

Lee County, Florida
Department of Community Development
Zoning Section
Staff Report

Case Numbers: SEZ2025-00011 and VAR2025-00006

Case Name: Bokeelia Tower

Type of Cases: Special Exception (Wireless Communication Facility) and Variances

Hearing Date: March 11, 2026

Sufficiency Date: December 18, 2025

Summary of Request and Recommendation

Hill Ward Henderson, on behalf of the applicant, submitted a request for a Special Exception to construct a wireless communication facility in the Agricultural (AG-2) zoning district pursuant to Section 34-653 and Table 34-1447 of the Lee County Land Development Code (LDC). The facility would consist of a monopole antenna-supporting structure with an overall height of **155 feet**, inclusive of a five-foot lightning rod, located within an approximately **2,500-square-foot** leased compound.

To accommodate the installation, the applicant seeks variance relief from the tower setback standards of LDC Section 34-1447(e)(1)a. Specifically, where the Code would otherwise require setbacks equal to the height of the structure, the proposal provides setbacks of **approximately 127 feet from the west property line, 100 feet from the south property line, and 34 feet from the east property line**, resulting in reductions of roughly **28 feet, 55 feet, and 121 feet**, respectively.

The subject property is located on the south side of Barrancas Avenue, approximately 150 feet west of Stringfellow Road, and is identified by STRAP No. 31-43-22-00-00012.004H. A legal description is provided in Attachment B.

Wireless communications facilities are regulated by the LDC but are also subject to state and federal requirements that limit the County's discretion. In evaluating the request, the Hearing Examiner must consider whether denial would have the effect of prohibiting the provision of personal wireless services, unreasonably discriminate among providers, or impair public safety communications.

Materials submitted into the record indicate that the proposed site selection is driven by documented technical service objectives within a defined geographic search area. The record further demonstrates that no location within that search area is capable of meeting the identified coverage objective while fully complying with all dimensional standards. In addition, alternative parcels evaluated by the applicant, including commercially-zoned properties along the Stringfellow corridor and other non-residential tracts, do not provide materially greater separation from surrounding residential areas or a demonstrably superior minimization of visual impacts. The selected site reflects a balance between functional service requirements and compatibility considerations, resulting in a centrally positioned monopole within an agricultural tract that maximizes separation from surrounding residential zoning to the greatest extent feasible while addressing the identified service need.

Staff recommends APPROVAL of the Special Exception and associated variances, subject to the conditions set forth in this report.

Property History and Character of the Area

The subject property is located at 7645 Barrancas Avenue within the unincorporated community of Bokeelia on the northern portion of Pine Island. The site lies west of Stringfellow Road and is situated within an area characterized by a mix of agricultural lands and established residential subdivisions.

Residentially developed areas are located northwest of the property, including Captains Cove and the Lobeau Subdivision. To the northeast are Captains Harbor Condominium and Knights Bokeelia Isle. Additional residential clusters are located east of Stringfellow Road near the U.S. Post Office and within several smaller unrecorded subdivisions. Stringfellow Road continues north to its terminus on Bocilla Island, which is connected by bridge and represents the northernmost extent of Pine Island.

The parent parcel contains approximately 1.2 acres and is rectangular in configuration. It is surrounded on two sides by actively farmed lands holding agricultural exemptions. All immediately abutting properties are zoned Agricultural (AG-2) and do not contain residential uses. The surrounding agricultural tracts provide separation from the more densely subdivided residential areas.

Historically, the property was utilized for agricultural purposes until the early 2000s. No prior zoning actions or building permits are associated with the subject property.

The subject property and immediately surrounding property are located in the Outlying Suburban Future Land Use category designated by the Lee Plan. Surrounding property is depicted in the staff Case Map Series provided as Attachment C.

Analysis

Wireless communications facilities are subject to both local land use regulations and federal and state statutory limitations governing the placement of personal wireless service infrastructure. In addition to the applicable criteria of the Lee County Land Development Code (LDC), the staff review must consider whether denial of the requested relief would effectively prohibit the provision of personal wireless services, unreasonably discriminate among providers of functionally equivalent services, or impair public safety communications.

Unlike conventional development, siting of wireless communications facilities is constrained by radio frequency (RF) engineering requirements and the need to integrate with existing network infrastructure within a defined geographic search area. As a result, strict compliance with dimensional standards may not be feasible at locations capable of meeting identified service objectives. The LDC recognizes this condition and provides a variance framework, together with wireless-specific findings, to evaluate requests for antenna-supporting structures.

Materials submitted into the record, including radio frequency propagation mapping (see Attachment I), indicate the proposed facility is intended to address documented coverage limitations serving

residential areas in the northern portion of Pine Island and along the adjacent coastal and marine travel corridors.

The following analysis evaluates the request for consistency with the applicable Special Exception and variance criteria.

Federal and State Telecommunications Regulatory Framework

At the federal level, the Telecommunications Act of 1996 (47 U.S.C. § 332(c)(7)) preserves local zoning authority over the placement of personal wireless service facilities, while prohibiting local governments from taking actions that would effectively prohibit the provision of personal wireless services or unreasonably discriminate among providers of functionally equivalent services. The Act further provides that state and local governments may not regulate the placement, construction, or modification of wireless communications facilities on the basis of the environmental effects of radio frequency emissions, provided such facilities comply with applicable regulations of the Federal Communications Commission (FCC).

Florida Statute § 365.172(13) establishes additional requirements governing local government review of wireless communications facilities. Among other provisions, local governments may not evaluate a wireless provider's business decisions regarding service demand, quality of service, or network design unless voluntarily provided by the applicant. Local review may, however, enforce generally applicable zoning regulations, including those relating to aesthetics, landscaping, land use-based siting priorities, structural design, and setbacks.

The statute further provides that any required setback or distance separation must not exceed the minimum distance necessary to address structural safety or aesthetic concerns and that local regulation may not result in an actual or effective prohibition of service within a residential area or zoning district.

Collectively, these federal and state provisions require that local land development regulations be applied in a manner that accommodates the deployment of wireless infrastructure while addressing legitimate land use compatibility considerations.

Lee County Wireless Communication Facility Regulations

Wireless communications facilities are subject to supplemental siting and design criteria contained in Chapter 34 of the Lee County Land Development Code (LDC), including Sections 34-1441 through 34-1453. These provisions establish *general* requirements intended to minimize visual and land use impacts through the use of zoning hierarchy preferences, structural design limitations, buffering, setback standards, and shared use opportunities.

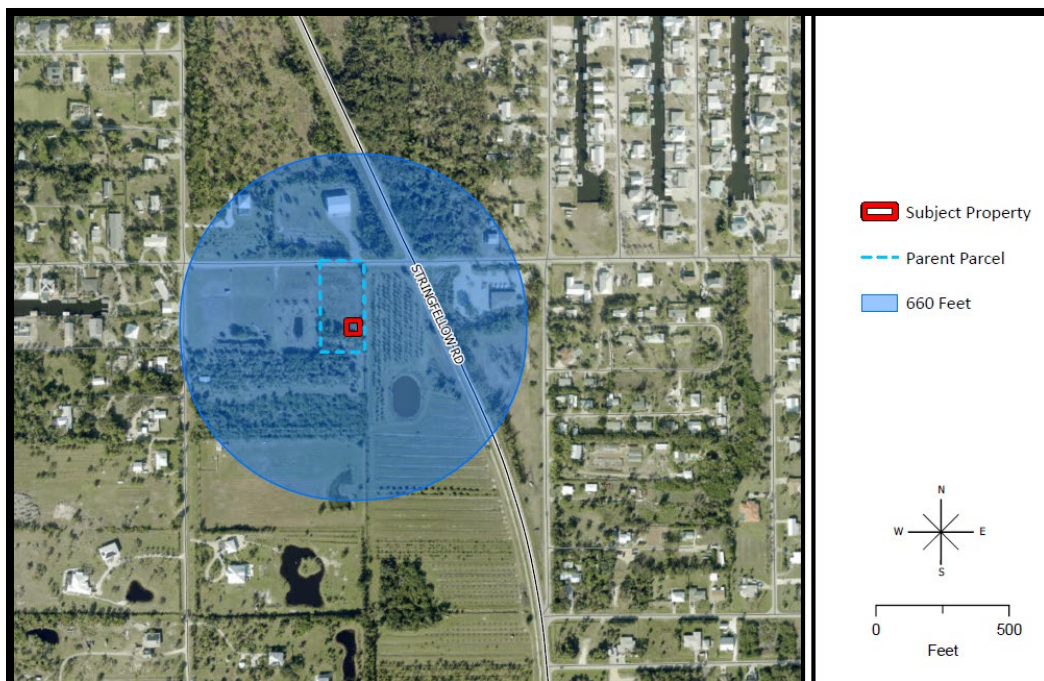
Section 34-1447(c)(1) through (c)(3) address visual compatibility and minimization of proliferation. These provisions require that new antenna-supporting structures be sited to maintain compatibility with surrounding land uses and zoning districts and that applicants demonstrate that the proposed facility cannot reasonably be accommodated on an existing building, structure, or antenna-supporting structure.

The applicant submitted radio frequency propagation mapping and site selection materials (Attachment I) identifying a defined geographic search area intended to address documented coverage limitations in the northern portion of Pine Island. Within this search area, no existing buildings, antenna-supporting structures, or other vertical elements were identified that could feasibly accommodate the proposed equipment while meeting the service objectives demonstrated in the record.

The proposed facility consists of a monopole antenna-supporting structure without guy wires, located within a fenced compound designed to accommodate multiple carriers. The applicant has executed a Shared Use Plan (Attachment Q), which provides for future collocation opportunities and reduces the potential need for additional wireless infrastructure in the surrounding area.

Section 34-1447(c)(4) establishes a zoning hierarchy intended to prioritize placement of wireless communication facilities within more intensive land use categories when feasible. While Commercial zoning districts are ranked above Agricultural districts in the hierarchy, the hierarchy is not absolute and must be applied in a manner that avoids creating greater incompatibility with surrounding residential zoning. Commercially-zoned parcels within the service area are generally limited to narrow frontage lots along the Stringfellow Road corridor and are located in closer proximity to denser residential areas. As illustrated in Figure 1 below, siting the proposed monopole within the interior of a larger AG-2 tract results in greater spatial separation from residentially zoned parcels than would placement on available commercial parcels. The selected location therefore better advances the compatibility objectives underlying the hierarchy provisions by maximizing separation from residential uses while remaining proximate to, and effectively addressing, the identified service need.

Figure 1: 660-foot separation (See Attachment D)



This conclusion is based on the applicant's documented site inventory and technical analysis contained in the record.

Additional documentation provided by the applicant includes determinations from the Federal Aviation Administration and the Lee County Port Authority indicating no objection to the proposed facility (Attachment N), as well as FCC licensing documentation (Attachment P).

Variance Requests

The applicant requests variance relief from the setback and height provisions applicable to antenna-supporting structures within the Agricultural (AG-2) zoning district and the Greater Pine Island Community Plan area.

Specifically, the request includes:

- Relief from Section 34-1447(e)(1)a., which requires a setback equal to the height of the structure from all property lines, to allow reduced setbacks as depicted on the site plan (see Attachment D).
- Relief from Section 34-2175(a)(5), which limits structure height within the Greater Pine Island Community Plan area to 33 feet. The proposed facility consists of a 150-foot monopole with an additional five-foot lightning protection rod, resulting in a total physical height of 155 feet and a variance of 122 feet from the Community Plan height limitation.
- Relief from Table 34-1447, which limits the maximum height of a wireless communication facility in Agricultural districts to 149 feet, to allow an overall height of 155 feet (150-foot monopole plus five-foot lightning rod), representing a six-foot increase above the district maximum.

Pursuant to Section 34-145(b)(3), the Hearing Examiner must find the following criteria are satisfied.

1. Exceptional Conditions / Hardship

Height – Greater Pine Island (33-Foot Limitation)

The Greater Pine Island Community Plan limits structure height to 33 feet. The proposed facility consists of a 150-foot monopole with an additional five-foot lightning protection rod, resulting in a total physical height of 155 feet and a variance of 122 feet from the Community Plan limitation.

Wireless communication facilities differ from conventional buildings in that their height is dictated by radio frequency propagation requirements rather than architectural preference. The propagation mapping contained in Attachment I demonstrates significant improvement in reliable coverage with a tower height of approximately 140 feet compared to existing conditions. While the record does not model a 33-foot structure, the technical evidence reflects that meaningful macro-level coverage improvements require elevation substantially greater than conventional building heights. Staff therefore

finds that strict adherence to the 33-foot limitation would not reasonably achieve the documented service objective within the defined search area.

Section 34-2175(a)(5)d. provides that height variances within Greater Pine Island must satisfy the variance criteria of Section 34-145(b)(3), except where the relief is required to maintain or improve the health, safety, or welfare of the general public. The evidence demonstrates that the requested height is necessary to provide reliable wireless connectivity within the defined search area, including support for emergency (E911) communications and disaster response in a coastal community vulnerable to severe weather events. Staff finds that the requested height is required to maintain and improve public safety and welfare and therefore satisfies the exception contemplated in Section 34-2175(a)(5)d.

Height – 149-Foot Telecommunications Maximum

Independent of the Community Plan limitation, Table 34-1447 limits wireless communication facilities in the Agricultural district to 149 feet. The monopole shaft measures 150 feet, with an additional five-foot lightning protection rod, resulting in a total height of 155 feet.

Staff has historically interpreted the Land Development Code to exclude lightning protection devices from height calculations pursuant to the supplementary regulations addressing structural appurtenances (see LDC Sec. 34-2174(a)(2)). However, the wireless communications division defines “overall height” to include *other ancillary appurtenances*, which could create some ambiguity when interpreting the Code as a whole.

The six-foot increase above the 149-foot maximum represents a minor increase of approximately four percent. The lightning rod is a narrow safety-related structural element that does not materially increase the visual mass or intensity of the structure. Staff finds that this incremental increase is necessary to achieve required signal propagation and structural safety and does not create impacts materially different from those associated with a 149-foot structure.

Setback – Height-Equal-to-Setback Standard

Section 34-1447(e)(1)a. requires setbacks equal to the height of the structure. Due to the dimensions of the subject parcel and the need to position the tower within the defined search area, strict compliance would preclude construction of a functional facility at this location or require relocation to sites in closer proximity to residential development.

Wireless facility siting is constrained by geographic service objectives and integration with existing network infrastructure. These locational constraints, combined with the parcel’s configuration, create conditions unique to this property within the search area.

2. Not Self-Created

The need for variance relief arises from the dimensional standards applicable to antenna-supporting structures and the technical requirements necessary to provide wireless service within the defined geographic search area. These conditions are not the result of actions taken by the property owner subsequent to adoption of the Land Development Code.

3. Minimum Necessary

Section 34-145(b)(3) requires that the requested variance represent the minimum necessary relief to permit reasonable wireless communication facility use of the property.

As discussed above, the record establishes that a structure substantially lower than the proposed height would likely not achieve the documented coverage objective. The 150-foot monopole height reflects the minimum technically feasible elevation necessary to provide reliable service within the defined search area. The additional five-foot lightning protection rod is required for structural and electrical safety and does not materially alter the facility's visual profile.

With respect to the setback reductions, engineering documentation (Attachment H) confirms that the monopole is designed to yield at approximately the 75-foot elevation under extreme loading conditions, resulting in a fall radius substantially less than the overall structure height. The reduced setbacks therefore do not introduce a structural safety concern. Strict application of the height-equal-to-setback standard would eliminate the ability to construct a functional facility at this location or shift impacts toward residentially concentrated areas.

The selected site is positioned within the interior of a larger agricultural tract, maximizing separation from surrounding residential zoning to the greatest extent feasible within the search area. Staff finds that the requested height and setback relief represent the minimum necessary to permit reasonable use of the property for a wireless communication facility.

4. Not Injurious to the Neighborhood / Public Welfare

The proposed monopole is centrally located within an Agricultural (AG-2) tract and is not embedded within a residential subdivision. Intervening agricultural lands and rights-of-way provide measurable separation from surrounding residential neighborhoods. Photo simulations and balloon test documentation (Attachment J) demonstrate that the structure will be visible at a distance but does not dominate the immediate setting of proximate residential properties.

The monopole design eliminates guy wires and reduces structural mass compared to lattice alternatives. The compound is limited in size and will be buffered in accordance with Code requirements.

Engineering documentation provided establishes the intent to comply with TIA-222-H standards and the Florida Building Code. According to the Fall Zone Letter, the structure will be designed to collapse within the leased compound area under extreme loading conditions (Attachment H), and the reduced setbacks do not create a safety hazard to adjacent properties.

A telecommunications tower impact study prepared by a qualified MAI appraiser (Attachment K) concludes that there is no measurable market evidence demonstrating diminution in residential or commercial property values attributable solely to proximity to cellular communication towers. The record does not contain competent substantial evidence of measurable adverse property value impacts associated with the proposed facility.

Concerns regarding radio frequency emissions are regulated exclusively by federal standards enforced by the Federal Communications Commission, and local governments are preempted from denying facilities on that basis where compliance is demonstrated.

The facility will improve wireless reliability for residents, visitors, and marine users in northern Pine Island and adjacent coastal waters, including support for emergency communications. Based on the separation distances, structural safeguards, buffering, and design characteristics, staff finds that the requested variances are not injurious to the neighborhood and are not contrary to the public interest.

