



Interoffice Memorandum

January 30, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Timothy L. Boldig, Interim Director
Planning, Environmental, and Development Services
Department

CONTACT PERSON: Ted Kozak, AICP, Chief Planner
Zoning Division
(407) 836-5537

SUBJECT: February 21, 2023 – Appeal Public Hearing
Applicant: Bob Chopra for Blue Sky Towers
Appellant: Doreen Gall
BZA Case #SE-23-01-138, December 1, 2022; District 2

Board of Zoning Adjustment (BZA) Case # SE-23-01-138, located at 6448 Plymouth Sorrento Rd., Apopka, FL 32712, in the A-1 Citrus Rural district, in District 2, is an appeal to the Board. The subject property is located on the west side of Plymouth Sorrento Rd., north of Ondich Road, northeast of S.R. 429 and S.R. 453. The applicant is requesting a special exception to allow the construction of a 170 ft. high monopole communication tower and a variance to allow a residential distance separation of 591.7 ft. in lieu of 1,190 sq. ft. At the December 1, 2022 BZA hearing, staff recommended approval of the special exception and variance and the BZA also recommended approval of both with seven conditions.

The appellant, Doreen Gall, objects to the request due to the proposed location of the tower and the negative effects to the property.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the Board. A copy is available upon request in the Zoning Division.

If you have any questions regarding this matter, please contact Ted Kozak at (407) 836-5537.

ACTION REQUESTED: Deny the applicant's requests; or approve the applicant's requests with conditions. District 2

**PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES DEPARTMENT
ZONING DIVISION PUBLIC HEARING REPORT
February 21, 2023**

The following is a public hearing on an appeal before the Board of County Commissioners on February 21, 2023 at 2:00 p.m.

APPLICANT: BOB CHOPRA FOR BLUE SKY TOWERS

APPELLANT: DOREEN GALL

REQUEST: Special Exception and Variance in the A-1 zoning district as follows:
1) Special Exception to allow the construction of a 170 ft. high monopole communication tower.
2) Variance to allow a residential distance separation of 591.7 ft. in lieu of 1,190 sq. ft.

LOCATION: 6448 Plymouth Sorrento Rd., Apopka, FL 32712, west side of Plymouth Sorrento Rd., north of Ondich Rd., northeast of S.R. 429 and S.R. 453. E. Colonial Drive, Orlando, FL 32826, north side of E. Colonial Dr., east of N. Alafaya Tr., northwest of S.R. 408.

TRACT SIZE: 22 acres

ZONING: A-1

DISTRICT: #2

PROPERTIES NOTIFIED: 46

BOARD OF ZONING ADJUSTMENT (BZA) HEARING SYNOPSIS ON REQUEST:

Staff described the proposal, including the location of the property, the site plan, elevations, landscape plan, and photos of the site. Staff provided an analysis of the six (6) Special Exception and Variance criteria and the reasons for a recommendation for approval since the proposed communication tower will be completely surrounded by public toll highways and nursery uses. Staff noted that no comments were received in favor of the application and one (1) comment was received in opposition to the application, in addition to several phone calls.

The applicant briefly discussed the request, the compatibility of the area and agreed with the staff recommendation.

There was no one in attendance to speak in favor of the request and three were in attendance to speak in opposition to the request.

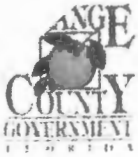
The BZA discussed the distance separation requirements to the closest residences, the nursery operations of the adjacent properties and concerns about the tower's compatibility with the surrounding area. The BZA made a motion to deny the application, which failed by a tied 3-3 vote, with one absent.

The BZA recommended approval of the Special Exception and Variance by a 4-2 vote, with one absent, subject to the seven (7) conditions in the staff report.

HEARING DECISION:

A motion was made by Roberta Walton Johnson, seconded by Juan Velez and carried to recommend APPROVAL of the Special Exception request in that the Board finds it meets the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest and APPROVAL of the Variance request in that the Board finds it meets the requirements of Orange County Code, Section 30-43(3); further, said approval is subject to the following conditions, (4 in favor, 2 opposed, and 1 absent):

1. Development shall be in accordance with the site plan and tower specifications received October 18, 2022, subject to the conditions of approval and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the 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. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. A permit for the communication tower shall be obtained within 3 years of final action on this application by Orange County or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.
5. All new communication towers shall be designed and constructed to accommodate at least one (1) other service provider.
6. The applicant for a new communication tower shall provide a notarized letter acknowledging that the communication tower is designed and will be constructed to accommodate at least one (1) other service provider.
7. All service providers shall cooperate in good faith with other service providers to accomplish co-location of additional antennas on communication towers which are existing, permitted, or otherwise authorized by Orange County, where feasible.



Board of Zoning Adjustment (BZA) Appeal Application

Appellant Information

Name: Doreen Gall
Address: 6318 Plymouth Sorrento Rd. Apopka FL 32712
Email: dgall@live.com Phone #: _____
BZA Case # and Applicant: SE-23-01-138 Bob Chopra for Blue Sky Towers
Date of BZA Hearing: December 1, 2022

Reason for the Appeal (provide a brief summary or attach additional pages of necessary):

Received Public Hearing notice 11-21-22, which only
left eight business days before 12-1-22 hearing to find an
attorney. County and applicant had limited time to
prepare. I need to return counsel to protect my
investment.

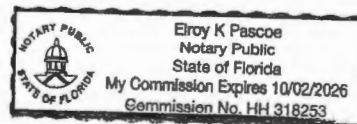
Signature of Appellant: Doreen Gall Date: 12-13-22

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 13 day of DECEMBER, 2022, by Doreen Gall who is personally known to me or who has produced FLORIDA DLIC as identification and who did/did not take an oath BY MEANS OF PHYSICAL PRESENCE

E. K. Pascoe
Notary Public Signature

Notary Stamp:



NOTICE: Per Orange County Code Section 30-45, this form must be submitted within 15 days after the Board of Zoning Adjustment meeting that the application decision was made.

Fee: \$691.00 (payable to the Orange County Board of County Commissioners)

Note: Orange County will notify you of the hearing date of the appeal. If you have any questions, please contact the Zoning Division at (407) 836-3111.

See Page 2 of application for the Appeal Submittal Process.

