the community.

Sincerely, Dara Marsh 377 Meadow Ridge Dr

February 12, 2026

To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Meadow Ridge community. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

Residential neighborhoods exist to provide stability, safety, and a healthy environment for families. Introducing a large-scale telecommunications structure into such a setting fundamentally alters the character of the neighborhood. A cellular tower is not a passive or invisible feature—it is an industrial installation that brings constant operation, visual intrusion, and ongoing concern for nearby residents. Once approved, the impact is permanent, and the consequences fall entirely on those who live closest to it.

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Thank you for your attention and your service to the community.

Sincerely,

Polina Potabenko

648 meadow Ridge Dr

February 12, 2026

To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Meadow Ridge community. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

Residential neighborhoods exist to provide stability, safety, and a healthy environment for families. Introducing a large-scale telecommunications structure into such a setting fundamentally alters the character of the neighborhood. A cellular tower is not a passive or invisible feature—it is an industrial installation that brings constant operation, visual intrusion, and ongoing concern for nearby residents. Once approved, the impact is permanent, and the consequences fall entirely on those who live closest to it.

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Thank you for your attention and your service to the community.

Sincerely,

Dennis M. Potabenko

648 meadow Ridge Dr

February 11, 2026

To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

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Thank you for your attention and your service to the community.

Sincerely,

Carrie Brown

81 Birdfield Ct

February 18, 2016

To the NW Sector Community Planning Board,

I am writing to voice my concern with the placement of the cellular tower located near Glen St. Johns. I believe this tower posed significant risks and conflicts with the established community priorities.

Cell towers can significantly alter the character of a residential area. Our neighborhood's visual environment and local charm are among our greatest assets. Installing a tower of this scale would create an industrial feature incompatible with nearby homes, schools, and natural areas. Numerous communities nationwide have raised the same concern, as real estate markets often reflect reduced buyer interest in areas adjacent to telecommunications structures.

Cell towers can pose structural and safety hazards, including the potential for collapse or fire—risks that occur more often than the public realizes. Placing such infrastructure near homes increases the danger to residents, especially during severe weather or equipment failures

Many residents have expressed concern about long-term exposure to radiofrequency (RF) emissions. While FCC compliance is required, communities retain the right to demand enforcement of RF limits deemed safe by federal regulations and to insist on responsible tower placement. Additionally, national advocacy groups have documented strong public interest in preventing the unchecked spread of towers near schools, parks, and environmentally sensitive areas.

The potential effects on children raise particular concern. Parents should not be forced to wonder whether their homes expose their families to unnecessary risks. Even where scientific conclusions are still debated, uncertainty alone demands caution. When alternative sites exist that would not place infrastructure directly next to homes, it is irresponsible to select a location that prioritizes convenience over the well-being of families.

Neighborhoods are intended to be safe, stable environments where residents can enjoy peace of mind. The introduction of a large-scale, permanent cell tower within such an area undermines that purpose. A tower of this magnitude is not a benign or subtle addition—it is an intrusive industrial structure that brings continuous operation, significant visual disruption, and persistent concern for nearby residents. These impacts are irreversible once the tower is approved.

For these reasons, I respectfully but firmly urge the board to deny this proposal. A more appropriate location exists, and the burden of this tower should not fall on the residents who will have to live with its impacts every day.

Thank you for your attention and for acting in the best interest of our community.

Sincerely,

Britt L Mejia

Brittany Mejia

688 Meadow Ridge Dr

February 14, 2025
To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

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The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing disproportionate burdens on families and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, property value, and quality of life.

Thank you for your attention and your service to the community.

Sincerely,

Michael Corp
Sharon Corp
249 Meadow Ridge Dr.
St Augustine, FL. 32092

February 5, 2025
To the NW Sector Community Planning Board,

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Thank you for your attention and your service to the community.

Sincerely,

629 Meadow Ridge Dr

February 5, 2025
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Thank you for your attention and your service to the community.

Sincerely,

Tallow Purp

653 Meadow Ridge Dr

February 5, 2025
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Thank you for your attention and your service to the community.

Sincerely,

Pelin Basar
573 meadow Ridge dr
St Augustine FL 32092

February 16, 2025
To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

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Thank you for your attention and your service to the community.

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377 Meadow Ridge Dr.
Saint Augustine, FL 32092

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Thank you for your attention and your service to the community.

Sincerely,

Jason A

396 meadow ridge Dr

February 16, 2025
To the NW Sector Community Planning Board,

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Thank you for your attention and your service to the community.

Sincerely,



396 meadow Ridge
D.

February 14, 2025
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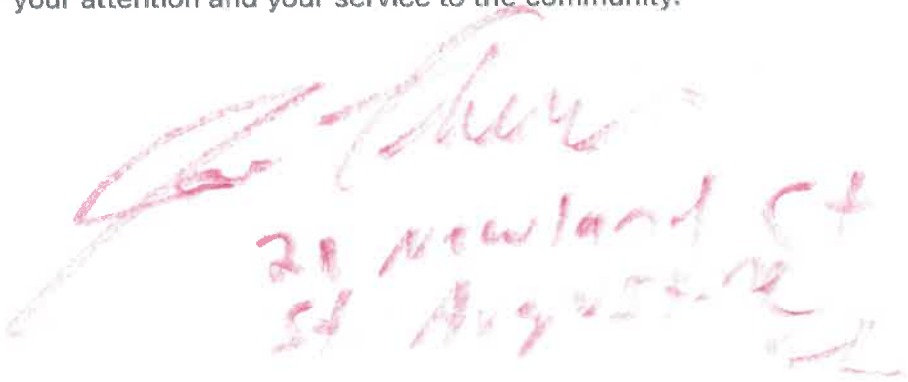
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21 NEWLAND CT
ST. AUGUSTINE FL
32092

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(509 MEADOW RIDGE DR, 32092)
SAINT AUGUSTINE.

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Sincerely,

Bianca Casiano
444-Meadow Ridge Dr.
Saint Augustine, Fl.
32092

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444 Meadow Ridge DR.
Saint Augustine, FL
32092

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444-Meadow Ridge Drive
Saint Augustine, FL 32092

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Jennifer Gonzalez

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Saint Augustine, FL
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53 Newland Ct

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339 Meadow Ridge Dr.

Maria Rosa

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217 Meadow Ridge Dr.
St Aug Fl 32092

Kevin Neiva

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Michele LaGrotta

547 Meadow Ridge Dr
St Augustine FL 32092

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Beverly Howyton
87 Moorcroft Way
St Augustine, FL 32092

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The economic harm to homeowners must also be acknowledged. Cellular towers in residential areas are widely perceived as undesirable, and perception alone is enough to reduce property desirability and market value. Prospective buyers often avoid neighborhoods with visible towers due to concerns over aesthetics, noise, safety, and health. This results in reduced demand, lower resale values, and a financial penalty imposed on residents through no fault of their own. Homeowners should not be asked to absorb losses so that a private company can optimize coverage at the community's expense.

Equally troubling is the precedent this approval would set. Allowing industrial infrastructure to encroach on residential zones signals that neighborhood protections are negotiable. Once that line is crossed, it becomes increasingly difficult to justify denying similar proposals in the future. Planning decisions must consider not only immediate utility needs, but also the long-term message sent about whose interests are prioritized.

The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing disproportionate burdens on families and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, property value, and quality of life.

Thank you for your attention and your service to the community.

Sincerely,

Charles Houghton
87 moorcroft Way
St Augustine, FL 32092

February 18, 2026

To the NW Sector Community Planning Board,

I am writing as a concerned resident to address my serious concern regarding the proposed installation of a cellular tower close to the proximity of Glen St Johns. This proposal represents a significant departure from sound planning principles and poses necessary and avoidable risks to families, homeowners, and the long-term integrity of the community.

We are a retired couple who retired and moved to this particular area by choice. It is my understanding that residential neighborhoods exist to specifically provide stability, safety, and a healthy environment for them and their families. Placing a large-scale telecommunications structure into such a neighborhood setting essentially alters the character of that neighborhood as well as the surrounding neighborhoods.

A cellular tower is not a small, passive or invisible feature. Instead, it is an industrial installation that brings with it constant operation, visual intrusion, and ongoing concern for not only our family, but nearby neighbors. Once approved, this intrusive impact is permanent, and the consequences will affect, and fall, entirely on those who live closest to it.

I am of great concern regarding the effect this installation will have on children and grandchildren. Families should never have to question whether the environment surrounding their homes exposes their children to completely unnecessary risks. While there may be some debate over the extent of long-term health effects from radiofrequency emissions, the absence of absolute certainty does not justify anyone in being complacent. Responsible planning demands extra caution when children are involved. Especially when alternative locations exist that would not place a potentially harmful infrastructure directly adjacent to homes.

The economic harm to homeowners also has to be acknowledged. It is well known that cellular towers in residential areas are widely perceived as undesirable, and perception alone is enough to reduce property desirability and market value. Prospective buyers often avoid neighborhoods with visible towers due to concerns over aesthetics, noise, safety, and most importantly health. This results in reduced demand, lower resale values, and an unnecessary financial penalty imposed on residents through no fault of their own. Homeowners, especially in today's market, should not be asked to absorb losses so that a private company can optimize coverage at the community's expense and fears.

Equally troubling is the precedent this approval would set. Allowing industrial infrastructure to encroach on residential zones signals that neighborhood protections are negotiable. Once that line is crossed, it becomes increasingly difficult to justify denying similar proposals in the future. Planning decisions must consider not only immediate utility needs, but also the long-term message sent about whose interests are chosen to be prioritized.

The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing the disproportionate burdens on families, their health and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, neighborhood property values, and their quality of life.

Thank you for your serious consideration of this matter and for your service to the community.

Sincerely,

Kenneth Sheppard
493 Meadow Ridge Drive
At Augustine, FL 32092

February 18, 2026

To the NW Sector Community Planning Board,

I am writing as a concerned resident to address my serious concern regarding the proposed installation of a cellular tower close to the proximity of Glen St Johns. This proposal represents a significant departure from sound planning principles and poses necessary and avoidable risks to families, homeowners, and the long-term integrity of the community.

We are a retired couple who retired and moved to this particular area by choice. It is my understanding that residential neighborhoods exist to specifically provide stability, safety, and a healthy environment for them and their families. Placing a large-scale telecommunications structure into such a neighborhood setting essentially alters the character of that neighborhood as well as the surrounding neighborhoods.

A cellular tower is not a small, passive or invisible feature. Instead, it is an industrial installation that brings with it constant operation, visual intrusion, and ongoing concern for not only our family, but nearby neighbors. Once approved, this intrusive impact is permanent, and the consequences will affect, and fall, entirely on those who live closest to it.

I am of great concern regarding the effect this installation will have on children and grandchildren. Families should never have to question whether the environment surrounding their homes exposes their children to completely unnecessary risks. While there may be some debate over the extent of long-term health effects from radiofrequency emissions, the absence of absolute certainty does not justify anyone in being complacent. Responsible planning demands extra caution when children are involved. Especially when alternative locations exist that would not place a potentially harmful infrastructure directly adjacent to homes.

The economic harm to homeowners also has to be acknowledged. It is well known that cellular towers in residential areas are widely perceived as undesirable, and perception alone is enough to reduce property desirability and market value. Prospective buyers often avoid neighborhoods with visible towers due to concerns over aesthetics, noise, safety, and most importantly health. This results in reduced demand, lower resale values, and an unnecessary financial penalty imposed on residents through no fault of their own. Homeowners, especially in today's market, should not be asked to absorb losses so that a private company can optimize coverage at the community's expense and fears.

Equally troubling is the precedent this approval would set. Allowing industrial infrastructure to encroach on residential zones signals that neighborhood protections are negotiable. Once that line is crossed, it becomes increasingly difficult to justify denying similar proposals in the future. Planning decisions must consider not only immediate utility needs, but also the long-term message sent about whose interests are chosen to be prioritized.

The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing the disproportionate burdens on families, their health and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, neighborhood property values, and their quality of life.

Thank you for your serious consideration of this matter and for your service to the community.