5. Compliance with Applicable Regulations

Subject to the requested variances, the facility complies with the supplemental wireless communication facility regulations of Chapter 34 and will be required to comply with all applicable building and development order requirements.

Wireless-Specific Variance Findings

In addition to the general variance criteria, the Hearing Examiner must consider the following findings applicable to wireless communications facilities:

A. Prohibition of Service

Based on the propagation mapping and site selection materials contained in the record, denial of the requested relief would prevent construction of a facility capable of addressing documented service limitations within the northern Pine Island area. Staff finds that denial could have the effect of prohibiting the provision of personal wireless services within the applicable search area.

B. Unreasonable Discrimination

The proposed monopole will be available for collocation pursuant to the executed Shared Use Plan (Attachments G and Q). Approval would not result in unreasonable discrimination among providers of functionally equivalent personal wireless services.

C. Public Safety and Emergency Communications

Pine Island's geographic isolation and limited existing macro wireless infrastructure increase reliance on commercial wireless networks for access to emergency communications. Reliable wireless service supports public access to E-911 services, Wireless Emergency Alerts, and coordination during severe weather events, particularly given the island's vulnerability as reflected on Lee Plan Map 5-A, Coastal High Hazard Area.

The proposed facility is intended to improve network reliability within the documented service area, including northern Bokeelia and Bocilla Island, where consistent signal strength is necessary to support both routine and emergency communications. Approval of the requested variances facilitates placement of the facility in a location that addresses the identified service need while maintaining consistency with applicable hierarchy and compatibility standards. Strengthening network reliability in this area supports broader public safety and emergency management objectives for Pine Island.

D. Broadcast Services / Amateur Radio

These criteria are not applicable to the proposed facility.

E. Obviation of Additional Structures

Approval of a shared-use monopole at the proposed height significantly reduces the likelihood of additional antenna-supporting structures within the search area by accommodating multiple carriers on a single structure.

Special Exception

Section 34-1447 of the Lee County Land Development Code requires antenna-supporting structures to be approved by Special Exception when exceeding 75 feet in height. LDC Section 34-145(c)(3)a. provides that prior to granting a Special Exception, the Hearing Examiner must find that the request is consistent with the goals, objectives, policies, and intent of the Lee Plan.

1. Consistency with the Lee Plan

The subject property is located within the **Outlying Suburban Future Land Use Category** and the **Greater Pine Island Community Plan area (Goal 24)**.

Lee Plan **Policy 1.1.6** characterizes Outlying Suburban areas as predominantly residential with lower densities and limited commercial activity, intended to preserve community character while accommodating necessary supporting infrastructure. Wireless communication facilities, while not primary land uses, constitute essential infrastructure that supports residential, commercial, marine, and emergency activities within these areas.

Goal 24, which establishes the Greater Pine Island Community Plan, emphasizes protection of the island's character while accommodating services necessary to support its residents and visitors. The proposed monopole is located within an Agricultural zoning district and positioned within the interior of a larger tract, maintaining measurable separation from surrounding residential zoning districts. This placement minimizes visual intrusion while enabling improved service coverage to the northern Pine Island area.

Lee Plan **Policy 5.1.5** requires that development protect existing and future residential areas from encroachment of uses that are destructive to residential character. The proposed facility incorporates a monopole design without guy wires, and includes required buffering and fencing to reduce visual impacts. As depicted in Attachment E, the tower location maintains substantial separation from denser residential areas relative to surrounding land use patterns.

Lee Plan **Policy 123.10.5** requires communication towers in excess of 100 feet to be reviewed by Special Exception due to potential impacts, including on protected species such as wood storks. The proposed facility is subject to this Special Exception review process and, as discussed in the environmental analysis section of this report, is not anticipated to adversely affect protected species (see Attachments O and T).

Based on the above, staff finds the request consistent with the goals, objectives, policies, and intent of the Lee Plan, including **Goal 24** and **Policies 1.1.6, 5.1.5, and 123.10.5**.

2. Environmental Considerations

Environmental staff has determined the request will not impact environmentally critical and sensitive areas. A Protected Species Assessment (Attachment O) was prepared for the subject property in September 2025. The report documents that the 1.20± acre parcel consists primarily of previously disturbed uplands (FLUCCS 740 – Disturbed Land, approximately 1.10 acres) with a small man-made borrow pond (FLUCCS 742 – approximately 0.10 acres). No native upland communities, jurisdictional wetlands, or significant natural habitat areas were identified within the proposed lease compound area.

The protected species survey was conducted using Lee County’s administratively approved meandering transect methodology. No species listed by the U.S. Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission were observed during the field survey, and a database search revealed no known protected species occurrences within the project limits.

The site is not located within a Wood Stork Core Foraging Area. The nearest documented wood stork nesting colony is approximately 9,577 feet from the property. The environmental assessment concludes that the project is not likely to adversely affect wood storks (see Attachments O and T).

The proposed facility is a 150-foot monopole with a five-foot lightning rod (155 feet overall) and contains no guy wires. Monopole structures under 200 feet in height without guy wires are not generally associated with increased avian collision risk when compared to guyed towers.

No wetland impacts are proposed, and the lease area is located within previously disturbed uplands. Required landscape buffering will be installed in accordance with Land Development Code standards.

Based on the environmental documentation submitted and staff review, the proposed facility will not adversely impact environmentally critical or sensitive areas or protected species habitat. Staff finds this criterion satisfied.

3. Will be compatible with existing and planned uses.

Chapter 34 of the Lee County Land Development Code establishes supplemental siting and design standards for wireless communication facilities, reflecting the County’s recognition that such facilities are an anticipated land use subject to impact minimization through zoning hierarchy preferences, setback standards, structural design requirements, buffering, and collocation provisions. The Code does not require that antenna-supporting structures be rendered invisible; rather, it regulates their placement and design to reduce visual and land use impacts to the greatest extent practicable while allowing for functional deployment.

The proposed facility is located within an Agricultural (AG-2) zoning district on a previously disturbed tract surrounded by agricultural lands. No residential uses exist on abutting agricultural parcels.

Surrounding residential neighborhoods are separated from the lease compound by intervening agricultural tracts, rights-of-way, and open space.

The monopole design eliminates the use of guy wires and reduces structural mass compared to lattice towers. The compound will be enclosed by fencing with required landscape buffering consistent with Code standards. The facility is unmanned and will generate minimal traffic, lighting, noise, or operational activity beyond periodic maintenance visits.

The tower location is centrally positioned within the larger agricultural parcel and is situated so as to maintain substantial separation from surrounding residential areas in all directions. The placement does not shift a disproportionate impact toward any one neighborhood but instead maximizes separation from surrounding residential zoning to the greatest extent feasible within the search area (see Attachments E, I & J).

The applicant has demonstrated that no higher-priority commercial or industrial zoning districts within the geographic search area could accommodate the facility while meeting the documented coverage objective. The selected location therefore reflects compliance with the Code's hierarchy and impact minimization framework.

Staff finds the proposed facility, as designed and conditioned, will be compatible with existing and planned land uses.

4. Will not be injurious to the neighborhood or detrimental to the public welfare.

The monopole design, required buffering, and central placement within an agricultural tract collectively minimize visual and land use impacts. The facility will be unmanned and accessed only periodically for routine maintenance. At the time of staff review, no habitable structures are located within approximately 500 feet of the proposed tower location. The nearest future residential structure, currently under construction at 7675 Barrancas Avenue (approximately 525 feet west), is depicted in View 8 of the Balloon Test and Photo Simulation Report (Attachment J).

Pursuant to Section 34-1446(c)(3), at time of building permit, the applicant will be required to demonstrate compliance with the Florida Building Code and provide documentation confirming that, in the event of structural failure, the antenna-supporting structure will collapse within the leased compound area.

Concerns occasionally raised regarding perceived health effects from radio frequency emissions are regulated exclusively by federal standards enforced by the Federal Communications Commission. Local governments are preempted from regulating wireless facilities on the basis of environmental effects of radio frequency emissions where the facility complies with FCC standards. The record contains no evidence indicating non-compliance with such standards.

The facility will improve wireless reliability for residents, visitors, and emergency communications within the northern Pine Island area and adjacent coastal waters.

Based on the design characteristics, separation distances, and regulatory safeguards, staff does not find the request, as conditioned, to be injurious to the neighborhood or detrimental to the public welfare.

5. Lee County Regulatory Compliance

The applicant has submitted the required Document of Authority accepting responsibility for compliance with all applicable Lee County regulations, including zoning, development order, permitting requirements, and any conditions of approval imposed herein (Attachment L).

All design-related standards for wireless communication facilities contained in Chapter 34 of the Land Development Code will be satisfied at the time of development order and building permit issuance, except where relief is specifically requested and analyzed in this report. No additional variances are proposed beyond those addressed herein.

Pursuant to LDC Section 33-1003, applicable to the Greater Pine Island Community Plan area, the applicant conducted a duly advertised public information meeting prior to a finding of sufficiency. The meeting was held on August 5, 2025, during the Greater Pine Island Civic Association monthly meeting at the First Baptist Church of Pine Island. Notice of the meeting was published in accordance with Code requirements, and affidavits of publication are included in Attachment M. The applicant's team presented the proposal and responded to public questions regarding tower height, setbacks, buffering, fall zone, generator noise, and site selection.

Based on the materials submitted and staff review, the request complies with applicable zoning regulations and procedural requirements of the Land Development Code.

Wireless-Specific Special Exception Findings

In addition to the general special exception criteria, the Hearing Examiner must consider the following findings applicable to wireless communications facilities:

A. No Feasible Use of Existing Facilities

The applicant has demonstrated that there are no existing wireless communication facility sites within the geographic search area capable of accommodating the identified service need.

An existing monopole facility with internally concealed antennas is located approximately one mile southeast of the subject property near Tropical Lane. That structure was approved under early 2000s regulations permitting stealth-style designs. However, the facility's location, height, and internal antenna configuration do not allow it to meet the applicant's documented coverage objective for the northern Pine Island area. The record indicates that collocation on that structure would not remedy the identified service gap for T-Mobile and AT&T Wireless.

Other parcels identified in the applicant's site inventory (Attachment S) do not provide greater minimization of visual impacts or are otherwise constrained by dimensional limitations that prevent compliance with required setback and design standards. No existing buildings, towers, or alternative

structures within the search ring are of sufficient height, structural capacity, or geographic positioning to achieve the necessary coverage improvements.

In addition to evaluating existing wireless communication facilities, the applicant conducted a site inventory of potential alternative parcels within the geographic search area, including commercially zoned properties along Stringfellow Road, marina properties, utility sites, and other non-residential tracts (see Attachment S). The inventory identifies over twenty candidate properties and documents ownership and zoning classifications. Based on technical limitations, coverage objectives, and site constraints, none of the identified properties were determined to be feasible alternatives capable of meeting the service objective while maintaining greater compliance with Land Development Code standards.

Based on review of existing and approved structures within the RF search area, staff finds that collocation on an existing facility is not a feasible alternative and that construction of a new monopole at the proposed location is appropriate.

B. Shared Use / Nondiscriminatory Leasing

The applicant has submitted an executed Shared Use Plan (Attachment Q) committing to lease available space on the antenna-supporting structure for up to four wireless carriers at fair market value without discrimination to other wireless providers.

Both T-Mobile and AT&T Wireless has expressed intent to collocate on the proposed monopole. The tower is designed to accommodate multiple carriers, which will reduce the likelihood of future tower proliferation within the geographic search area.

Staff finds this criterion satisfied.

C. Protection of Historic Resources, Scenic Views, and Property Values

The proposed antenna-supporting structure will not be injurious to historical resources, obstruct scenic views, diminish residential property values, or reduce the quality and function of natural or man-made resources.

Two Lee County-designated historic resources are located within the broader vicinity of the subject property: 7560 Barrancas Avenue and 16281 Quail Trail. The residence at 7560 Barrancas Avenue is located across Stringfellow Road from the subject property. Although within approximately 660 feet of the proposed tower location, the structure is separated from the site by Stringfellow Road, an arterial roadway, and intervening commercial and agricultural uses. The tower will not be situated in close proximity to or directly adjacent to the historic structure and will not physically encroach upon or dominate its immediate setting. The residence at 16281 Quail Trail is located at a substantially greater distance from the proposed facility and will experience limited visibility due to approximately 1,700 feet of separation and intervening development and vegetation.

With respect to scenic character and residential property values, the Land Development Code contemplates that wireless communication facilities will be visible vertical structures and therefore regulates their placement through hierarchy preferences, setback standards, monopole design

requirements, and buffering rather than requiring invisibility. The proposed facility utilizes a monopole design without guy wires and is centrally positioned within a larger agricultural tract. The location maintains substantial separation from surrounding residential neighborhoods in all directions and avoids concentrating visual impact toward any single residential area.

The subject site occupies a transitional pocket surrounded by agricultural lands but adjacent to denser residential subdivisions to the north, east and west. Placement of the tower within this interior agricultural area strikes a reasonable balance by maximizing distance from surrounding residential zoning while still achieving the documented coverage objective. Relocating the tower closer to the exact center of the parent parcel would shift visual impacts to the west.

The Applicant submitted a Telecommunication Tower Impact Study prepared by Lee Pallardy, Inc., dated July 30, 2025 (see Attachment K), analyzing over two decades of matched-pair sales, resale data, realtor interviews, and Florida property appraiser confirmations. The Study concludes that there is no measurable market evidence demonstrating diminution in residential or commercial property values attributable to proximity to cellular communication towers, including monopole installations similar to the facility proposed by this request. The Study includes examples of installations in similar rural and coastal environments, including Lee County and surrounding jurisdictions, which further supports the applicability of its conclusions to the subject site.

The proposed facility, as designed and conditioned, will not diminish surrounding residential property values. Concerns related to radio frequency emissions are regulated exclusively by federal standards enforced by the Federal Communications Commission, and local governments are preempted from denying a facility on the basis of environmental effects of radio frequency emissions where compliance with FCC standards is demonstrated.

Based on separation distances, design characteristics, buffering, and surrounding land use context, staff finds that the proposed facility will not be injurious to historic resources, scenic views, residential property values, or natural and man-made resources.

D. Mitigation of Potential Adverse Impacts

The applicant has agreed to implement all reasonable measures to mitigate potential adverse impacts of the structure and facilities, including:

- Use of a monopole design without guy wires
- Central placement within a larger agricultural tract
- Maximized separation from surrounding residential uses
- Code-required landscape buffering
- Structural design to collapse within the leased compound
- Neutral non-reflective color

The selected location is positioned to maintain maximum separation from surrounding residential neighborhoods in all directions and does not shift a disproportionate visual impact toward any single neighborhood.

Staff finds this criterion satisfied.

Conclusion

The proposed 155-foot monopole wireless communication facility satisfies the criteria for approval of both a Special Exception and associated variances under Section 34-145 of the Lee County Land Development Code.

The applicant has demonstrated that no existing wireless communication facility within the geographic search area can accommodate the documented service objective. The evidence further establishes that the requested height and setback relief are the minimum necessary to provide reliable service to northern Pine Island, including adjacent residential neighborhoods and coastal waters.

The proposed site is located within the AG-2 zoning district on a tract that maximizes separation from surrounding residential patterns in all directions.

The proposed tower location within the southeastern portion of the agricultural tract reflects an effort to maximize overall separation from surrounding residential zoning districts in all directions. Relocation toward the interior center of the parent parcel would reduce separation distances to residential clusters located to the north and west, while relocation toward other portions of the search area identified in the applicant's site inventory would position the structure in closer proximity to denser residential patterns. The selected placement distributes separation distances more evenly and avoids concentrating visual exposure toward any single residential neighborhood (see Attachment E).

The monopole design, absence of guy wires, central placement within an agricultural parcel, and required buffering collectively minimize visual and land use impacts.

The facility will enhance wireless reliability for residents, visitors, and marine users and will support emergency communications and public safety response within an area that presently experiences documented coverage limitations, including the Coastal High Hazard Area. The requested relief does not create structural safety concerns, does not adversely affect designated historic resources, and does not result in demonstrated injury to surrounding property values.

The request is consistent with the goals, objectives, and policies of the Lee Plan, including policies governing communication towers and protection of residential areas. The proposal also complies with applicable federal and state law governing wireless communication facilities. Denial could have the effect of prohibiting construction of a facility capable of remedying the identified service gap within the search area.

Based on the entire record, staff finds that the Special Exception and associated variances meet the required review criteria and that approval, as conditioned, is appropriate. Staff recommends **APPROVAL** of the request subject to the following **CONDITIONS**:

1. Substantial Compliance with Approved Plans

Development of the wireless communication facility must be in substantial compliance with the site plan entitled "Parcel Plan," Sheet C-1 (Attachment D), and the monopole elevation depicted in Attachment F, except as modified by these conditions or required by applicable regulatory agencies.

2. Maximum Height

The overall height of the monopole antenna-supporting structure must not exceed 155 feet Overall Height, inclusive of lightning rod and all appurtenances.

3. Landscaping and Screening

The wireless communication facility compound landscaping and screening must be installed in substantial compliance with the approved landscape plan (Attachment F). Landscape irrigation plans must demonstrate compliance with LDC Sections 10-417 and 10-420. An automatic irrigation system must be provided. Temporary irrigation methods, including water bags or water rings, may not substitute for the required permanent irrigation system.

4. Finish and Color

The monopole structure and ancillary appurtenances, including transmission lines and equipment, must maintain a galvanized gray finish or other neutral, non-reflective color determined to be compatible with the surrounding context at the time of Development Order issuance, except as otherwise required by the FAA or FCC.