BZA STAFF REPORT

Planning, Environmental & Development Services/ Zoning Division

Meeting Date: **DEC 01, 2022**

Commission District: **#2**

Case #: **SE-23-01-138**

Case Planner: **Ted Kozak, AICP (407) 836-5537**
Ted.Kozak@ocfl.net

GENERAL INFORMATION

APPLICANT(s): BOB CHOPRA FOR BLUE SKY TOWERS

OWNER(s): A M R NURSERY LLC

REQUEST: Special Exception and Variance in the A-1 zoning district as follows:

- 1) Special Exception to allow the construction of a 170 ft. high monopole communication tower.
- 2) Variance to allow a residential distance separation of 591.7 ft. in lieu of 1,190 sq. ft.

PROPERTY LOCATION: 6448 Plymouth Sorrento Rd., Apopka, FL 32712, west side of Plymouth Sorrento Rd., north of Ondich Rd., northeast of S.R. 429 and S.R. 453.

PARCEL ID: 01-20-27-0000-00-006

LOT SIZE: 22 acres

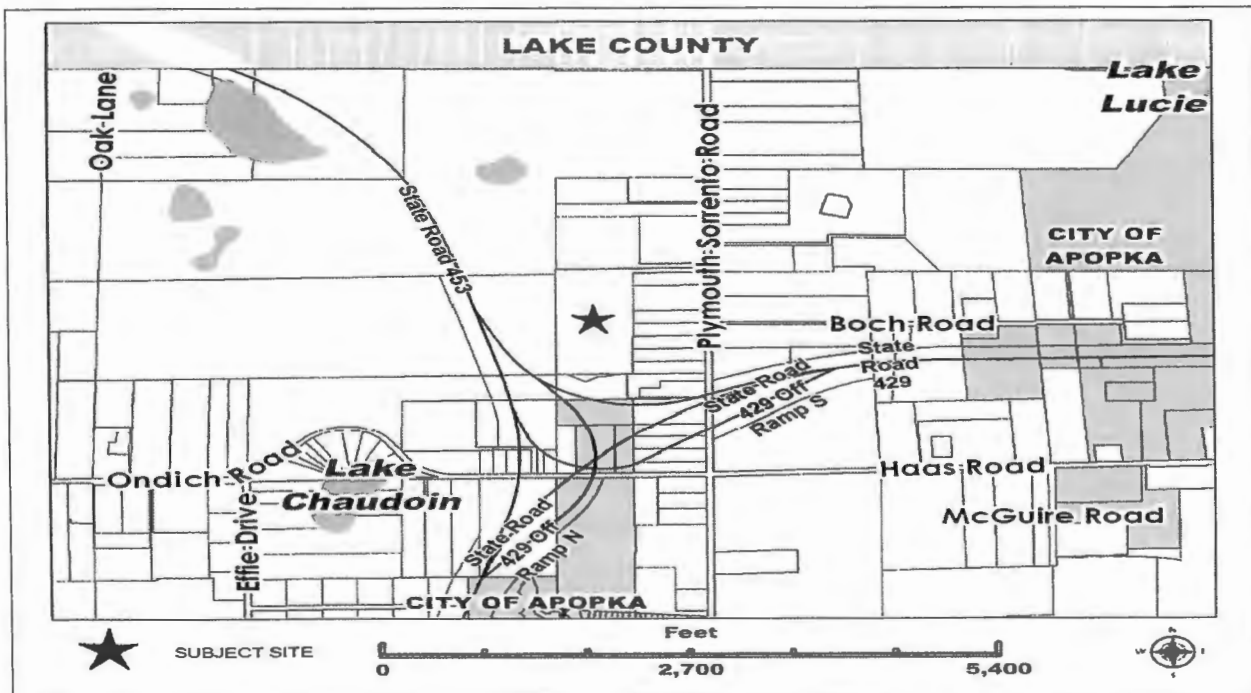
NOTICE AREA: 1,500 ft.

NUMBER OF NOTICES: 46

STAFF RECOMMENDATIONS

Approval, subject to the conditions in this report.

LOCATION MAP



SITE & SURROUNDING DATA

| | Property | North | South | East | West |
|-----------------|--------------|--------------|-----------------------------|---|----------|
| Current Zoning | A-1 | A-2 | A-1 | I-4 | A-1 |
| Future Land Use | R | R | R | IND | R |
| Current Use | Tree Nursery | Tree Nursery | S.R. 429, retention area | Tree Nursery, Single-Family Residential | S.R. 453 |

BACKGROUND AND ANALYSIS

DESCRIPTION AND CONTEXT

The subject property is located in the A-1, Citrus Rural district, which primarily allows agricultural uses, nurseries and greenhouses, as well as mobile homes and single-family homes on larger lots. A monopole communications tower is permitted by right or by Special Exception in the A-1 zoning district, depending on whether or not it meets a variety of requirements. The Future Land Use is Rural, which is consistent with the A-1 zoning district.

The subject property is 22 acres in size and is a conforming lot. The property consists of an approximate total of 5,620 square feet of building area utilized for the existing nursery operation with structures that were constructed in 1987 and 1988. There are also a number of existing greenhouses, which based upon aeriels, appear to have been installed between 1987 and 2007. The property is bounded on the south side by the S.R. 429 toll highway, on the west side by a retention area and the S.R. 453 toll highway, on the north by nurseries and on the east by nurseries, single-family residences and Plymouth Sorrento Rd.

The subject request is to erect a 170 ft. high monopole communication tower, designed for multiple carriers and colocation opportunities, within an 80 ft. by 80 ft. leased compound facility at the northwest corner of the property. No buildings, trees or vegetation will be removed for installation.

Orange County Code Section 38-1427 provides performances standards for communication towers, including but not limited to, separation from off-site uses and distance separation between communication towers. Additional conditions related to permitted towers and those requiring a Special Exception are found in Section 38-79, conditions 32 and 143. Condition 32 allows a communication tower by-right in agriculturally and residentially zoned lands not located within a Rural Settlement. Condition 143 allows a monopole up to 170 ft. in height by right if there is co-location and distance separations are met, otherwise a Special Exception is required. Although it is being designed for colocation opportunities, the proposed tower will have no colocation at the time of installation, and therefore the applicant is requesting a Special Exception.

