



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
CURRENT PLANNING ACTIVITY
 123 W. Indiana Avenue, Room 202, DeLand, FL 32720
 (386) 943-7059

PUBLIC HEARING: May 13, 2014 - Planning and Land Development Regulation Commission (PLDRC)

CASE NO: S-14-023

SUBJECT: Special exception for a communication tower on Forestry Resource (FR) zoned property.

LOCATION: Osteen Maytown Road, Osteen

APPLICANT: Florida Telecom Services, LLC, for owner

OWNER: Loern W. Jones Trust

STAFF: Carol McFarlane, AICP, Planner II

I. SUMMARY OF REQUEST

The applicant is requesting approval of a 300-foot lattice communication tower on a 51-acre parcel. This property is located east of the community of Osteen and is entirely surrounded by the Farmton Local Plan Area. The tower is to be designed to accommodate up to five cellular carriers.

Specifically, the applicant is requesting a:

Special exception for a communication tower exceeding 70 feet (300 feet) in height above ground level and a waiver to Section 72-293(23)(9)(e)(5) separation from a single-family dwelling from the required 1,000 feet to 825 feet on Forestry Resource (FR) zoned property.

This application was heard at the April 8, 2014 PLDRC meeting where the board voted to continue to case to the May meeting. There were concerns that the outcome of case S-14-013 would play a crucial role in determining if this case meets the requirements of a special exception as outlined in the report. Case S-14-013 is scheduled to be heard by the County Council on May 1, 2014.

Staff Recommendation: Forward to county council with a recommendation to approve with conditions or deny based on the information and testimony provided at the public hearing.

II. SITE INFORMATION

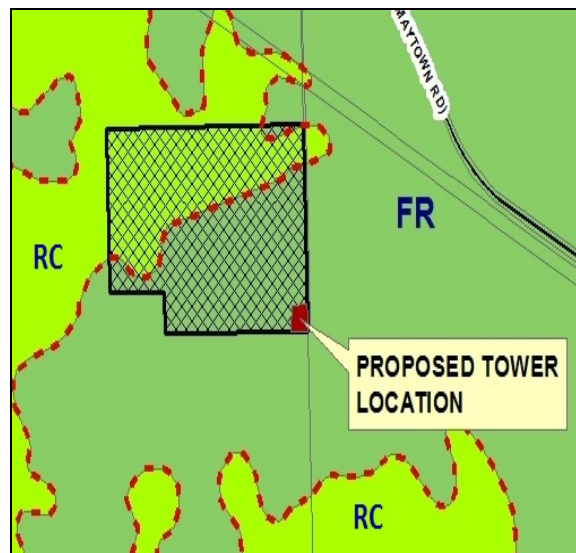
1. Location: South of Osteen Maytown Road, 1.1 miles west of its intersection with Lake Harney Road, in the community of Osteen.
2. Parcel Number(s): 9321-00-00-0020
3. Property Size: ± 51 acres
4. Council District: 3
5. Zoning: Forestry Resource (FR) and Resource Corridor (RC)
6. Future Land Use: Forestry Resource (FR) and Environmental Systems Corridor (ESC)
7. ECO Map: No
8. NRMA Overlay: Yes
9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	CURRENT USE
North:	FR & RC	Farnton Greenkey	Timberland
East:	FR	Farnton Greenkey	Timberland
South:	FR	Farnton Greenkey	Timberland
West:	FR & RC	Farnton Greenkey	Timberland

10. Location Maps



Aerial Map

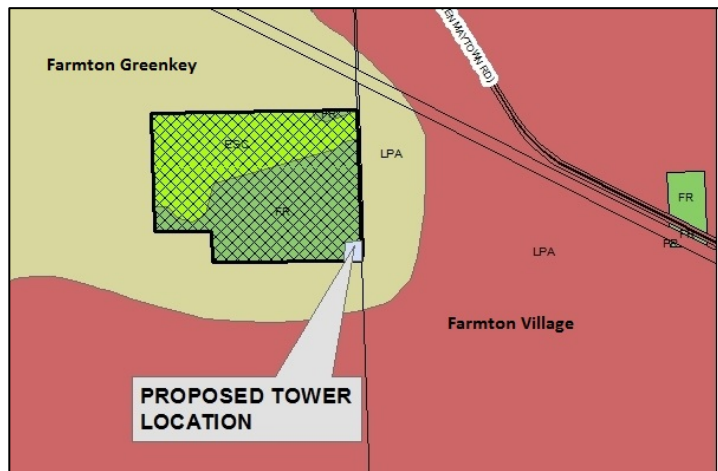


Zoning Map

III. BACKGROUND AND PREVIOUS ACTIONS

The subject 51-acre parcel is located in the Osteen area, accessible from a private road off of Osteen Maytown Road. A single-family residence was built on the site in 1919 (according to the Property Appraiser's Office) and the property is currently used as pastureland. The subject parcel is completely surrounded by the Farmton Local Plan area, which is currently being used as timberland.

Osteen Maytown Road is designated as a state scenic highway. The County is currently in process of adopting a Comprehensive Plan amendment that would include Osteen Maytown Road as a County designated scenic highway, as part of the River of Lakes Heritage Corridor.



Future Land Use Map

IV. REVIEW CRITERIA AND ANALYSIS

Special Exception Site Plan

The applicant is requesting a special exception for a communication tower exceeding 70 feet (300 feet) in height. The site plan submitted by the applicant shows a ground lease area of 75 feet by 115 feet located in the southeast area of the parcel. The tower will be separated from the east and south property lines by a minimum of 150 feet from the center of the tower. An existing 40-foot access and utility easement provides access to the site from Osteen Maytown Road. According to the applicant's submitted plans, the proposed communication tower and lease area is designed to accommodate at least five tenants and their equipment. However, no initial tenants have been proposed at this time. The lease area is proposed to be fenced with a locked entry gate, and will have a landscaped perimeter as required by code.

Request for Waivers

According to the applicant's information, there is a single-family residence located less than 1,000 feet from the proposed tower location; therefore a waiver is required by county council for the affected home per section 72-293(23)(9)(e)(5) of the zoning code. The residence located on the property, at 2333 Osteen Maytown Road, is located a distance of approximately 825 feet to the northwest. That home owner, Loern Jones (aka Loren Jones), signed a letter to support the waiver request to the 1,000 foot separation distance.

Communication Tower Requirements

Section 72-293(23) of the zoning code contains a list of requirements and conditions that an applicant must meet to find this special exception request in compliance with the ordinance. Below is an analysis of Section 72-293(23) of the zoning code.

d. Factors considered in the granting of special exceptions. The Planning and Land Development Regulation Commission or the County Council as the case may be, shall consider the following factors in determining whether to issue a special exception, although the Planning and Land Development Regulation Commission or the County Council as the case may be, may waive or reduce the burden of one or more of these criteria as to the applicant if the Planning and Land Development Regulation Commission or the County Council as the case may be, concludes that the goals of this article are better served thereby.

1. Height of the proposed communication tower;

The height of the proposed communication tower is 300 feet, as shown on the plan. The applicant has submitted a statement from an independent radio frequency (RF) engineer stating that the 300-foot tower is required to compensate for tree clutter in the area, and to allow connecting to the signals of area towers. The height will also allow a minimum of four carriers to be located on the tower.

2. Proximity of the communication tower to residential structures;

According to the survey submitted by the applicant, the nearest residence to the proposed communication tower site is located approximately 825 feet to the northwest (2333 Osteen Maytown Road). The next closest residence is located approximately 1.7 miles from the property. The required distance separation between a communication tower and a residential unit is 1,000 feet. The owner of 2333 Osteen Maytown Road has signed a letter to support the request for a waiver to the distance separation.

However, the property is within 620 feet of the approved Farmton Local Plan, Sustainable Development Area, Villages District. The local plan became effective in 2012, which plans for residential uses within proximity to the proposed communication tower and potentially less than 1,000 feet. However, this construction may not commence before the year 2025.

3. Nature of uses on adjacent and nearby properties;

All of the surrounding parcels are being used for as timberland. The proposed tower is approximately 1,300 feet from the East Central Florida Regional Rail Trail property. In the future, the surrounding property in the Farmton Greenkey area, which is immediately adjacent to the subject parcel, will be used for permanent conservation and regional wildlife corridors. The Farmton Villages District, which is located approximately 620 feet from the proposed tower location, will include single and multi-family residential, office, retail and other urban uses as part of the Farmton development. However, until Farmton is developed, the properties will be used as timberland and will be periodically cleared.

4. *Surrounding topography;*

The subject parcel is generally flat and characterized as pastureland for the area closest to the tower, and wooded towards the north and west.

5. *Surrounding tree coverage and foliage;*

There are nearly no trees in the southeast quarter of the property, with cleared pastureland being the dominating vegetative pattern; however, the rest of the parcel is densely wooded as it is currently used as timberland. The lands surrounding the subject parcel are all used for timberland and are periodically cleared. Landscaping is proposed to be planted around the perimeter of the lease area and is depicted on the submitted special exception site plan.

6. *Design of the communication tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;*

The tower will be a lattice structure with antennas that will protrude from the pole. The proposal by the applicant is to have a galvanized steel finish to help reduce visual appearance and help it blend with the sky.

7. *Proposed ingress and egress;*

The ingress and egress is shown to be provided by an existing 40-foot wide access and utility easement connecting to Osteen Maytown Road, which is a county-maintained local road.

8. *Safety aspects relating to the proposed communication tower; and*

The tower will be constructed in accordance with all applicable Florida Building Codes as well as other applicable standards as required. The applicant has submitted an engineer's statement that the tower is designed so that in the event of a catastrophic storm, the tower will have a fall radius of 80 feet.

9. *Availability of suitable existing communication towers and other structures. No new communication towers shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the planning and land development regulation commission (PLDRC) or the county council as the case may be, that no existing communication tower or structure can accommodate the applicant's proposed tower. Evidence submitted to the county to demonstrate that no existing communication tower or structure can accommodate the applicant's proposed antenna shall be for any of the reasons provided as follows:*

- i. No existing communication towers or structures are located within the geographic area required to meet applicant's engineering requirements; or*
- ii. Existing communication towers or structures are not of sufficient height to meet applicant's engineering requirements; or*
- ii. Existing communication towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment; or*

- iv. *The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing communication towers or structures, or the antenna on the existing communication towers or structures would cause interference with the applicant's proposed antenna; or*
- v. *The applicant demonstrates that there are other limiting factors, including adverse economic reasons that render existing communication towers and structures unsuitable.*

The applicant has submitted coverage maps for the area created by an independent RF engineer consultant showing coverage with and without the proposed tower. Since this application is not associated with a particular cellular communications carrier company, the coverage maps submitted show a more generic coverage than what is typically submitted with these types of applications. The coverage maps show a current gap in coverage on Osteen Maytown Road, between an area east of special exception case S-14-014 and Interstate 95. This proposed tower will fill that coverage gap so that all of Osteen Maytown Road will have cellular coverage.

It should be noted that the coverage maps show the tower proposed with special exception case S-14-014, which was heard at the February PLDRC meeting and received a recommendation of approval. The coverage maps also assumes that special exception case S-14-013 will not be built, since the PLDRC recommended denial for that case. Since the two special exception cases are scheduled for county council hearing on May 1st, a decision on that case has not been made at the time of writing this staff report. Therefore, staff cannot accurately assess whether these coverage maps are valid at this time.

e. *Setbacks and separation.*

Under this section, communication towers must be set back a distance equal to one-half of the height of the communication tower from the property line. At a proposed height of 300 feet, the required distance separation is 150 feet. The special exception site plan submitted with this application is showing a separation of 150 feet from the center of the tower to the east and south property lines. Staff is recommending that a condition of approval be that the tower be located 150 feet from the base of the tower to the properties lines so that this requirement can be met.

Also under this section, communication towers must be separated from each other as listed in the table Tower to Tower Separation Requirements. The nearest communication tower to the site is a guyed 496-foot Entravision communication tower on Pell Road. The distance separation requirement between a guyed tower and lattice tower exceeding 170 feet in height is 3,000 feet. The actual distance between the guyed tower on Pell Road and this proposed tower is approximately 3.4 miles.

The tower proposed with case S-14-014, is even further away from the site as the Entravision tower, at a distance of 4.3 miles. The tower proposed with case S-14-013 is 3,100 feet away from this proposed tower.