Statutory Review Timeframe

Pursuant to Section 365.172(13)(d), Florida Statutes, a local government must grant or deny a properly completed application for the placement of a wireless communications facility within 90 business days of the date the application is determined to be complete, unless a voluntary waiver or statutory exception applies.

The subject application was determined to be complete on December 18, 2025. Absent a mutually agreed upon waiver or applicable statutory extension, the 90-business-day deadline for final action falls on April 30, 2026.

ATTACHMENTS:

- A. Expert Witness Information
- B. Legal Description
- C. Aerial, Zoning and Future Land Use Maps
- D. Overall Parcel Plan
- E. 660-foot Separation Exhibit
- F. Compound Plans, Elevations, and Landscape Plan
- G. Applicant's Request Statements
- H. Fall Zone Letter

- I. T-Mobile & AT&T RF Justification and Propagation Maps
- J. Photo Simulations and Balloon Test
- K. Property Value Study
- L. Document of Authority
- M. Public Information Session Summary
- N. Composite Letters Exhibit:
 - 1. Lee County Public Safety Office
 - 2. Lee County Mosquito Control Districts
 - 3. Lee County Sheriff's Office
 - 4. Lee County Port Authority
 - 5. Federal Aviation Administration
- O. Protected Species Survey
- P. Licenses Issued by FCC
- Q. Shared Use Plan Agreement
- R. Memorandum of Lease Agreement
- S. Applicant's Candidate Maps
- T. Environmental/Natural Resources Staff Report

**LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6**

Case Number: SEZ2025-00011 & VAR2025-00006

Project Name: Bokeelia Tower

Hearing Examiner Date: March 11, 2026

Adam Mendez, Planner, Principal, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning. Current resume is on file with the Hearing Examiner.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

William Lange, Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, environmental and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Anthony R. Rodriguez, AICP, Zoning Manager, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Robert Price, P.E., Director, Development of Transportation, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.

- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brian Roberts P.E., Manager, Development Services 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, civil engineering and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Katie Burgess, AICP, Planner, Principal, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Nic DeFilippo, Senior Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, the Lee Plan, zoning, natural resources, environmental and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Attachment B



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

SUBJECT PARCEL (FROM TITLE)

Lot 4

Part of the West Half of the Northeast Quarter of the Northwest Quarter of Section 31, Township 43 South, Range 22 East, Lee County, Florida, more particularly described as follows; the East 165 feet of the following described Parcel; Beginning at the Northwest corner of said West Half; thence run South 89° 33' 40" East along the North line of said West Half for 679.06 feet to the East line of said West Half; thence run South 00° 25' 49" West along the East line for 341.54 feet; thence run North 89° 31' 41" West for 679.32 feet to a point on the West line of the aforementioned West Half; thence run North 00° 28' 44" East along the West line of said West Half for 341.15 feet to the Point of Beginning.

Also being described as

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot 4 according to that certain Plat as recorded in Book 3795, Page 1375, in the Office of the County Recorder, Lee County, Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, said Lee County Florida, and being more particularly described as follows;

Commencing at a PK nail found in the centerline of Barrancas Avenue for the Northeast corner of said Lot 4; thence S 00°35'17" E a distance of 342.72 feet to a 5/8" rebar found for the southeast corner of said Lot 4, and the northeast corner of a certain tract of land as described and recorded in Instrument Number 2019000122572; thence S 89°43'29" W, along the north line of said certain tract of land, a distance of 164.85 feet to a 5/8" rebar found for the southwest corner of said Lot 4; thence N 00°32'44" W, leaving said north line, a distance of 343.26 feet to a PK Nail found in the centerline of said Barrancas Avenue for the northwest corner of said Lot 4; thence N 89°54'48" E, along said centerline of road, a distance of 164.60 feet to the Point of Beginning. Said above-described tract contains 56,497.5 square feet or 1.30 acres, more or less.

REVIEWED

Project: SEZ2025-00011

By: Larissa Narkiewicz

Dept: Legal Review

Date: 11/14/2025



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

50' X 50' LEASE AREA (AS-SURVEYED)

Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339944, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows;

Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the northeast corner of a certain parcel of land as described and recorded in Instrument Number 201900122572, in said Office of the County Recorder, Lee County, Florida; thence S 89°43'29" W, along the southern line of said certain tract of land, a distance of 164.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set, and the Point of Beginning; thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°24'43" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°35'17" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°24'43" W a distance of 50.00 feet to the Point of Beginning. Said above described Lease Area contains 2,500.0 square feet or 0.6 acres, more or less.

REVIEWED

Project: SEZ2025-00011

By: Larissa Narkiewicz

Dept: Legal Review

Date: 11/14/2025



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339944, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows;

Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the northeast corner of a certain parcel of land as described and recorded in Instrument Number 201900122572, in said Office of the County Recorder, Lee County, Florida; thence S 89°43'29" W, along the southern line of said certain tract of land, a distance of 164.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set; thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°24'43" E a distance of 35.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence N 00°14'12" W a distance of 185.92 feet, more or less, to the southern Right of Way line of Barrancas Avenue, and the Point of Ending. Said above described Easement contains 5,577.7 square feet or 0.13 acres, more or less.

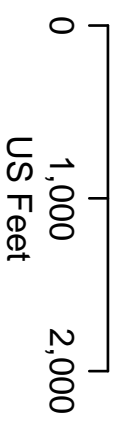
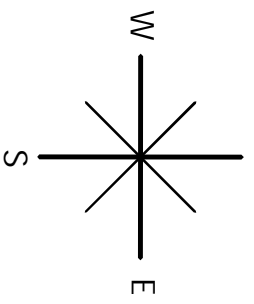
REVIEWED

Project: SEZ2025-00011

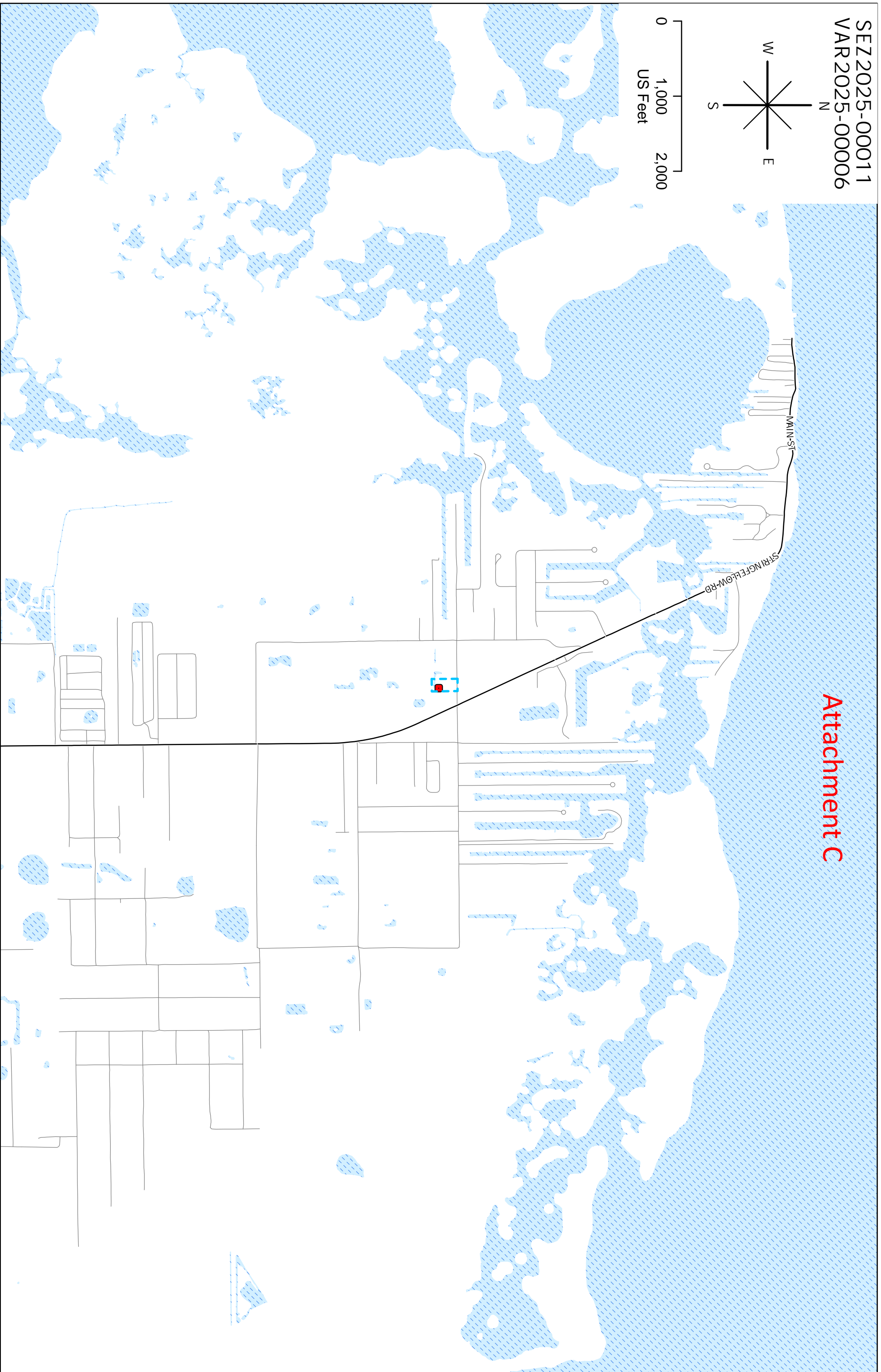
By: Larissa Narkiewicz

Dept: Legal Review

Date: 11/14/2025



Attachment C

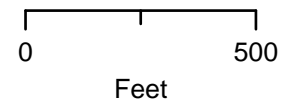
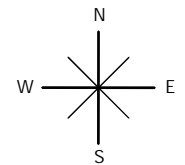


SEZ 2025-00011
VAR2025-00006

Aerial








 Subject Property

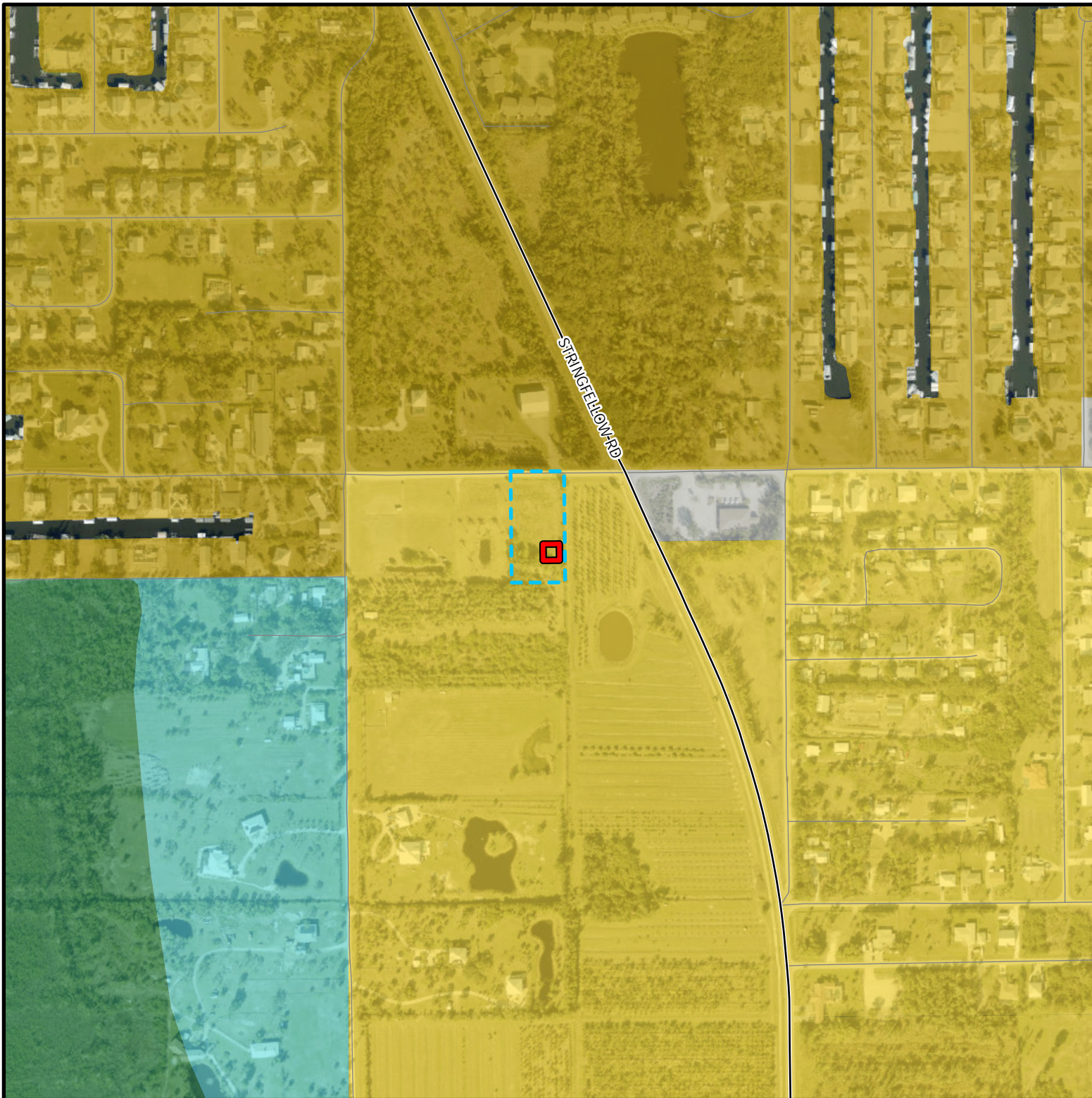
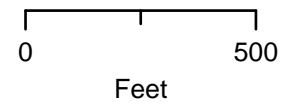
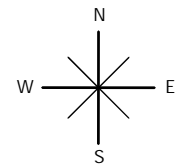
 Parent Parcel



SEZ 2025-00011
VAR2025-00006

Future Land Use

-  Subject Property
-  Parent Parcel
-  Suburban
-  Outlying Suburban
-  Public Facilities
-  Coastal Rural
-  Wetlands



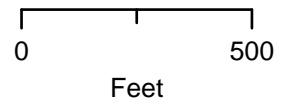
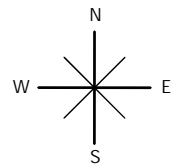
SEZ 2025-00011
VAR2025-00006

Zoning

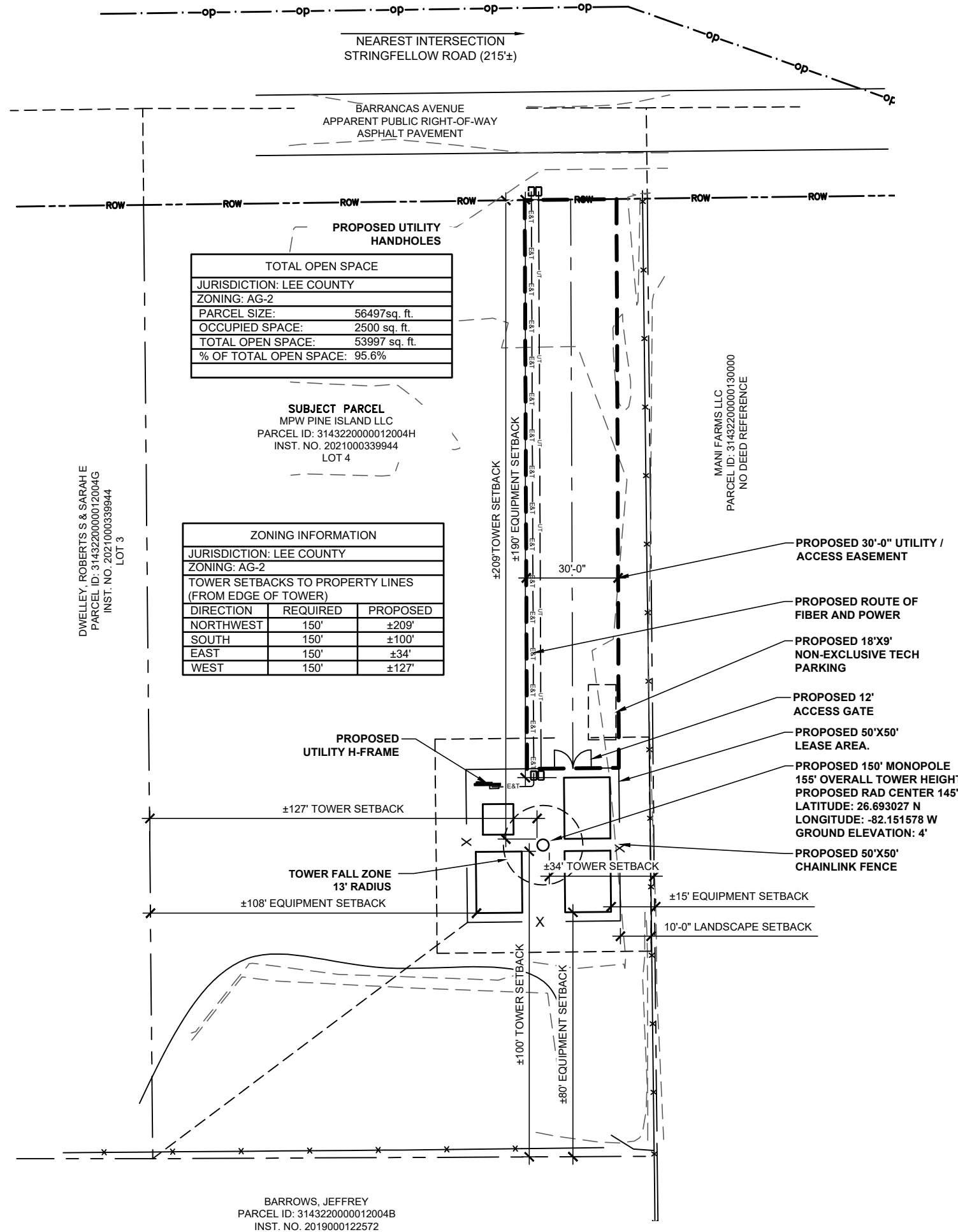


 Subject Property

 Parent Parcel



Attachment D



PROPOSED UTILITY HANDHOLES

TOTAL OPEN SPACE	
JURISDICTION:	LEE COUNTY
ZONING:	AG-2
PARCEL SIZE:	56497sq. ft.
OCCUPIED SPACE:	2500 sq. ft.
TOTAL OPEN SPACE:	53997 sq. ft.
% OF TOTAL OPEN SPACE:	95.6%