Sincerely,

Shelia Sheppard

Shelia Sheppard
493 Meadow Ridge Drive
At Augustine, FL 32092

February 10, 2026

To: The NW Sector Community Planning Board,

I am writing to articulate my profound concern regarding the proposed installation of a cellular tower in close proximity to Glen St Johns. This initiative signifies a marked deviation from established planning principles and presents unnecessary risks to families, homeowners, and the long-term viability of the community.

Residential neighborhoods are designed to foster stability, safety, and a nurturing environment for families. The introduction of a large-scale telecommunications structure into such an area fundamentally transforms the character of the community. A cellular tower is not a mere passive or inconspicuous feature—it is an industrial installation that engenders constant operation, visual disruption, and persistent apprehension for nearby residents. Once sanctioned, the ramifications are irrevocable, and the repercussions are borne entirely by those residing in close proximity.

Concern is the impact on children. Families shouldn't face uncertainty about risks to their children from their environment. Debate exists on long-term health effects of radiofrequency emissions, but lack of certainty doesn't justify complacency. Urban planning requires caution, especially for children's well-being and when alternatives exist for infrastructure away from homes.

Economic harm to homeowners must be acknowledged. Cellular towers in residential areas are seen as undesirable, reducing property desirability and market value. Buyers often avoid neighborhoods with towers due to concerns about aesthetics, noise, safety, and health. This leads to lower demand, resale values, and an unfair financial burden on residents. Homeowners shouldn't suffer losses for a private company's coverage optimization at the community's expense.

Equally concerning is the precedent this approval would set. Allowing industrial infrastructure in residential zones shows neighborhood protections are negotiable. Once that boundary is crossed, justifying future denials becomes harder. Planning must consider immediate needs and long-term implications of prioritized interests.

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The planning board's function is to protect communities, not just accommodate infrastructure requests. Cellular service expansion should be cautious, avoiding undue burdens on families and neighborhoods. I urge the board to reject this proposal and require alternative siting that maintains neighborhood safety, property values, and quality of life.
"""

Thank you for your attention and your service to the community.

Sincerely,

Mr. and Mrs. Molina
Meadow Ridge
501 meadow Ridge Dr.

February 5, 2025
To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

Residential neighborhoods exist to provide stability, safety, and a healthy environment for families. Introducing a large-scale telecommunications structure into such a setting fundamentally alters the character of the neighborhood. A cellular tower is not a passive or invisible feature—it is an industrial installation that brings constant operation, visual intrusion, and ongoing concern for nearby residents. Once approved, the impact is permanent, and the consequences fall entirely on those who live closest to it.

Of particular concern is the effect on children. Families should not have to question whether the environment surrounding their homes exposes their children to unnecessary risks. While there may be debate over the extent of long-term health effects from radiofrequency emissions, the absence of absolute certainty does not justify complacency. Responsible planning demands caution, especially when children are involved and when alternative locations exist that would not place infrastructure directly adjacent to homes.

The economic harm to homeowners must also be acknowledged. Cellular towers in residential areas are widely perceived as undesirable, and perception alone is enough to reduce property desirability and market value. Prospective buyers often avoid neighborhoods with visible towers due to concerns over aesthetics, noise, safety, and health. This results in reduced demand, lower resale values, and a financial penalty imposed on residents through no fault of their own. Homeowners should not be asked to absorb losses so that a private company can optimize coverage at the community's expense.

Equally troubling is the precedent this approval would set. Allowing industrial infrastructure to encroach on residential zones signals that neighborhood protections are negotiable. Once that line is crossed, it becomes increasingly difficult to justify denying similar proposals in the future. Planning decisions must consider not only immediate utility needs, but also the long-term message sent about whose interests are prioritized.

The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing disproportionate burdens on families and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, property value, and quality of life.

Thank you for your attention and your service to the community.

Sincerely,

Amy Rutford

Amy Rutherford

621 Meadow Ridge Dr

February 16, 2025
To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

Residential neighborhoods exist to provide stability, safety, and a healthy environment for families. Introducing a large-scale telecommunications structure into such a setting fundamentally alters the character of the neighborhood. A cellular tower is not a passive or invisible feature—it is an industrial installation that brings constant operation, visual intrusion, and ongoing concern for nearby residents. Once approved, the impact is permanent, and the consequences fall entirely on those who live closest to it.

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The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing disproportionate burdens on families and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, property value, and quality of life.

Thank you for your attention and your service to the community.

Sincerely,

Francine DeSimone 701 meadow Ridge Dr

Sample letter-

February 5, 2025
To the NW Sector Community Planning Board,

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Thank you for your attention and your service to the community.

Sincerely,

AMANDA HUME
28 PEMBURY CT
ST AUGUSTINE 32092

February 19, 2025
To the NW Sector Community Planning Board,

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Thank you for your attention and your service to the community.

Sincerely,

Jacob Smith
129 Birdfield Ct

February 19, 2025
To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

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Thank you for your attention and your service to the community.

Sincerely,

135 BIRDFIELD CT.

February 19, 2025
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Thank you for your attention and your service to the community.

Sincerely, Lauren L Vargas Trochez

135 BIRDFIELD CT.

February 19, 2025
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Thank you for your attention and your service to the community.

Sincerely, 151 BIRD FILED HAROLD L. WILLIAMS

February 19, 2025
To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

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Thank you for your attention and your service to the community.

Sincerely,
Matt 158 Bibofrelo Ct. St. Augustine FL

February 19, 2025
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Thank you for your attention and your service to the community.

Sincerely, Lisa Der 158 Birdfield Ct.

February 19, 2025
To the NW Sector Community Planning Board,

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Thank you for your attention and your service to the community.

Sincerely,

Paola Cohen · 140 Bridle Ct. St. Augustine FL 32092

February 19, 2025
To the NW Sector Community Planning Board,

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104 Birdfield Ct St Augustine
32092

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To the NW Sector Community Planning Board,

I am writing to express serious concern regarding the proposed placement of a cellular tower within close proximity to Glen St Johns. This proposal represents a significant departure from sound planning principles and poses avoidable risks to families, homeowners, and the long-term integrity of the community.

Residential neighborhoods exist to provide stability, safety, and a healthy environment for families. Introducing a large-scale telecommunications structure into such a setting fundamentally alters the character of the neighborhood. A cellular tower is not a passive or invisible feature—it is an industrial installation that brings constant operation, visual intrusion, and ongoing concern for nearby residents. Once approved, the impact is permanent, and the consequences fall entirely on those who live closest to it.

Of particular concern is the effect on children. Families should not have to question whether the environment surrounding their homes exposes their children to unnecessary risks. While there may be debate over the extent of long-term health effects from radiofrequency emissions, the absence of absolute certainty does not justify complacency. Responsible planning demands caution, especially when children are involved and when alternative locations exist that would not place infrastructure directly adjacent to homes.

The economic harm to homeowners must also be acknowledged. Cellular towers in residential areas are widely perceived as undesirable, and perception alone is enough to reduce property desirability and market value. Prospective buyers often avoid neighborhoods with visible towers due to concerns over aesthetics, noise, safety, and health. This results in reduced demand, lower resale values, and a financial penalty imposed on residents through no fault of their own. Homeowners should not be asked to absorb losses so that a private company can optimize coverage at the community's expense.

Equally troubling is the precedent this approval would set. Allowing industrial infrastructure to encroach on residential zones signals that neighborhood protections are negotiable. Once that line is crossed, it becomes increasingly difficult to justify denying similar proposals in the future. Planning decisions must consider not only immediate utility needs, but also the long-term message sent about whose interests are prioritized.

The role of the planning board is to protect communities, not merely accommodate infrastructure requests. Cellular service can and should be expanded responsibly, without placing disproportionate burdens on families and residential neighborhoods. I respectfully urge the board to deny this proposal and require alternative siting that preserves neighborhood safety, property value, and quality of life.

Thank you for your attention and your service to the community.

Sincerely,

Laurie L. Coons

107 Birchfield Ct.
St. Augustine, FL
32092

February 19, 2025
To the NW Sector Community Planning Board,

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Sincerely, Brian J. Coors

St. Aug. 91c

107 Brookfield Ct 32092

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Sincerely, Mary Beardsley 84 Birdfield Ct St Augustine FL

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Thank you for your attention and your service to the community.

Sincerely,

94 Birdneck Ct
St Augustine FL

Date: 7-20-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Kori Collins
Signature

Kori Collins
Printed Name

119 Peter Island Dr. St. Augustine, FL 32092
Street Address, City, State, ZIP

7-20-26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/18/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature: Cara Brier

Printed Name: Cara Brier

Street Address, City, State, ZIP: 14 Robin Bay Drive, St Augustine, FL 32092

Date Signed: 7/18/26

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczvk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: _____

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,



Signature

Steven E Hannum

Printed Name

34 Redhook Dr St. Augustine FL. 32092

Street Address, City, State, ZIP

2-17-26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

William F Pennell
Signature

William F. Pennell
Printed Name

45 Core Gorda Way St. Augustine Fl 32092
Street Address, City, State, ZIP

7/16/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 07/18/2026

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Danica C. Gordon
Signature

Danica C. Gordon
Printed Name

427 Meadow Ridge Dr. 32092
Street Address, City, State, ZIP

7/18/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/16/26

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

Signature

Priscilla Greelman

Printed Name

334 Thetis Bay Drive St Augustine FL 32092

Street Address, City, State, ZIP

7/16/26

Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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and the Board of County Commissioners

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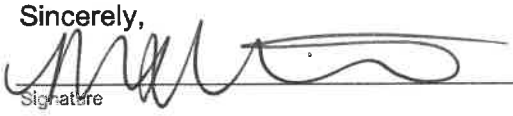
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Sincerely,



Signature

Morgan Mannings-Henson

Printed Name

189 Peter Island Drive St. Augustine FL 32092

Street Address, City, State, ZIP

7/16/2026

Date Signed

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Date: 7/18/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,



Signature

Lamy Kirk

Printed Name

114 Spanish Bay Dr, 32092 St. Augustine, FL

Street Address, City, State, ZIP

7/18/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/7/2026

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Sincerely,

Signature

Catherine Weiss

Printed Name

45 GREAT POND WAY

Street Address, City, State, ZIP

St. Augustine FL 32092

Date Signed 7/7/26

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Sincerely,



Signature

Kristen Smith

Printed Name

88 Redhook Bay Drive St Augustine FL 32092

Street Address, City, State, ZIP

7/18/2026

Date Signed

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Sincerely,

Jessie Kirk
Signature

Jessie Kirk
Printed Name

114 Spanish Bay Dr, St Augustine, FL 32092
Street Address, City, State, ZIP

7/18/2026
Date Signed

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Sincerely,



Signature

Kyle Smith

Printed Name

88 Redhook Bay Drive St Augustine FL 32092

Street Address, City, State, ZIP

7/18/2026

Date Signed

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Date: July 7 2026

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Sincerely,

B Harshman
Signature

Barbara Harshman
Printed Name

195 E Teague Bay Dr, St Augustine FL 32092
Street Address, City, State, ZIP

July 7, 2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

James Crowthers
Signature

JAMES CROWTHERS
Printed Name

195 E Teague Bay Dr, St. Augustine FL 32092
Street Address, City, State, ZIP

July 7, 2026
Date Signed

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Sincerely,

Christine L Sanford
Signature

Christine L Sanford
Printed Name

29 Rainbow Rd St. Augustine, FL 32092
Street Address, City, State, ZIP

7-18-26
Date Signed

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Sincerely,

Jeff Collins
Signature

JEFF COLLINS
Printed Name

119 PETER ISLAND DR. ST. AUGUSTINE, FL 32092
Street Address, City, State, ZIP

7/18/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Jamie Collins
Signature

Jamie Collins
Printed Name

119 Peter Island Dr. St Augustine FL, 32092
Street Address, City, State, ZIP

7/20/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7-18-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Marisa P. Bovenzi

Printed Name

22 White Bay Drive, St. Augustine, FL 32092

Street Address, City, State, ZIP

July 18, 2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/18/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Michael Bovenzi
Signature

Michael Bovenzi
Printed Name

22 White Bay Drive St Augustine FL 32092
Street Address, City, State, ZIP

7/18/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/18/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

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- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Kelsey Sardinas Curtis

Printed Name

95 Hampsted Ct. Saint Augustine, FL. 32092

Street Address, City, State, ZIP

7/18/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczvk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: July 13, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