As previously noted in this report, the distance separation requirement between a proposed communication tower and existing residential dwellings is addressed under (e). The section requires a 1,000-foot separation between the two uses. The applicant proposes an

825-foot separation to the nearest dwelling located on the subject property. The applicant's waiver request to the minimum distance separation requirement to this particular dwelling must be granted by county council action.

f. *Design and lighting standards.*

The proposed lattice tower is designed to have a galvanized steel finish to blend the visual appearance of the tower with the sky. All towers over 200 feet in height are required to meet FAA lighting standards.

g. *Security fencing.*

The site plan submitted shows a 6-foot high security fence topped with barbed wire and a locked vehicular access gate.

h. *Landscaping.*

The applicant has submitted a landscaping plan that demonstrates compliance with the county's zoning code requirements which includes a perimeter row of shrubs and trees. At the time of site plan submittal, the site will be required to meet section 72-284 of the zoning code, Landscaping requirements.

i. *Camouflaged towers.*

This tower is not proposed to be camouflaged.

Special Exception Review Criteria

Under subsection 72-415(8) *Reasons for denial*, the commission may recommend denial of any application for a special exception, and the county council may deny the application for one or more of the following reasons:

(a) *It is inconsistent with the purpose or intent of this article.*

Approval of this tower may have a detrimental effect on the character of the community by introducing a visual intrusion to the surrounding neighborhood and the scenic highway. However, given the distance from the road to the tower of 1,809 feet (or 0.3 miles), the view of the tower may be minimal while tree cover is provided by the Farmton properties. Clearing of trees for timber on the Farmton properties may allow the tower to be seen from Osteen Maytown Road.

Construction of a tower would have a de minimis effect on traffic patterns and fire safety, will not affect the availability of light and air. The special exception will have no effect on the provision of essential governmental services. If the application is approved, staff is recommending certain conditions, such as lighting consistent with FAA requirements, and requiring that all applicable permitting be issued, to be applied to the approval of this request in order to meet this criterion.

(b) It is inconsistent with any element of the comprehensive plan.

The comprehensive plan does not contain any specific goals, objectives, or policies that apply to this special exception request. However, the plan does provide the following Land Use Location Criteria:

Towers and Antennae:

- (1) Towers and antennae shall be located in accordance with Part 77, Subchapter E, Airspace, of Title 14 of the Code of Federal Regulations and County Land Development Regulations.
- (2) The Airport Height Restrictions shall be used as a guide in determining the height of towers and antennae surrounding a public airport.

The tower site is more four (4) statute miles from the nearest public or private airport or helipad of record. The nearest airport, Blue Ridge Airport, is approximately 6 nautical miles from this site.

In addition, Osteen Maytown Road is proposed to be adopted into the comprehensive plan as a designated scenic highway as part of the River of Lakes Heritage Corridor. Most of the policies in the comprehensive plan that govern the scenic highways program guide the designation and maintenance of the scenic highways. The following policy from the transportation element is applicable to this project:

2.3.3.4 Infrastructure and utility structures, such as cellular communications, water, sewer, and energy transmission should be designed and located to minimize adverse visual impacts upon the scenic qualities of Florida State designated scenic highways. Utilities should be located underground to the maximum extent possible in an effort to minimize visual impacts along the corridors.

This tower is proposed to be located a distance of 1,809 feet from Osteen Maytown Road. At a height of 300 feet, the tower's visibility from the road will be minimized until the trees are cut for logging. After the trees are cleared, the tower will be visible from the road.

(c) It will adversely affect the public interest.

The proposed special exception has both potential positive and negative impacts. The chief positive impact is improved cellular communication coverage for the traveling public and for the area east of Osteen. Adverse impacts of the proposed special exception include visual and aesthetic impacts to the East Central Florida Rail Trail, as well as to the traveling public.

In the adopted River of Lakes Heritage Corridor Scenic Highway Corridor Management Plan (CMP), one of the stated land use and zoning actions listed in the management plan is to promote appropriate setbacks and landscape screening to protect scenic views. A 300-foot communication tower will exceed the current height of vegetation along this section of the scenic highway and may visually impact the scenic views intended for preservation and enhancement by the management plan.

(d) It does not meet the expressed requirements of the applicable special exception.

At the time of writing this staff report, this application can meet all of the requirements for a special exception for a communication tower with the exception of 72-293(d)(9), which requires a demonstration of need. Staff cannot make this determination because case S-14-013 has not yet been approved nor denied by the County Council. If the case is approved, then this applicant would need to submit evidence that S-14-013 cannot accommodate a cellular carrier's equipment. If case S-14-013 is denied, then this application can demonstrate a need for a communication tower on this site.

As noted earlier, this application does not meet the requirements of 72-293(e)(5), which requires a distance separation of 1,000 feet between towers and residences. The residence in question is on the same parcel as the proposed tower, and the owner of that property has submitted a letter of support for the waiver to that code requirement.

(e) The applicant will not be able to meet all requirements imposed by federal, state or local governments, or by the county council.

There is no evidence that the application cannot meet the federal or state requirements.

(f) Notwithstanding the provisions of article XIV of the land development code [appendix A], it will generate undue traffic congestion.

The proposed unmanned communication tower site will not cause undue traffic congestion as it will not be open to the public. After initial tower construction, site generated traffic will be limited to occasional service checks and installation of new equipment cabinets.

(g) It will create a hazard or a public nuisance, or be dangerous to individuals or to the public.

The proposed special exception is unlikely to create a public hazard or be dangerous to individuals or to the public with code compliance and imposition of appropriate special exception conditions.

(h) It will materially alter the character of surrounding neighborhoods or adversely affect the value of surrounding land, structures or buildings.

Given the distance from Osteen Maytown Road and the sparsely developed area, it is unlikely that the proposed communication tower will adversely affect the surrounding neighborhood.

(i) It will adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.

As discussed previously, some impacts to the scenic beauty of the Osteen Maytown Road scenic highway is anticipated. The development proposal is subject to the minimum environmental protections established in the Land Development Code and shall be reviewed for compliance at the time of site plan and building permit review.

V. STAFF RECOMMENDATION

Staff recommends that the commission either approve with conditions or deny this request for a special exception for a communication tower exceeding 70 feet (300 feet) in height above ground level and a waiver to Section 72-293(23)(9)(e)(5) separation from a single-family dwelling from the required 1,000 feet to 825 feet on Forestry Resource (FR) zoned property.

If the Planning and Land Development Regulation Commission finds that the application does meet the criteria for granting a special condition, staff recommends the following conditions:

1. The special exception approval is for a single, self-supported lattice tower with a maximum height not to exceed 300 feet (AGL), and designed for collocation of at least a five carriers.
2. The proposed tower shall be generally located on the parcel in accordance with the submitted special exception site plan prepared by MDP Engineering, Inc., dated February 7, 2014, subject to applicable regulations of the Volusia County Code of Ordinances, and subject to a setback from the property lines of half the height of the tower.
3. All permits shall be obtained from the Federal Aviation Administration (FAA), and Federal Communications Commission (FCC) and/or any other applicable federal, state, or local governmental agencies as required and submitted to the Growth and Resource Management Department (GRM). The facility shall be maintained and operated in full accordance with all applicable federal, state, and local regulations and permits.
4. Development of the parcel shall be subject to submittal of a site plan to the Land Development Division for review and approval prior to building permit application. The site plan must comply with applicable zoning and land development code requirements. The tower site shall be developed in accordance with the site plans prepared by MDP Engineering, Inc., dated February 7, 2014, as may be modified by these conditions and/or modified by further County review and/or modified by the FAA/FCC and/or other permitting requirements. In addition, any environmental issues with regard to tree clearing and gopher tortoise burrows shall be resolved prior to an issuance of a site plan approval and/or building permit.
5. The tower shall be lighted per the written specifications of FAA Advisory Circular 70/7460-1K Change 2 Chapter 4, so that the tower is visible to aircraft in low light conditions.

VI. ATTACHMENTS

- Written Explanation
- Coverage Maps
- Engineer's Statement
- Special Exception Site Plan
- Survey
- Reviewer Comments
- Maps

VII. AUTHORITY AND PROCEDURE

Pursuant to Section 72-415, the County Council shall hold a public hearing after due public notice on all recommendations from the commission. It may accept, reject, modify, return, or seek additional information on those recommendations. No approval of a special exception application shall be made unless, upon motion, four members of the county council concur. The county council will thereafter forward its decision to the applicant.

Any new information to be presented at the planning and land development regulation commission for any application will be grounds to continue an application to the next planning and land development regulation commission. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission.

FLORIDA TELECOM SERVICES, LLC
1960 Timberline Road Weston, FL 33327
Tel #: 561 213 7665

December 4, 2013

Volusia County Growth and Resource Management, Planning and Development
Mr. Scott Ashley, AICP, Planning Manager
123 W. Indiana Avenue
DeLand, FL 32720

RE: Letter of Intent for the installation of a new 300 foot self-support telecommunication tower

Dear Mr. Ashley,

On behalf of Florida Telecom Services, LLC, please accept this letter of intent and associated plans for the installation of a new 300 foot telecommunication tower and fenced enclosure within a 100 foot x 75 foot leased area located on Osteen Maytown Road (Full Parcel ID Number 22-19-33-01-01-0010).

Florida Telecom Services, LLC is proposing a 300 foot self-support telecommunication tower, capable of serving multiple carriers. The proposed telecommunication tower will meet or exceed all standards and regulations of the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), Volusia County, and any other governmental agency that has the authority to regulate telecommunication towers and antennas. This multi-carrier tower will alleviate the voice and data gaps and improve the new 4G technology being implanted around the area and the country for all carriers and E-911 requirements for this area in Volusia County.

Florida Telecom Services, LLC has worked diligently with the property owner, Miami Corporation, to ensure the placement of the proposed telecommunication tower is compatible with the Farmton Local Plan. The proposed location provides the best coverage for the area and ensures the scenic values remain intact by placing the tower away from the East Central Regional Rail Trail, away from Maytown Road and located within the GreenKey land use designation of the Farmton Local Plan. Florida Telecom Services, LLC and Miami Corporation do not believe the tower is inconsistent with any approvals provided by the State of Florida, Volusia County and Brevard County. In addition, the tower is consistent with the conservation, scenic and sustainable development plans for the area. The telecommunication tower is compatible with the overall plan for the area for the current users as well as future residents and business owners.

Based on the proposed height of the telecommunication tower, the FAA and FCC will require the tower to be lit. As such, Florida Telecom Services, LLC is proposing the lights to be a state of the art LED lighting system, which is the greenest lights that exist today using less power and lasting longer while producing light that is primarily visible to pilots but not to people on the ground.

The site plan addresses the Code requirements for telecommunication towers, setbacks, and landscaping. Access to the telecommunication tower is proposed through a locked gate.

The property owner of the subject parcel has been in contact with the adjacent property owner who has provided a letter of no objection on the proposed tower. The letter also acknowledges the setbacks of the tower to the property line and the proposed lighting of the tower.

We look forward to working with you and your department for the approval of the telecommunication tower and providing the necessary wireless services to the residents and businesses of Volusia County.