SUBJECT PARCEL
 MPW PINE ISLAND LLC
 PARCEL ID: 3143220000012004H
 INST. NO. 2021000339944
 LOT 4

ZONING INFORMATION

JURISDICTION: LEE COUNTY		
ZONING: AG-2		
TOWER SETBACKS TO PROPERTY LINES (FROM EDGE OF TOWER)		
DIRECTION	REQUIRED	PROPOSED
NORTHWEST	150'	±209'
SOUTH	150'	±100'
EAST	150'	±34'
WEST	150'	±127'

DWELLEY, ROBERTS S & SARAH E
 PARCEL ID: 3143220000012004G
 INST. NO. 2021000339944
 LOT 3

BARROWS, JEFFREY
 PARCEL ID: 3143220000012004B
 INST. NO. 2019000122572

SUBJECT PROPERTY IS LOCATED IN PANEL #12071C0210G, DATED 11/17/2022 AND IS IN THE BASE FLOOD ZONE "AE" AND IS IN A FLOOD ZONE. PER FEMA, THE BFE IS 7' AMSL

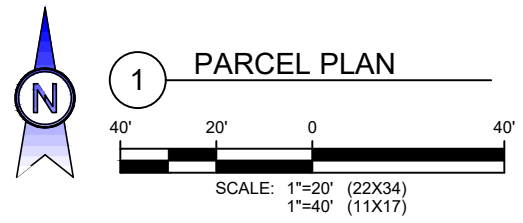
LATITUDE: 26.693027° NORTH
 LONGITUDE: -82.151578° WEST
 COORDINATES FROM 1-A CERTIFICATION
 DATED: FEBRUARY 17, 2023

- NOTES:
- CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES. NO EXISTING UTILITIES OR GROUNDING SHALL BE DISTURBED WITHOUT THE WRITTEN APPROVAL OF SKYWAY TOWER CONSTRUCTION MANAGER.
 - AFTER INSTALLATION OF ALL GROUNDING, UTILITY WORK, WAVEGUIDE SUPPORTS AND FOUNDATIONS IS COMPLETE, THEN ALL DISTURBED AREAS SHALL BE COVERED WITH MIRAFI 500X FABRIC AND CRUSHED STONE MATCHING THE EXISTING COMPOUND SURFACE. MINIMUM STONE THICKNESS SHALL BE 4". (SEE DETAIL B/C3)
 - ALL MATERIAL USED FOR FILL WITHIN THE COMPOUND AREA SHALL BE APPROVED BY THE OWNER'S MATERIALS LABORATORY. APPROVED MATERIAL USED AS FILL SHALL BE PLACED IN HORIZONTAL LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF NINE (9) INCHES. EACH LIFT SHALL BE COMPACTED TO MAXIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION PROCEDURES (ASTM D 1557). ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON EVERY OTHER LIFT.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL MEASURES.

CONTRACTOR NOTES:

- ALL TREES WITHIN THE CONSTRUCTION ENVELOPE TO BE REMOVED AND DISPOSED OF PROPERLY.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK. THIS DRAWING REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.



SKYWAY TOWERS SITE NUMBER:
FL-01052
 SKYWAY TOWERS SITE NAME:
BOKEELIA N
 SITE ADDRESS
 7645 BARRANCAS AVE
 BOKEELIA, FL 33922

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KMM	08/07/25
1	FOR CONSTRUCTION	KMM	08/14/25
2	JURISDICTION COMMENTS	KMM	09/30/25

SEAL: CA#: FL 28767

09/30/25

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PARCEL PLAN

SHEET NUMBER:
C-1

SMW JOB#22-1651

SEZ 2025-00011
VAR2025-00006

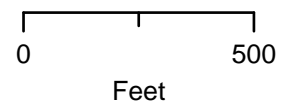
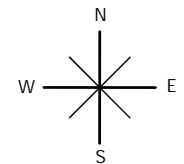
Distance from Facility

Attachment E

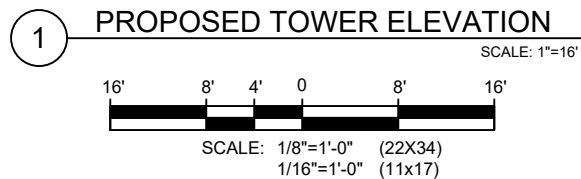
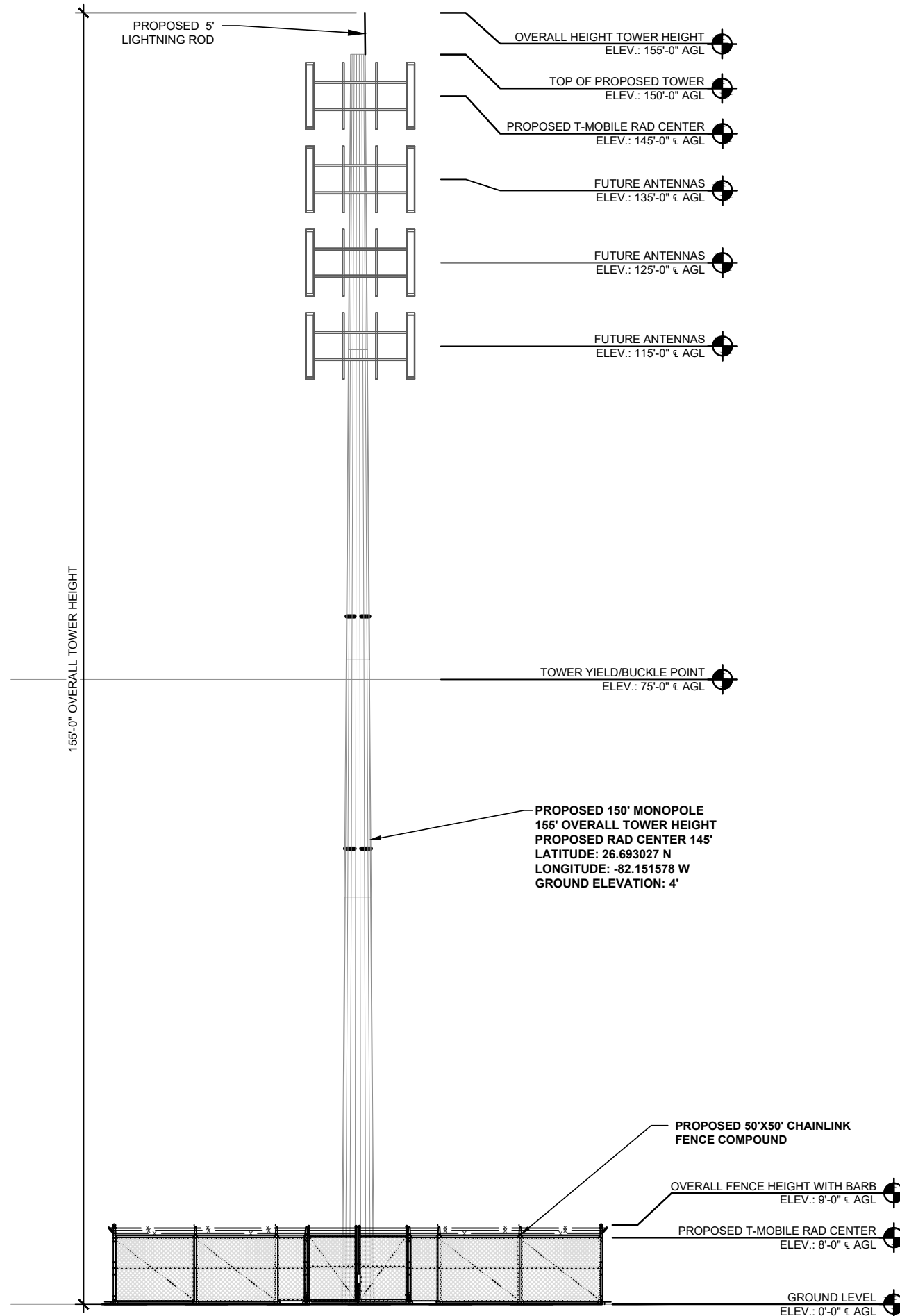
 Subject Property

 Parent Parcel

 660 Feet



Attachment F



TOWER NOTES

- FOR DETAILED TOWER INFORMATION REFER TO TOWER ERECTION DRAWINGS BY OTHERS. THE TOWER ON THIS SHEET IS SHOWN FOR GENERAL CONFIGURATION PURPOSES ONLY.
- VERIFY ANTENNA HEIGHT, DOWN TILT, AND AZIMUTH WITH PROJECT MANAGER PRIOR TO CONSTRUCTION.
- ANTENNA CONFIGURATION IS SUBJECT TO CHANGE.

NOTE:
PRIOR TO ANY CONSTRUCTION VERIFY ALL DATA & ANTENNA ORIENTATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER LOCATION & ORIENTATION.

STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.



SKYWAY TOWERS SITE NUMBER:
FL-01052

SKYWAY TOWERS SITE NAME:
BOKEELIA N

SITE ADDRESS
7645 BARRANCAS AVE
BOKEELIA, FL 33922

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KMM	08/07/25
1	FOR CONSTRUCTION	KMM	08/14/25
2	JURISDICTION COMMENTS	KMM	09/30/25

SEAL: CA#: FL 28767

09/30/25

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

TOWER ELEVATION

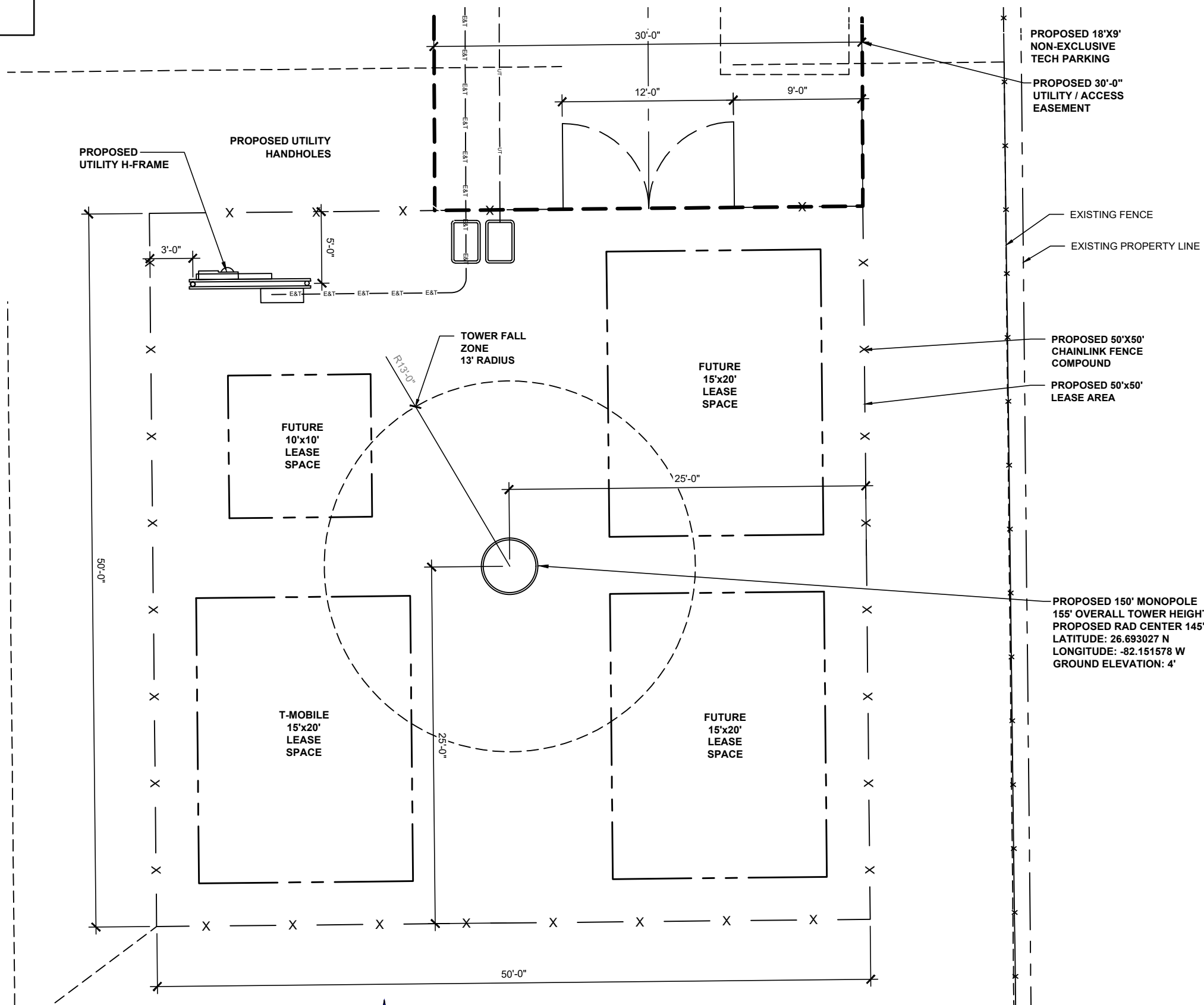
SHEET NUMBER:
C-4

SMW JOB#22-1651

SUBJECT PROPERTY IS LOCATED IN PANEL #12071C0210G, DATED 11/17/2022 AND IS IN THE BASE FLOOD ZONE "AE" AND IS IN A FLOOD ZONE. PER FEMA, THE BFE IS 7' AMSL

LATITUDE: 26.693027° NORTH
 LONGITUDE: -82.151578° WEST
 COORDINATES FROM 1-A CERTIFICATION DATED: FEBRUARY 17, 2023

CONTRACTOR NOTES:
 1. CONTRACTOR IS TO APPLY FOR AN ACCESS DRIVEWAY PERMIT PRIOR TO CONSTRUCTION.