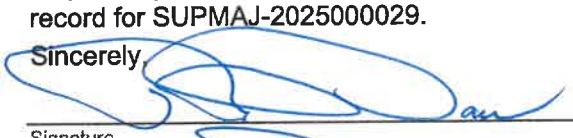
Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,



Signature

Brenton Doyle

Printed Name

453 E Teague Bay Dr, St Augustine, FL 32092

Street Address, City, State, ZIP

July 13, 2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7-16-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and because the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes. The applicant's own photo simulations show it rising above the treeline from nearby homes, and the trees screening it are a planted-pine crop that will be harvested. St. Johns County recently denied a comparable 170-foot tower in St. Augustine Shores by a 5–0 vote on these grounds — argued by the same attorney as here, with that tower set even farther from homes than this one.
- **The applicant never looked for a less-intrusive site.** The application contains no genuine collocation or alternative-site analysis — required by the County's tower rules (LDC §§ 2.03.26, 6.08.12) — proving no existing tower can serve the need or that the area cannot be served from outside our neighborhood. Verizon's own materials list several existing towers nearby.
- **The landowner controls vast alternative land.** Per County and State records, the site's owner, White's Ford Timber, LLC, is the same entity — through The Hutson Companies — that owns and is developing the entire SilverLeaf community (about 16,300 planned homes). There is no reason this tower must sit at the edge of existing homes when that same developer controls thousands of acres farther away.
- **The application is also incomplete:** the tower engineering is marked "PRELIMINARY – NOT FOR CONSTRUCTION" with no geotechnical report, and there is no wetlands determination or FDEP/Army Corps permit on file.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. My objection is that this tower is incompatible with our community and that the applicant has not shown it cannot be sited elsewhere. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Donna Doyle
Signature

Donna Doyle
Printed Name

2153 E. Teague Bay Dr St. Augustine FL 32092
Street Address, City, State, ZIP

7-16-26
Date Signed

How to submit this letter

By mail or in person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 — write "SUPMAJ-2025000029" on the envelope.

By email: You need not sign — type your name and address on the signature lines and email it. Confirm the assigned planner's email with the Growth Management Department (904-209-0579) before sending.

Gmail bliss tkaczyk <blisstkaczyk@gmail.com>

Opposition to Special Use Permit Application SUPMAJ-2025000029

1 message

Audrey Gorman <audrey.gorman@comcast.net>
To: blisstkaczyk@gmail.com

Thu, Jul 2, 2026 at 2:44 PM

July 2, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

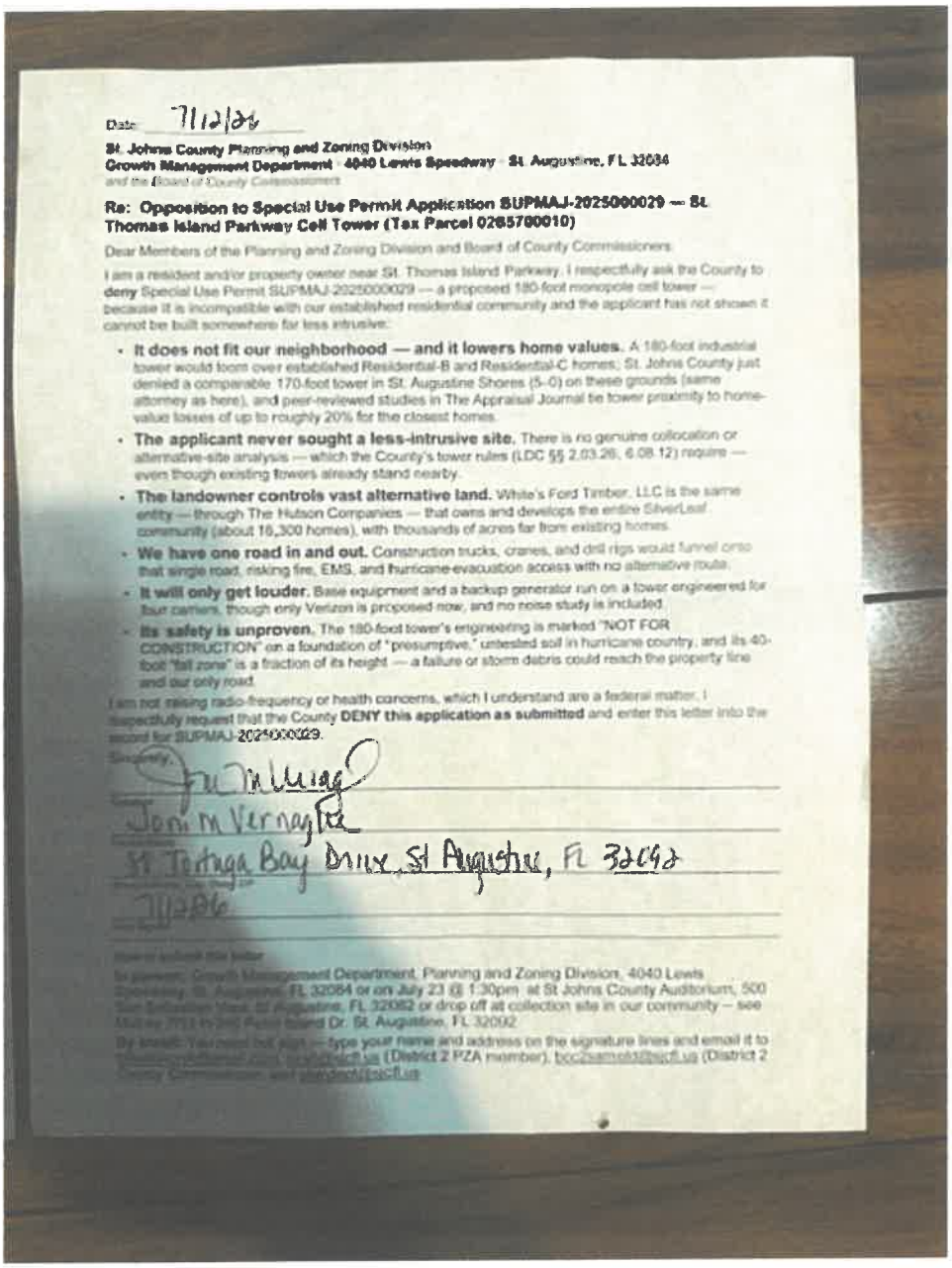
I am a resident and property owner near St. Thomas Island Parkway. I respectfully ask the County to deny Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and because the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes. The applicant's own photo simulations show it rising above the tree line from nearby homes, and the trees screening it are a planted-pine crop that will be harvested. St. Johns County recently denied a comparable 170-foot tower in St. Augustine Shores by a 5–0 vote on these grounds — argued by the same attorney as here, with that tower set even farther from homes than this one.
- **The applicant never sought for a less-intrusive site.** The application contains no genuine collocation or alternative-site analysis — required by the County's tower rules (LDC §§ 2.03.26, 6.08.12) — proving no existing tower can serve the need or that the area cannot be served from outside our neighborhood. Verizon's own materials list several existing towers nearby.
- **The landowner controls vast alternative land.** Per County and State records, the site's owner, White's Ford Timber, LLC, is the same entity — through The Hutson Companies — that owns and is developing the entire SilverLeaf community (about 16,300 planned homes). There is no reason this tower must sit at the edge of existing homes when that same developer controls thousands of acres farther away.
- **We have one road in and out of neighborhood.** Construction trucks, cranes and drill rigs would funnel unto that single road, risking fire, EMS and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive", untested soil in hurricane country, and it's 40-foot "fall zone" is a fraction of it's height - a failure or storm debris could reach the property line and our only road in or out of the neighborhood.
- **The application is also incomplete.** There is no geotechnical report, and there is no wetlands determination or FDEP/Army Corps permit on file.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County DENY this application as submitted and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Audrey B. Gorman
Glen St. John's
23 Redhook Bay Dr.
St. Augustine, Fl 32092
audrey.gorman@comcast.net



Date: 7/12/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0285700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive.

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 18,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Jon M Vernaglia

Jon M Vernaglia

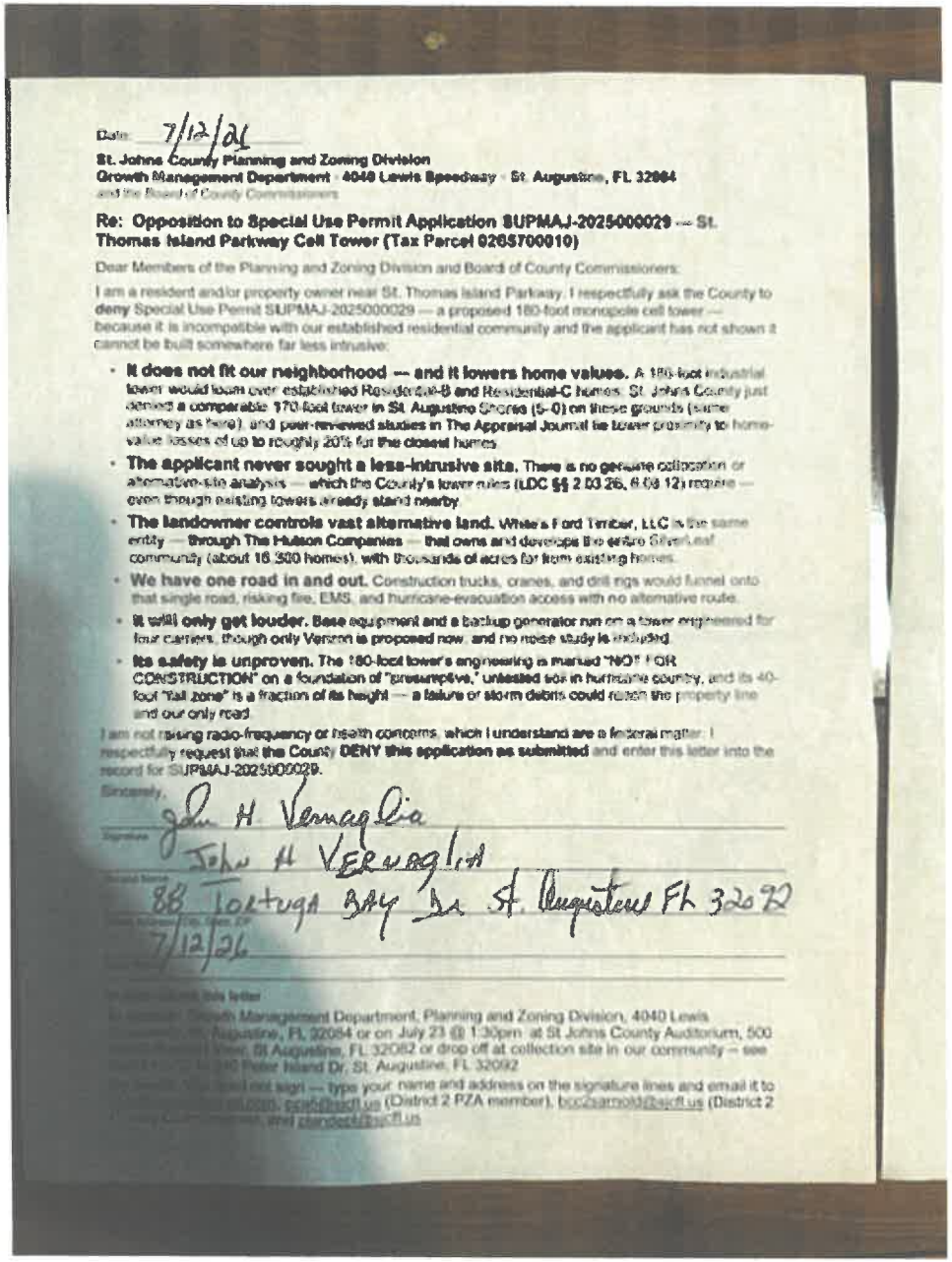
St Tortuga Bay Drive, St Augustine, FL 32092

7/12/26

How to submit this letter:

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mobray 7/13 to 240 Point Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to [illegible] (District 2 PZA member), bcc2@sjcfl.us (District 2 County Commissioner), and planner@sjcfl.us.



Date: 7/12/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive.