The proposed monopole tower complies with the required performance standards pertaining to setbacks, landscaping for the tower and the distance separation from the nearest tower. It is 1.75 miles (76,230 ft.) from the nearest lattice or guyed communication tower where a minimum of 2,500 ft. is required. However, the tower is proposed to be located 591.7 ft. from the nearest off-property residential use or district, where a minimum of 1,190 ft. requiring Variance #2. Based on staff analysis, there is limited impact to the nearest off-property residential uses since the nearest residences are homes used by the owners or employees of the adjacent nursery properties.

A balloon test was conducted on November 21st and 22nd, as required by the Orange County Code for Special Exception requests, which provided visual evidence that the proposal will have a limited aesthetic impact with respect to height and closeness of the communication tower in proximity to the nearest residential use or district.

As of the date of this report, no comments have been received in favor or in opposition to this request.

District Development Standards

| | Code Requirement | Proposed |
|----------------|---|-----------------------------|
| Max Height: | 50 ft. building 170 ft. tower (if meets 6 standards) | 170 ft. (Special Exception) |
| Min. Lot Size: | 0.5 acres | 22 acres |

Building Setbacks (that apply to structure in question) (Measurements in feet)

| | Code Requirement | Proposed |
|---------------------------------|------------------|-------------------------------------|
| Front: Plymouth Sorrento Rd. | 35 ft. | 595 ft. (North) |
| Rear: | 50 ft. | 71 ft. (West) |
| Side: | 10 ft. | 70 ft. (North) 1,314 ft. (South) |

STAFF

SPECIAL EXCEPTION CRITERIA FOR COMMUNICATION TOWERS

This request has been assessed based upon the six Special Exception criteria as set forth in Section 30-43(2) as well as the two additional criteria as set forth in Section 1427(n)(7) and as such staff recommends approval of the request.

Consistent with the Comprehensive Plan

The provision of telecommunication towers as conditioned through the Special Exception process is consistent with the Comprehensive Plan.

Similar and compatible with the surrounding area

The new communication tower will be located at the rear portion of the property farthest from the adjacent residential uses, over 30 feet from the nearest adjacent property line to the north, over 591 feet from the nearest residential use and over 1.75 miles from the nearest communication tower. It will be similar and compatible with the surrounding uses in the area since the proposed tower location is on a portion of the site that will minimize adjacent visual impacts.

Shall not act as a detrimental intrusion into a surrounding area

The proposed communication tower will be completely surrounded by public toll highways and nursery uses and will not negatively impact the surrounding area since the closest residences are homes located on the adjacent nursery properties and will be located at an adequate distance to minimize visual impacts and as such will not be a detrimental intrusion to the surrounding area.

Meet the performance standards of the district

With the approval of the requested Variance, the proposed communication tower will meet the performance standards of the district.

Similar in noise, vibration, dust, odor, glare, heat production

The proposed monopole tower will not generate noise, vibration, dust, odor, glare, or heat that is not similar to the existing nurseries in the surrounding area.

Landscape buffer yards shall be in accordance with Section 24-5 of the Orange County Code

The proposal will be located within a vacant portion of a developed site and no buffer yards are required. As required by Section 1427(d)(11) plantings will be required to be installed along the perimeter of the fenced tower compound.

Aesthetic Impact. View of a tower that is not camouflaged. Aesthetic impact shall take into consideration, but not be limited to, the amount of the tower that can be viewed from surrounding residential zones in conjunction with its proximity (distance) to the residential zone, mitigation landscaping, existing character of surrounding area, or other visual options proposed.

The tower is proposed to be located over 591 feet from the nearest residential use or district and over 1.75 miles from the nearest communication tower. Furthermore, as affirmed by the visuals provided by the conducted balloon tests, the tower location relative to the proximity of the closest residences, will have a limited aesthetic impact.

Compatibility. The degree to which the proposed tower is designed and located is compatible with the nature and character of other land uses and/or with the environment within which the tower proposes to locate. The proposed tower will be placed and designed to assist with mitigating the overall aesthetic impact of a tower and will be surrounded by nurseries and public rights-of-way.

VARIANCE CRITERIA

Special Conditions and Circumstances

Special condition and circumstances are lack of other opportunities to locate a tower on the proposed property without the need for a Variance. Further, the closest residences are homes located on adjacent nursery properties, at a distance minimizing any potential visual impacts.

Not Self-Created

The request is not self-created since the applicant is not responsible for the location, size and configuration of property adjacent to residences used in conjunction with existing nursery uses.

No Special Privilege Conferred

Granting the Variance as requested will not confer special privilege since the nearest residence is utilized by a similar nursery operation.

Deprivation of Rights

Without the requested Variance, the owner would be deprived of the ability to erect a communication tower on the site in an appropriate location to minimize adjacent visual impacts.

Minimum Possible Variance

The requested Variance is the minimum possible to allow the installation of a maximum 170 ft. high tower while meeting all other performance standards for the district.

Purpose and Intent

Approval of the requested variances will be in harmony with the purpose and intent of the Zoning Regulations as the code is primarily focused on minimizing the impact that structures have on surrounding properties. The proposed will not be detrimental to the area, as affirmed by the visuals provided by the balloon test.

CONDITIONS OF APPROVAL

1. Development shall be in accordance with the site plan and tower specifications received October 18, 2022, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the 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. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. A permit for the communication tower shall be obtained within 3 years of final action on this application by Orange County or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.
5. All new communication towers shall be designed and constructed to accommodate at least one (1) other service provider.
6. The applicant for a new communication tower shall provide a notarized letter acknowledging that the communication tower is designed and will be constructed to accommodate at least one (1) other service provider.
7. All service providers shall cooperate in good faith with other service providers to accomplish co-location of additional antennas on communication towers which are existing, permitted, or otherwise authorized by Orange County, where feasible.