SKYWAY TOWERS SITE NUMBER:
FL-01052
 SKYWAY TOWERS SITE NAME:
BOKEELIA N
 SITE ADDRESS
 7645 BARRANCAS AVE
 BOKEELIA, FL 33922

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	KMM	08/07/25
1	FOR CONSTRUCTION	KMM	08/14/25
2	JURISDICTION COMMENTS	KMM	09/30/25

SEAL: CA#: FL 28767

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROPOSED SITE PLAN

SHEET NUMBER:
C-3

1 PROPOSED SITE PLAN

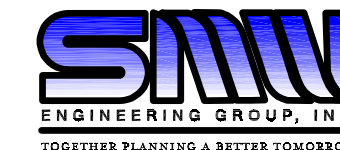
SCALE: 1/4"=1'-0" (22X34)
 1/8"=1'-0" (11X17)

SMW_JOB#22-1651



ANDERSON LESNIAK LIMITED, INC.
landscape architects land planners

15085 DUSKY WARBLER ROAD
WEEKI WACHEE, FLORIDA 34614
(813) 831-9595
alyson@andersonlesniak.net
www.andersonlesniak.net



TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

SKYWAY TOWERS SITE NUMBER:
FL-01052
SKYWAY TOWERS SITE NAME:
BOKEELIA N
SITE ADDRESS
7645 BARRANCAS AVE
BOKEELIA, FL 33922

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
0	FOR PERMIT	LAU	10/07/25

SEAL:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY L. ALYSON UTTER 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

LANDSCAPE PLAN

SHEET NUMBER:

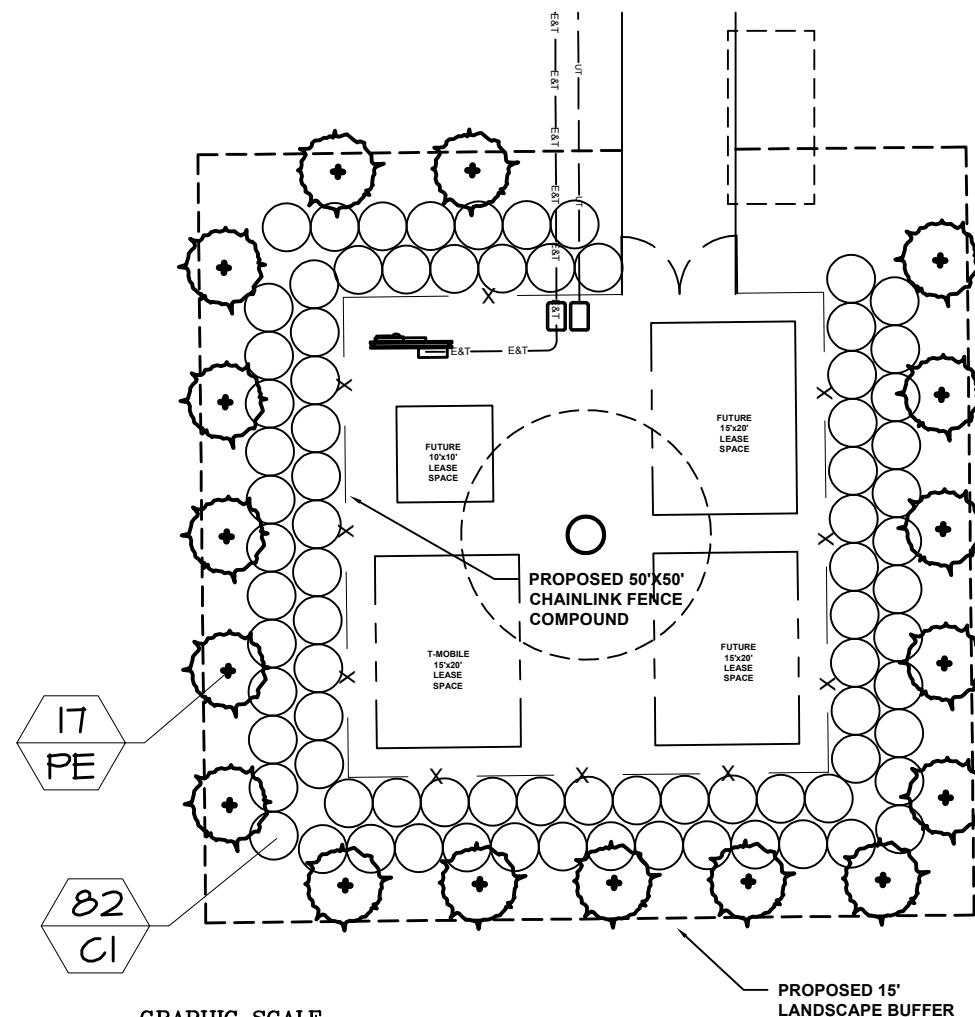
L-1

PLANT MATERIAL LIST

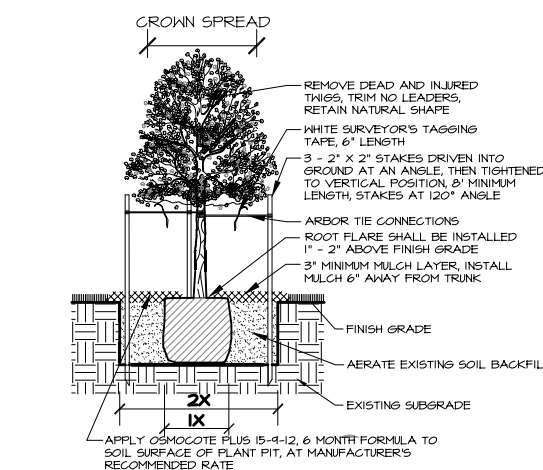
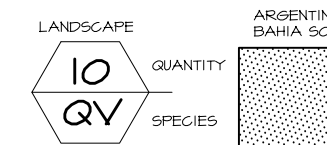
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	SPACING
PE	17	PINUS ELLIOTTII	SLASH PINE	6' HT X 2" SPD, 2" CALIPER	YES	10' OC
CI	130	CHRYSOBALANUS ICAGO	COCOPLUM	54" HT X 36" SPD, 15 GALLON	YES	60" OC

LANDSCAPE REQUIREMENTS

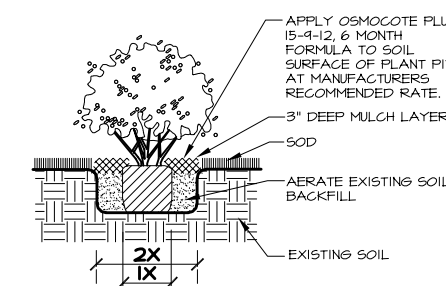
15' WIDE LANDSCAPE BUFFER
1 TREE PER 10' - 170 / 10 = 17 TREES REQUIRED
CONTINUOUS DOUBLE HEDGE REQUIRED



SYMBOL LEGEND



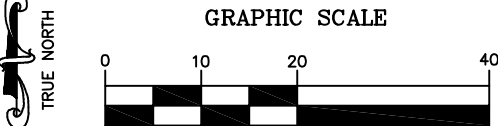
CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.
TREE STAKING AND PLANTING DETAIL



SHRUB PLANTING DETAIL

LANDSCAPE INSTALLATION NOTES

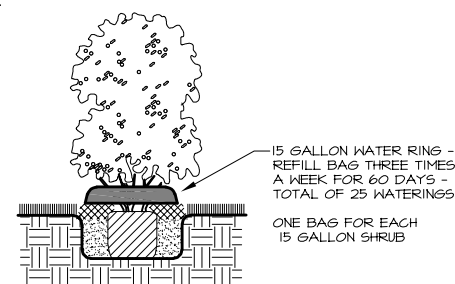
- ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC- SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH ARGENTINE BAHIA SOD. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM OF 24" RADIUS.
- TREES SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.
- TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.



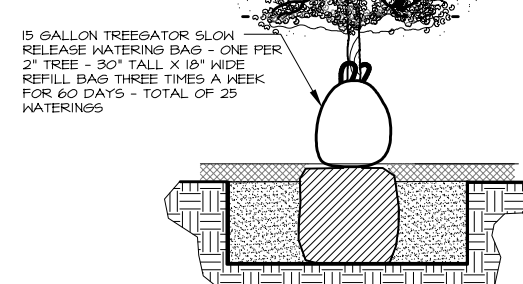
SCALE: 1" = 20'-0"
SCALE BASED ON 11"x17" ONLY

WATERING BAGS INSTALLATION AND USE

- INITIAL SETUP - WATER TREES AND SHRUBS THOROUGHLY DURING PLANTING OPERATIONS. AFTER MULCHING OPERATIONS INSTALL WATERING BAGS. POSITION GATOR BAGS AGAINST TRUNKS OF TREES AND WATERING RINGS AROUND TRUNKS OF SHRUBS ON THE TOP OF THE MULCH BED.
- FILLING PROCESS - LOCATE FILL OPENING UNDER TOP TAG. INSERT WATER HOSE AND FILL TO 1/4 CAPACITY INITIALLY
- PROPER EXPANSION - GENTLY LIFT STRAPS OF GATOR BAG TO EXPAND BOTTOM FULLY. NEVER SUSPEND BAG USING STRAPS.
- WATERING SCHEDULE - COMPLETE FILLING BAGS ALL THE WAY. ALLOW 5-9 HOURS FOR COMPLETE DRAINAGE. REFILL THREE TIMES A WEEK FOR 60 DAYS - 25 TOTAL WATERINGS.



SHRUB WATERING DETAIL



TREE GATOR INSTALLATION DETAIL

SMW JOB#22-1651

Attachment G

Special Exception and Variance Wireless Communication Facility 7645 Barrancas Ave.

The Applicant, Skyway Towers, LLC, seeks to construct a 150' tall wireless communication facility (155' with lightning rod) on vacant property located at 7645 Barrancas Ave., on Greater Pine Island in unincorporated Lee County (the "Site"). The facility will consist of a communications tower with antenna, a fenced compound with ground equipment, and easement for access to the tower compound. The Site is currently vacant agricultural land, zoned AG-2, which is mostly cleared of vegetation, except in the southern portion of the property. All adjacent lands are similarly vacant AG-2 zoned land, with the exception of Barrancas Avenue bounding the Site on the north, with more AG-2 zoning to the north.

The Applicant seeks a Special Exception for the proposed tower, and seeks a variance for deviation from limitations on structure height in the Greater Pine Island Community Plan area of 33', and for its height of 6' (due to lightning rod) above 149', as well as tower setbacks on three sides.

The below project information and statements outline the proposed facility's compliance with and justification under the Lee County Code and Comprehensive Plan, as documented by the application materials included with this Special Exception and Variance application submittal.

Special Exception

Wireless Communication Facilities Code Section

Chiefly, the proposed wireless communication facility use satisfies the purpose and intent of the Code's section 34-1441 pertaining thereto. Specifically, it provides for an appropriate location to satisfy a growing need and demand for wireless communication services, particular in the more rural setting of Greater Pine Island, where wireless service demand has outpaced the available structures to locate antenna thereon. Additionally, where both T-Mobile and AT&T have committed to co-location on this proposed tower Site, coordination between providers as encouraged by the Code is already effected by this tower, with additional carriers proposed and anticipated to join. Especially in light of the growing threat of disrupted services and connectivity during hurricane season, the Site provides a large area of Greater Pine Island with a needed opportunity for enhanced cell service and, for the growing number of those customers who utilize it from their cell providers, WiFi service. This increased service impacts residents, businesses, and those traveling through the area alike.

The proposed tower compound on the Site satisfies the Sec. 34-1447 Development regulations for towers as follows:

34-1447(b): Antenna-supporting structures: the Site is zoned Agricultural, and the proposed tower is 150' in height (155' at top of lightning rod); accordingly a Special Exception is required, with additional variance for height above 149'.

34-1447(c): the siting of the proposed tower represents a new antenna-support structure (tower), however, it is also proposed to be a co-location tower, with two services providers currently committed (T-Mobile and AT&T) and space for up to two additional providers. This promotes the consolidation and discourages the proliferation of antennas for providers in this area of Greater Pine Island. As depicted in the exhibits that are in part responsive to the application materials described below, there is no structure of a sufficient height or location within the Applicant's coverage radius that can provide a similar level of coverage to support the radio frequency engineering requirements of the proposed tower. While agriculturally-zoned land is midway down the scale of zoning district priorities, pursuant to the surrounding area, and as depicted in the propagation maps of this coverage area, this location allows for a maximized range of coverage while locating the tower as central to the residential and business districts that need its coverage while keeping the tower outside of those communities. Per the map exhibits provided with this application, the Applicant contacted 24 properties within the geographic search ring, the majority of said properties being those within higher-ranked zoning districts under Sec. 34-1447(c). None of the sites contacted resulted in an interested landowner candidate for leasing cell tower space as of 8.19.2025.

34-1447(d): visual impacts of the tower are minimized in accordance with the Code's requirements that a monopole design is used, and antenna thereon will be of a color that blends with the monopole's color. The antenna will be panel antenna, which are typical for a monopole's antenna configuration, with up to four separate panel arrays serving up to four carriers. Flush-mounted antenna are not feasible as the number of antenna panels would be reduced below acceptable levels and would impact necessary spacing and airflow. The monopole will be of a galvanized finish consistent with the Code. Fencing will be provided which meets the requirements of the Code, as will landscaping. No demand on County services (such as water) will be created by the tower, as landscaping will be watered via gator bags and water rings to irrigate native/survivable plant species.

34-1447(e): the tower requires variances for the 100% of height setback requirements on three sides (west, east, and south). The setback to the north exceeds the 100% of tower-height requirement. The proposed height of the tower, at 155' at top of lightning road, is just 6' over the 149' limitation for special exceptions without a height variance and, accordingly, requires a variance for the additional foot, as well as a variance for the height over 33' because of its location within the Greater Pine Island Community Area. Please see the variance section herein for an expanded discussion of the tower setback and height variances requested.

34-1447(f): the construction of the tower will adhere to the standards of this section, including monopole type, lighting, accommodation of future collocations (up to four total providers). The FAA has confirmed no lighting is required for this tower, and therefore no lighting is proposed, which reduces potential light pollution in the Greater Pine Island Community.

34-1447(g): all required signage will be provided, in accordance with the requirements and limitations of this section.

The following items and requirements within Sec. 34-1446 are provided for and satisfied by this application:

(1) Documentation of authority and acceptance of responsibility for compliance with these regulations, executed by the property owner, the applicant, and the provider who will be placing antennas on the proposed or existing wireless communications facility.

An executed statement of authority and acceptance is included with the filing, signed by Skyway Towers, LLC, the proposed tower facility owner. Additionally, an affidavit is provided by Skyway further confirming that the providers, once set to install their facilities on the proposed tower, will execute an affidavit, as will the property owner, and all parties are prepared for this to be a condition of approval.

(2) The name, address, and telephone contact information for the owner of all proposed or existing antenna-supporting structures and wireless communication facilities; and an affidavit that such information will be updated annually or upon a change of ownership after the application is approved.

A statement providing the contact information for the identified contact at Skyway Towers, LLC, has been included with this application. As service providers go live, contact information for relevant individuals will be provided to the County.

(3) A license (and for broadcast structures, a construction permit) issued by the FCC to transmit radio signals in Lee County.

An FCC compliance statement is included with the application materials, as well as a list of FCC licenses issued to AT&T in Lee County.

(4) New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area.

The requisite propagation maps are included with this submittal, and depict the significant increase and improvement in coverage that the proposed tower will provide to a large portion of Greater Pine Island. Based on the experience of actual T-Mobile users and per the provided propagation map, there is limited to no coverage in the northern part of the island, especially Barrancas Ave. where the proposed tower will be located. Coverage for T-Mobile and AT&T users in this area is sparse, and can be limited to SOS/satellite only, which poses a safety issue for residents and visitors to this portion of the island who utilize one of these major nationwide service providers. The Site is located centrally to a number of residential pockets in all directions around it, while maintaining sufficient distance from all of them to promote compatibility. This centralized location relative to these residential communities allows the proposed tower to be a service to them without being located directly next to or within them. The only other existing tower of which the Applicant has knowledge, in accordance with aerial images and tower locator databases, is a tower at the end of Tropical Lane, approximately a mile east of the Site. That existing tower was, according to public databases, constructed as early as 2001, and is of a "stealth" design that encloses the antenna internally. This design is outdated relative to modern antenna array designs, and cannot support additional antenna. Moreover, the existing tower is not of a centralized location and therefore unsuited to provide the more universal degree of coverage that the Site is positioned for.

(5) A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grade and sea-level.

A letter signed by the engineer of record verifies the height of the facility.

(6) A letter:

- a. Demonstrating consent from the Executive Director of the Lee County Port Authority if the wireless communications facilities is to be located within the County airspace notification limits of Section 34-1107;*
- b. Confirming review and recommendation from the Lee County Mosquito Control District, the Lee County Sheriff's Department and the Director of Public Safety or their respective designee, for any wireless communication facility exceeding 35 feet;*
- c. Evidence of compliance with applicable Federal Aviation Administration requirements under 14 CFR 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use.*

Letters from the above-listed agencies, as applicable, are included in the application record.

(6) A survey of the subject property completed by a registered land surveyor which shows all existing conditions. This requirement does not apply to roof-mounted and surface-mounted antennas.

A signed and sealed survey is included with this application.

(7) Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communication facility will be visible according to the balloon test and sight lines. This requirement does not apply to collocations.

Photo simulations are provided; at the time the balloon test/sight line test is conducted in accordance with the Code requirements, additional photo simulations will be provided.

(8) Shared use plan or copy of an executed shared use plan for the existing facility. (This is not required for a broadcast facility until such time as a request is made to collocate personal wireless service equipment.)

The requisite shared use plan form is included, however, it is not complete until such time as the providers intend to co-locate.

(9) For new antenna support structures, to allow a determination that there are no existing structures on which the provider's proposed antennas could be located, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each.

As evidenced by the image in Exhibit A attached hereto, and propagation maps included with this application, none of the existing structures within a mile of the Site would provide a sufficient usable height or location such as to provide the same degree and area of service as the proposed tower.

(10) Floor plans, elevations, and cross sections at a scale no smaller than one-fourth-inch equals one foot (1:48) of any proposed accessory structure.

The required floor plans and elevation drawings are included in the site plan set. Please note that no accessory structures (i.e. enclosures for equipment) are provided. All equipment will be situated on the depicted open-air concrete pads.

- (11) *To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and sealed by a professional engineer).*

Elevation drawings for the proposed tower are included.

Additional material required by the Code is also provided with this application, including:

- (1) *Lease required. If the property owner is not a provider, the application must include a copy of an executed lease agreement or memorandum of lease between the applicant or property owner and a provider. Where no lease agreement has been executed, the applicant must include an affidavit signed by a provider attesting to the provider's intent to make application for development order approval to place antennas on the wireless communications facility if the zoning application is approved.*

A copy of the recorded memorandum of lease is included.

- (2) *For antenna-supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements set forth in Subsection (d) of this section.*

When prompted and in accordance with the balloon test provision of the Code, the necessary balloon test will be conducted.

All information required at the time of building permit will be provided when and as applicable.

Special Exception Criteria:

The request is consistent with the criteria of the Special Exception process for the reasons described above as specific to the proposed wireless communication facility use, and per the reasoning in the below responses to the Special Exception criteria, both general and specific to wireless communication uses.

The proposed use:

1. *Is consistent with the goals, objectives, policies and intent of the Lee Plan;*

Numerous policies in the Lee Plan encourage the provision of infrastructure and support for communications technology to enhance public safety in particular. Especially with the threat of hurricanes and other storm impacts to the County, and especially its islands, the importance of adequate communications facilities to serve these areas cannot be overstated. Additionally, the Lee Plan encourages communications facilities to benefit the promotion of business, especially water-dependent businesses. As described, there is essentially zero reliable coverage for T-Mobile

and AT&T users in the northern portion of the island. This in and of itself poses a safety threat for visitors and residents who utilize one of these major nationwide service providers, as calls (emergency or otherwise) and texts are limited to impossible to make.