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes. St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5-0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** Whites Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire Silverleaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature: John H Vernaglia

Printed Name: John H Vernaglia

Street Address, City, State, ZIP: 88 Tortuga Bay Dr St Augustine FL 32092

Date: 7/12/26

To submit this letter:

Mail to Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Peter Island Dr, St. Augustine, FL 32092

If you do not sign — type your name and address on the signature lines and email it to [illegible].com, pzab@sjcfl.us (District 2 PZA member), bcc2arnold@sjcfl.us (District 2 Commissioner), and planner@sjcfl.us

Date: 7/14/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Leslie M. Mosier
Signature

Leslie M. Mosier
Printed Name

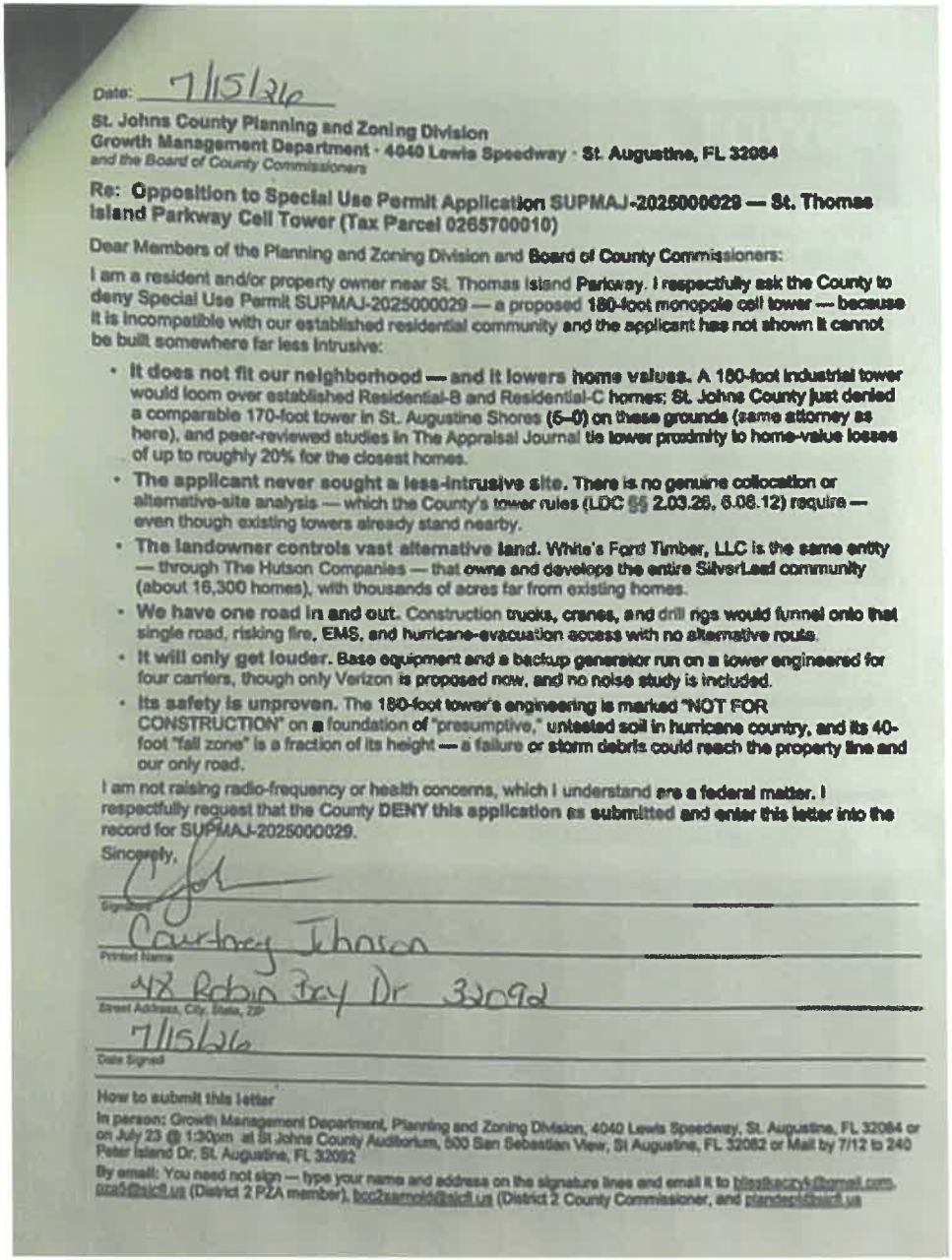
255 St. Croix Island Dr., St. Augustine FL 32092
Street Address, City, State, ZIP

7/14/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us



Date: 7/15/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to deny Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes. St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY** this application as submitted and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Courtney Johnson

Printed Name

48 Robin Fray Dr 32092

Street Address, City, State, ZIP

7/15/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to hlss@acry4@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2arnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

https://mail.google.com/mail/u/0/?tab=rm&ogbl#inbox/FMfcgzQhVNdCXSFpmSbJQfxtnHgLWGbd?projector=1&messagePartId=0.2

7/17/26, 10:44 AM

IMG_0931.jpeg

Date: July 15, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

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- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
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- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature: Thomas A. Pollack

Printed Name: Thomas A. Pollack

Street Address, City, State, ZIP: 96 E Teague Bay Dr. St. Augustine, FL 32092

Date Signed: July 15, 2026

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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1/1

Date: July 15, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature: Britney Pollack

Printed Name: Britney Pollack

Street Address, City, State, ZIP: 96 E. Teague Bay Dr. St. Augustine, FL 32092

Date Signed: 7/15/2026

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/16/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0268700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to deny Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.28, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
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- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Tim Minnicks

Printed Name

231 E TOLUVE BAY DR 32092

Street Address, City, State, ZIP

7/16/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 · on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blastaczyk@gmail.com, pza5@sicfl.us (District 2 PZA member), bcc2sarnold@sicfl.us (District 2 County Commissioner, and plandept@sicfl.us

Date: 7/18/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Kerri Carlyon
Signature

Kerri Carlyon
Printed Name

84 Robin Bay Drive, St. Augustine, FL 32092
Street Address, City, State, ZIP

07/18/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/18/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Patrick Curtis

Printed Name

95 Hampsted Ct. Saint Augustine, FL 32092

Street Address, City, State, ZIP

7/18/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7-19-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Jeff Casey
Printed Name

782 Trellis Bay Dr St. Augustine FL 32092
Street Address, City, State, ZIP

7-19-26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7-19-2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Nicole Casey
Signature

Nicole Casey
Printed Name

782 Trellis Bay Dr. St. Augustine, FL. 32092
Street Address, City, State, ZIP

7-19-2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7-20-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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Sincerely,

Signature

Printed Name

42 Sabal Vista Dr St Augustine FL 32092

Street Address, City, State, ZIP

7-20-26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 07/21/24

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Ana Harrington
Signature

Ana Harrington
Printed Name

68 St Croix Island Drive St Augstine FL 32092
Street Address, City, State, ZIP

07/21/2024
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 07-16-2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
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Sincerely,

Ray Cherhoniak

Signature

RAY CHERHONIAK

Printed Name

278 E TEAGUE BAY DR, ST. AUGUSTINE, FL 32092

Street Address, City, State, ZIP

07-16-2026

Date Signed

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Date: 7/13/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Lisa Hackelton

Printed Name

149 Cane Garden Way, St Augustine, FL 32092

Street Address, City, State, ZIP

7/13/26

Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: _____

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Zehra Cumber.
Signature

Zehra Cumber
Printed Name

150 Tortuga Bay Dr, St. Aug, FL 32092
Street Address, City, State, ZIP

07/12/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/14/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Roger Vaccaro Dana Vaccaro
Signature

Roger Vaccaro Dana Vaccaro
Printed Name

108 Peter Island Drive, St. Augustine, FL 32092
Street Address, City, State, ZIP

7/13/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: _____

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Amanda Ryan
Signature

Amanda Ryan
Printed Name

94 MOORCROFT WAY ST AUGUSTINE FL 32092
Street Address, City, State, ZIP

7/23/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: _____

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,



Signature

Justin Ryan
Printed Name

94 MOORCROFT WAY ST AUGUSTINE FL 32092
Street Address, City, State, ZIP

7/23/2026
Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/22/2026

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

Heidi Duke
Signature

Heidi Duke
Printed Name

62 Newland Court, St. Augustine FL 32092
Street Address, City, State, ZIP

7/22/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/22/26

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

Signature

Joel Martinez

Printed Name

32 NEWLAND CT

Street Address, City, State, ZIP

7/22/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/22/26

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

Noe Martinez
Signature

Noe Martinez
Printed Name

32 Newland Ct
Street Address, City, State, ZIP

7/22/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Mallorie Nadel
Signature

Mallorie Nadel
Printed Name

32 NEWLAND CT
Street Address, City, State, ZIP

7/22/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 8/22/26

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Sincerely,

Signature

Joel Scott Anderson Jr

Printed Name

41 Newland ct.

Street Address, City, State, ZIP

8/22/26

Date Signed

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Sincerely,

Signature

MAIRYM SAMRA

Printed Name

30 NEWHALL CT, ST AUGUSTINE FL 32092

Street Address, City, State, ZIP

7/22/2026

Date Signed

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Sincerely,

Signature

CARLOS RIVAS

Printed Name

30 Newhall Ct. St Augustine, FL 32092

Street Address, City, State, ZIP

07/22/26

Date Signed

How to submit this letter

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Sincerely,

Signature

Joselyn Espinoza De Atienza

Printed Name

22 Newland Ct, St. Augustine FL 32092

Street Address, City, State, ZIP

07/23/2026

Date Signed

How to submit this letter

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Sincerely,

Signature: Dara Marsh

Printed Name: Dara Marsh

Street Address, City, State, ZIP: 377 meadow Ridge Dr St Augustine FL 32092

Date Signed: 7/23/26

How to submit this letter

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Date: 7/23/24

St. Johns County Planning and Zoning Division
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Sincerely,

Rachel Tilton
Signature

Rachel Tilton
Printed Name

44 Birdfield Ct. St. Augustine, FL 32092
Street Address, City, State, ZIP

7/23/24
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Signature

Christopher Tilton

Printed Name

44 Birdfield Ct. St. Augustine, FL 32092

Street Address, City, State, ZIP

7/23/26

Date Signed

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Sincerely.

Signature: Sharon Corp

Printed Name: Sharon Corp

Street Address, City, State, ZIP: 249 Meadow Ridge Drive St. Augustine, FL 32092

Date Signed: 7/22/26

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: July 22, 2026

St. Johns County Planning and Zoning Division
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Sincerely,

Signature

Kenneth Sheppard
Printed Name

493 Meadow Ridge Dr. St. Augustine, FL 32092
Street Address, City, State, ZIP

July 22, 2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: July 22, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Shelia Sheppard
Signature

Shelia Sheppard
Printed Name

493 Meadow Ridge Dr St Augustine, FL 32092
Street Address, City, State, ZIP

July 22, 2026
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Sincerely,

E Lacey Simma
Signature

Lacey Simma
Printed Name

94 Birdfield Ct, Saint Augustine, FL. 32092
Street Address, City, State, ZIP

7/22/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Thomas Omega Wynn
Signature

Thomas Omega Wynn
Printed Name

161 Birdfield Ct, St. Augustine, FL 32092
Street Address, City, State, ZIP

7/23/26
Date Signed

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Date: 07-23-26

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Sincerely,

Brittany R. Mgji
Signature

Brittany Mgjia
Printed Name

688 Meadow Ridge Drive, Saint Augustine FL 32092
Street Address, City, State, ZIP

07-23-26
Date Signed

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Date: 7 | 23 | 26

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

Signature

Christiana Mejia
Printed Name

688 Meadow Ridge Drive, Saint Augustine, FL 32092
Street Address. City. State. ZIP

7 | 23 | 26
Date Signed

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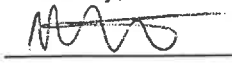
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Sincerely,