C: Bob Chopra
3300 S. Orange Blossom Trl., Suite 106
Orlando, FL 32839

COVER LETTER



October 11, 2022

Blue Sky Towers, III LLC
Park Place West
325 Park Street, Suite 106
North Reading, MA 01864

RE: Proposed 170' Monopole, 6448 Plymouth Sorrento Road, Apopka, FL 32712 (Orange Co.)
Blue Sky Towers, III LLC Plymouth Sorrento Site (FL-00325)
Original Monopole Design by TAPP, Job No. 23522-296, dated August 18, 2022

Dear Mr. Laurette,

For the Blue Sky Towers, III LLC Plymouth Sorrento Cell Site, a 170' tapered monopole constructed of galvanized steel with a 4' lightning rod is proposed. The monopole is to be located within an 80' x 80' lease parcel area and is designed to support a total of four (4) cellular carriers. The proposed carrier elevations are 165', 155', 145' and 135'. (See attached tower profile) The proposed monopole is designed to support this loading with a 133 MPH ultimate wind speed (no ice) in accordance with the TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" and the 2020 Florida Building Code 7th Edition. The proposed monopole is designed by a Florida State Professional Engineer meeting the previously described criteria.

I hope this letter addresses any questions or concerns regarding the design / construction of the proposed 170' monopole. Please feel free to contact me with any questions.

Sincerely,

Michael T. De Boer, PE
Vice President of Engineering

COVER LETTER



3300 South OST, Suite 106, Orlando, FL 32839

September 2, 2022

Orange County Zoning Division
Board of Zoning Adjustment
201 S. Rosalind Ave. 1st Floor
Orlando, FL 32801

RE: 6448 Plymouth Sorrento Rd / Parcel ID# 01-20-27-0000-00-006 – Special Exception & Variance Application for proposed 170' monopole communications tower site

To Whom it May Concern:

My company is working as agents for Blue Sky Towers III, LLC in submittal of this BZA Application for the Special Exception & Variance requests on a proposed 170' communications facility site to be located at the above referenced address / parcel in Orange County, FL. As per BZA application requirements, please see the special exception and variance justification statements below:

Special Exception project narrative:

Blue Sky Towers III, LLC is proposing the installation of a 170' communications facility / tower site to provide much needed and improved coverage / E911 service in the northwestern part of Orange County / Apopka, FL for T-Mobile as the anchor tenant. The proposed tower height is requested as the maximum allowed permissible use in this A-1 zoning district with a special exception. The tower site is an 80'x 80' lease parcel located in the northwest corner of a 22.07 acre parent parcel. The lease parcel is set back 70' from the north, 1314' from the south, 595' from the east, and 71' from the west property lines. This meets the setbacks from property lines within this zoning designation. There is an active container nursery business that also operates on the parent parcel. Also, please note this part of the county is quite rural in nature and the impact on any residential properties will be minimal at best. Once constructed, the tower site will generate minimal traffic as the field operations staff for T-Mobile will visit the site approximately once every 4-6 weeks for maintenance. The site plans and survey submitted further detail the proposed installation of this tower and its proposed design.

Special Exception Criteria

- 1) ***The use shall be consistent with the Comprehensive Policy Plan.***
This application meets the requirements of Orange County LCD Sec 38-1427, Communication Towers and will be consistent with the Comprehensive Policy Plan.
- 2) ***The use shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development.***
The proposed communication tower site is compatible with the surrounding agricultural / rural areas and will be similarly situated as other tower sites located on these type of land uses.

COVER LETTER

- 3) ***The use shall not act as a detrimental intrusion into a surrounding area.***
The communication tower is a permitted use in the A-1 zoning district and will not be a detrimental intrusion into surrounding land uses.
- 4) ***The use shall meet the performance standards of the district in which the use is permitted.***
The submitted application meets the requirements of Orange County LDC Sec 38-1427, Communication Towers and as a permitted use within the A-1 zoning district.
- 5) ***The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district.***
The proposed facility will not produce noise, vibration, dust, odor, glare, or heat.
- 6) ***Landscape buffer yards shall be in accordance with section 24-5 of the Orange County Code. Buffer yard types shall track the district in which the use is permitted.***
The tower site landscape buffer will be designed in accordance with Orange County Sec 38-1427 Communication Towers, with the required landscape buffer around the fenced area of the tower site.

Variance Justification Statement

Per Orange County LCD Sec 38-1427(d) (2), Communication Towers, Separation from off-site uses/designated area is as follows: For a monopole taller than 140', the proposed tower must be 980' or 700% (whichever is greater) from a single family residential unit, vacant single family zoned lands, or multi-family residential units. The proposed tower at 170' x 700% equals an 1190' separation from the above referenced property types. There are four (4) single family residences located to the east of the proposed tower site within this 1190' radius from which a *variance* is requested. The single family residences are located 592', 971', 589', and 1142' respectively, from the proposed tower site. The property to the west of the tower parcel is vacant land that belongs to the Central Florida Expressway Authority.

As for Sec 38-1427(d) (3) Separation distances between communications towers: A monopole between the heights of 80' to 170' must be a minimum of 2500' from the nearest lattice, guyed, or monopole (greater than 170' in height) tower types. There are no existing towers within this required distance per code, hence *no variance* is required for tower to tower separation.

Variance Criteria

Special Conditions and Circumstances

The proposed tower site is intended to serve the local residents and travelling public in and around the northwest Orange County / Apopka service areas. The proposed 170' monopole tower is the max permissible tower height allowed in this zone with a special exception. Although additional tower height would be beneficial for maximum coverage in this area, the requested tower height has been requested to provide the greatest public benefit without the proliferation of towers in this area.

Not Self-Created

The proposed 170' monopole tower is the max permissible tower height allowed in this zone with a special exception. The lease parcel has been placed in the northwest corner of the property with access that does not interfere with ongoing plant nursery business operations on the property. The lease parcel also abuts the vacant Central Florida Expressway owned parcel located to the west.

COVER LETTER

Approval of this request will not provide any special privilege since the private property adjacent to the tower lease parcel is similarly situated

Deprivation of Rights

Denying this request would deprive T-Mobile the ability to provide improved wireless and E911 coverage to the citizens of the northwest Orange County / Apopka areas as well as the travelling public that are in the vicinity.

Minimum Possible Variance

The request for the variance from tower separation to off-site uses/designated area is the *minimum* amount necessary to meet the permitted 170' monopole tower height in this zone.