The property is designated in the Outlying Suburban future land use category. This category permits non-residential uses needed to serve the rural community's needs specific to Greater Pine Island. Siting a wireless tower to serve residents' communication needs and the County's emergency management objectives is consistent with the Lee Plan and underlying future land use, especially considering the existing residential development and forthcoming residential development in the northern portion of the island.

- 2. Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;*

The Site is vacant agricultural land which is mostly cleared. To the extent any portion of the Site constitutes wetlands, the proposed tower, compound, and access will not disturb it.

- 3. Will be compatible with existing and planned uses;*

The Applicant proposes to locate the tower in the property's southeast corner, farthest from neighboring dwelling units located to the west along Barrancas Avenue. The tower area accommodates the tower, antenna-supporting structure, and equipment.

Setbacks from property lines range from 127' from the western property line; 34' from the eastern property line (to maximize distance between the tower and the nearest single-family dwelling); 209' to Baranacas Avenue right-of-way; and 100' from the southern property line.

As and when directed by staff in line with the Code, the Applicant will conduct balloon tests to ensure minimal visual impact for nearby residents. Existing vegetation, and fencing, will buffer ground equipment from adjacent property. Proposed development standards limit the monopole to specified height, location and design. These conditions serve to protect compatibility and minimize off-site impacts.

- 4. Will not be injurious to the neighborhood or detrimental to the public welfare; and*

This tower will provide the benefit of significantly increased communication services to residents, guests, and businesses of Greater Pine Island in its coverage area. It is significantly removed from proximity to the nearest residential structures, and located within a swath of vacant agricultural land, which minimizes its potential impact on surrounding uses.

- 5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.*

Per the above sections of this narrative, the use is in compliance with zoning regulations, including permissible variance requests.

Moreover, the following criteria are satisfied:

- 1. The applicant is not able to use existing wireless communications facility sites in the geographic search area;*

Per the above sections of this narrative, the Applicant is not able to utilize existing towers within the geographic search area, as none exist in the area to meet the RF need.

2. *The applicant has agreed to rent or lease available space on the antenna-supporting structure, under the terms of a fair-market lease, without discrimination to other wireless communications service providers;*

Co-location is to be offered as required, including two providers (T-Mobile and AT&T) already signed on to the proposed tower, and room for two additional providers.

3. *The proposed antenna-supporting structure will not be injurious to historical resources, obstruct scenic views, diminish residential property values, or reduce the quality and function of natural or manmade resources; and*

The proposed tower does not interfere with waterfront or other designated scenic views, and is located in an agricultural, vacant area that is outside of any preserve area within the Greater Pine Island community. Per the application materials submitted herein, the proposal will improve safety and connectivity in this portion of the island, which is a benefit to all.

4. *The applicant has agreed to implement all reasonable measures to mitigate the potential adverse impacts of the structures and facilities.*

As described throughout, the Applicant's proposed facility mitigates potential impacts to the greatest possible extent.

Variances

Finally, the request is consistent with the variance criteria of the Code, as related to its height (both in relation to the general wireless communication code and the Greater Pine Island height limitation), and as related to the reduction in tower setbacks on the west, south, and east.

The following general variance criteria are satisfied:

- a. *The property has inherent exceptional conditions that cause the application of the regulation to create a hardship (as defined in Section 34-2) on the property owner.*

Height: the Site is, as described, central to a number of residential areas in all directions, which provide an ideal location for a communications tower to serve those communities without being located directly within them. The general limitation of 149' without a variance is prohibitive of the standard 150' height for monopole towers, due to the necessary 10' windows allotted per the four antenna arrays, as well as the necessary additional 5' for lightning rod. The standard height, especially in a rural area where the nearest structures to be served by the tower are several hundred feet away, is necessary to provide adequate coverage to the greatest range possible. Additionally, the limitation of 33' in the Greater Pine Island plan would render a tower useless, only able to provide a small coverage area with one provider at most. The taller a tower is, the

greater its coverage range can be, and therefore the standard tower of 150' with windows starting at approximately 110', 120', 130' and 140' (a total of 4 10' windows, one for each provider) allows for the proposed tower to provide coverage to the entire area of the island that requires it, rather than a shorter tower which will cover a smaller area, especially on the lower end of the antenna array windows, which would necessitate more towers to complete the coverage area needed to solve the gap.

Setbacks: the size of the Site itself makes it impossible to locate a monopole tower of standard, functional height (150' + 5' for lightning rod) in a way that would meet all tower setbacks on all sides, since the setback requirement is 100% of tower height on all sides. The tower is located such that it sits as "interior" to the surrounding agricultural / non-residential land as possible, and the properties from which it has a reduced setback are vacant agricultural land, whereas it exceeds the setback requirement from Barrancas Avenue.

b. The exceptional conditions are not the result of actions of the property owner taken subsequent to the adoption of the ordinance.

Height and Setbacks: as evident from the above, the conditions are unrelated to any actions of the owner or applicant, but rather from the strict application of code requirements to this Site, absent variance relief.

c. The variance granted is the minimum variance that will relieve the unreasonable burden caused by the application of the regulation to the property.

Height: the request for 150 (155' for lightning rod) ' is *de minimus* in comparison to the Code's maximum of 149' without a variance, but it is meaningful to achieving the standard tower height of 150' (155' for lightning rod), which affects the entire functionality and build-out of the structure. For the same reason, the proposed height instead of the 33' limitation in Greater Pine Island is the minimum necessary, because it is the standard tower height that can provide a worthwhile degree of coverage while being located hundreds of feet from the nearest structures it will serve. A 33' tower would not allow for a level of coverage that would even begin to provide the coverage necessary, for one service provider let alone the two confirmed providers and the total of four proposed.

Setbacks: the request for reduced setbacks on three sides allows the tower to be positioned on the Site in a way that maximizes distance from Barrancas Ave. and situates the tower as "interior" as possible to surrounding agricultural land. The width and depth of Site do not allow all required setbacks to be met, therefore relief from the setbacks on both east and west is necessary at minimum. Setting the tower closer to the southern boundary and farther from the north is better

than in the middle of the site at approximately exactly 150' on either side, because of proximity to the nearest right of way.

d. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare.

Height: the tower is proposed to be located towards the southern portion of the Site, which places it in the middle of agricultural land, and several hundred feet away from the nearest residential structure. The height of 150' (155' with lightning rod) is a standard monopole height, allowing it to provide coverage to surrounding uses without being directly adjacent to them. The provision of adequate communications coverage is a benefit to the surrounding area, especially in need of emergency services communications such as in the event of storms and in light of the total lack of coverage for users of two major nationwide service providers.

Setbacks: the reduction in setbacks allows for the tower to be located in the best portion of the Site to reduce its potential impact on surroundings, including to Barrancas Ave. Additionally, per the structural letter provided with this application, the monopole will be constructed and designed utilizing breakpoint technology, such that in the event of an extreme wind event as specified therein, the tower will break at an engineered point and collapse upon itself (swing down). This results in a breakpoint / fall zone of 13' around the base of the tower, well away from adjacent properties and roads.

e. The variance is consistent with the Lee Plan.

Height and Setbacks: as described throughout, the Lee Plan encourages public safety and the provision of adequate communications facilities.

Moreover, the use-specific variance criteria below, to the extent applicable, are satisfied:

1. *Denial would have the effect of prohibiting the provision of personal wireless services;*

As depicted in the propagation maps produced by both T-Mobile and AT&T, both providers, which represent two of the four major providers, have significantly limited coverage in much of this area of Greater Pine Island.

2. *Denial would unreasonably discriminate among providers of functionally equivalent personal wireless services;*

Does not apply.

3. *The variance is necessary to ensure adequate public safety and emergency management communications;*

The height variance and the setback variance, by virtue of the Site's size and shape, are necessary to allow for a standard 150' monopole (155' with lightning rod) to be located here so as to provide coverage to surrounding residential communities. Especially in the event of hurricanes and other storm events, adequate coverage is critical for emergency and evacuation response, as well as aftermath response.

4. *The variance is the minimum necessary in order for the applicant to provide broadcast services pursuant to an FCC-issued license or construction permit (existence of an FCC license requiring a broadcast antenna at a given height will constitute a presumption that this requirement has been met);*

Does not apply.

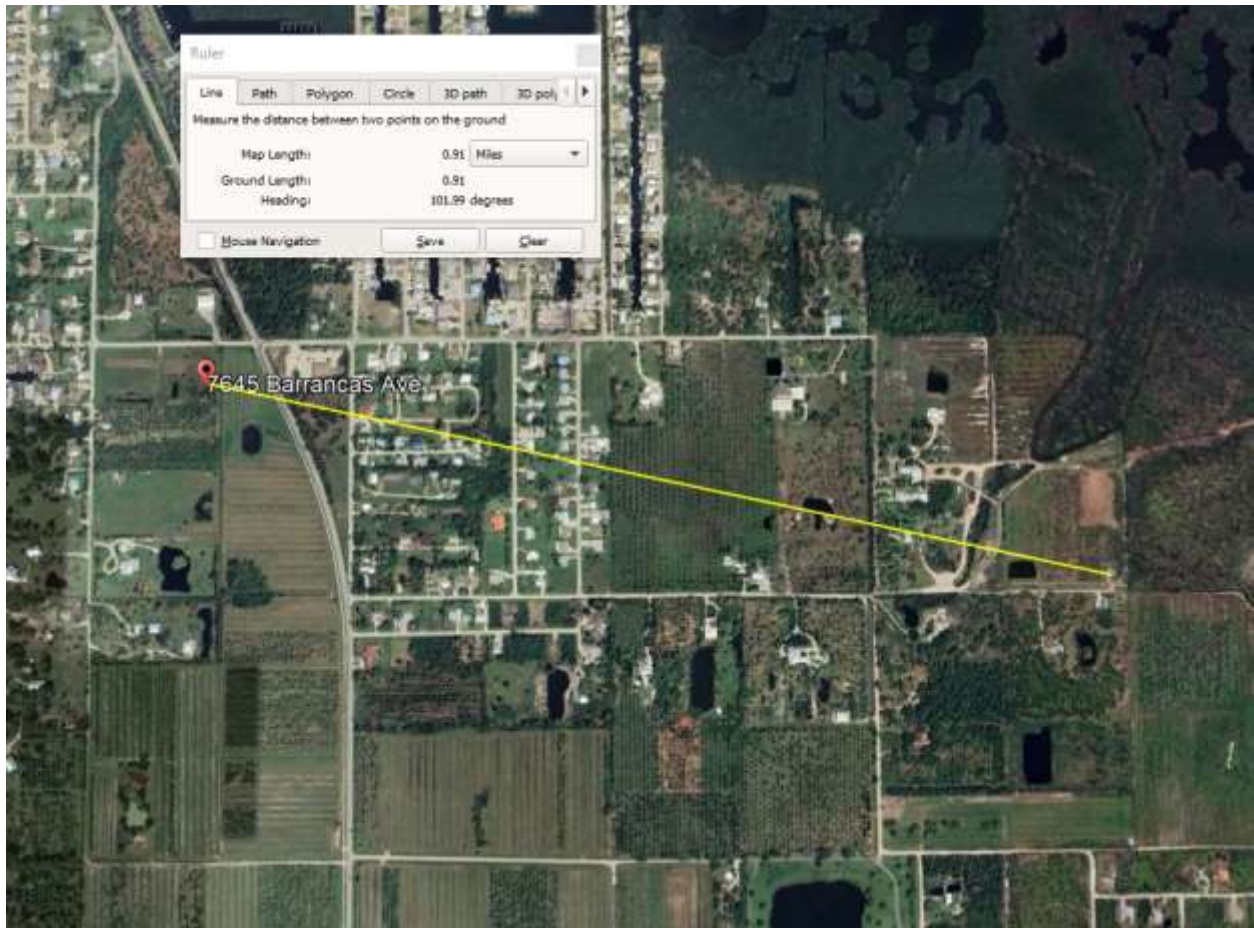
5. *Denial would have the effect of prohibiting the provision of amateur radio services; or*

Does not apply.

6. *The variance will obviate the need for additional antenna-supporting structures in the geographic search area.*

As indicated by the propagation maps and Exhibit A, this tower will provide coverage to this area and obviate a need, at this height, for additional towers to provide service to those areas.

Exhibit A – closest tower per available public records



The following is an analysis of the Special Exception and Variance petitions' compliance with the goals, objectives and policies of the Lee Plan.

POLICY 1.1.6: The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.

RESPONSE: The proposed wireless communication facility is not considered an industrial use and is permitted as a special exception in the underlying AG-2 zoning district. This use falls in the range of allowable land uses in Outlying Suburban category, which is considered a Future Urban Area per the Lee Plan. The policy also acknowledges infrastructure will be provided in these areas to support low density development patterns. The proposed wireless communications facility is a low impact, low intensity form of infrastructure that is needed in this area per the data provided in the application.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

RESPONSE: The proposed special exception and variances will allow development of an underutilized property with a low intensity use in a developed, suburban area in the northern end of Pine Island. The site is proximate to existing residential neighborhoods, as well as commercial uses along the Stringfellow Road corridor, near the Bokeelia "hub". The proposed facility will make use of the agricultural zoning on a 1+/-acre site, which is too small for most viable agricultural uses. The proposed location for a wireless communication facility will enhance day-to-day service as well as emergency management needs in an underserved area (as shown by the enclosed propagation map), thereby allowing critical service deficiencies to be addressed in the northern end of Pine Island.

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

RESPONSE: The proposed wireless communication facility is proposed on a property designated as Outlying Suburban, which is within the Future Urban Area per the Lee Plan. The site is ideally located to provide improved

levels of wireless communication service to the surrounding, established population.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

RESPONSE: The proposed location and associated variances for setbacks are intended to maximize compatibility with the single-family residences to the north and west, while orienting the proposed monopole towards the arterial frontage of Stringfellow Road. Per the illustrative visualization exhibits, it is shown that the monopole will have limited visual impact. Moreover, the use will generate no lighting, noise or traffic impacts.

POLICY 24.1.6: The County will continue to encourage the preservation of environmentally sensitive areas, rare and unique uplands, eagle nesting areas, and archaeological and historic sites on Greater Pine Island in accordance with the priorities set out in this Plan.

RESPONSE: The proposed wireless communication facility proposes minimal impacts to the site due to the limited footprint of the monopole structure. The proposed location will not impact native species or environmentally sensitive lands.

POLICY 24.7.1: Lee County will work to maintain hurricane evacuation clearance times for Greater Pine Island and continue to incorporate those times into the County-wide evacuation decision-making planning.

RESPONSE: The proposed facility will indirectly address Pine Island's policies relating to emergency preparedness and hurricane resiliency. The wireless communication tower will improve service in an underserved area of the Island, thereby facility emergency response to residents and businesses.

OBJECTIVE 72.2: DEVELOPMENT REGULATIONS. Maintain land development regulations that reduce the vulnerability of development from the threats of natural and man-made hazards.

RESPONSE: The proposed special exception and variance will help reduce vulnerability from natural hazards by improving wireless communication service in an area prone to such hazards.

POLICY 123.1.1: Maintain standards for development, mitigation, and conservation that will protect and integrate wetlands and Rare and Unique upland habitats as defined in this plan

RESPONSE: The proposed wireless communication facility proposes minimal impacts to the site due to the limited footprint of the monopole structure. The proposed location will not impact native vegetation on the property, and no wetland impacts are proposed.

Attachment H

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064

(614) 398-6250 - mike@mfpeng.com

July 23, 2025

Skyway Towers

Re: Proposed 150-ft Monopole
Located in Lee Co., FL: FL-01052 Bokeelia N.
MFP Project #: 23525-292 r1 / TAPP Project Number: TP-24591

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products

I have designed this monopole to withstand a 3-sec. gusted wind speed of 157 mph as recommended by TIA-222-H for Lee Co., FL. The design also conforms to the requirements of the Florida Building Code (8Th Ed. 2023).