Signature

MUHAMMED E TUNCER

Printed Name

133 W TEAGUE BAY DR, ST AUGUSTINE, FL 32092

Street Address, City, State, ZIP

07/23/2026

Date Signed

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Sincerely,

Ben Marsh
Signature

Ben Marsh
Printed Name

377 Meadow Ridge Dr St Augustine 32092
Street Address, City, State, ZIP

7/23/26
Date Signed

How to submit this letter

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Date: 7-15-26

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Sincerely,



Signature

Charles McLeod

Printed Name

25 Peter Island Dr St Augustine FL 32092

Street Address, City, State, ZIP

7-15-26

Date Signed

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Sincerely,

Orrin J White
Signature

Orrin J White
Printed Name

61 Long Point Way ST Augustine FL 32092
Street Address, City, State, ZIP

July 13 2026
Date Signed

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- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Gilbert F. Thompson
Signature

Gilbert F. Thompson
Printed Name

39 Long Point Way St. Augustine FL. 32092
Street Address, City, State, ZIP

7-11-26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 8/16/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

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Sincerely,

Megan Bowers
Signature

Megan Bowers
Printed Name

400 E Teague Bay Dr St Augustine FL 32092
Street Address, City, State, ZIP

8/16/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/17/26

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

Jeannine Daly
Signature

Jeannine Daly
Printed Name

769 Trellis Bay Dr. Saint Augustine FL 32092
Street Address, City, State, ZIP

7/17/26
Date Signed

How to submit this letter

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Sincerely,

Paul M Rhein
Signature

PAUL M RHEIN
Printed Name

115 TRELLIS BAY DR. SAINT AUGUSTINE FL 32092
Street Address, City, State, ZIP

7-11-2026
Date Signed

How to submit this letter

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Date: 7/13/26

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

Signature: Holley Traverso

Printed Name: Holley Traverso

Street Address, City, State, ZIP: 183 East Teague Bay Dr. St. Augustine, FL 32092

Date Signed: 7/13/26

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/12/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Jessica DeRonde
Printed Name

259 Tortuga Bay Dr St Augustine FL 32092
Street Address, City, State, ZIP

7/12/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/12/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,



Signature

Jason DeRonde

Printed Name

259 Tortuga Bay Drive Saint Augustine FL 32092

Street Address, City, State, ZIP

July 12, 2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/10/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Lenka Jirout

Printed Name

434 Tortuga Bay Dr. St. Augustine, FL 32092

Street Address, City, State, ZIP

7/10/2026

Date Signed

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Date: 7/14/26

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

Signature

Alicia Smith

Printed Name

769 Trellis Bay Dr. St. Augustine FL 32092

Street Address, City, State, ZIP

7-14-26

Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/11/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

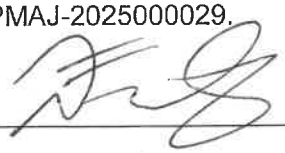
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,



Signature

David Fernandez

Printed Name

395 Tortuga Bay Drive, St. Augustine, FL 32092

Street Address, City, State, ZIP

7/11/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/11/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Sarah Fernandez

Printed Name

395 Tortuga Bay Drive, St. Augustine, FL 32092

Street Address, City, State, ZIP

7/11/2026

Date Signed

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Date: 7/13/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

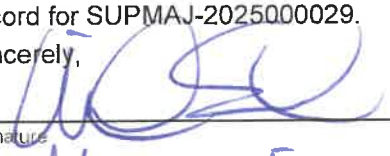
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,



Signature

MICHAEL EVERLOVE

Printed Name

36 WHITE BAY DR ST AUGUSTINE FL 32092

Street Address, City, State, ZIP

7/13/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 07/09/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

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Sincerely,

Jamie Laugery
Signature

Jamie Loughrey
Printed Name

35 Redhook Bay Drive, St. Augustine, FL 32092
Street Address, City, State, ZIP

07/09/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 07/09/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Joshua Loughry

Printed Name

35 Redhook Bay Drive, St. Augustine, FL 32092

Street Address, City, State, ZIP

07/09/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Divi
Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns
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blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnol
County Commissioner, and plandept@sjcfl.us

Date: 7/18/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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Sincerely,

Signature

Amanda O'neal

Printed Name

404 Trellis Bay Dr St Augustine FL 32092

Street Address, City, State, ZIP

7/18/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/21/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Michael Harrington
Printed Name

68 St. Croix Island Dr St Augustine FL 32092
Street Address, City, State, ZIP

July 21 2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/22/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Julie Borschke
Signature

Julie Borschke
Printed Name

55 Birchfield Ln
Street Address, City, State, ZIP

7-22-26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/20/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Daniel C Bonschke

Printed Name

55 Birchfield Lane, St. Augustine, FL 32092

Street Address, City, State, ZIP

7/20/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/22/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Catherine Elliott

Catherine Elliott

604 Meadow Ridge Dr St Aug 32092

7/22/26

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: _____

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
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- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Prachi Jaiswal
Signature

Prachi Jaiswal
Printed Name

94 Birchfield Ln, St. Augustine, Florida – 32092
Street Address, City, State, ZIP

7/21/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: _____

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

Signature

Ashish Jaiswal
Printed Name

94 Birchfield Ln, St. Augustine, FL - 32092
Street Address, City, State, ZIP

7/21/2026
Date Signed

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Date: 20Jul2026

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Sincerely,



Signature

Lauren Smith

Printed Name

129 Birdfield Ct St Augustine FL 32092

Street Address, City, State, ZIP

20Jul2026

Date Signed

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Sincerely,

Signature: Liana Boscoe

Printed Name: Liana Boscoe

27 Hampsted Ct St Augustine, FL 32092
Street Address, City, State, ZIP

7/20/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Signature

Taniya Gibson

Printed Name

27 Hampstead Ct, Saint Augustine, FL, 32092

Street Address, City, State, ZIP

7/20/2026

Date Signed

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Date: July 20, 2026

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Sincerely,



Signature

Leo Roscoe

Printed Name

27 Hampsted Ct St Augustine, FL 32092

Street Address, City, State, ZIP

July 20, 2026

Date Signed

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Date: 7/22/26

St. Johns County Planning and Zoning Division
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Sincerely,

Emily Kemmitz
Signature

Emily Kemmitz
Printed Name

134 Birchfield Ln St Augustine, FL 32092
Street Address, City, State, ZIP

7/22/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,



Signature

Bryan Kemmitz

Printed Name

134 Birchfield Ln St Augustine, FL 32092

Street Address, City, State, ZIP

7/22/26

Date Signed

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Sincerely,

Signature: Jeffrey Clagg

Printed Name: Jeffrey Clagg

Street Address, City, State, ZIP: 66 Moorcroft Way, Saint Augustine, FL 32092

Date Signed: 7/22/2025

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Erica Clagg
Signature

Erica Clagg
Printed Name

116 Moorcroft Way, St. Augustine, FL 32092
Street Address, City, State, ZIP

7/22/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: Jul 21 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

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- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Marcela Munoz

Printed Name

367 Meadow Ridge Dr. St. Augustine 32092

Street Address, City, State, ZIP

7/21/2026

Date Signed

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Sincerely,

Signature

Marcela Munoz

Printed Name

367 Meadow Ridge Dr. St Aug, 32092

Street Address, City, State, ZIP

07/21/2026

Date Signed

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Sincerely,

Lee Hawyter
Signature

Lee Hawyter
Printed Name

63 Moorcroft way
Street Address, City, State, ZIP

7/21/26
Date Signed

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Sincerely,

Alyssa Bernard
Signature

Alyssa Bernacd
Printed Name

75 Birchfield Lane, St. Augustine FL 32092
Street Address, City, State, ZIP

7/21/26
Date Signed

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Sincerely,

Lisa Shertza
Signature

LISA SHERTZA
Printed Name

113 Moorcroft Way St Augustine, FL 32092
Street Address, City, State, ZIP

7/21/24
Date Signed

How to submit this letter

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Sincerely,

M. Blanchard
Signature

Melissa Blanchard
Printed Name

113 Moorcroft Way St. Augustine, FL 32092
Street Address, City, State, ZIP

7/21/26
Date Signed

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Sincerely,

Rose B. Miller
Signature

Rose B. Miller
Printed Name

105 Moorcroft Way
Street Address, City, State, ZIP

7/21/26
Date Signed

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Sincerely,

Signature

Debra Stickberry

Printed Name

78 Trellis Bay Dr St. Augustine, FL 32092

Street Address, City, State, ZIP

7/13/2026

Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Kenneth Collins
Signature

Kenneth Collins
Printed Name

114 Peter Island Dr, St. Augustine, Florida
Street Address, City, State, ZIP

7/20/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Bob Neal

Signature

BOB NEAL

Printed Name

183 Spanish Bay Dr. St. Aug. FL 32092

Street Address, City, State, ZIP

7-21-26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/21/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

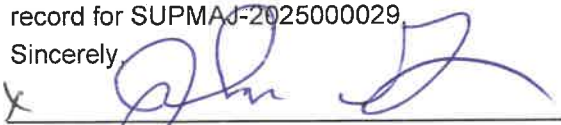
Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

X 

Signature

John Gorman

Printed Name

23 Redhook Bay Dr, St Augustine, Fl 32092

Street Address, City, State, ZIP

7/21/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7-21-2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

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Sincerely,

Signature

Audrey Goeman

Printed Name

23 Redhook Bay Dr. St. Augustine, Fl 32092

Street Address, City, State, ZIP

7/21/2026

Date Signed

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Date: 7-19-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Steven B Walters
Signature

Steven B Walters
Printed Name

82 Redhook Bay Dr St. Augustine FL 32092
Street Address, City, State, ZIP

7-19-26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7-19-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Christine Waters
Signature

Christine Waters
Printed Name

82 Redhook Bay Dr. St. Augustine, FL. 32092
Street Address, City, State, ZIP

7-19-26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/17/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Christine Brand
Signature

Christine Brand
Printed Name

91 Redhook Bay Dr., St. Augustine, FL 32092
Street Address, City, State, ZIP

7/17/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/17/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Gregory T. Brand
Signature

Gregory T. Brand
Printed Name

91 Redhook Bay Dr., St. Augustine, FL 32092
Street Address, City, State, ZIP

07/17/2026
Date Signed

How to submit this letter

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Date: 7/18/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

~~DANIEL NIEVES RAMOS~~ CAROLINA NOREN

Printed Name

54 REDHOOK BAY DR. ST AUGUSTINE FL. 32092

Street Address, City, State, ZIP

7/18/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/13/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,



Signature

Charles Stichberry

Printed Name

78 Trellis Bay Dr St. Augustine, FL 32092

Street Address, City, State, ZIP

7/13/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/9/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Christine Erwin
Signature

Christine Erwin
Printed Name

61 St Croix Island Dr St. Aug, FL 32092
Street Address, City, State, ZIP

7/9/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/7/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Mikhail Semenov
Signature

Mikhail Semenov
Printed Name

604 Trellis Bay DR. St. Augustine, FL 32092
Street Address, City, State, ZIP

7/7/26
Date Signed

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Sincerely,

Kristi Semenov
Signature

Kristi Semenov
Printed Name

604 Trellis Bay DR. St. Augustine, FL 32092
Street Address, City, State, ZIP

7/7/26
Date Signed

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Date: 7-9-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Michelle Rhein
Signature

Michelle Rhein
Printed Name

115 Trellis Bay Dr. St. Augustine FL 32092
Street Address, City, State, ZIP

7-9-26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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Sincerely,

Rebecca L. Bradberry
Signature

Rebecca Bradberry
Printed Name

154 East Teague Bay Drive, Saint Augustine, FL 32244
Street Address, City, State, ZIP

7/9/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/9/2026

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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Sincerely,

D. Bradberry

Signature

Daniel Bradberry

Printed Name

154 East Teague Bay Drive, Saint Augustine, FL 32244

Street Address, City, State, ZIP

7/9/2026

Date Signed

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Date: 7/8/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Tina Greaves
Signature

Tina Greaves
Printed Name

116 cooper bay Ct St Augustine FL 32092
Street Address, City, State, ZIP

7/8/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/7/24

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Sincerely,

Signature

Jennifer Hart

Printed Name

36 Reef Bay Ct, St. Augustine, FL 32092

Street Address, City, State, ZIP

7/7/24

Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/8/26

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Sincerely,

Signature

Tatyana Avlov

Printed Name

49 Levenick Bay Dr St. Augustine FL 32092

Street Address, City, State, ZIP

7.8.26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: _____

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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Sincerely,