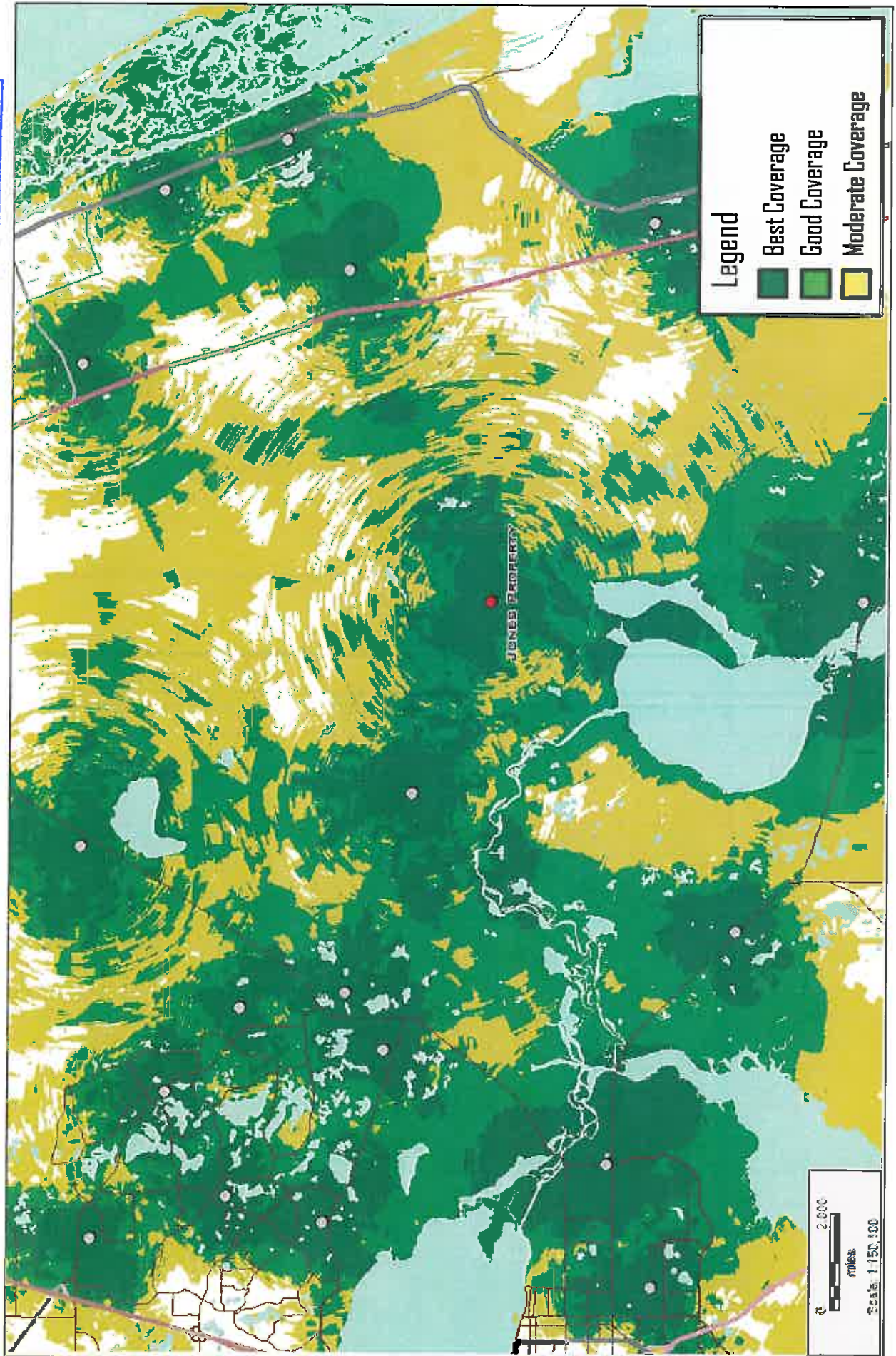
Sincerely,



John L Ruth
Managing Member
Florida Telecom Services, LLC

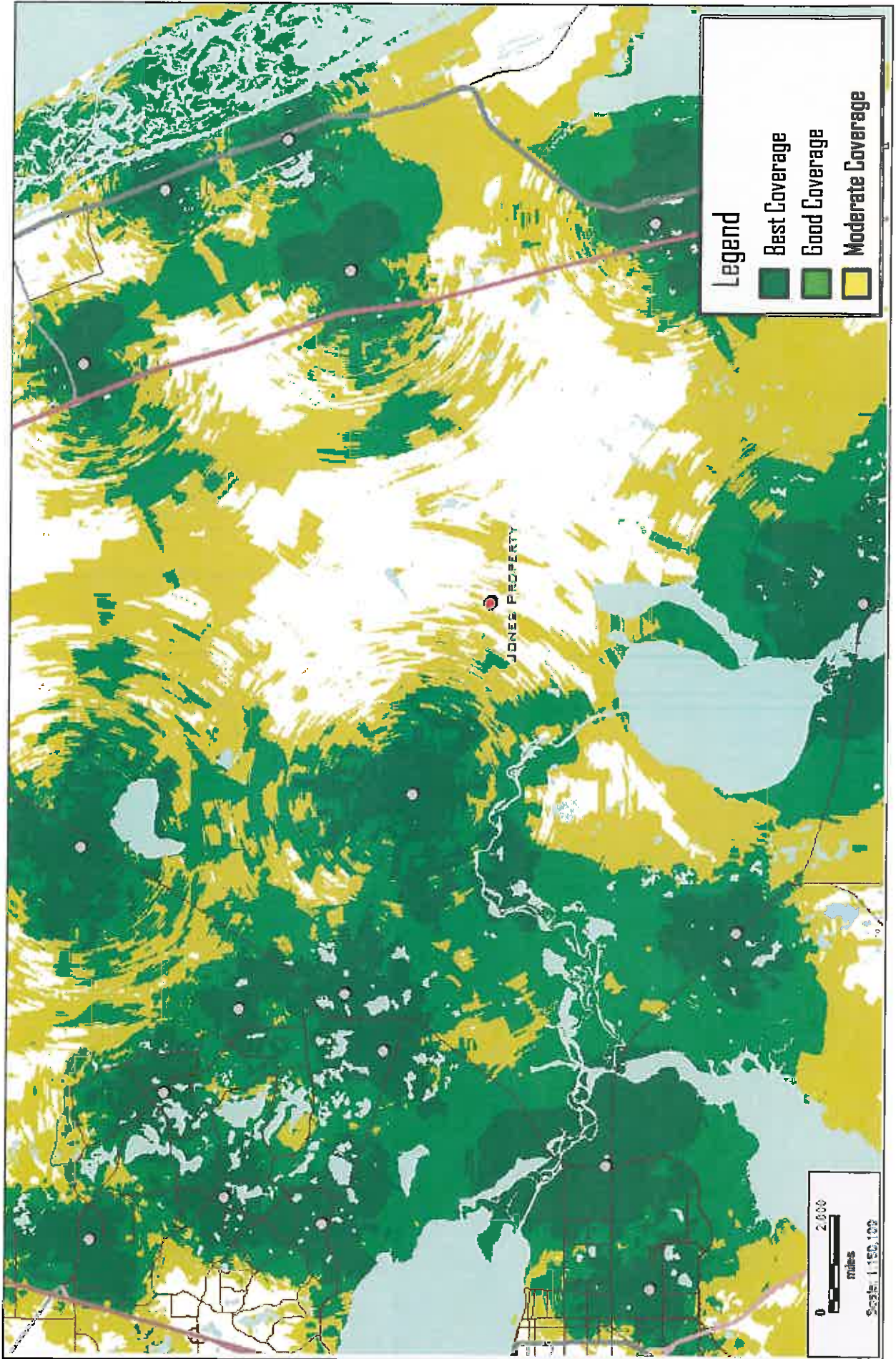
CURRENT PLANNING
ACTIVITY
MAR 13 2014
RECEIVED

Surrounding Coverage with Jones Property



CURRENT PLANNING
ACTIVITY
MAR 13 2014
RECEIVED

Surrounding Coverage without Jones Property





March 10, 2014

3J Development Group

Attention: John Ruth

Reference: Proposed 300' Self Supporting Tower
Volusia County, FL
World Tower File No. K1403-014



World Tower
COMPANY, INC.

1215 Compressor Drive
P.O. Box 508
Mayfield, KY 42066
270-247-3642
FAX: 270-247-0909
E-mail: worldtower@worldtower.com
Web: www.worldtower.com

The above-referenced structure has been designed by a licensed professional engineer to safely support the specified loading (see engineering drawings) in accordance with the TIA-222-G Standard for a 120 mph design wind gust. The TIA-222-G Standard is based upon the requirements of the International Building Code and Florida Building Code.

The structure has been designed based on standard steel design techniques and procedures including all applicable safety factors, therefore, the structure is considered "safe" at its design wind loading. If an extreme wind event were to occur, failure would not be expected at the instant the design wind speed is exceeded. Any wind loading that occurs over and above the design wind loading would begin to overcome the design safety factors before a failure could occur. Safety factors for tower members vary based on failure mode, but all tower members can support a minimum of 1.25 times their design load without permanent deformation.

Steel towers are constructed of many small leg, diagonal and horizontal members of known strength. It is highly unlikely that a tower failure will occur, but if a tower failure is to be predicted, then failure would first occur in the weakest member(s) with the least amount of safety factor. Using this approach, a self-supporting tower can be designed to fail in a certain location by over designing members in the lower portion of the tower, giving them a greater safety factor and less probability of failure.

For this particular tower, the weakest members were intentionally designed as the primary legs between 240' and 220'. These legs would be stressed to approximately 96.9% of safe capacity in an extreme wind event and would be expected to fail first if the safety factors were exceeded. For this reason, the theoretical fall radius for this tower would be a maximum of 80-feet as the weakest legs are the first to experience failure through a combination of buckling and bending during a catastrophic wind event. Once the highest portion of the tower fails and falls down off the tower, the stresses on the lower (stronger) portion of the tower are reduced. This usually results in a portion of the structure remaining intact after the partial failure.

Please contact us at your convenience should you have further questions concerning the safety of tower structures or other aspects of tower design.

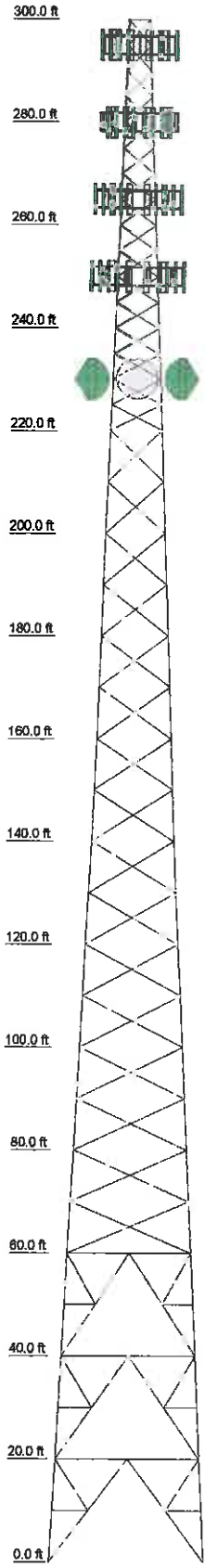
Sincerely,

Kirk R. Hall, P.E.
World Tower Company, Inc.



Design, Construction, and Maintenance of TIA, AIA, IAN, & Wireless Communication Towers

Section	T15	T14	T11	T12	T11	T10	T9	T8	T7	T6	T5	T4	T3	T2	T1
Legs	P12x75	P12x687	P12x5	A500-50	P12x375	P8x28	P8x28	P8x28	P8x28	P8x28	P8x28	P8x28	P8x28	P8x28	P8x28
Leg Grade															
Diagonals															
Diagonal Grade															
Top Girts															
Horizontals															
Red. Horizontals															
Red. Diagonals															
Inner Bracing															
Face Width (ft)	30	28	24	20	18	16	14.5	13	11.5	10	8.5	7	5.5	4	
# Panels @ (ft)			3 @ 20												
Weight (K)	89.4	11.0	1.7	0.4	0.3	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
WD13X53 Antenna Mounting Frame	295	(4) Panel 6' x 6' x 6' w/ mt pipe	285
WD13X53 Antenna Mounting Frame	285	(4) Panel 6' x 6' x 6' w/ mt pipe	285
WD13X53 Antenna Mounting Frame	285	WD13X53 Antenna Mounting Frame	285
(4) Panel 6' x 8' x 6' w/ Mount Pipe*	295	WD13X53 Antenna Mounting Frame	265
(4) Panel 6' x 8' x 6' w/ Mount Pipe*	295	WD13X53 Antenna Mounting Frame	265
(4) Panel 6' x 8' x 6' w/ Mount Pipe*	295	(3) RRHRRU (20" x 10" x 5")	264
(2) TMA (12.5 x 5.6 x 3.7)	294	(2) TMA (12.5 x 5.6 x 3.7)	264
(2) TMA (12.5 x 5.6 x 3.7)	284	(2) TMA (12.5 x 5.6 x 3.7)	284
(2) TMA (12.5 x 5.6 x 3.7)	284	(2) TMA (12.5 x 5.6 x 3.7)	284
(3) RRHRRU (20" x 10" x 5")	284	(3) RRHRRU (20" x 10" x 5")	284
(3) RRHRRU (20" x 10" x 5")	284	(3) RRHRRU (20" x 10" x 5")	284
(3) RRHRRU (20" x 10" x 5")	284	WD13X53 Antenna Mounting Frame	250
WD13X53 Antenna Mounting Frame	280	(4) Panel 6' x 6' x 6' w/ mt pipe	250
WD13X53 Antenna Mounting Frame	280	(4) Panel 6' x 6' x 6' w/ mt pipe	250
WD13X53 Antenna Mounting Frame	280	(4) Panel 6' x 6' x 6' w/ mt pipe	250
(5) SBNH-1D8585B w/ mt pipe	280	WD13X53 Antenna Mounting Frame	250
(5) SBNH-1D8585B w/ mt pipe	280	WD13X53 Antenna Mounting Frame	250
(5) SBNH-1D8585B w/ mt pipe	280	(2) TMA (12.5 x 5.6 x 3.7)	249
(2) TMA (12.5 x 5.6 x 3.7)	279	(2) TMA (12.5 x 5.6 x 3.7)	240
(2) TMA (12.5 x 5.6 x 3.7)	279	(3) RRHRRU (20" x 10" x 5")	249
(2) TMA (12.5 x 5.6 x 3.7)	279	(3) RRHRRU (20" x 10" x 5")	249
(3) RRHRRU (20" x 10" x 5")	279	(3) RRHRRU (20" x 10" x 5")	249
(3) RRHRRU (20" x 10" x 5")	279	(2) TMA (12.5 x 5.6 x 3.7)	249
(3) RRHRRU (20" x 10" x 5")	279	8 FT DISH	230
(4) DC2-48-60	279	8 FT DISH	230
(2) DC6-48-60	279	8 FT DISH	230
(4) Panel 6' x 6' x 6' w/ mt pipe	265		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A500-50	50 ksi	62 ksi	A36	36 ksi	58 ksi