Purpose and Intent

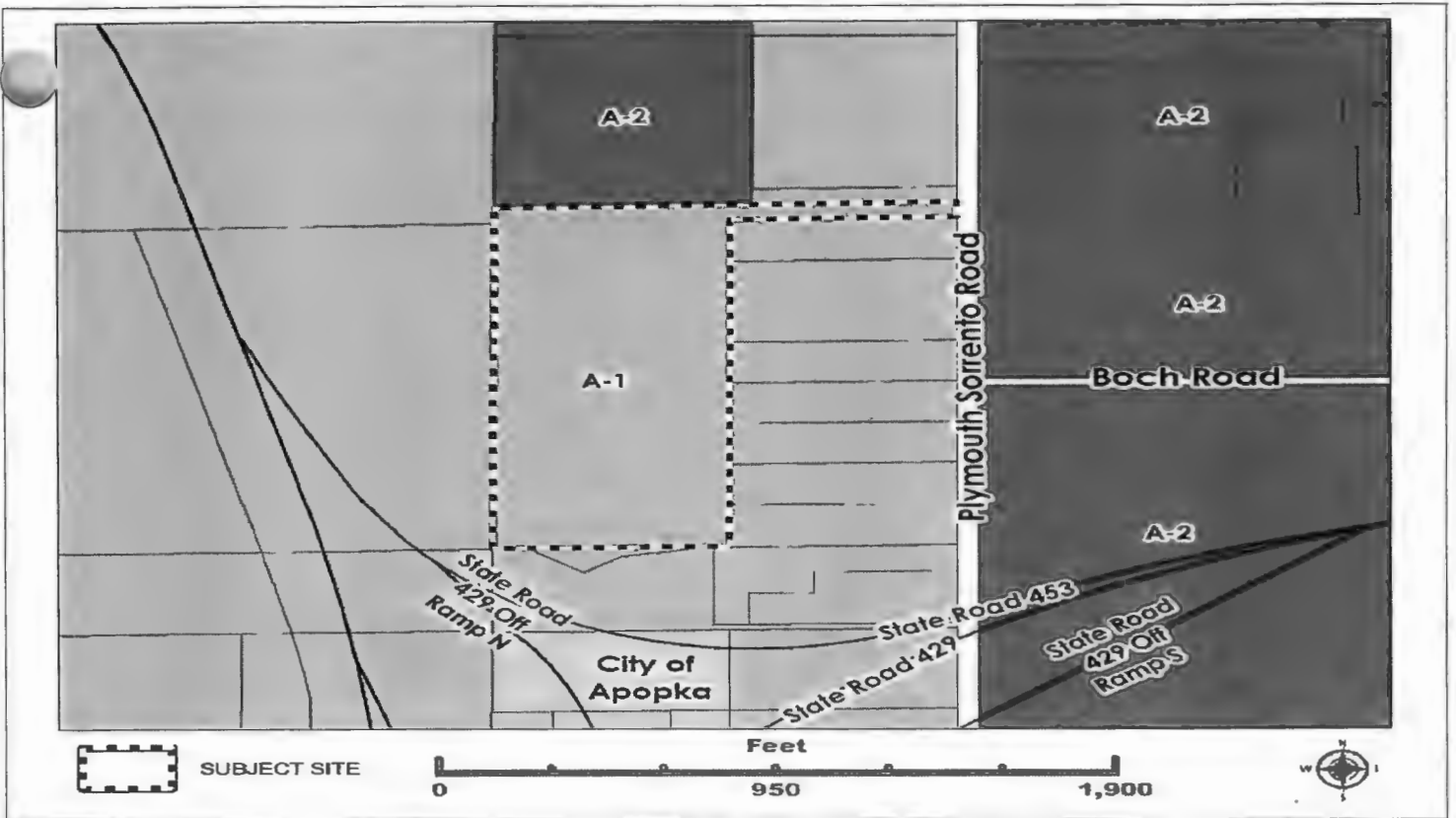
Approval of the requested variance would be in accord with the purpose and intent of the Zoning Regulations and will not be a harmful incursion on the surrounding area. The proposed tower will be a benefit to the local residents and travelling public in this area of Orange County.

Should you have any questions or need additional information, please feel free to contact me at 267-973-4228 or email at bchopra@sam-inc.com