Beverly Howington
Signature

Beverly Howington
Printed Name

87 moorcroft Way St Augustine, FL 32092
Street Address, City, State, ZIP

7-21-26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/21/26

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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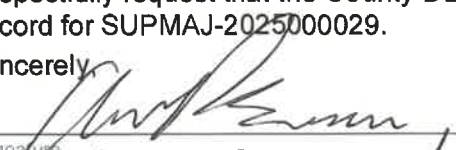
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,



Signature

Alex Bernard

Printed Name

75 Birchfield Ln St, Augustine, FL 32092

Street Address, City, State, ZIP

7/21/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7.21.2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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Sincerely,

Signature

Michele LaFatta

Printed Name

547 Meadow Ridge Dr St Augustine FL 32092

Street Address, City, State, ZIP

7.21.2026

Date Signed

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Sincerely,

Signature

Frances Negron

Printed Name

25 Birchfield Lane St. augustine Fl. 32092

Street Address, City, State, ZIP

7-21-26

Date Signed

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Date: 21 JULY 2026

St. Johns County Planning and Zoning Division
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Sincerely,



Signature

ZACHARY PETEET

Printed Name

65 BIRCHFIELD LN, ST AUGUSTINE, FL 32092

Street Address, City, State, ZIP

21 JULY 2026

Date Signed

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Sincerely,

Carrie S Brown
Signature

Carrie S Brown
Printed Name

81 Birchfield Ct St. Aug 32092
Street Address, City, State, ZIP

7.21.26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Mayleen Martin-Caban

Mayleen Martin-Caban
93 Birdfield Ct, St. Augustine, FL 32092
7/21/26

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Sincerely,

Anna Dziuba
Signature

Anna Dziuba
Printed Name

61 Hampstead Ct St. Augustine FL 32092
Street Address, City, State, ZIP

7/20/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Signature

Tomasz Dziuba

Printed Name

61 Hampsted Ct St. Augustine FL 32092

Street Address, City, State, ZIP

7/20/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Signature: Jackalyn Ward

Printed Name: Jackalyn Ward

Street Address, City, State, ZIP: 37 Hampsted CT St. Augustine FL 32092

Date Signed: 07/20/2026

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

William Ward
Signature

William Ward
Printed Name

37 Hampstead CT St. Augustine FL
Street Address, City, State, ZIP

07/20/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

539 meadow ridge

Date: July 19, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
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- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Terry Cox
Printed Name

539 meadow ridge dr St Augustine FL 32092
Street Address, City, State, ZIP

July 19, 2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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539 meadow ridge

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St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Kenzee Cox
Signature

Kenzee Cox
Printed Name

539 meadow ridge dr St. Augustine, FL 32092
Street Address, City, State, ZIP

July 19, 2026
Date Signed

How to submit this letter

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531 meadow ridge

Date: 7/18/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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Sincerely,

Signature

Justin Drury

Printed Name

531 Meadow Ridge Dr. St. Augustine, FL 32092

Street Address, City, State, ZIP

7/18/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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531 Meadow Ridge

Date: 7/18/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Kristen Druy
Signature

Kristen Druy
Printed Name

531 Meadow Ridge Dr. St Augustine, FL 32092
Street Address, City, State, ZIP

7/18/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/8/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

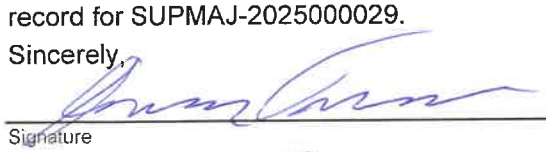
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,



Signature

DRAGAN TANASIC

Printed Name

352 TORTUGA BAY DR, ST. AUGUSTINE, FL 32092

Street Address, City, State, ZIP

7/8/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/6/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Cora Paul
Signature

Cora Paul
Printed Name

36 Great Pond Way, St. Augustine, FL 32092
Street Address, City, State, ZIP

7/6/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: July 09, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Colin Foley
Signature

Colin Foley
Printed Name

37 St Croix Island Drive, Saint Augustine, FL 32092
Street Address, City State ZIP

July 09, 2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7-9-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

V. Hardman
Signature

Valerie Hardman
Printed Name

98 Spanish Bay Dr. St. Augustine, FL 32092
Street Address, City, State, ZIP

07/09/2026
Date Signed

How to submit this letter

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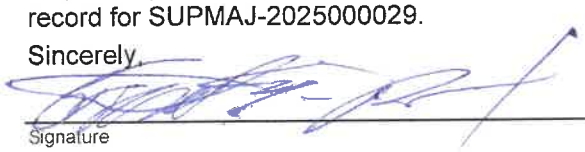
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Sincerely,



Signature

Randy Beck

Printed Name

269 St. Croix Island Dr St. Augustine, FL 32092

Street Address, City, State, ZIP

7/9/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
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- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Jake McHugh
Signature

Jake McHugh
Printed Name

56 Levenick Bay Drive, St Augustine, FL 32092
Street Address, City, State, ZIP

7/8/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/8/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Brittany McHugh
Signature

Brittany McHugh
Printed Name

56 Leverick Bay Drive, St. Augustine FL 32092
Street Address, City, State, ZIP

7/8/26
Date Signed

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Date: 7-4-26

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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Sincerely,

J Hannon
Signature

Jessica Hannon
Printed Name

34 Redhook Bay DR. St. Aug FL 32092
Street Address, City, State, ZIP

7/4/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/9/2026

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Sincerely,

Eric & Carolyn Marchisin
Signature

CAROLYN MARCHISIN
Printed Name

12 PETER ISLAND DR ST AUGUSTINE FL 32092
Street Address, City, State, ZIP

7/9/2026
Date Signed

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Date: July 09, 2026

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

Theresa J Foley
Signature

Theresa J Foley
Printed Name

37 St Croix Island Drive, St Augustine, FL 32092
Street Address, City, State, ZIP

July 09, 2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 9 July 2026

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Sincerely,



Signature

Krish Hunter

Printed Name

93 Robin Bay Dr. St. Augustine, FL 32092

Street Address, City, State, ZIP

07/09/2026

Date Signed

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Sincerely,

Warren Hunter
Signature

Warren Hunter
Printed Name

90 Robin Bay Dr. St Augustine, FL 32092
Street Address, City, State, ZIP

07/09/2026
Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Alex Hunter
Signature

Alex Hunter
Printed Name

C/3 Robin Bay Dr. St. Augustine, FL 32092
Street Address, City, State, ZIP

07/09/2026
Date Signed

How to submit this letter

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Sincerely,

Amanda Dayle
Signature

Amanda Dayle
Printed Name

81 Peter Island Dr St. Augustine, FL 32092
Street Address, City, State, ZIP

7/9/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: July 9, 2026

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature: Sarah Quinn

Printed Name: Sarah Quinn

Street Address, City, State, ZIP: 144 Peter Island Dr., St. Augustine, FL 32092

Date Signed: July 9, 2026

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7-9-26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

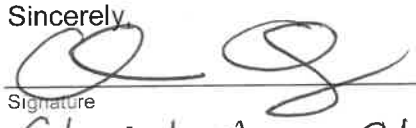
Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
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- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,



Signature

Christopher Chery

Printed Name

214 Peter Island Drive, St Augustine, FL 32092

Street Address, City, State, ZIP

7-9-26

Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/9/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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Sincerely,

Signature

Paul Hardman

Printed Name

98 Spanish Bay Dr. St. Augustine FL 32092

Street Address, City, State, ZIP

7/9/26

Date Signed

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Date: July 09, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Maritza Ochoa

Printed Name

77 Little Harbour Way, St Augustine FL 32092

Street Address, City, State, ZIP

July 09, 2026

Date Signed

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature: Jose Luis Ochoa

Printed Name: Jose Luis Ochoa

Street Address, City, State, ZIP: 17 Little Harbour Way, St. Augustine FL 32092

Date Signed: July 09, 2026

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 07/09/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Troy Sanford

Printed Name

29 Rainbow Rd. Saint Augustine FL

Street Address, City, State, ZIP

07/09/2026

Date Signed

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Date: 7/9/26

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Sincerely,

Signature

Jeff Traverso

Printed Name

183 East Teague Bay Dr, St. Augustine, FL 32092

Street Address, City, State, ZIP

7/9/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/9/26 ~ July 9th, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Kylie Keen
Signature

Kylie Keen
Printed Name

409 Tortuga Bay Dr., Saint Augustine, FL, 32092
Street Address, City. State, ZIP

July 9th, 2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/9/2026

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Donald Keen

Printed Name

409 Tortuga Bay Dr. St Augustine FL 32092

Street Address, City, State, ZIP

7/9/26

Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/5/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Koryn Keen
Signature

Koryn Keen
Printed Name

409 Tortuga Bay Dr., St Augustine, FL, 32092
Street Address, City, State, ZIP

7/5/2026
Date Signed

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- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Ryan Foley
Signature

Ryan Foley
Printed Name

37 St Croix Island Drive, Saint Augustine, FL 32092
Street Address, City, State, ZIP

July 09, 2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: July 09, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

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Sincerely,

Thomas Foley
Signature

Thomas J Foley
Printed Name

37 St Croix Island Drive, Saint Augustine, FL 32092
Street Address, City, State, ZIP

July 09, 2026
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Date: 06 Jun 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

CHRISTOPHER L GREER
Printed Name

33 LITTLE HARBOUR WAY
Street Address, City, State, ZIP

06 JUN 2026
Date Signed

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Date: 7/13/26

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

Sarah Cooke
Signature

Sarah Cooke
Printed Name

37 White Bay Dr. St. Augustine, FL 32092
Street Address, City, State, ZIP

7/13/26
Date Signed

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Date: 7/9/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Cezar Corpuz
Signature

CEZAR CORPUZ
Printed Name

44 WHITE BAY DR, SAINT AUGUSTINE, FL 32092
Street Address, City, State, ZIP

7/9/2026
Date Signed

How to submit this letter

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Sincerely,

Francesca Corpuz
Signature

Francesca Corpuz
Printed Name

44 White Bay Dr, St Augustine, FL 32092
Street Address, City, State, ZIP

7/9/26
Date Signed

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Sincerely,

Florence M. Claudio Corpuz
Signature

Florence M. Claudio Corpuz
Printed Name

44 White Bay Dr St Augustine, FL 32092
Street Address, City, State, ZIP

7/9/26
Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Signature

Jessica Hurckes
Printed Name

49 White Ibis Dr. St. Aug, FL. 32092
Street Address, City, State, ZIP

7/9/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,



Signature

Juliette Hurckes

Printed Name

419 White Bay drive

Street Address, City, State, ZIP

07/09/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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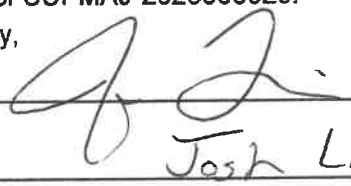
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature 

Printed Name Josh Linder

Street Address, City, State, ZIP 48 White Bay Dr. St. Augustine, FL, 32092

Date Signed 7/9/26

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/10/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
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- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
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Sincerely,



Signature

James A. Norcia

Printed Name

23 White Bay Dr St Augustine FL 32092

Street Address, City, State, ZIP

7/10/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/10/26

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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Sincerely,

Signature

Wendy Norcia

Printed Name

23 White Bay Dr St. Augustine, FL 32092

Street Address, City, State, ZIP

7/10/2026

Date Signed

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

Diana Molimock
Signature

DIANA MOLIMOCK
Printed Name

54 TRELLIS BAY DR. St AUGUSTINE FL 32092
Street Address, City, State, ZIP

7/10/26
Date Signed

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Date: 7/10/26

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

Frank R Molimock
Signature

Frank R. Molimock
Printed Name

54 Trellis Bay Dr. St. Augustine FL 32092
Street Address, City, State, ZIP

7/10/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7·10·26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Jay Cee Taylor

Printed Name

37 Trellis Bay Dr. FL 32092

Street Address, City, State, ZIP

July 10, 2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: July 11 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

GAVIN BOSCO

Printed Name

83 TREES BAY DR STA 32092

Street Address, City, State, ZIP

July 11 2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 07/11/26

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



Signature

Elizabeth Bosco

Printed Name

83 Trellis Bay Dr, St Augustine, FL 32092

Street Address, City, State, ZIP

07/11/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/18/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,