TOWER DESIGN NOTES

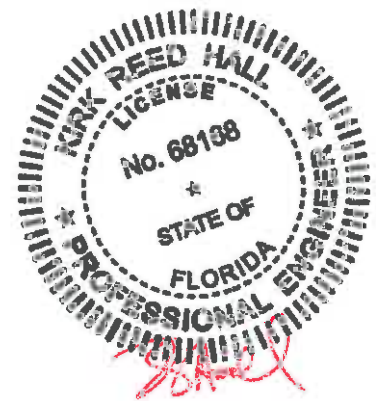
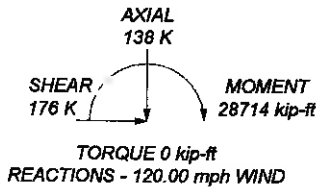
1. Tower is located in Volusia County, Florida.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 120.00 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower Structure Class II.
5. Topographic Category 1 with Crest Height of 0.00 ft
6. Leg 4 weakest fall radius 80-feet
7. TOWER RATING: 96.9%

ALL REACTIONS ARE FACTORED

MAX. CORNER REACTIONS AT BASE:

DOWN: 1151 K
SHEAR: 107 K

UPLIFT: -1009 K
SHEAR: 96 K



World Tower Company		Job: 300' WSSTP / Run K1403-014	
1213 Compressor Drive		Project: Volusia County, FL	
Mayfield, Kentucky 42066		Client:	Drawn by: Kirk Hall
Phone: (270) 247-3642		Date: 03/10/14	App'd:
FAX: (270) 247-0909		Code: TIA-222-G	Scale: NTS
		Path:	Dwg No. E-1

Florida Telecom Services, LLC

1860 TIMBERLINE RD
WESTON, FL 33327

MDP Engineering Inc.

CA#6918
mrdi@mdpengineering.com
9531 Trivolo Place
Boca Raton, FL 33434
561-243-4595

VOLUSIA COUNTY
CONCEPTUAL/PRELIMINARY SITE PLAN APPROVAL
(TITLE: JONES PARCEL 300 FT TELECOMMUNICATION TOWER)
SITE PLAN FILE NO. _____
TAX ID # _____
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR
DATE _____

PROJECT NO.:	REV	DATE	DESCRIPTION
	1	3/11/14	REVISION
	0	2/7/14	FOR REVIEW

DRAWN BY: TY
CHECKED BY: JOHN L. RUTH
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
(NOT VALID WITHOUT SIGNATURE & RAISED SEAL)

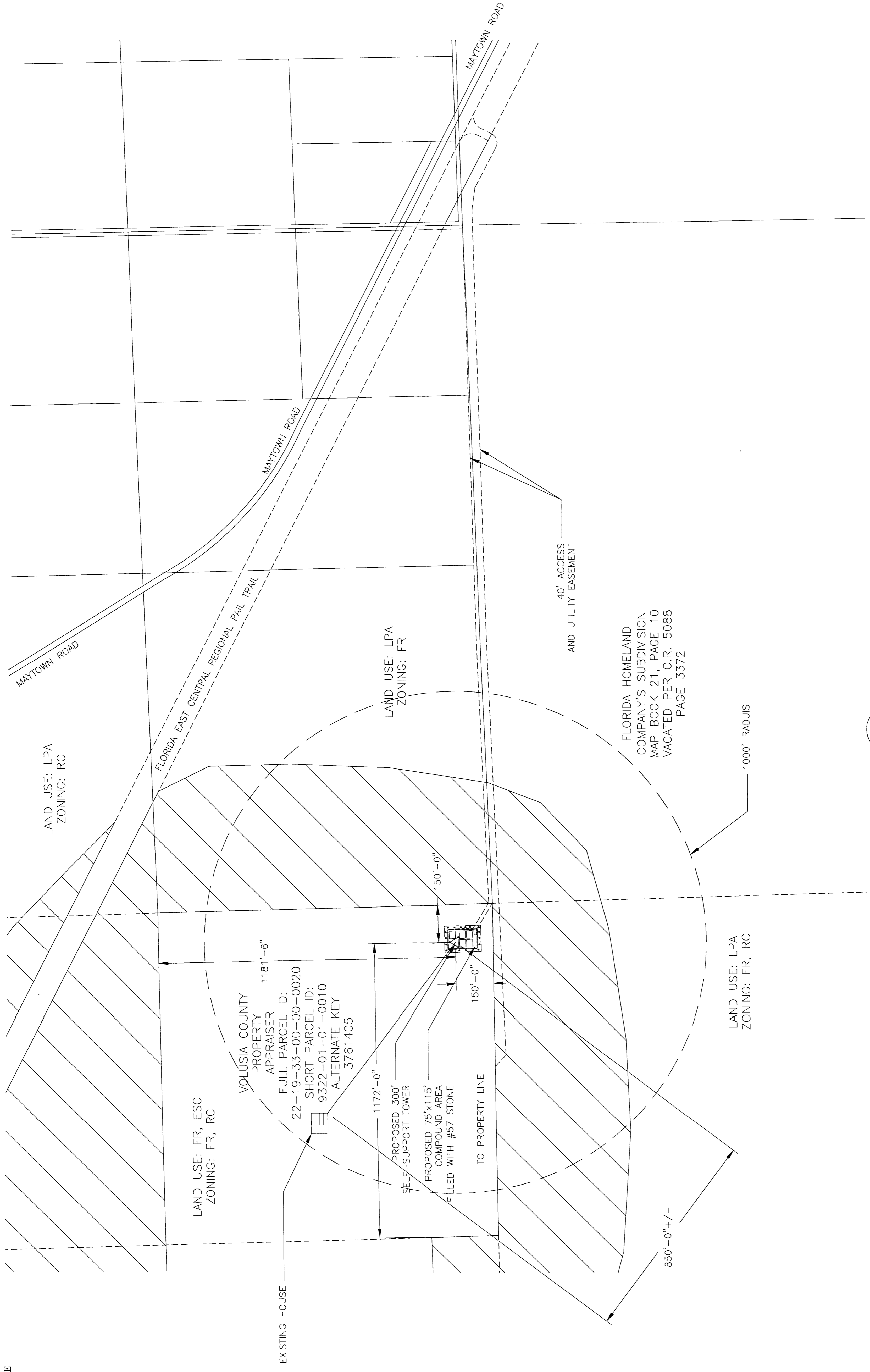
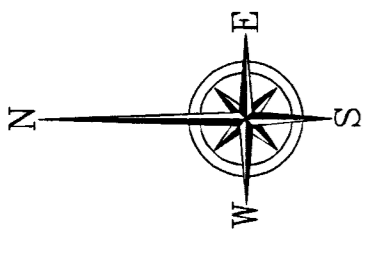
DATE: _____
NAME: MARIO DIPIETRO
STATE: FLORIDA
LICENSE No.: 32563
EXP. DATE: _____

JONES
TOWER

A PART OF SECTION 21, TOWNSHIP
19 SOUTH, RANGE 53 EAST,
VOLUSIA COUNTY, FLORIDA.

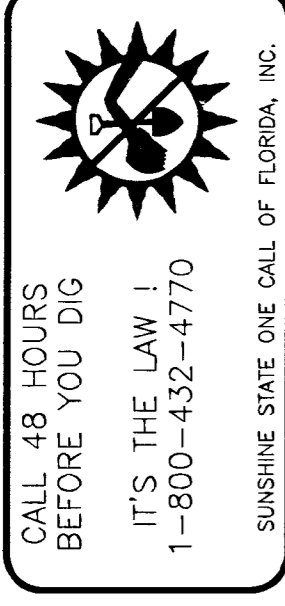
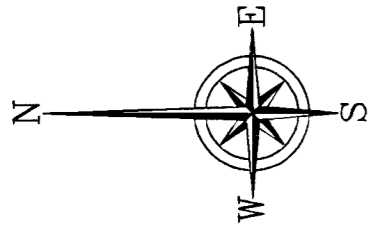
SHEET NAME
OVERALL SITE PLAN
SHEET NUMBER
C1

Page 2 of 5



1 SITE PLAN
SCALE: 1" = 200'-0"

NORTH GREEN AREA 7



Florida Telecom Services, LLC
1960 TIMBERLINE RD
WESTON, FL 33327

MDP Engineering Inc.
CA#6918
mario.dipietro@bellsouth.net

9534 Trivoli Place
Boca Raton, FL 33434
800-432-4770
561-243-4595

VOLUSIA COUNTY
CONCEPTUAL/PRELIMINARY SITE PLAN APPROVAL
(TITLE: JONES PARCEL 300 FT TELECOMMUNICATION TOWER)
SITE PLAN FILE NO. _____
TAX ID # _____
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR _____
DATE _____

PROJECT NO.:

REV	DATE	DESCRIPTION
1	3/11/14	REVISION
0	2/7/14	FOR REVIEW

DRAWN BY: TY

CHECKED BY: JOHN L. RUTH
PROFESSIONAL ENGINEER

SIGNATURE (NOT VALID WITHOUT SIGNATURE & STAMPED SEAL)
[Signature]