Respectfully Submitted,

Bob Chopra, President
SAM, Inc

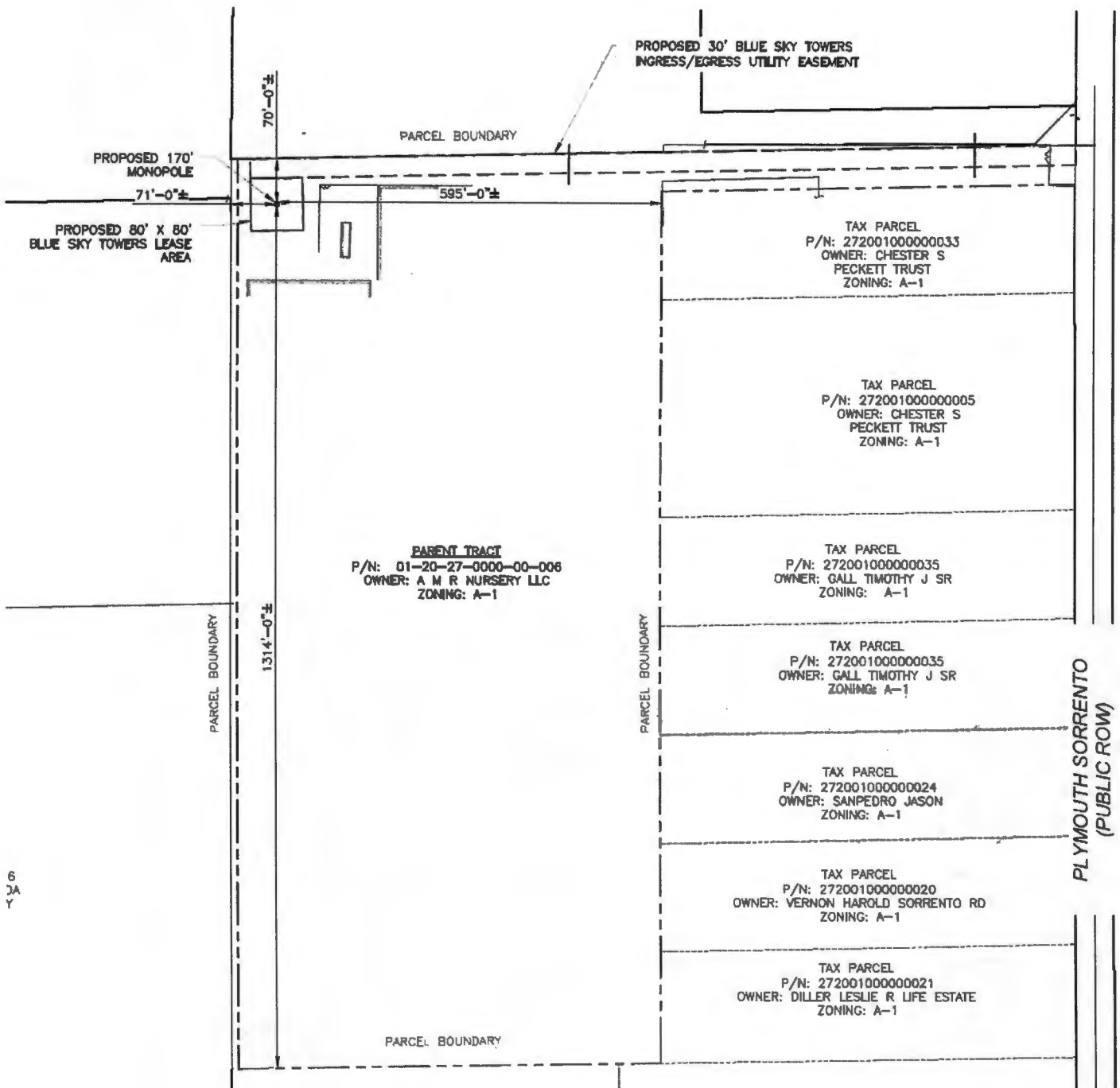
ZONING MAP



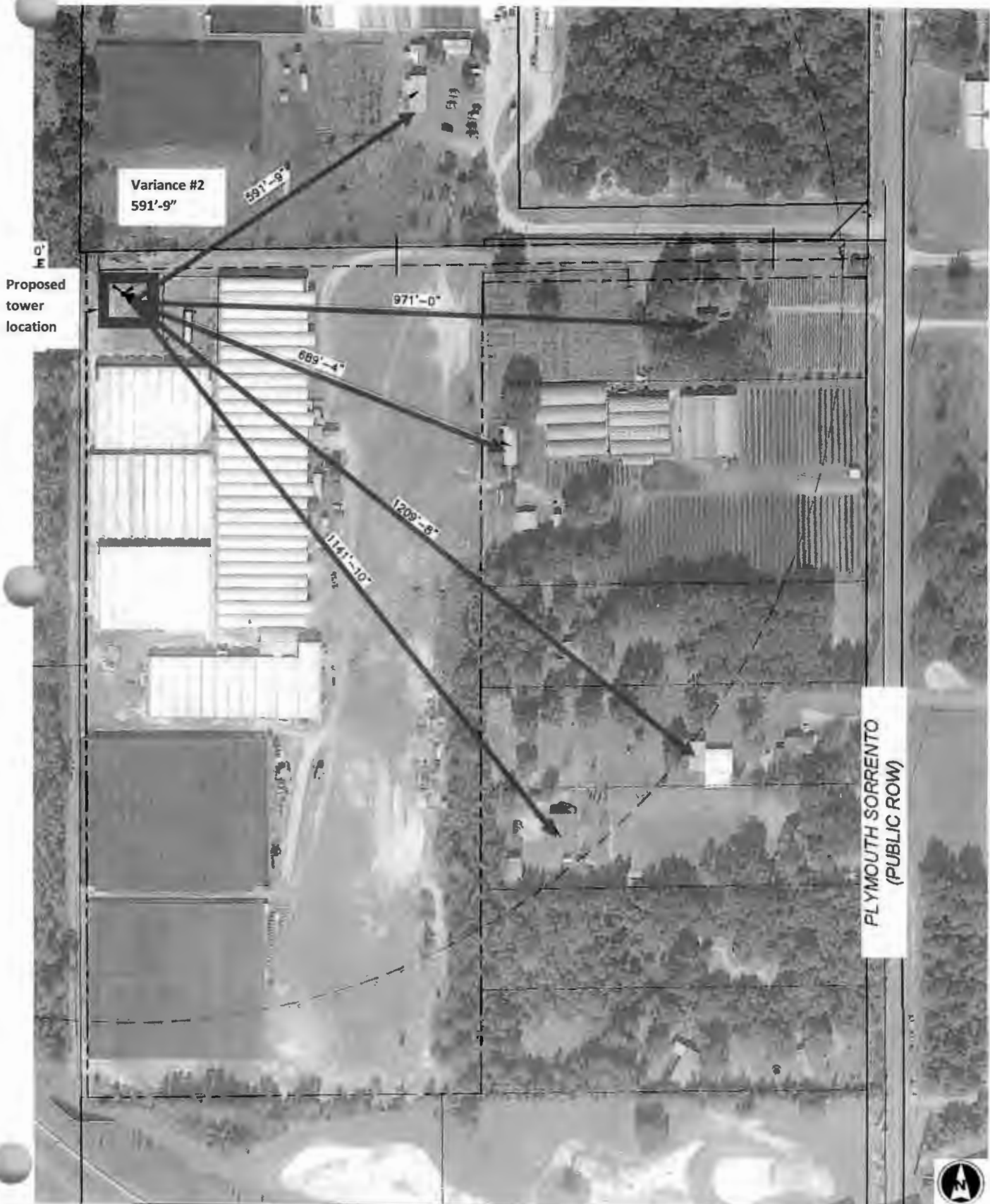
AERIAL MAP



PARENT TRACT



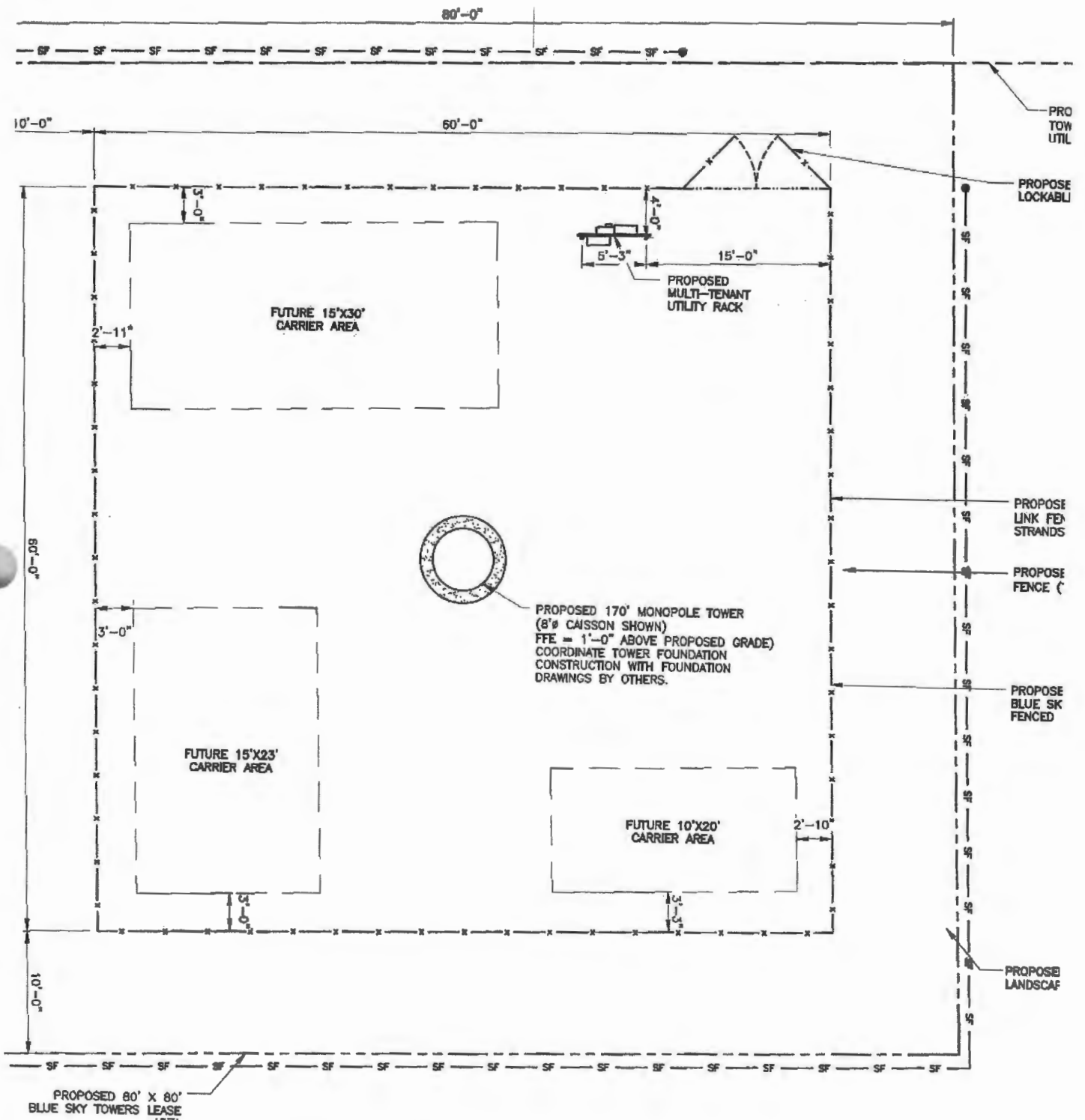
OVERALL RESIDENTIAL DISTANCE SEPARATION



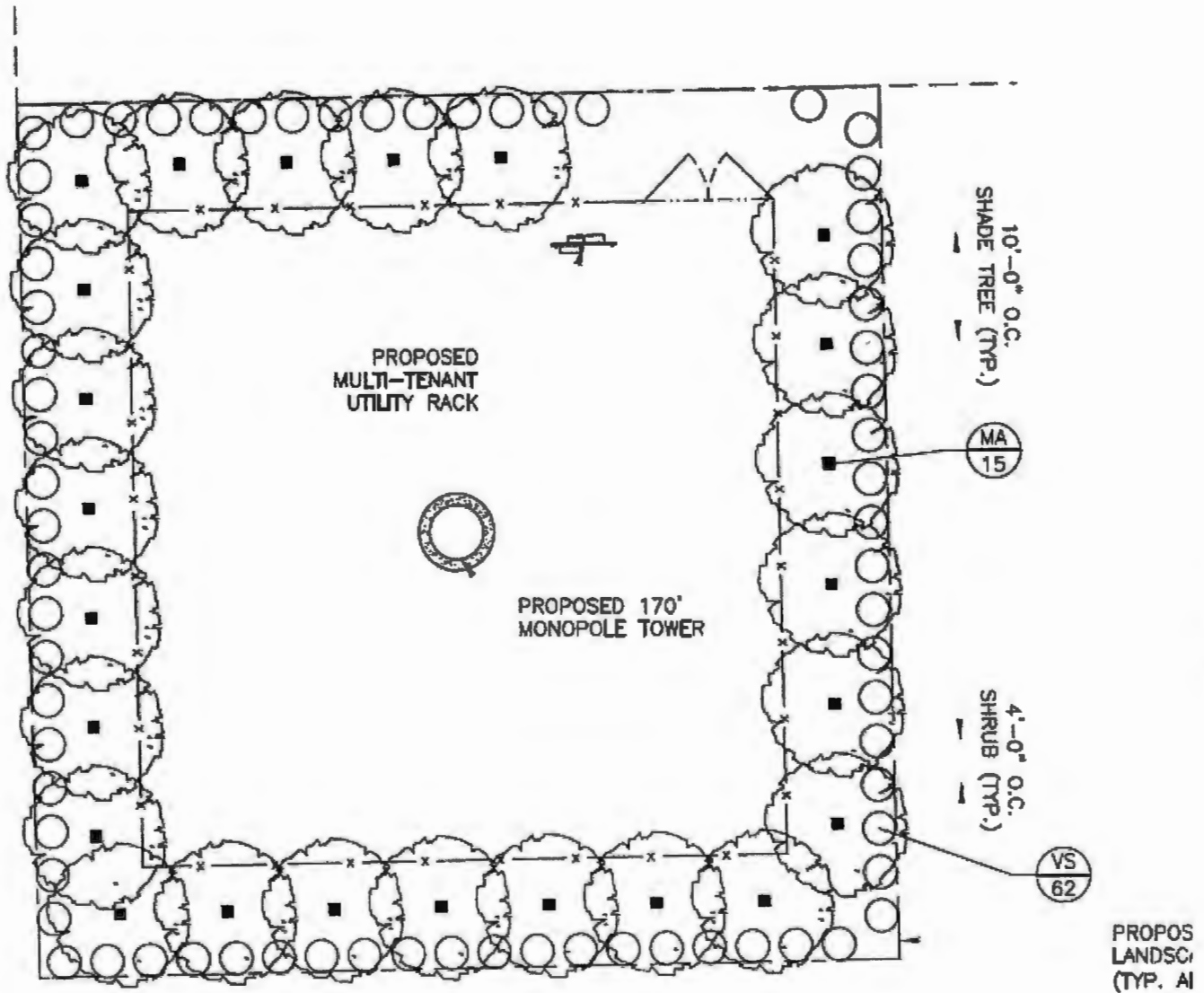
DISTANCE SEPARATION TO NEAREST TOWER



TOWER LOCATION LAYOUT



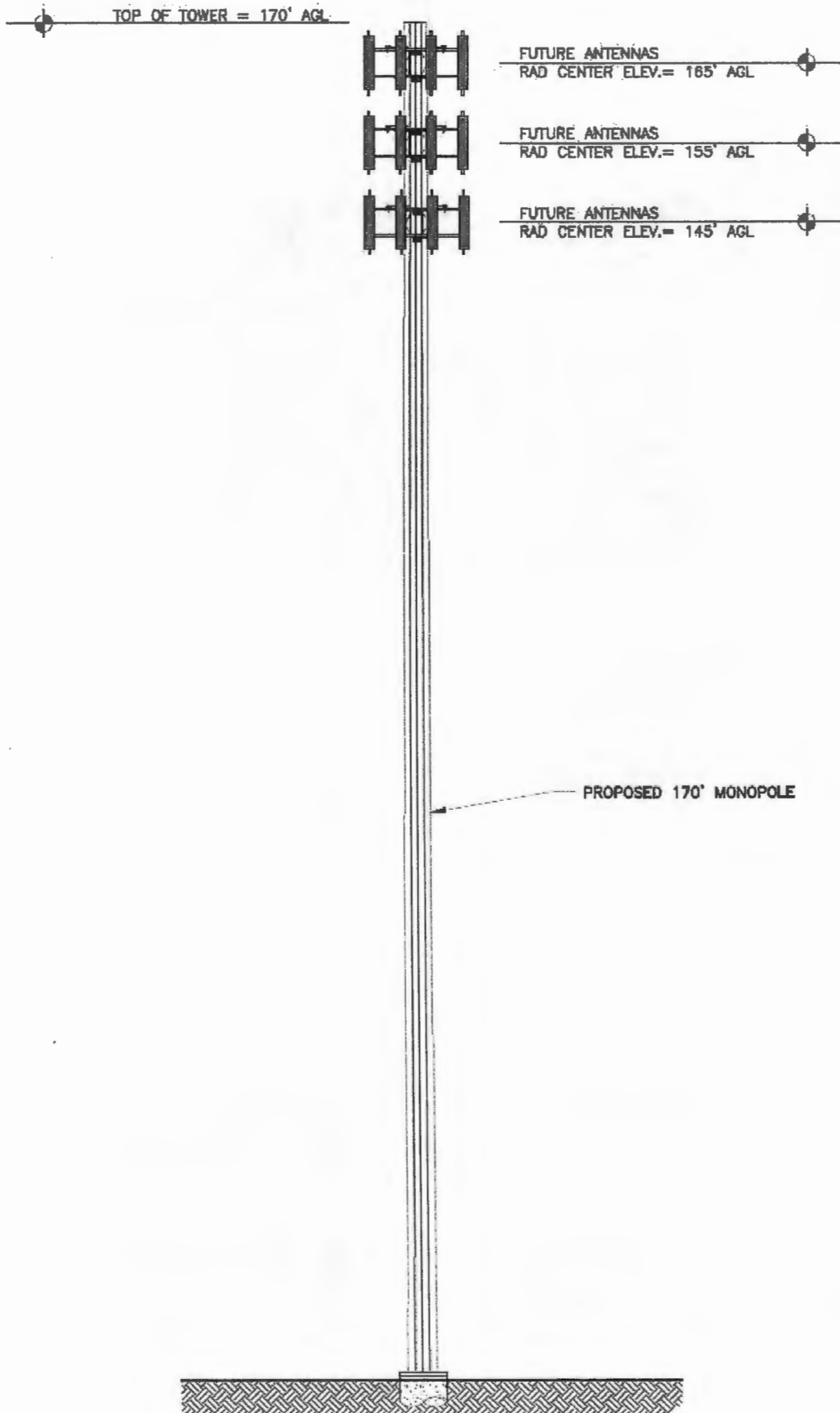
TOWER LEASE AREA LANDSCAPE PLAN



LANDSCAPE MATERIALS LIST

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS |
|-----|-------|----------------------|---------------------|------------------------------|
| 15 | MG | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 8' HT. 4" CAL @ 10' O.C. |
| 62 | VS | VIBURNUM SUSPENSUM | SANDANKWA VIBURNUM | MIN 7 GAL. 3' HT. @ 48" O.C. |
| | SOD | PASPALUM NOTATUM | ARGENTINE BAHIA SOD | SQ.FT. |
| | MULCH | PINE BARK MULCH | PINE BARK MULCH | CU.YD.. |

TOWER ELEVATION



SITE PHOTOS



Front of property facing west from Plymouth Sorrento Rd.



Facing southeast at northwest property line towards proposed tower location, greenhouses in background

SITE PHOTOS



Facing northeast towards closest residence – 591 ft. from proposed tower at northwest property line



Facing south at east property line, S.R. 429 / S. R. 453 on-ramp in distance, adjacent nursery to left

SITE PHOTOS



Facing north towards proposed tower location in distance from southwest property line, with greenhouses



Facing west from southwest property line to S. R. 453 on-ramp

SITE PHOTOS



Facing northwest towards proposed tower in distance from southeast property line adjacent to S.R. 429



Facing southeast from Kelly Park Rd. to closest tower – 1.75 miles south