Signature

DANIEL NIEVES RAMOS

Printed Name

54 REDHOOK BAY DR. ST AUGUSTINE FL. 32092

Street Address, City, State, ZIP

7/18/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Sincerely,

Signature

Melvina Curtis

Printed Name

124 Spanish Bay Dr. St. Augustine FL 32092

Street Address, City, State, ZIP

7/11/26

Date Signed

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature: Melinda R. Redd

Printed Name: Melinda R. Redd

Street Address, City, State, ZIP: 124 Spanish Bay Dr., St. Aug FL 32092

Date Signed: 7/11/26

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: _____

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

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Sincerely,

Signature

Daniel Dodd
Printed Name

124 Spanish Bay Dr. St. Aug. FL 32092
Street Address, City, State, ZIP

7/11/26
Date Signed

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Date: July 21, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature: Denny S Beyda

Printed Name: Denny Beyda

Street Address, City, State, ZIP: 770 Trellis Bay Dr. St. Augustine, 32092

Date Signed: July 21, 2026

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 6/21/26

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Sincerely,

Jodi Moore Jodi Moore
Signature

Jodi Moore
Printed Name

89 Little Harbour Way, St. Augustine, FL 32092
Street Address, City, State, ZIP

6/21/26
Date Signed

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Sincerely,

Richard Moore
Signature

Richard Moore
Printed Name

89 Hatch Hutson WAY St. Augustine
Street Address, City, State, ZIP

6-21-2025
Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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Sincerely,



Signature

ERIC A. SERRANO

Printed Name

300 Wells Bay Dr. St. Augustine FL 32092

Street Address, City, State, ZIP

7/23/2026

Date Signed

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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Sincerely,



Signature

Mabel Perez

Printed Name

300 Trellis Bay Drive, St Augustine, FL 32092

Street Address, City, State, ZIP

7/23/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: July 4th 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature: Daniel McGrath

Printed Name: DANIEL McGRATH

Street Address, City, State, ZIP: 223 PETER ISLAND DR, ST AUGUSTINE, FL 32092

Date Signed: 7/4/2026

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/11/2026

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Sincerely,



Signature

Trisha Bosco

Printed Name

83 Trellis Bay Dr. St. Augustine FL 32092

Street Address, City, State, ZIP

7/11/26

Date Signed

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Sincerely,

Signature

Valvohn Bosco

Printed Name

83 Trellis Bay Drive, St. Augustine, FL 32092

Street Address, City, State, ZIP

July 11, 2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/11/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

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- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Elayna Kelly

Printed Name

14 Trellis Bay Dr

Street Address, City, State, ZIP

7/11/26

Date Signed

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Sincerely,

Signature

Joel Cell

Printed Name

14 Troll's Bay Ln

Street Address, City, State, ZIP

7/11/24

Date Signed

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Date: 7/11/26

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Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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Sincerely,

Jennifer Paredes
Signature

Jennifer Paredes
Printed Name

62 Little Harbour Way, St Augustine, FL 32092
Street Address, City, State, ZIP

7/11/26
Date Signed

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Sincerely,

Guillermo Paredes by Jennifer Paredes POA
Signature

Guillermo Paredes by Jennifer Paredes POA
Printed Name

62 Little Harbour Way, St Augustine, FL 32092
Street Address, City, State, ZIP

7/11/26
Date Signed

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Sincerely,

Alexandra Paredes
Signature

Alexandra Paredes
Printed Name

62 Little Harbour Way, St Augustine, FL 32092
Street Address, City, State, ZIP

7/11/26
Date Signed

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Date: 07-12-26

St. Johns County Planning and Zoning Division
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Sincerely,

Sylva Fowler
Signature

Sylva Fowler
Printed Name

285 Tortuga Bay Drive St Augustine FL 32092
Street Address, City, State, ZIP

07-12-26
Date Signed

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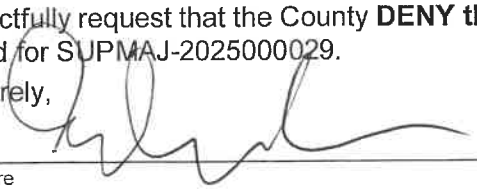
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Sincerely,



Signature

Eric Fowler
Printed Name

285 Tortuga Bay Dr. St. Augustine FL 32092
Street Address, City, State, ZIP

07-12-26
Date Signed

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Date: JULY 11 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Signature

Jeffery Worthington

Printed Name

423 Tortuga Bay Drive

Street Address, City, State, ZIP

July 11, 2026

Date Signed

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Date: 7-4-2026

St. Johns County Planning and Zoning Division
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Sincerely,

Vicki M Zeble
Signature

Vicki M Zeble
Printed Name

37 White Bay Dr. St. Aug FL 32092
Street Address, City, State, ZIP

7-4-2026
Date Signed

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Jennifer Dillon

Printed Name

324 Tortuga Bay Dr. St. Augustine FL 32092

Street Address, City, State, ZIP

7/4/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 07/05/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Ganna Nicol

Printed Name

48 Peter Island Dr, St. Augustine, 32092

Street Address, City, State, ZIP

Date Signed 07/05/26

How to submit this letter

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Sincerely,

Signature

Andrzh Sinkevych

Printed Name

48 Peter Island Dr

Street Address, City, State, ZIP

Date Signed 07/05/26

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Date: July 11, 2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
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I am not raising radio-f atter. I respectfully request th is letter into the record for SUPMAJ-2

Sincerely,

Christy L Worthington
Signature

Christy L. Worthington
Printed Name

423 Tortuga Bay Dr. St. Augustine FL 32092
Street Address, City, State, ZIP

July 11, 2026
Date Signed

Scan 2

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: _____

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Sincerely,

Sandra Dornford
Signature

Sandra Dornford
Printed Name

243 Tortuga Bay Dr. St. Aug FL 32092
Street Address, City, State, ZIP

7/12/2026
Date Signed

How to submit this letter

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Sincerely,

Kena Palmer
Signature

Kena Palmer
Printed Name

361 TORTUGA BAY DR SAINT AUGUSTINE, FL 32092
Street Address, City, State, ZIP

7/12/2026
Date Signed

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Sincerely,

Signature

Joshua Palmer

Printed Name

361 Tortuga Bay Dr

Street Address, City, State, ZIP

7/12/26

Date Signed

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Sincerely,

KMGlover

Signature

Karen Glover

Printed Name

381 Tortuga Bay Dr. St. Augustine, FL 32092

Street Address, City, State, ZIP

7/11/26

Date Signed

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Sincerely,

Michael Keefe
Signature

MICHAEL KEEFE
Printed Name

451 TORTUGA BAY DR, ST. AUGUSTINE, FL 32092
Street Address, City, State, ZIP

7-11-26
Date Signed

How to submit this letter

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Sincerely,

Signature: Jennie Poma-Jones

Printed Name: Jennie Poma-Jones

Street Address, City, State, ZIP: 28 Kingstown Ct St Augustine, FL 32092

Date Signed: 7/11/26

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 7/11/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Jason E Jones
Signature

Jason E. Jones
Printed Name

28 Kingston Ct. St. Augustine, FL 32092
Street Address, City, State, ZIP

7-11-26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/12/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

David Ross
Signature

David Ross
Printed Name

35 Sunlight way St Aug, FL 32092
Street Address, City, State, ZIP

7/12/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/12/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Stephanie Ross
Signature

Stephanie Ross
Printed Name

35 Sunlight Way St. Augustine, FL 32092
Street Address, City, State, ZIP

7/12/26
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/13/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Paul Fibbe

Signature

PAUL FIBBE

Printed Name

37 White Bay Dr St. Augustine, FL 32092

Street Address, City, State, ZIP

7/13/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/6/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

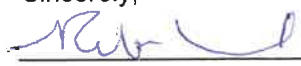
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,



Signature

Rebecca Lund

Printed Name

305 E Teague Bay Dr St. Augustine FL 32092

Street Address, City, State, ZIP

07/06/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/9/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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Sincerely,

Signature

Daniel Paul Jr.

Printed Name

36 Great Pond Way St. Aug FL 32092

Street Address, City, State, ZIP

7/9/2026

Date Signed

How to submit this letter

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Date: 7/9/2026

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Sincerely,

Michele Dungee Brown
Signature

Michele Dungee Brown
Printed Name

392 Tortuga Bay Drive St. Aug. FL
Street Address, City, State, ZIP

7/9/2026
Date Signed

How to submit this letter

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Date: 7/9/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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Sincerely,

Mary Penwell
Signature

Mary Penwell
Printed Name

45 Cane Garden Way St. Augustine, FL 32092
Street Address, City, State, ZIP

7/9/2026
Date Signed

How to submit this letter

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Date: 07/09/2026

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

Signature

Patricia Grossman

Printed Name

405 Trellis Bay Dr St Augustine FL 32092

Street Address, City, State, ZIP

07/09/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/21/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Rebecca A Abreu

Printed Name

22 Victoria Falls Way, Saint Augustine, FL 32092

Street Address, City, State, ZIP

7/21/2026

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Jeffrey Collins
119 Peter Island Dr.
St. Augustine, FL 32092
513 673-4010

Dear Planning and Zoning Board Member,

I am writing to appeal to the Board to NOT approve the zoning variance for the cell tower off St. Thomas Parkway.

Our family of 7 moved from Ohio about 18 months ago – we bought our home in the Glen St Johns subdivision. One of the important things in our research into an area to live… is how close to a cell tower or power line the neighborhood was (for health concern / property value reasons). We did our thorough research and selected this neighborhood as a result. We figured the new growth to the south in Silverleaf and the First Coast Expressway would be the spot for any new towers to match that development.

We ask you to consider the following:

- We had a choice when we moved here as to whether we cared about cell towers or not. Some people care a lot, some people don't. Bottom line, we made our choice not to live under a tower – *please don't take our choice away!*
- We are already facing housing value pressure in our neighborhood due to the increasing number of renters, we can't afford more property value erosion due to this long term. Our house has already lost 3-5% value in 1 year, and we are concerned.
- There is a FAR more ideal and appropriate spot for placement – and that is by the new First Coast Expressway / St Johns Parkway area.
  This makes sense for many reasons:
  - The new development and growth there should be where the new tower is. This neighborhood has suffered with poor coverage for over a decade and nobody has done anything about it – until the new Silverleaf / First Coast Expressway growth has now started, and NOW they care. That's fine – but they should put the tower in THEIR area, that is the growth that is driving this tower; NOT our area!
  - That area is more public / commercial, and is far more ideal and logical – not hovering over our residential neighborhood! There is so much *obvious* space just south of the proposed location that will yield good cell coverage for all – *the proposed location doesn't even make sense.*
  - Some might argue that the new apartments to be built north of the First Coast Expressway will have the same complaints we do – but here's the difference: If the tower is put into that area, the prospective new residents will have *their choice* as to whether they care to live by it or not. *We have already made our choice* – please leave our choice alone and let it stand.

Thank you for your consideration!

Jeffrey

July 21st, 2026

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

Re: Opposition to Special Use Permit Application SUPMAJ-202500029 – St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident that lives in the Glen St. John Community off St. Thomas Island Parkway in St. Johns County. I would like to respectfully ask that the County deny the Special Use Permit Application SUPMAJ-2025000029 for a proposed 180-foot monopole cell tower for the following reasons.

Before I go into those reasons, I want to share my background. I am a former Planning and Zoning Commissioner from May 2009 to December 2012 and a former Village Trustee from December 2012 to May 2017, both for the Village of Lisle in Illinois. In these roles I helped make decisions regarding a wide variety of redevelopment projects throughout the Village of Lisle and had to extensively judge the potential impact on the residents of the Village. My comments for this project come directly from my experience with the Village of Lisle as well as my years in banking and having worked on a wide variety of construction and development projects nationwide.

The reason why I request this Permit Application to be denied is as follows:

- The use does not fit with the community. Everything along St. Thomas Island Parkway and for the entire neighborhood once it is entered off of Leo McGuire from Route 210, outside of the golf course (which is a natural fit with residences), is residential in nature. Placing a large cell tower that is commercial / industrial in nature in a residential neighborhood such as our does not fit with the neighborhood use and local zoning, and the presence of the cell tower would have a negative impact on local home values.