This monopole has been designed to accommodate a theoretical fall radius. The upper 75' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to my design, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 75' elevation. The yielded section is designed to swing down and rest on the ground, resulting in an approximate 13-ft fall radius

The structure has been designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

This item has been digitally signed and sealed by **Michael F. Plahovinsak, P.E. #66723** using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Sincerely,

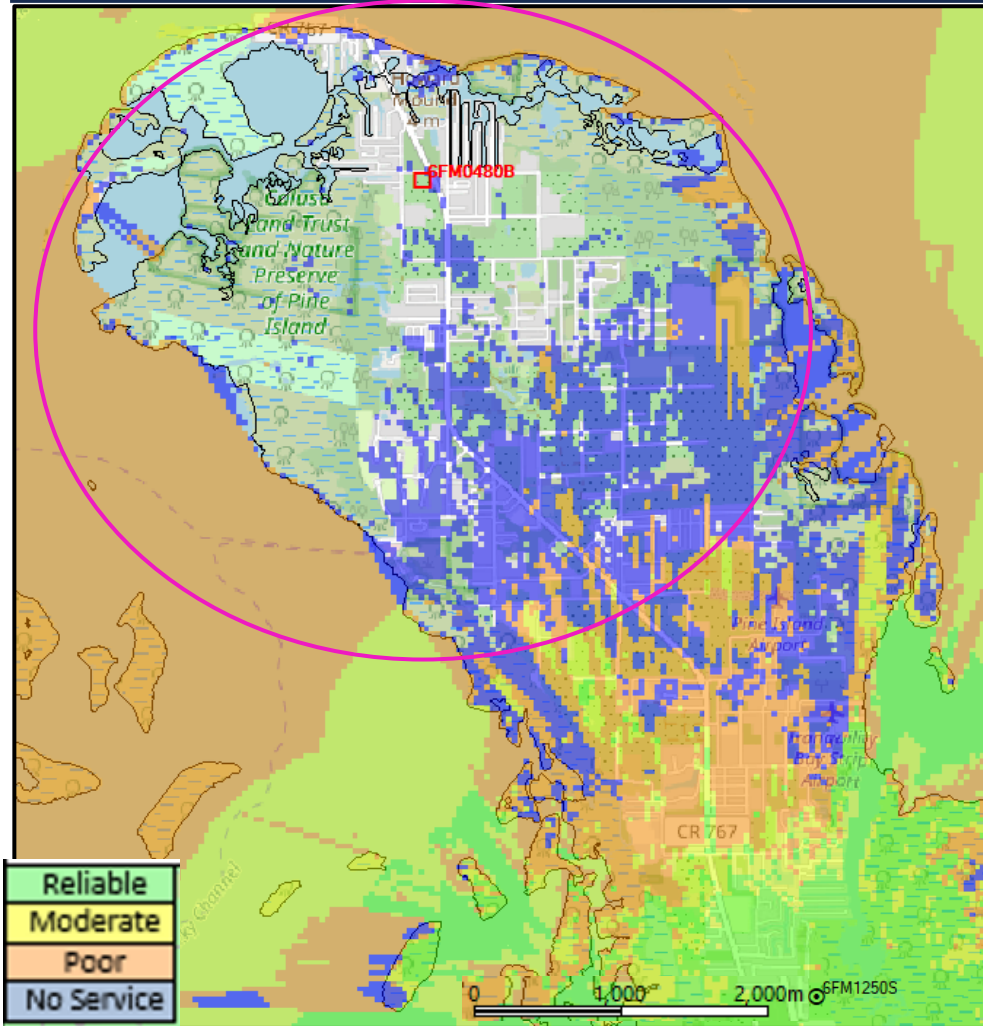
Michael F. Plahovinsak, P.E.



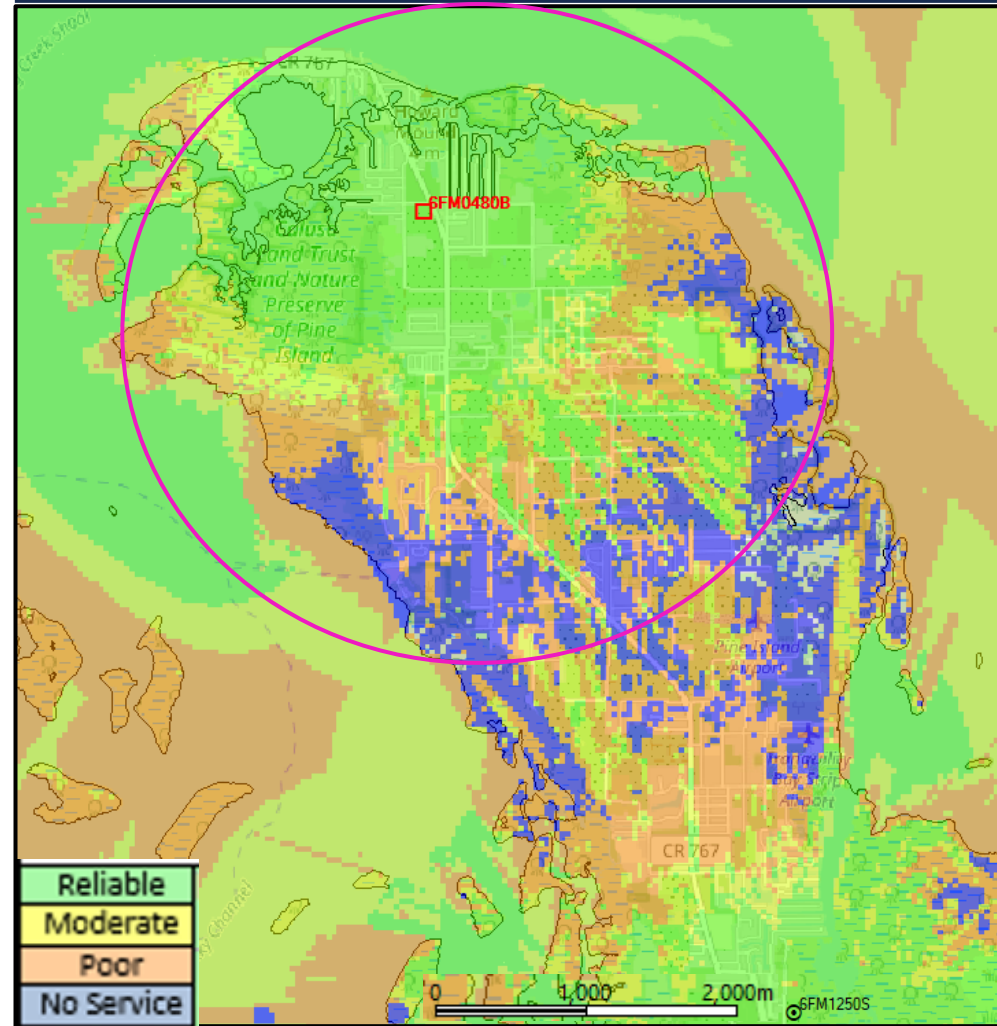
Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions



Existing T-Mobile Service



Proposed T-Mobile Service @ 140 feet



Attachment I

Most Reliable Service	Moderate Service	Poor Service
<p>Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high-speed data.</p>	<p>Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances.</p>	<p>A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call.</p>



April 21, 2025

Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33902

Re: Application to Construct a Wireless Telecommunications Tower at 7645 Barrancas Ave, Bokeelia, FL 33922. RF Justification

Please be advised that AT&T intends to collocate on the proposed wireless telecommunications tower referred to above.

AT&T has tried for many years to secure a way to improve our poor cell coverage on the north end of Pine Island. The only existing cell tower on the north end is a poorly positioned, concealed antenna pole tower on the far northeast side and we have tried unsuccessfully to collocate there with reasoning being that some coverage improvement is better than none.

We strongly support the proposed tower development both for its location to enable much better coverage to the overall north end, especially the more populated areas, and for its structure with potential to accommodate new beam-tracking technology that greatly enhances network performance.

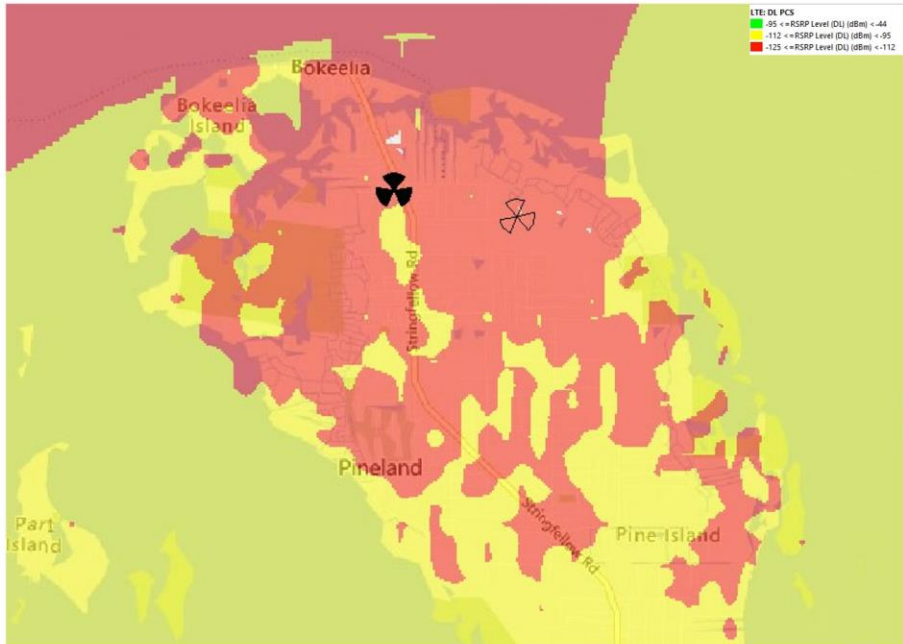
The following coverage prediction plots have been aligned to represent actual customer experience using large measurement reported data sets and within the software constraints of the prediction model.

Plot 1 shows AT&T's existing cellular coverage and Plot 2 show coverage with inclusion of the proposed tower. AT&T looks forward to the opportunity to improve our cellular coverage to the north end of Pine Island

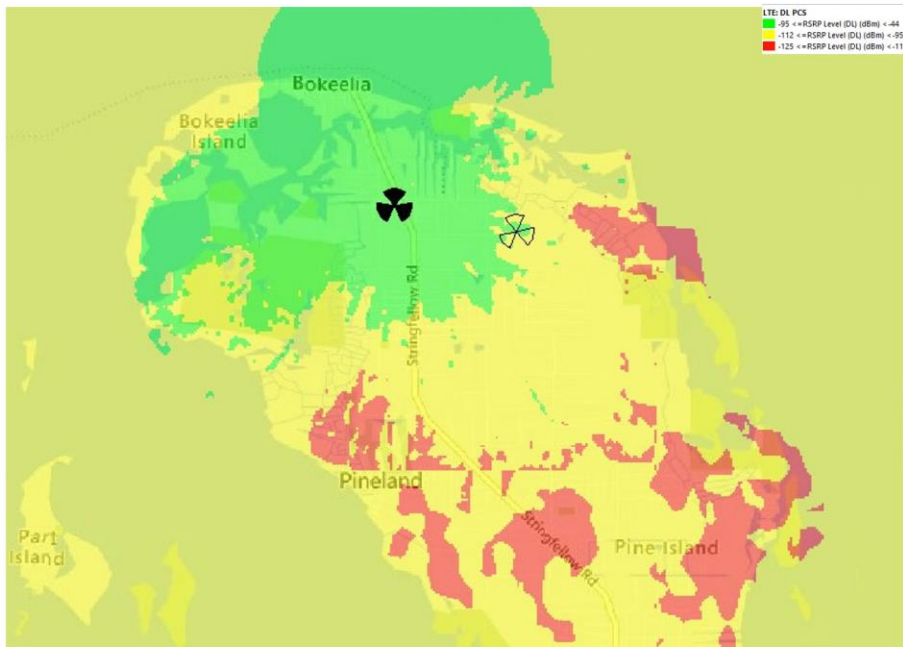
Sincerely,

George Brosseau

George Brosseau
AT&T Mobility – Florida
Principal RF Design Manager
(561) 312-3000



Plot 1: Existing AT&T Cellular Network RF Coverage Prediction



Plot 2: AT&T Cellular Network RF Coverage Prediction with proposed telecommunication monopole tower at 7645 Barrancas Ave.

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NAME: BOKEELIA N (FL-01052)

SITE LOCATION: 26.693027°
-82.151578°

7645 BARRANCAS AVE
BOKEELIA, FL 33922

NOTE:
BALLOON FLIGHT WAS PERFORMED ON 1/6/26. THE BALLOON FLIGHT LAT/LONG UPDATED TO 26°41'36.1"N 82°09'05.6"W (APPROXIMATELY 120' NORTH) DUE TO ON SITE CONDITIONS.

Attachment J



PHOTOSIM LOCATION	DISTANCE TO TOWER
VIEW #1	665'
VIEW #2	255'
VIEW #3	1,265'
VIEW #4	1,145'
VIEW #5	2,555'
VIEW #6	920'
VIEW #7	1,245'
VIEW #8	650'

DISTANCES ARE APPROXIMATE AND FOR REFERENCE ONLY



BOKEELIA N (FL-01052) COVER SHEET

THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE INTENDED AS VISUAL REPRESENTATIVES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.

DATE: 01/09/26

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1



BALLOON TEST



SMW
ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

BOKEELIA N (FL-01052)
VIEW (1)

PHOTO SIMULATION

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 01/09/26

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1



PROPOSED 150'
MONOPOLE



SMW
ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

BOKEELIA N (FL-01052)
VIEW (1) (AFTER)

PHOTO SIMULATION

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DATE: 01/09/26

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BALLOON TEST



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ENGINEERING GROUP, LLC
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BOKEELIA N (FL-01052)
VIEW (2)

PHOTO SIMULATION

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PROPOSED 150'
MONOPOLE



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BOKEELIA N (FL-01052)
VIEW (2) (AFTER)

PHOTO SIMULATION

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BOKEELIA N (FL-01052)
VIEW (3)

PHOTO SIMULATION

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DATE: 01/09/26

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1



PROPOSED 150'
MONOPOLE



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BOKEELIA N (FL-01052)
VIEW (3) (AFTER)

PHOTO SIMULATION

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BOKEELIA N (FL-01052)
VIEW (4)

PHOTO SIMULATION

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DATE: 01/09/26

DRAWN BY: BMD

REVIEWED BY: KM

SMW # 22-1651.1



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BIRMINGHAM, AL 35244
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BOKEELIA N (FL-01052)
VIEW (4) (AFTER)

PHOTO SIMULATION

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UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 01/09/26

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1



BALLOON TEST



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158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

BOKEELIA N (FL-01052)
VIEW (5)

PHOTO SIMULATION

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UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 01/09/26

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1



PROPOSED 150'
MONOPOLE



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ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
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BIRMINGHAM, AL 35244
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BOKEELIA N (FL-01052)
VIEW (5) (AFTER)

PHOTO SIMULATION

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DATE: 01/09/26

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BALLOON TEST



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BOKEELIA N (FL-01052)
VIEW (6)

PHOTO SIMULATION

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UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 01/09/26

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1



PROPOSED 150'
MONOPOLE



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BOKEELIA N (FL-01052)
VIEW (6) (AFTER)

PHOTO SIMULATION

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BOKEELIA N (FL-01052)
VIEW (7)

PHOTO SIMULATION

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MONOPOLE



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BOKEELIA N (FL-01052)
VIEW (7) (AFTER)

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BALLOON TEST



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BOKEELIA N (FL-01052)
VIEW (8)

PHOTO SIMULATION

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DATE: 01/09/26

DRAWN BY: BMD

REVIEWED BY: KM

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BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

BOKEELIA N (FL-01052)
VIEW (8) (AFTER)

PHOTO SIMULATION

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DATE: 01/09/26

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1

Attachment K

LEE PALLARDY, INC.

Real Estate – Appraiser, Broker & Consultant

LEE PALLARDY, MAI (1892-1967)
LEE PALLARDY, JR., MAI (1920-1987)
LEE F. PALLARDY, III, MAI STATE CERT. GEN. REA 0000121
JAMIE M. MYERS, MAI STATE CERT. GEN. REA 0000221
JAMES M. TALLEY, JR., MAI, SRA STATE CERT. GEN. REA 0001649
DAVID M. TAULBEE, MAI STATE CERT. GEN. REA 0001435



609 E. JACKSON STREET, SUITE 200
TAMPA, FLORIDA 33602-4933
TELEPHONE (813) 221-3700
FAX (813) 223-4140

leepallardyinc.com

July 30, 2025

Via email: Jamie.Maier@hwhlaw.com

Ms. Jamie R. Maier
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, Florida 33602

RE: A Telecommunication Tower Impact Study
Site: Bokeelia N
7645 Barrancas Avenue
Bokeelia, Lee County, Florida 33922
Property Owner: MPW Pine Island, LLC
Skyway Towers Site No: FL-01052

Dear Ms. Maier:

I have prepared this *Study* to summarize findings resulting from numerous Cellular Telecommunication Tower Value Impact Studies prepared by Lee Pallardy, Inc. Please be advised that neither I nor Lee Pallardy, Inc. have vested interests in the success of this or any other hearing nor the ultimate installation of any cellular communication cell tower.

Skyway Towers is proposing a 150-foot Monopole Tower installation on the referenced property situated on the south side of Barrancas Avenue, just west of Stringfellow Road toward the north end of Bokeelia on Pine Island in Lee County. The parcel is generally unimproved, rectangular-configured, and identified by the Lee County Property Appraiser as Parcel ID 10472223, measuring 1.20 acre. At the time of inspection July 19, 2025, the parcel adjacent to the east was unimproved, but possibly in some form of agricultural use and the two parcels adjacent to the west were also unimproved, but the parcel to the west of those, at the southeast corner of Barrancas Avenue and Quail Trail, a single-family dwelling was under construction.

Identified as Bokeelia N, the proposed *Lease Parcel* is situated toward the southeast corner, somewhat buffered by trees and vegetation. The *Lease Parcel* measures 50' x 50' or 2,500 square feet, together with a 30-foot-wide nonexclusive utility and access easement extending south from Barrancas Avenue generally along the east boundary. The tower setback off Barrancas Avenue is 211 feet. The proposed 150-foot monopole tower will be positioned in the center of the *Lease Parcel*. The tower is designed to accommodate four (4) collocations. Within the boundary of the *Lease Parcel*, the tower will be within a 6-foot-high chain-link fence enclosure, finished with three strands of barbed wire and wire meshing, secured by a 6' x 12' chain-link access gate also finished with barbed wire and wire meshing.

Following are Site Plans and Tower Elevation Exhibits, preceded by ground level photographs taken July 12, 2025.