DATE: _____
NAME: MARIO DIPIETRO
STATE: FLORIDA
LICENSE No.: 32563
EXP. DATE: _____

JONES
TOWER

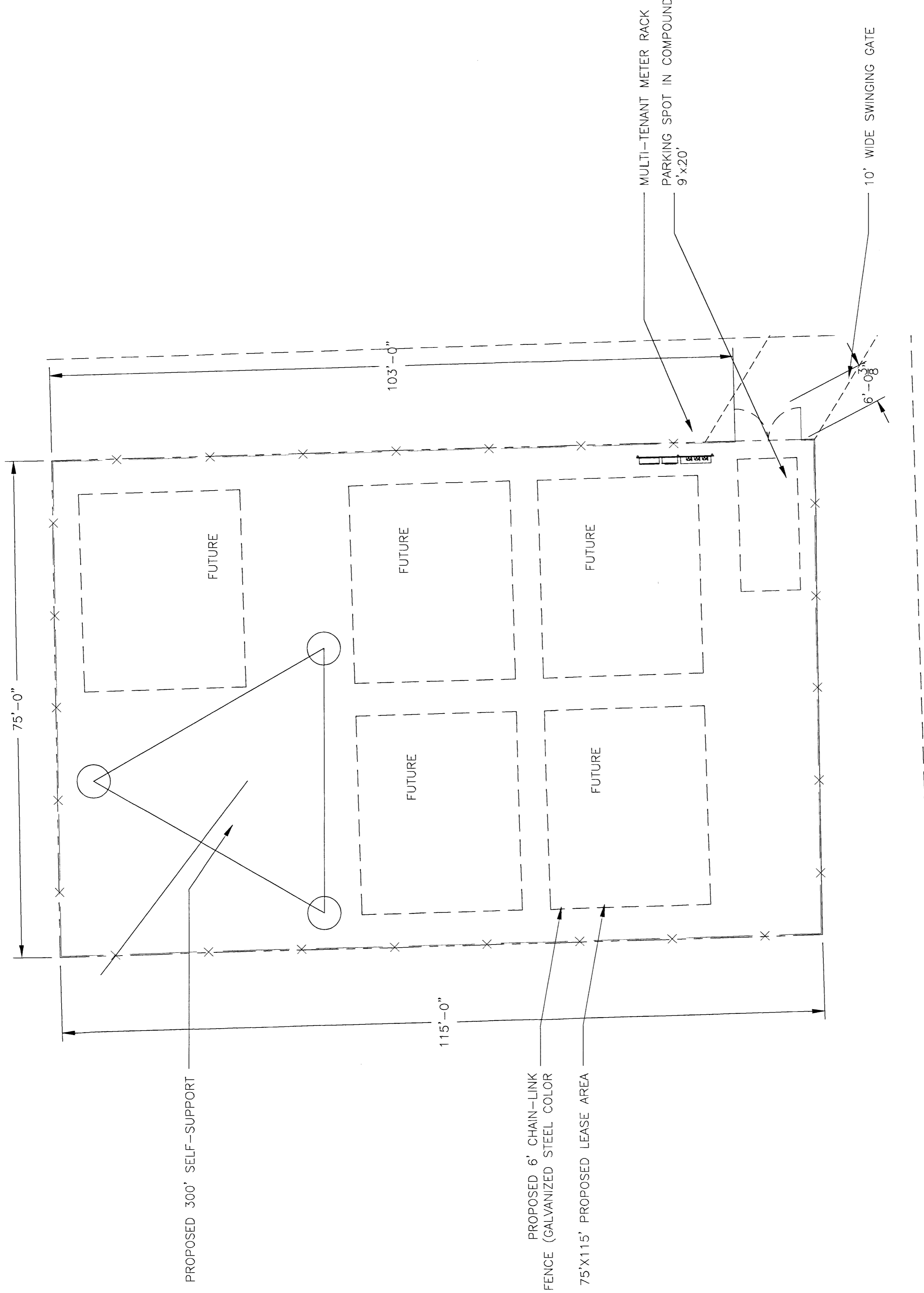
A PART OF SECTION 21, TOWNSHIP
19 SOUTH, RANGE 33 EAST,
VOLUSIA COUNTY, FLORIDA,

SHEET NAME

COMPOUND PLAN

SHEET NUMBER

C2



TOTAL SQ. FT. AREA = 8,625 SQ. FT.

1 COMPOUND PLAN
SCALE: 1" = 10'-0"

REV	DATE	DESCRIPTION
1	3/11/14	REVISION
0	2/7/14	FOR REVIEW

PROJECT NO.: _____
DRAWN BY: TY

CHECKED BY: JOHN L. RUTH
PROFESSIONAL ENGINEER

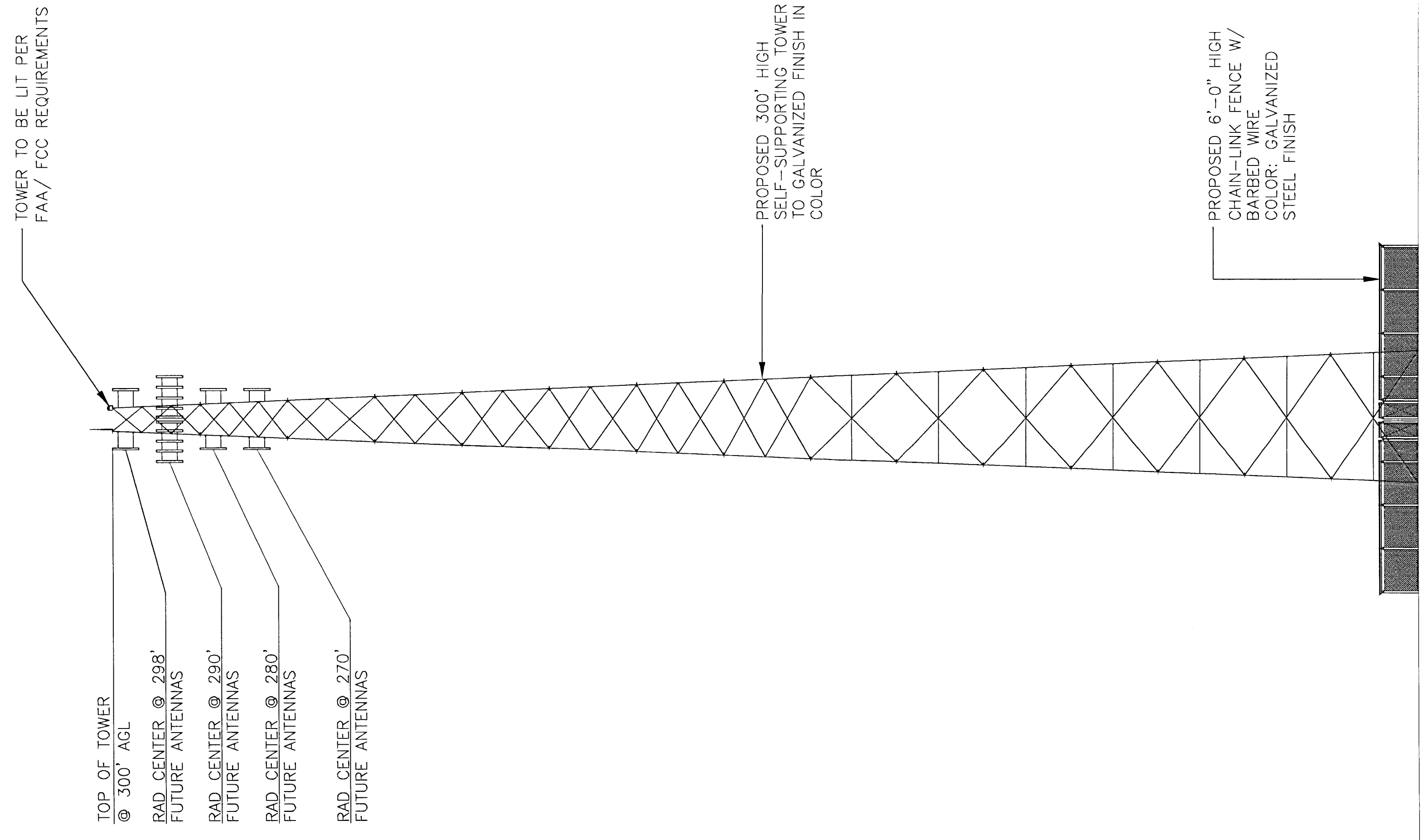
DATE: _____
NAME: MARIO DIPIETRO
STATE: FLORIDA
LICENSE No.: 32563
EXP. DATE: _____

DATE: _____
NAME: _____
STATE: _____
LICENSE No.: _____
EXP. DATE: _____

JONES
TOWER

A PART OF SECTION 21, TOWNSHIP
19 SOUTH, RANGE 33 EAST,
VOLUSIA COUNTY, FLORIDA,

SHEET NAME
TYPICAL
ELEVATION
SHEET NUMBER
C3



1 TYPICAL ELEVATION
SCALE: 1" = 20'-0"

- NOTE:
- THIS DRAWING IS INTENDED TO DEPICT THE GENERAL LOCATION AND HEIGHT OF THE PROPOSED TOWER AND ASSOCIATED EQUIPMENT. CONSTRUCTION SHALL NOT PROCEED UNTIL A STRUCTURAL ANALYSIS REPORT HAS BEEN COMPLETED BY A PROFESSIONAL ENGINEER REGISTERED IN THIS STATE, CONCLUDING THAT THE PROPOSED TOWER IS STRUCTURALLY ADEQUATE TO RESIST THE FUTURE AND PROPOSED LOADING.
 - "HIGH VOLTAGE - DANGER" SIGNS AND "NO TRESPASSING" SIGNS SHALL BE PERMANENTLY ATTACHED TO FENCE. THE LETTERS OF THE SIGN SHALL BE AT LEAST SIX INCHES IN HEIGHT & INSTALLED AT LEAST FIVE FEET ABOVE THE FINISHED GRADE OF THE FENCE.

Florida Telecom Services, LLC
 1960 TIMBERLINE RD
 WESTON, FL 33327

MDP Engineering Inc.
 CA#6918
 mario@diptiro.com
 9531 Trivoli Place
 Boca Raton, FL 33434
 561-243-4595

YOLUSIA COUNTY CONCEPTUAL / PRELIMINARY SITE PLAN APPROVAL
 (TITLE: JONES PARCEL 300 FT TELECOMMUNICATION TOWER)
 SITE PLAN FILE NO. _____
 TAX ID # _____
 PLANNING & COMMUNITY DEVELOPMENT DIRECTOR
 DATE _____

PROJECT NO.: _____

1	3/11/14	REVISION
0	2/7/14	FOR REVIEW
REV	DATE	DESCRIPTION

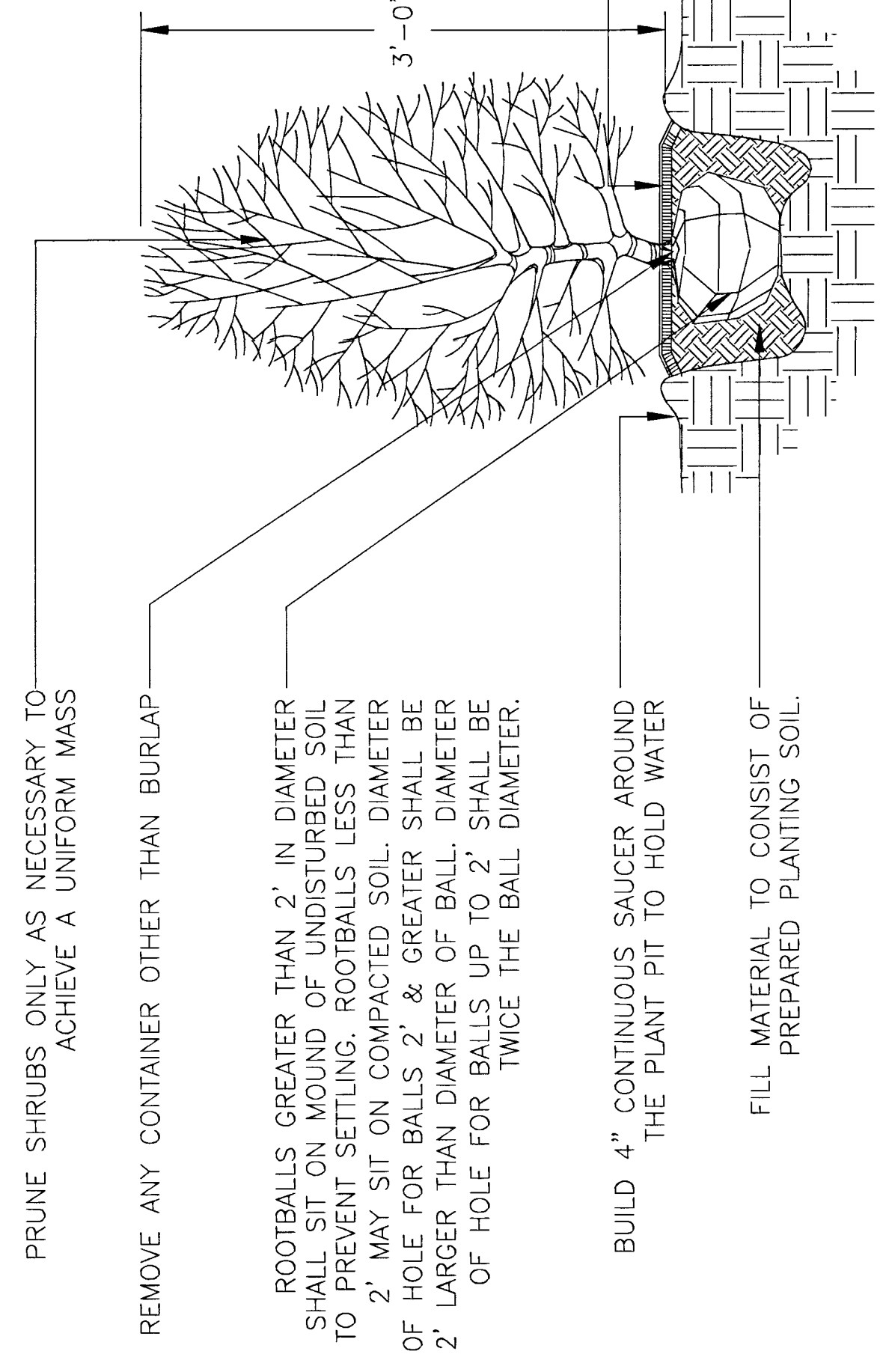
DRAWN BY: TY
 CHECKED BY: JOHN L. RUTH
 PROFESSIONAL ENGINEER

SIGNATURE (NOT VALID WITHOUT SIGNATURE & MFRP SEAL)
 DATE: _____
 NAME: MARIO DIPIETRO
 STATE: FLORIDA
 LICENSE No.: 32563
 EXP. DATE: _____

JONES TOWER
 A PART OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.