- A cell tower such as this will produce noise and serve as a safety nuisance for our neighborhood, which is filled with young children. Right off this site is a key sidewalk and walking route that is utilized by children, families and athletes. It presents an undue risk to the neighborhood and additional noise.
- The neighborhood only has one road in and out. The construction and maintenance of such a facility in this location could cause undue burden on the residents who live in our neighborhood, traffic delays, and additional strain or damage to residentially designed roadways that are not meant for heavy equipment.
- There are plenty of other locations throughout St. Johns County available as alternatives to this site that are not within residential neighborhoods. Just South of this site is a massive amount of land being used by the State of Florida for the new tollway. I am sure there is land there that could be utilized for a cell tower. There are also plenty of other undeveloped parcels in the immediate area that would be much better fits for such a cell tower versus putting such a tower in the middle of a residential neighborhood.

When I was a Planning & Zonning Commissioner and Village Trustee I always had to take into account what was in the best interest of the local residents as well as the greater community. However, more weight was always given to the residents that would be most impacted. In this case, I would ask each of you how you would feel about a 180-foot cell tower being placed within the middle of your residential community. Is this something you would vote for if you lived off St. Thomas Island Parkway and in one of the homes or neighborhoods that immediately surrounded this site? I could see an argument to be made if this was a large commercially zoned property prior to residents moving into this neighborhood, but the residents who live here expected they were buying into a safe residential neighborhood and not a commercial / industrial area. The use clearly does not fit with the neighborhood.

I could see making an exception for this project if this was the only available site in the immediate area or even the county, but it clearly is not. There are plenty of alternative locations throughout the immediate area that would serve as much better locations without having the residential impact this site will have.

For the above reasons I encourage the Planning and Zoning Division and Board of County Commissioners to deny the Special Use Permit. Thank you for reviewing this letter.

Sincerely,

Brad Hettich
746 Trellis Bay Drive
Saint Augustine, FL 32092

Date: 7/22/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Mohammed Jamali
Signature

MOHAMMED JAMALI
Printed Name

73 Cane Garden Way, Saint Augustine, FL 32092
Street Address, City, State, ZIP

7/22/2026
Date Signed

Date 07-19-2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Engoli Johnson
Printed Name

8167 Trellis Bay Dr St Augustine, FL 32092
Street Address, City, State, ZIP

07-19-2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sicfl.us (District 2 PZA member), bcc2arnold@sicfl.us (District 2 County Commissioner, and plandept@sicfl.us

Outlook

FW: Opposition to a special use permit for a cell tower in Glen St. Johns

From Tami Rich <trich@sjcfl.us>
Date Mon 7/20/2026 12:20 PM
To Jennifer Gutt <jgutt@sjcfl.us>; Abrielle Genest <agenest@sjcfl.us>; Saleena Randolph <srandolph@sjcfl.us>

No attachments

From: Michelle R <mlrhein77@gmail.com>
Sent: Monday, July 20, 2026 11:41 AM
To: FAXPLANDEPT <plandept@sjcfl.us>; blisstkaczyk@gmail.com
Subject: Opposition to a special use permit for a cell tower in Glen St. Johns

Hello, I would like to formally oppose the special use permit for a cell tower in Glen St. Johns, St. Thomas Island Parkway.
First I would like to know if any of you voting for this permit have driven to this neighborhood? if not please do, and pay attention to what you see along the 4+ mile road to access our neighborhood. you would see nothing but beautiful tree lined streets and nature in every direction. no houses or buildings of any kind. This neighborhood is well established and finished many years ago.

I do not feel that a tower should be placed in the middle of our beautiful neighborhood. It would ruin the aesthetics that we have worked and waited years to achieve. If a tower is installed It would reduce home values in our neighborhood. maybe not right away, but when people won't look at homes in our neighborhood because of the close proximity of a cell tower. It will happen because there is some fear regarding the towers.

I also feel the Silverleaf community of 14,000 homes plus business are the contributing factor to needing this tower, therefore I believe the tower should be placed in the silverleaf community where there is no special use permit needed.

Recently a cell tower was denied in the St Augustine Shores neighborhood and I hope you deny this one also.

I will be attending the meeting regarding this tower in person and will provide opposition letters from other neighbors.

Michelle Rhein
115 Trellis Bay Dr.
St. Augustine, Fl 32092

Date: 7/21/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

DAMON RODRIGUEZ

Printed Name

180 Peter ISLAND DR St. AUGUSTINE FL 32092

Street Address, City, State, ZIP

7/21/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Outlook

FW: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower

From Tami Rich <trich@sjcfl.us>
Date Wed 7/22/2026 7:37 AM
To Jennifer Gutt <jgutt@sjcfl.us>; Abrielle Genest <agenest@sjcfl.us>; Saleena Randolph <srandolph@sjcfl.us>

2 attachments (593 KB)
Resident Letter Tania Smith.pdf; Resident Letter Trevin Smith.pdf;

From: Smith, Trevin G MSgt USMC (USA) <Trevin.Smith@marines.usmc.mil>
Sent: Tuesday, July 21, 2026 5:39 PM
To: FAXPLANDEPT <plandept@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; PZA5 <pza5@sjcfl.us>; blisstkaczyk@gmail.com
Subject: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower

Dear Members of the Planning and Zoning Division and Board of County Commissioners,

I am emailing to you today as a resident and property owner near St. Thomas Island Parkway to formally express my opposition to Special Use Permit Application SUPMAJ-2025000029, which proposes a 180-foot monopole cell tower at Tax Parcel 0265700010. I am unable to be there to attend in person since I am active-duty Marine Corps stationed in Kentucky and therefore unable to be there in person.

I respectfully request that the County deny this application. This proposed tower is highly incompatible with our established residential community, and the applicant has failed to demonstrate that it cannot be built in a significantly less intrusive location.

My primary objections are based on the following factors:

- Neighborhood Incompatibility & Property Values: A 180-foot industrial tower would loom over our Residential-B and Residential-C homes. Peer-reviewed studies in *The Appraisal Journal* indicate that tower proximity can negatively impact home values by roughly 20% for the closest properties. Notably, St. Johns County recently denied a comparable 170-foot tower (in a 5–0 vote) represented by the same attorney on these exact grounds.
- Lack of Alternative Site Analysis: The applicant has not provided a genuine collocation or alternative-site analysis—which is strictly required by the County's tower rules (LDC §§ 2.03.26, 6.08.12)—despite the fact that existing towers already stand nearby.
- Availability of Alternative Land: The landowner, White's Ford Timber, LLC (through The Hutson Companies), owns and develops the entire SilverLeaf community. They control thousands of acres of alternative land situated far from existing residential homes.
- Traffic & Evacuation Hazards: Our neighborhood relies on a single road for ingress and egress. The heavy construction trucks, cranes, and drill rigs required for this project would

bottleneck this single access point, posing a severe risk to fire, EMS, and hurricane evacuation routes.
- Noise Pollution: The tower is engineered to accommodate four carriers. The associated base equipment and backup generators will create substantial, ongoing noise, yet no noise study has been included in the proposal.
- Unproven Safety & Structural Concerns: In a hurricane-prone area, a 40-foot "fall zone" for a 180-foot tower is dangerously inadequate. Furthermore, the engineering plans are marked "NOT FOR CONSTRUCTION" and rely on "presumptive," untested soil. A structural failure or storm debris could easily reach the property line and completely block our only road.

Please note that I am specifically not raising radio-frequency or health concerns, as I understand those fall under federal jurisdiction.
I respectfully request that the County DENY this application as submitted and that this email be officially entered into the public record for SUPMAJ-2025000029.
Thank you for your time, service, and attention to this matter.

Sincerely,
Master Sergeant Smith, Trevin G
RS Louisville Assistant Recruiting Instructor
600 Dr Martin Luther King Plaza
Louisville, KY 40202
502-718-2653

“Some people spend an entire lifetime wondering if they made a difference. But, the Marines don’t have that problem”. - Ronald Reagan 40th U.S. President

Date: _____

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Trevin Smith 597 Meadow Ridge Dr, St. Augustine, FL 32092

Signature

Printed Name

Street Address, City, State, ZIP

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: _____

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

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I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Tania Smith 597 Meadow Ridge Dr, St. Augustine, FL 32092

Signature

Printed Name

Street Address, City, State, ZIP

Date Signed

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In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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Date: 7/21/26

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

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- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controis vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,



Signature

Clayton Woodard

Printed Name

364 Tortuga Bay Dr. St. Augustine, FL 32092

Street Address, City, State, ZIP

7/21/26

Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

By email: You need not sign — type your name and address on the signature lines and email it to blisstkaczyk@gmail.com, pza5@sjcfl.us (District 2 PZA member), bcc2sarnold@sjcfl.us (District 2 County Commissioner, and plandept@sjcfl.us

Date: 07/21/2026

St. Johns County Planning and Zoning Division
Growth Management Department · 4040 Lewis Speedway · St. Augustine, FL 32084
and the Board of County Commissioners

Re: Opposition to Special Use Permit Application SUPMAJ-2025000029 — St. Thomas Island Parkway Cell Tower (Tax Parcel 0265700010)

Dear Members of the Planning and Zoning Division and Board of County Commissioners:

I am a resident and/or property owner near St. Thomas Island Parkway. I respectfully ask the County to **deny** Special Use Permit SUPMAJ-2025000029 — a proposed 180-foot monopole cell tower — because it is incompatible with our established residential community and the applicant has not shown it cannot be built somewhere far less intrusive:

- **It does not fit our neighborhood — and it lowers home values.** A 180-foot industrial tower would loom over established Residential-B and Residential-C homes; St. Johns County just denied a comparable 170-foot tower in St. Augustine Shores (5–0) on these grounds (same attorney as here), and peer-reviewed studies in The Appraisal Journal tie tower proximity to home-value losses of up to roughly 20% for the closest homes.
- **The applicant never sought a less-intrusive site.** There is no genuine collocation or alternative-site analysis — which the County's tower rules (LDC §§ 2.03.26, 6.08.12) require — even though existing towers already stand nearby.
- **The landowner controls vast alternative land.** White's Ford Timber, LLC is the same entity — through The Hutson Companies — that owns and develops the entire SilverLeaf community (about 16,300 homes), with thousands of acres far from existing homes.
- **We have one road in and out.** Construction trucks, cranes, and drill rigs would funnel onto that single road, risking fire, EMS, and hurricane-evacuation access with no alternative route.
- **It will only get louder.** Base equipment and a backup generator run on a tower engineered for four carriers, though only Verizon is proposed now, and no noise study is included.
- **Its safety is unproven.** The 180-foot tower's engineering is marked "NOT FOR CONSTRUCTION" on a foundation of "presumptive," untested soil in hurricane country, and its 40-foot "fall zone" is a fraction of its height — a failure or storm debris could reach the property line and our only road.

I am not raising radio-frequency or health concerns, which I understand are a federal matter. I respectfully request that the County **DENY this application as submitted** and enter this letter into the record for SUPMAJ-2025000029.

Sincerely,

Signature

Morgan Gillette
Printed Name

364 Tortuga Bay Dr. St. Augustine FL 32092
Street Address, City, State, ZIP

07/21/2026
Date Signed

How to submit this letter

In person: Growth Management Department, Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, FL 32084 or on July 23 @ 1:30pm at St Johns County Auditorium, 500 San Sebastian View, St Augustine, FL 32082 or drop off at collection site in our community – see Mail by 7/12 to 240 Peter Island Dr. St. Augustine, FL 32092

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AFFIDAVIT OF PUBLICATION

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Mabel Perez
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300 Trellis Bay DR
St Augustine FL 32092-3236

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 10/05/2026

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 10/05/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PUBLIC HEARING TO CONSIDER AN APPEAL PURSUANT TO PART 9.07.00 OF THE LAND DEVELOPMENT CODE

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 to appeal the Planning and Zoning Agency approval of a Special Use Permit (SUPMAJ 2025-29) to allow for the construction of a 180-foot monopole cell tower and support facility within Open Rural (OR) zoning, pursuant to Section 2.03.26 of the Land Development Code..

The subject property is located at Parcel # 026570-0010, located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive See attached map (Exhibit A). This file is maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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 Section, 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 at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 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: PLNAPPL-2026000009, St. Thomas Island Parkway Cell Tower (Collins) (SUPMAJ 25-29 Approval)



SAG44745004

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