SHEET NAME: LANDSCAPE PLAN
 SHEET NUMBER: L1

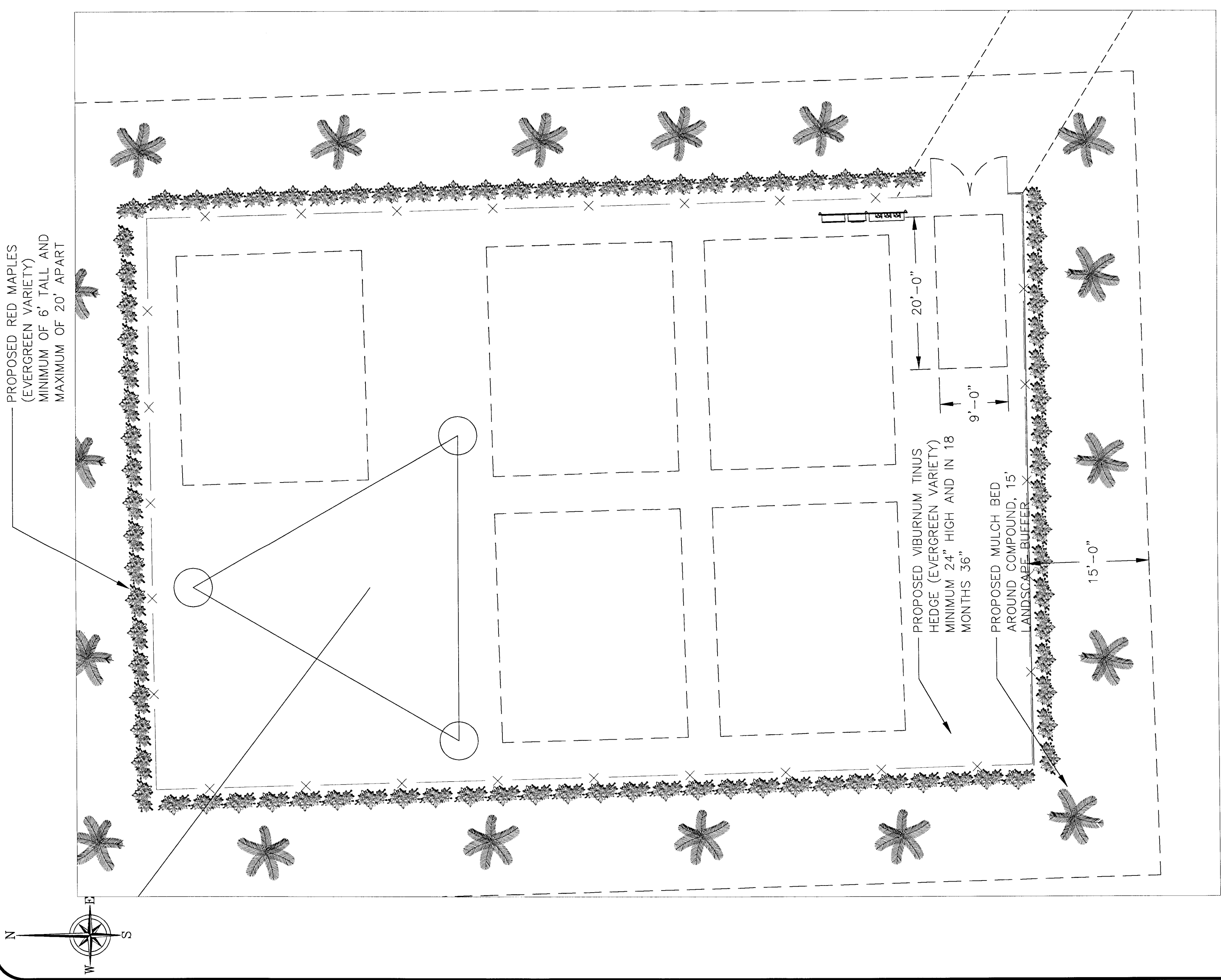
CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW!
 1-800-432-4770
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.



2 SHRUB PLANTING NTS

- LANDSCAPE NOTES:
1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER AND ALL PLANTING SHALL BE DONE USING PROPER HORTICULTURAL PRACTICES.
 2. NO SUBSTITUTIONS CAN BE MADE WITHOUT VOLUSIA COUNTY APPROVAL.
 3. ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR AFTER FINAL INSPECTION.
 4. ALL TRIMMING SHALL BE DONE TO VOLUSIA COUNTY CODE REQUIREMENTS.
 5. MULCHING: ALL EXPOSED SOIL AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM TWO (2) INCH DEPTH, EXCEPT THAT NO MULCH SHALL BE REQUIRED IN ANNUAL BEDS. THE TYPE OF MULCH SHALL BE SHREDDED AND COMPOSTED MELALEUCA OR EUCALYPTUS TREE, GRADE "B" AT A MINIMUM, PROVIDE AN 18-INCH RING OF MULCH AROUND TREE TRUNKS LOCATED IN GRASS AREAS. (ARSENIC FREE)
 6. APPLY FERTILIZER TO GROUND LEVEL PLANTINGS ACCORDING TO THE FOLLOWING RATES:
 SOD 8-8-8 AT 5 LBS/1000 SF
 ANNUALS AND GROUND COVER OSMOCOTE - SIERRA BLEND 14-14-14 PER MFR REC.
 SHRUBS, TREES, PALMS AGRIFORM 20-10-5 TABLETS, 3/SHRUB, 10/TREE-PALM SOIL 50% SAND, 50% MUCK
 7. ALL LANDSCAPE MATERIAL SHALL HAVE ONE YEAR WARRANTY FROM FLORIDA TELECOM SERVICES, LLC.
 8. ALL LANDSCAPING SHALL BE BROUGHT-RESISTANT OR IRRIGATION AND PROPERLY MAINTAINED TO ENSURE GOOD HEALTH AND VIABILITY.
 9. HEDGE MATERIAL SHALL BE NO LESS THAN THREE FEET ON CENTER.

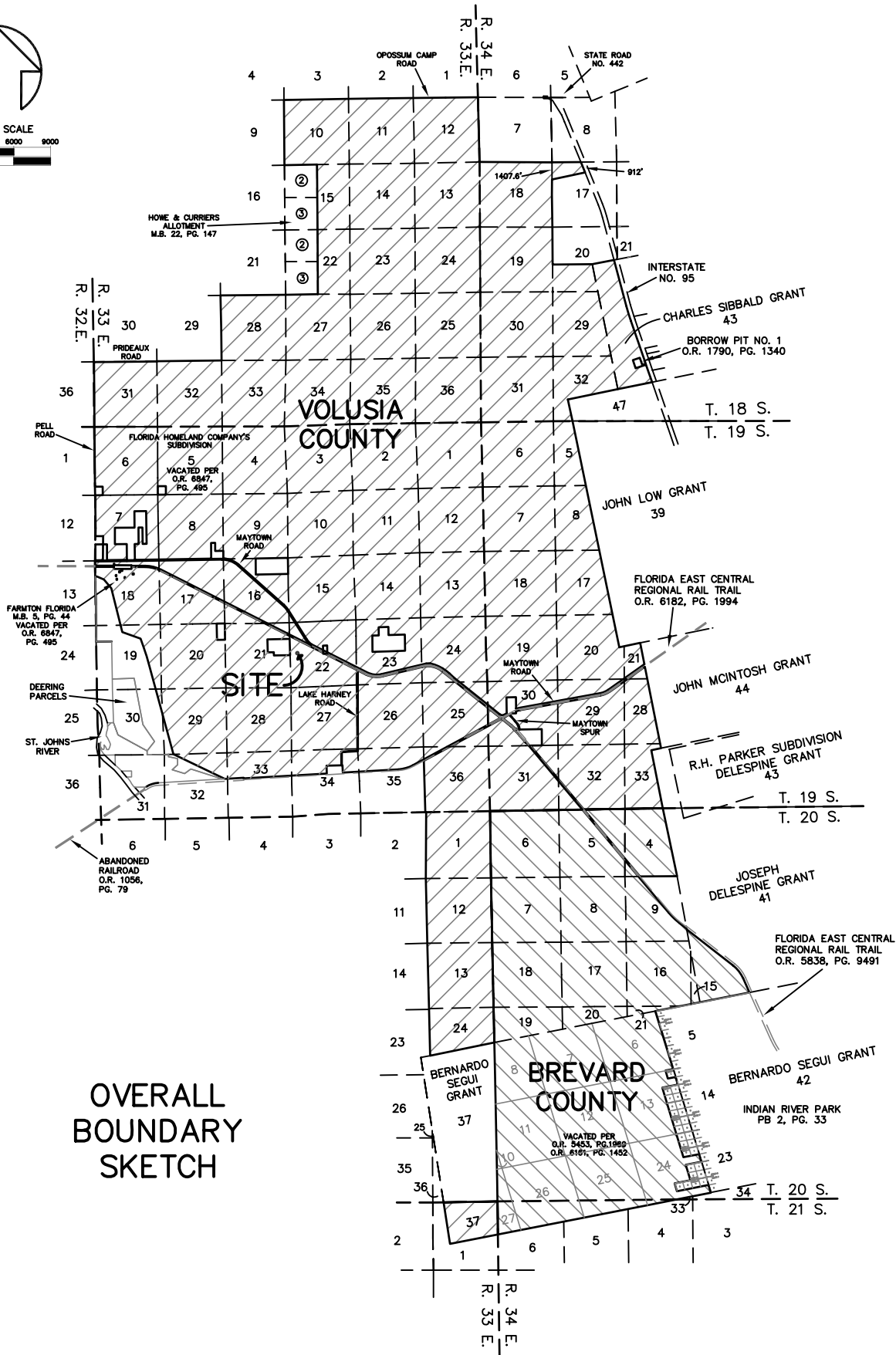
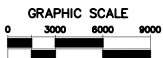
NOTE: LANDSCAPING WILL BE XERISCAPE TOLERANT OR IRRIGATED AND PROPERLY MAINTAINED TO ENSURE GOOD HEALTH AND VIABILITY.



NOTE:
 1. ALL LANDSCAPING SHOULD BE EITHER XERISCAPE TOLERANT OR IRRIGATED.
 2. ALL PLANTS TO BE PLACED IN 15 GALLON GROW BAGS.

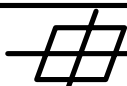
1 LANDSCAPE PLAN
 SCALE: N.T.S.

LEGEND		NEW PLANT LIST			
SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE HT.	SPACING	COUNT	NOTES
① LAURUSTINUS	VIBURNUM TINUS	18 INCHES	36" O.C.	84	HEIGHT SHALL BE 36" WITHIN 18 MONTHS
② ACER RUBRUM	RED MAPLE	6 FEET	20' O.C.	18	1 1/2" CAL



OVERALL
BOUNDARY
SKETCH

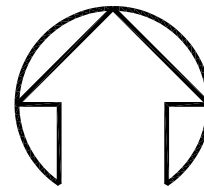
SHEET 1 OF 5



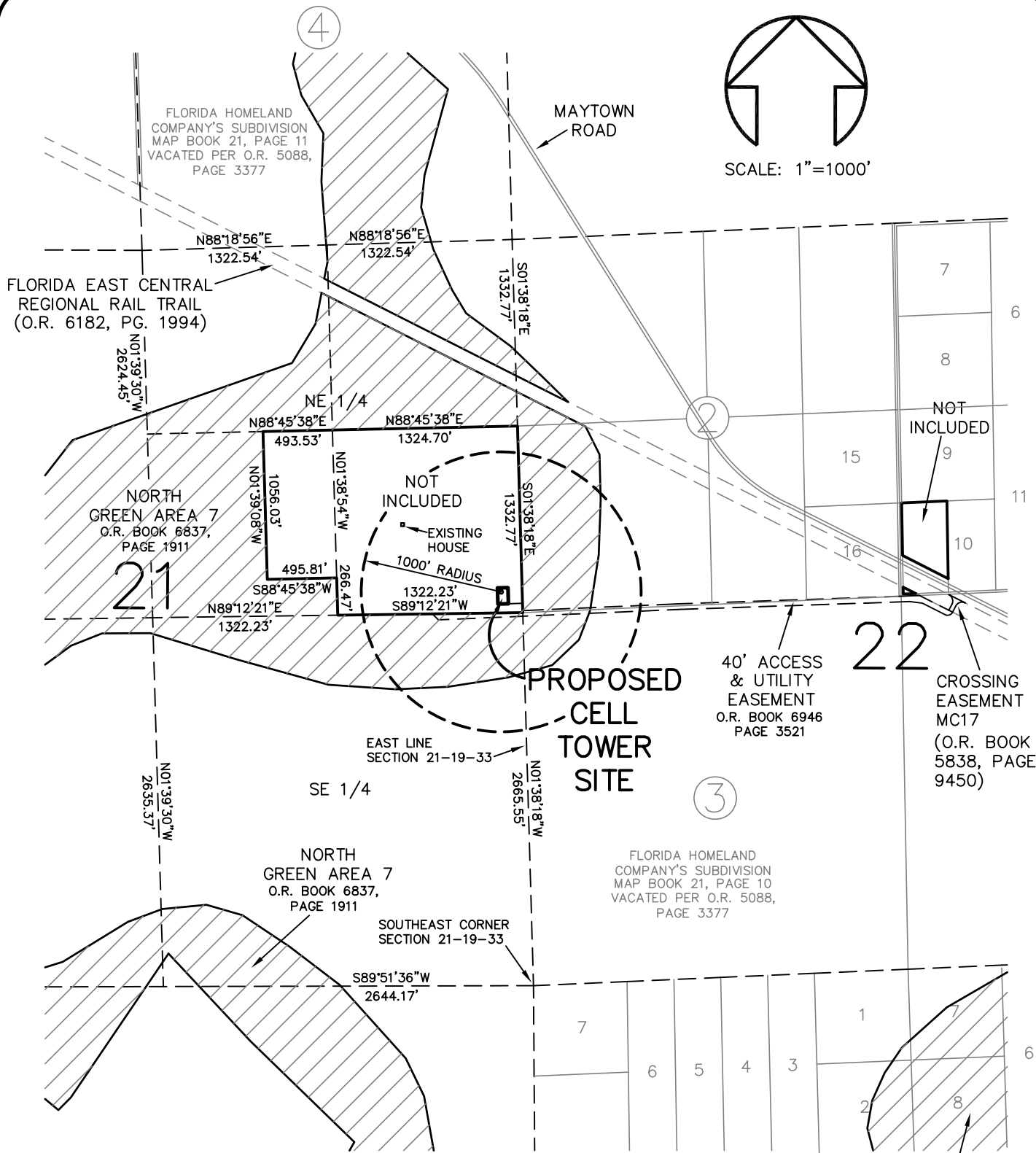
MARK DOWST & ASSOCIATES, INC.

* ENGINEERS PLANNERS SURVEYORS LB#4335 *

536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 386-258-7999



SCALE: 1"=1000'

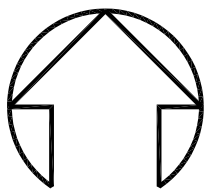


TOWNSHIP 19 SOUTH, RANGE 33 EAST

SHEET 2 OF 5

 **MARK DOWST & ASSOCIATES, INC.**
 * ENGINEERS PLANNERS SURVEYORS LB#4335 *

536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 386-258-7999



NOT TO SCALE
DETAIL

SECTION
21

SECTION
22

FLORIDA EAST CENTRAL REGIONAL RAIL TRAIL
O.R. BOOK 6182, PAGE 1994

OWNER:
LOERN W. JONES REVOCABLE LIVING TRUST
O.R. BOOK 6951
PAGE 2337

NORTH GREEN AREA 7
O.R. BOOK 6837
PAGE 1911

EXISTING HOUSE

AREA WITHIN
1000' RADIUS:
25.246 ACRES

CENTER OF CELL TOWER
LAT: 28°49'32.2431"N
LON: 81°01'09.5642"W

1332.77'
S01°38'18"E

150'
CENTER OF PROPOSED CELL TOWER

1000' RADIUS

75.00'
N88°21'42"E

115.00'
S01°38'18"E

SOUTHEAST CORNER OF THE NE 1/4

1322.23'
S89°12'21"W

115.00'
N01°38'18"W

100.83'
S88°21'42"W

P.O.B.

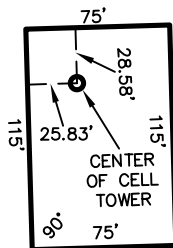
40' ACCESS & UTILITY EASEMENT
O.R. BOOK 6946
PAGE 3521

PROPOSED CELL TOWER SITE

OWNER:
MIAMI CORPORATION

AREA WITHIN
1000' RADIUS:
46.875 ACRES

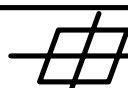
PROPOSED CELL TOWER SITE
DETAIL
NOT TO SCALE



EAST LINE SECTION 21-19-33

SOUTHEAST CORNER SECTION 21-19-33

SHEET 3 OF 5



MARK DOWST & ASSOCIATES, INC.

* ENGINEERS PLANNERS SURVEYORS LB#4335 *

536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 386-258-7999

LEGAL DESCRIPTIONS

PARENT TRACT, O.R. BOOK 6951, PAGE 2337

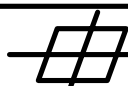
THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA AND THE NORTH 16 CHAINS OF THE EAST $\frac{3}{8}$ OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ (ALSO DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 33 EAST AND RUNNING WEST 495 FEET, THENCE SOUTH 1056 FEET; THENCE EAST 495 FEET; THENCE NORTH 1056 FEET TO THE POINT OF BEGINNING). ALL IN VOLUSIA COUNTY, FLORIDA

PROPOSED CELL TOWER SITE:

A PART OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 21, RUN N.01°38'18"W., ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2665.55 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 21; THENCE CONTINUE N.01°38'18"W., ALONG SAID EAST LINE OF SECTION 21, A DISTANCE OF 66.19 FEET; THENCE DEPARTING SAID EAST LINE, RUN S.88°21'42"W., A DISTANCE OF 100.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°21'42"W., A DISTANCE OF 75.00 FEET; THENCE N.01°38'18"W., A DISTANCE OF 115.00 FEET; THENCE N.88°21'42"E., A DISTANCE OF 75.00 FEET; THENCE S.01°38'18"E., A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

SHEET 4 OF 5



MARK DOWST & ASSOCIATES, INC.

*** ENGINEERS PLANNERS SURVEYORS LB#4335 ***

536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 386-258-7999

SURVEYOR'S NOTES

1. BEARING STRUCTURE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, WITH THE EAST LINE OF SECTION 21 BEING N.01°38'18"W.
2. DIMENSIONS ARE IN GROUND FEET AND DECIMALS THEREOF.
3. LEGAL DESCRIPTION GENERATED BY MARK DOWST & ASSOCIATES, INC.
4. THERE MAY BE ADDITIONAL RESTRICTIONS AND / OR OTHER MATTERS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
5. SKETCH OF DESCRIPTION ONLY, NOT A BOUNDARY SURVEY.

LEGEND / ABBREVIATIONS

C = CENTERLINE +00.00 = EXISTING ELEVATION ● = 5/8" IRON ROD WITH CAP ▲ = PERMANENT CONTROL POINT ■ = 4" X 4" CONCRETE MONUMENT ○ = NAIL WITH CAP Δ = CENTRAL ANGLE A/C = AIR CONDITIONER BK. = BOOK C.M. = CONCRETE MONUMENT (C) = CALCULATED CMP = CORRUGATED METAL PIPE C.R. = COUNTY ROAD C = CHORD CB = CHORD BEARING CONC. = CONCRETE COR. = CORNER () = DEED OR RECORD DATA (DESC) = DATA PER DESCRIPTION EL. = ELEVATION ELEC. = ELECTRICAL ESMT. = EASEMENT F.H. = FIRE HYDRANT F.S. = FLORIDA STATUTES F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION FFE = FINISHED FLOOR ELEVATION	F.A.C. = FLORIDA ADMINISTRATIVE CODE. FD. = FOUND GOV'T = GOVERNMENT I.P. = IRON PIPE I.R. = IRON ROD INV. = INVERT L = ARC LENGTH LB = LAND SURVEYOR BUSINESS L.S. = LAND SURVEYOR M.B. = MAP BOOK MAS. = MASONRY N & W = NAIL AND WASHER NO. = NUMBER N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (NTS) = NOT TO SCALE (NR) = NON-RADIAL OE = OVERHEAD ELECTRIC O.R. = OFFICIAL RECORDS (P) = PLAT DATA PED. = PEDESTAL P.O.B. = POINT OF BEGINNING PT = POINT OF TANGENCY PCC = POINT OF COMPOUND CURVATURE POC = POINT ON CURVE	PG. = PAGE P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT PRC = POINT OF REVERSE CURVATURE PC = POINT OF CURVATURE P.L.S. = PROFESSIONAL LAND SURVEYOR P.B. = PLAT BOOK RES. = RESIDENCE R/W = RIGHT OF WAY (R) = RADIAL RNG. = RANGE R = RADIUS RCP = REINFORCED CONCRETE PIPE SAN. = SANITARY SUB. = SUBDIVISION S.R. = STATE ROAD SEC. = SECTION TEL. = TELEPHONE TWP. = TOWNSHIP T = TANGENT TRANS. = TRANSFORMER T.V. = TELEVISION U.S. = UNITED STATES W.V. = WATER VALVE
---	--	--

THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND FIRM WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

VALID WITH
SIGNATURE &
EMBOSSED
SEAL ONLY

KENNETH R. JONES, P.L.S. NO. 4914

KJONES@MDAENG.COM

 **MARK DOWST & ASSOCIATES, INC.**
* ENGINEERS PLANNERS SURVEYORS LB#4335 *

536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 386-258-7999

SKETCH OF DESCRIPTION				FIELD DATE:	F.B.	PG(S)
DRAWN BY: KJ	CREW	CHECKED BY: KJ	DATE: 2-21-14	SCALE: 1"=1000'	PROJ. NO. 1122	FILE: JONESITE SHEET 5 OF 5

*Inter-Office
Memorandum*



TO: Carol McFarlane, Planner II **DATE:** March 18, 2014

FROM: Danielle Dangleman, Environmental Specialist III

SUBJECT: Planning & Land Development Regulation Commission meeting for
Date: April 8, 2014
Parcel #: 9321-00-00-0020 and 9322-01-01-0010
Case #: S-14-023

Environmental Permitting (EP) has reviewed the Special Exception application and conducted a site inspection. The area the tower is proposed to be constructed is pasture.

EP does not object to the requested special exception, provided the owner can comply with all relevant environmental provisions of the Land Development Code and completes any environmental permitting which may be necessary.

REVIEW STAFF COMMENTS

Florida Telecom Services LLC.
S-14-023

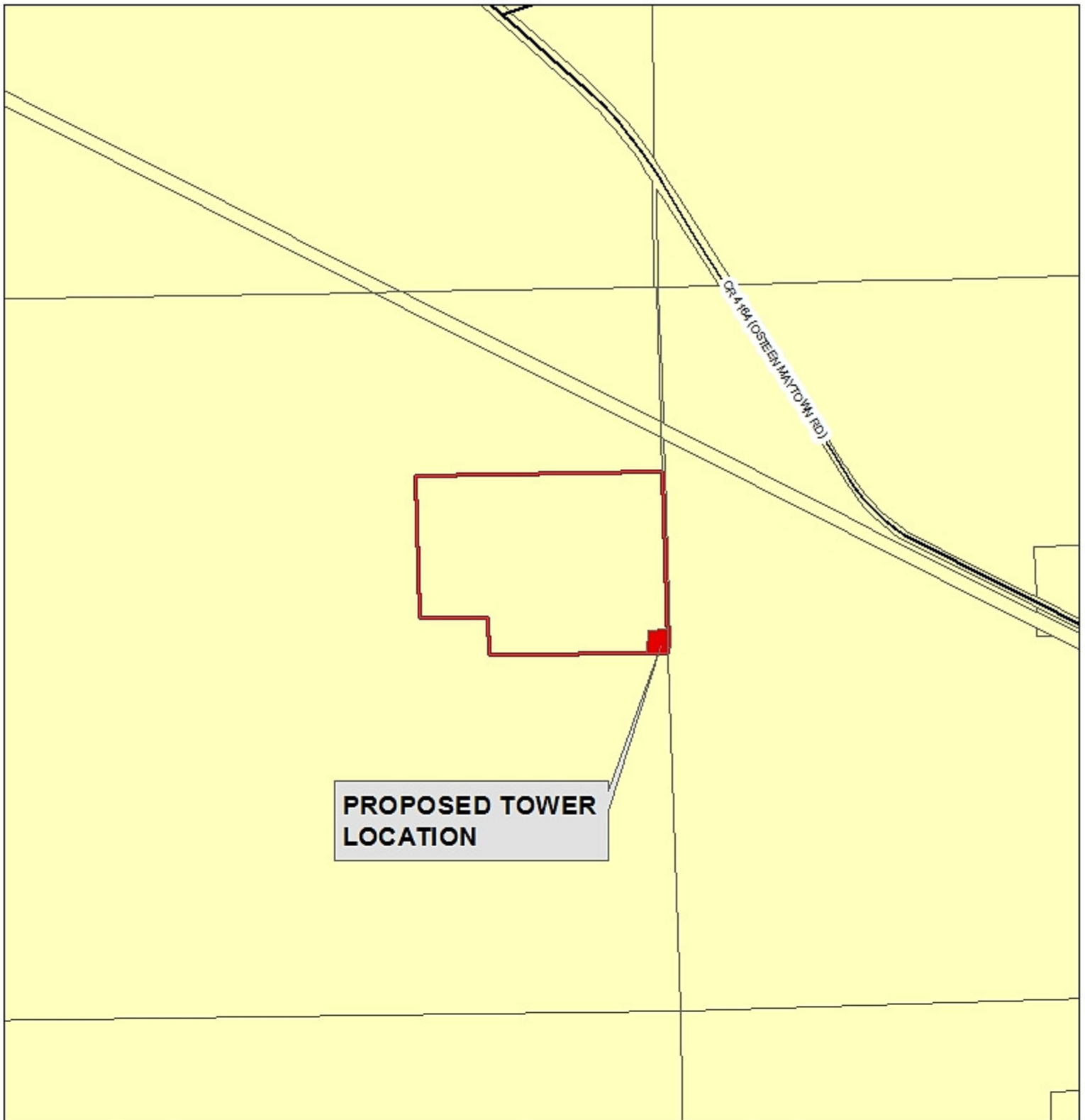
TRAFFIC ENGINEERING

Melissa Winsett

March 17, 2014

Comments:

This special exception will not have negative impacts to the county's transportation system.



ECO/NRMA

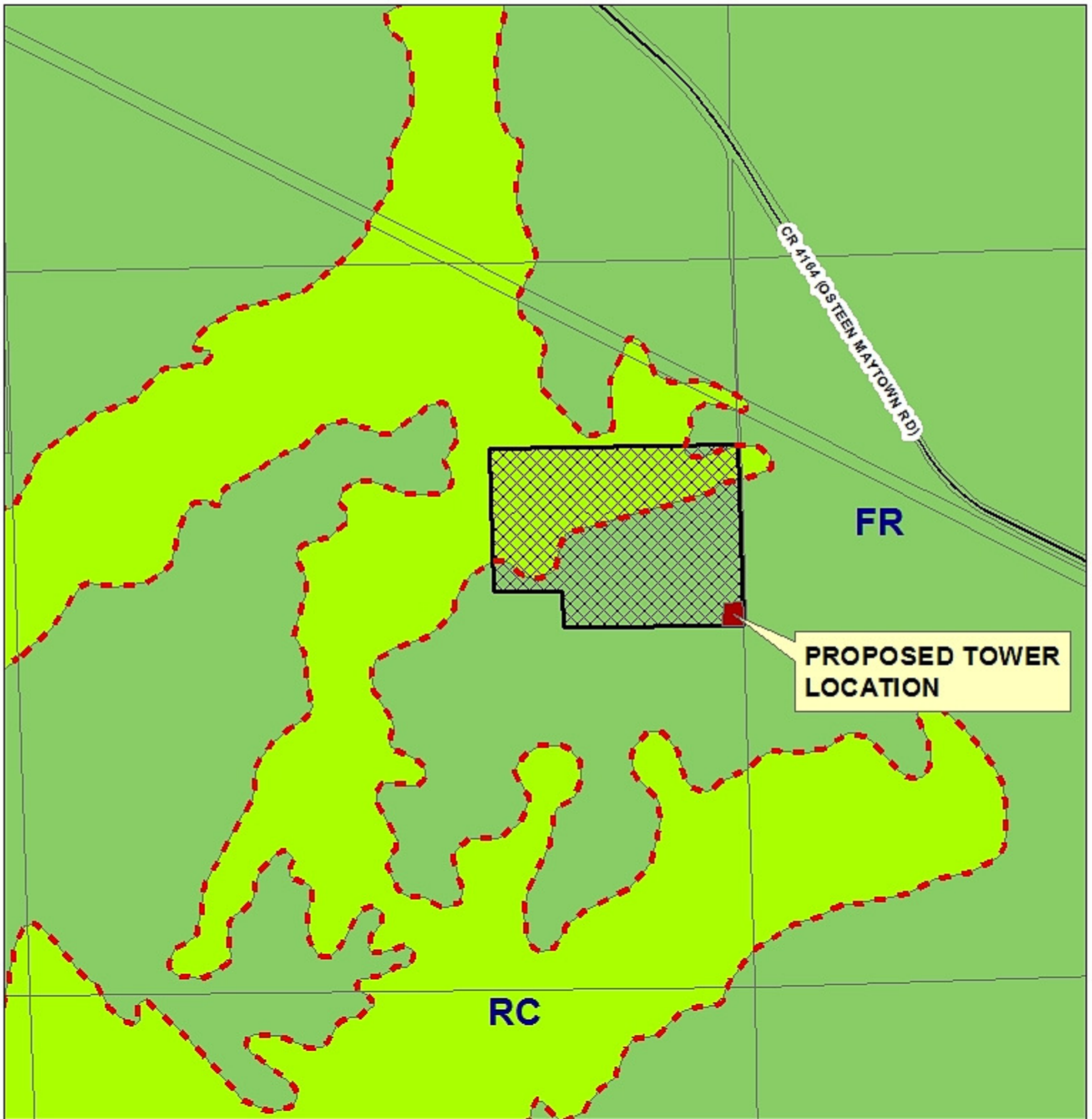
1 inch = 1,000 feet

SPECIAL EXCEPTION

 REQUEST AREA  ECO  NRMA



CASE NUMBER
S-14-023



ZONING CLASSIFICATION

1 inch = 1,000 feet

SPECIAL EXCEPTION

-  FORESTRY RESOURCE
-  RESOURCE CORRIDOR
-  REQUEST AREA



CASE NUMBER
S-14-023



**PROPOSED TOWER
LOCATION**

AERIAL

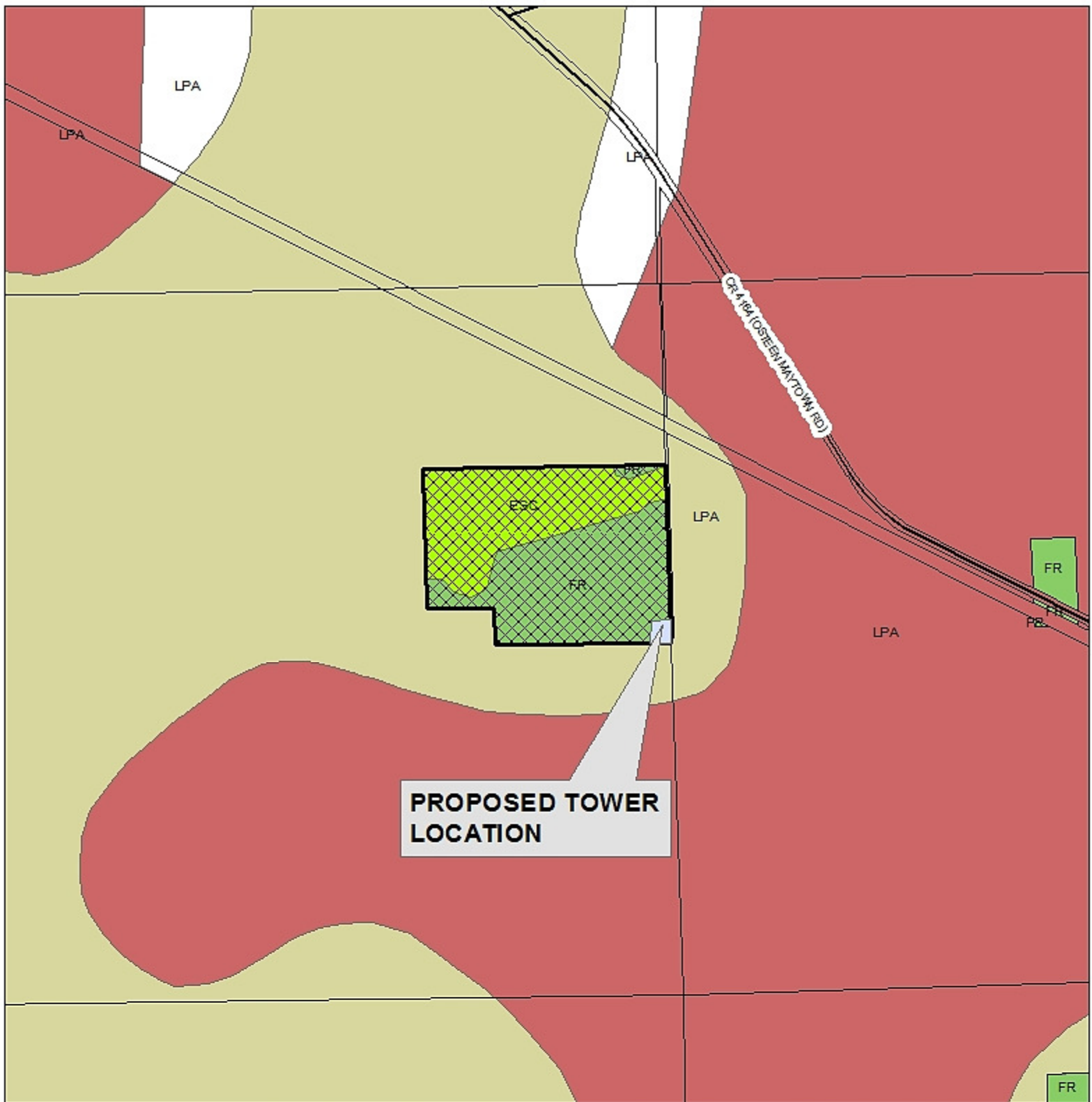
IMAGE YEAR: 2012

1 inch = 500 feet



**SPECIAL EXCEPTION
CASE NUMBER**



S-14-023



FUTURE LAND USE DESIGNATION

-  ENVIRONMENTAL SYSTEMS CORRIDOR (1)
-  FORESTRY RESOURCE (6)

1 inch = 1,000 feet

-  GREENKEY (1)
-  VILLAGE (2)
-  REQUEST AREA

SPECIAL EXCEPTION

CASE NUMBER



S-14-023