Potential site looking south from Barrancas Avenue



Street view looking east



Street view looking west



SKYWAY TOWERS SITE NUMBER:

FL-01052

SKYWAY TOWERS SITE NAME:

BOKEELIA N

SITE ADDRESS
7645 BARRANCAS AVE
BOKEELIA, FL 33922



1504-226807-AWS

SKYWAY TOWERS SITE NUMBER:
FL-01052
SKYWAY TOWERS SITE NAME:
BOKEELIA N
SITE ADDRESS
7645 BARRANCAS AVE
BOKEELIA, FL 33922

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIM	KMM	01/17/25

SEAL:

**PRELIMINARY
DRAWING**

(NOT VALID UNLESS
STAMPED AND SIGNED)

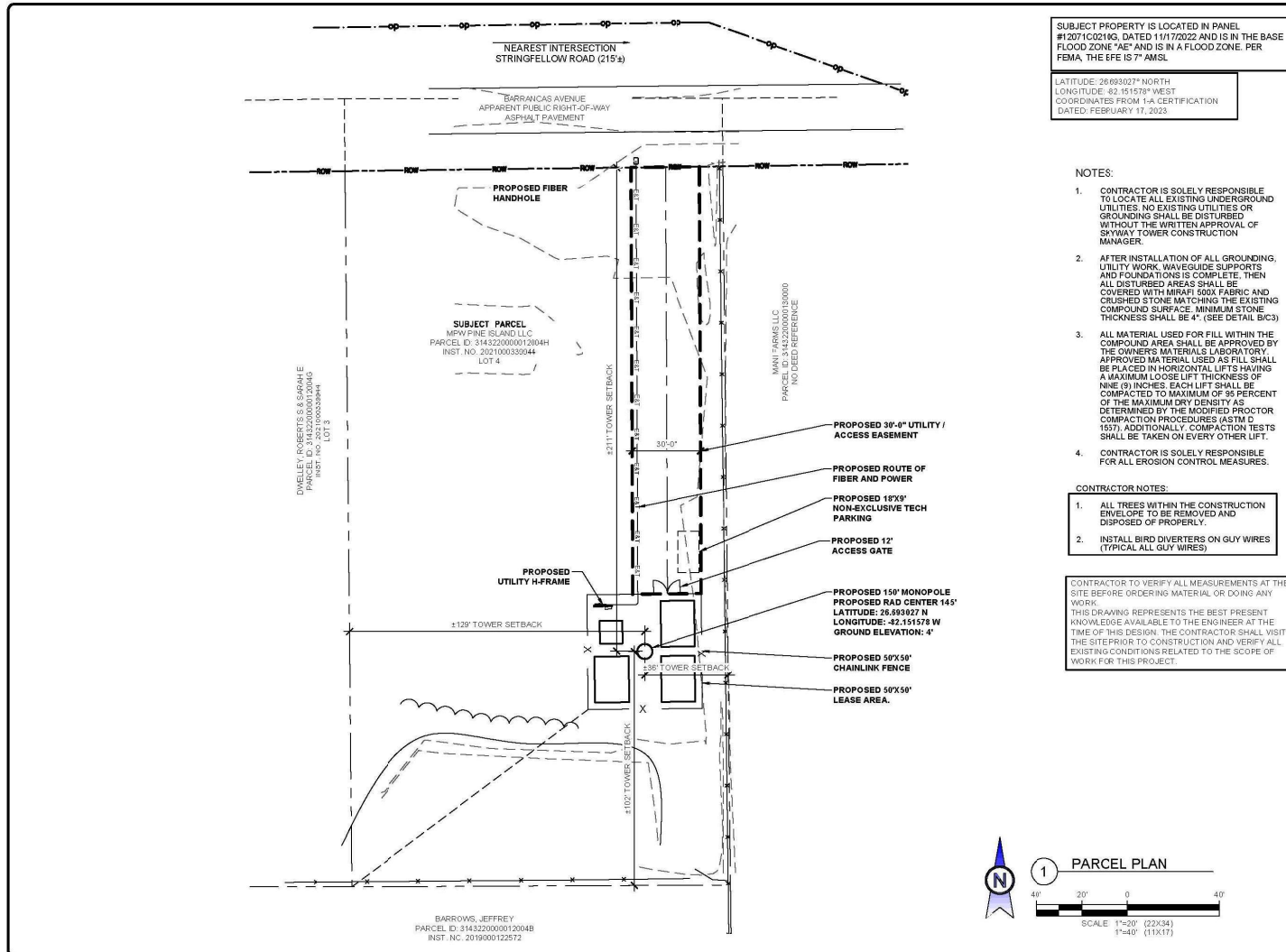
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTUALLY UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

TITLE SHEET

SHEET NUMBER:
T-1

PROJECT NOTES	VICINITY MAP	LOCATION MAP	SHEET INDEX																																																						
<ol style="list-style-type: none"> THE FACILITY IS UNMANNED. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. HANDICAP ACCESS IS NOT REQUIRED. 			<table border="1"> <thead> <tr> <th>SHEET NO.</th> <th>DESCRIPTION</th> <th>REV.</th> </tr> </thead> <tbody> <tr> <td>T-1</td> <td>TITLE SHEET</td> <td>A</td> </tr> <tr> <td>T-2</td> <td>CONSTRUCTION NOTES</td> <td>A</td> </tr> <tr> <td>-</td> <td>SURVEY</td> <td>-</td> </tr> <tr> <td>C-1</td> <td>PARCEL PLAN</td> <td>A</td> </tr> <tr> <td>C-2</td> <td>AERIAL PLAN</td> <td>A</td> </tr> <tr> <td>C-3</td> <td>PROPOSED SITE PLAN</td> <td>A</td> </tr> <tr> <td>C-4</td> <td>TOWER ELEVATION</td> <td>A</td> </tr> <tr> <td>D-1</td> <td>DETAILS</td> <td>A</td> </tr> <tr> <td>D-2</td> <td>DETAILS</td> <td>A</td> </tr> <tr> <td>E-1</td> <td>ELECTRICAL NOTES & ONE-LINE DIAGRAM - METER CENTER ONLY</td> <td>A</td> </tr> <tr> <td>E-2</td> <td>OVERALL UTILITY SITE PLAN</td> <td>A</td> </tr> <tr> <td>E-3</td> <td>UTILITY COMPANY POWER DESIGN</td> <td>A</td> </tr> <tr> <td>E-4</td> <td>DETAILS</td> <td>A</td> </tr> <tr> <td>E-5</td> <td>DETAIL</td> <td>A</td> </tr> <tr> <td>G-1</td> <td>PROPOSED COMPOUND GROUNDING PLAN</td> <td>A</td> </tr> <tr> <td>G-2</td> <td>GROUNDING DETAILS</td> <td>A</td> </tr> <tr> <td>G-3</td> <td>GROUNDING DETAILS</td> <td>A</td> </tr> </tbody> </table>	SHEET NO.	DESCRIPTION	REV.	T-1	TITLE SHEET	A	T-2	CONSTRUCTION NOTES	A	-	SURVEY	-	C-1	PARCEL PLAN	A	C-2	AERIAL PLAN	A	C-3	PROPOSED SITE PLAN	A	C-4	TOWER ELEVATION	A	D-1	DETAILS	A	D-2	DETAILS	A	E-1	ELECTRICAL NOTES & ONE-LINE DIAGRAM - METER CENTER ONLY	A	E-2	OVERALL UTILITY SITE PLAN	A	E-3	UTILITY COMPANY POWER DESIGN	A	E-4	DETAILS	A	E-5	DETAIL	A	G-1	PROPOSED COMPOUND GROUNDING PLAN	A	G-2	GROUNDING DETAILS	A	G-3	GROUNDING DETAILS	A
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PROJECT SUMMARY	PROJECT DESCRIPTION	PROJECT LOCATION DIRECTIONS																																																							
<u>SITE ADDRESS:</u> 7645 BARRANCAS AVE BOKEELIA, FL 33922 COUNTY: LEE <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 28.693027 LONGITUDE: -82.151578 GROUND ELEVATION: 4' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: LEE APN: 31-43-22-06-00012-004H ZONING CODE: AG-2	SCOPE OF WORK: INSTALL 150 MONOPOLE TOWER (1) & LIGHTNING ROD. INSTALL METER BANK AND SKYWAY TOWERS EQUIPMENT PER PLAN.	FROM ORLANDO, FL TAKE FL-884 / COLONIAL BLVD WEST KEEP STRAIGHT TO GET ONTO VETERANS MEMORIAL PKWY / COUNTY HWY-884 KEEP STRAIGHT TO GET ONTO VETERANS MEMORIAL PKWY / COUNTY HWY-884. TURN LEFT ONTO FL-78 / SW PINE ISLAND RD. BEAR RIGHT ONTO PINE ISLAND RD NW BEAR RIGHT ONTO STRINGFELLOW RD / COUNTY HWY-787. TURN LEFT ONTO BARRANCAS AVE. ARRIVE AT BARRANCAS AVE ON THE LEFT THE LAST INTERSECTION BEFORE YOUR DESTINATION IS STRINGFELLOW RD / COUNTY HWY-787. IF YOU REACH QUAL TRAIL, YOU'VE GONE TOO FAR. 7645 BARRANCAS AVE, BOKEELIA, FL 33922.																																																							
	COMPLIANCE CODE	PROJECT TEAM																																																							
	ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 2021 IBC NATIONAL ELECTRICAL CODE (NFPA 70, NEC 2020) 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION (ECC 2021 W/AMND) 2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION (NFPA 1, 2021 W/AMND) 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION (REBC 2021 W/AMND) 8TH ED (2023) FLORIDA BUILDING CODE 2023 FLORIDA BUILDING CODE, FUEL GAS, 8TH EDITION (FGC 2018 W/AMND)	<u>ENGINEER:</u> JEREMY SHARIT jsharit@smweng.com SMW ENGINEERING GROUP, INC. 158 BUSINESS CENTER DR. BIRMINGHAM, AL 35242 <u>APPLICANT:</u> SKYWAY TOWERS, LLC 3637 MADACA LANE TAMPA, FL 33618 <u>PROPERTY OWNER:</u> MPOW PINE ISLAND LLC 9017 TAMPA W BLVD TAMPA FL 33634																																																							





SUBJECT PROPERTY IS LOCATED IN PANEL #12071620216, DATED 11/17/2022 AND IS IN THE BASE FLOOD ZONE "AE" AND IS IN A FLOOD ZONE. PER FEMA, THE EFE IS 7' AMSL

LATITUDE: 28.893027° NORTH
LONGITUDE: 82.151578° WEST
COORDINATES FROM 1-A CERTIFICATION
DATED: FEBRUARY 17, 2023

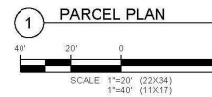
NOTES:

- CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES. NO EXISTING UTILITIES OR GROUNDING SHALL BE DISTURBED WITHOUT THE WRITTEN APPROVAL OF SKYWAY TOWER CONSTRUCTION MANAGER.
- AFTER INSTALLATION OF ALL GROUNDING, UTILITY WORK, WAVEGUIDE SUPPORTS AND FOUNDATIONS IS COMPLETE, THEN ALL DISTURBED AREAS SHALL BE COVERED WITH MIRAFI 500X FABRIC AND CRUSHED STONE MATCHING THE EXISTING COMPOUND SURFACE. MINIMUM STONE THICKNESS SHALL BE 4". (SEE DETAIL B/C3)
- ALL MATERIAL USED FOR FILL WITHIN THE COMPOUND AREA SHALL BE APPROVED BY THE OWNERS' MATERIALS LABORATORY. APPROVED MATERIAL USED AS FILL SHALL BE PLACED IN HORIZONTAL LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF NINE (9) INCHES. EACH LIFT SHALL BE COMPACTED TO MAXIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION PROCEDURES (ASTM D 1557). ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON EVERY OTHER LIFT.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL MEASURES.

CONTRACTOR NOTES:

- ALL TREES WITHIN THE CONSTRUCTION ENVELOPE TO BE REMOVED AND DISPOSED OF PROPERLY.
- INSTALL BIRD DIVERTERS ON GUY WIRES (TYPICAL ALL GUY WIRES)

CONTRACTOR TO VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK. THIS DRAWING REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.



SKYWAY TOWERS SITE NUMBER:
FL-01052
SKYWAY TOWERS SITE NAME:
BOKEELIA N
SITE ADDRESS:
7845 BARRANCAS AVE
BOKEELIA, FL 33922

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
A	PRELIM	KMM	01/17/25

SEAL:

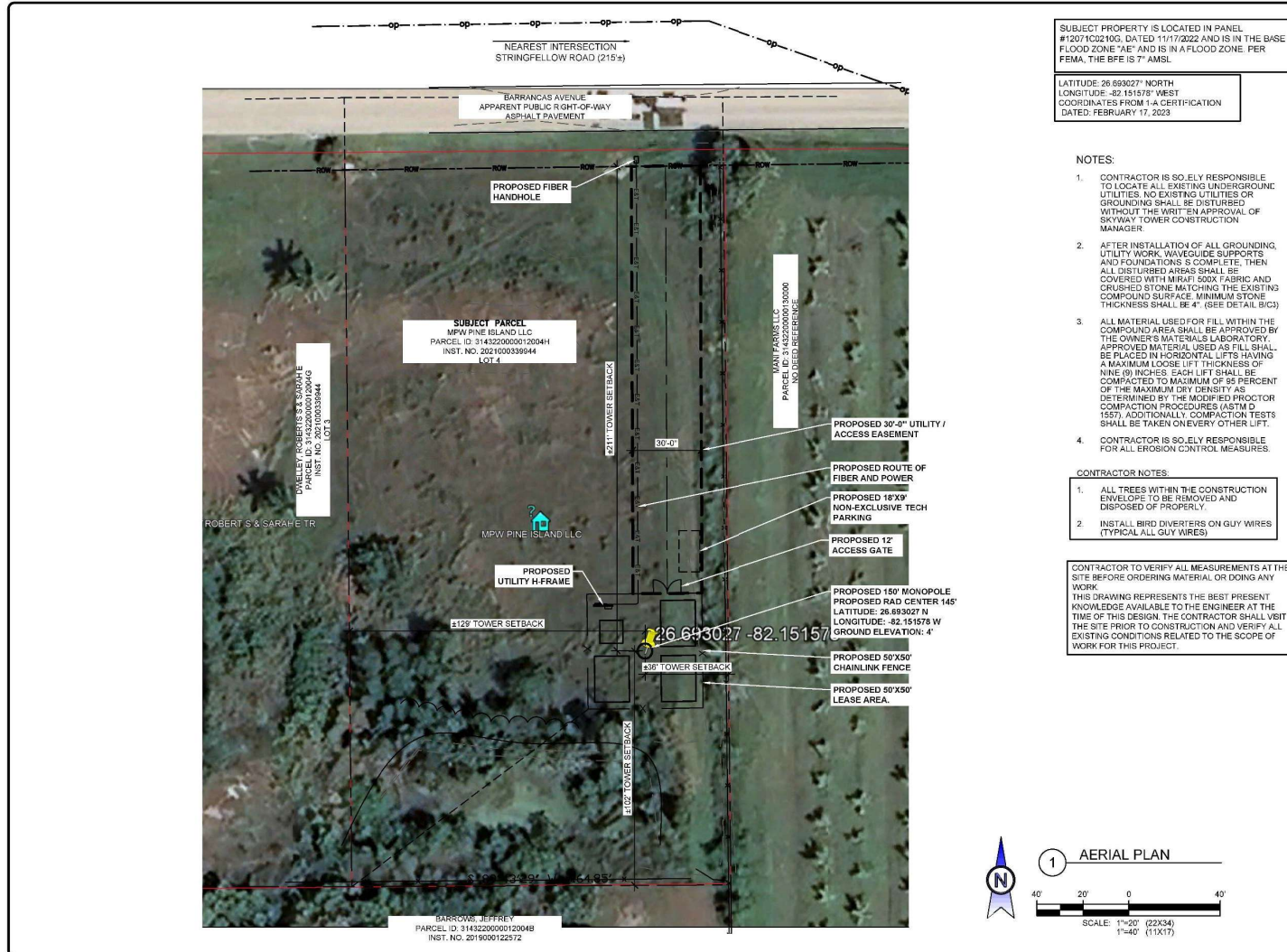
**PRELIMINARY
DRAWING**
(NOT VALID UNLESS
STAMPED AND SIGNED)

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PARCEL PLAN

SHEET NUMBER:
C-1

1581'02"X601'00"



SUBJECT PROPERTY IS LOCATED IN PANEL #12071002100, DATED 11/17/2022 AND IS IN THE BASE FLOOD ZONE "X" AND IS IN A FLOOD ZONE. PER FEMA, THE BFE IS 7' AMSL.

LATITUDE: 26.893027° NORTH
LONGITUDE: -82.151578° WEST
COORDINATES FROM 1-A CERTIFICATION
DATED: FEBRUARY 17, 2023

NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES. NO EXISTING UTILITIES OR GROUNDING SHALL BE DISTURBED WITHOUT THE WRITTEN APPROVAL OF SKYWAY TOWER CONSTRUCTION MANAGER.
2. AFTER INSTALLATION OF ALL GROUNDING, UTILITY WORK, WAVEGUIDE SUPPORTS AND FOUNDATIONS IS COMPLETE, THEN ALL DISTURBED AREAS SHALL BE COVERED WITH MIRAF 650X FABRIC AND CRUSHED STONE MATCHING THE EXISTING COMPOUND SURFACE. MINIMUM STONE THICKNESS SHALL BE 4". (SEE DETAIL B/C)
3. ALL MATERIAL USED FOR FILL WITHIN THE COMPOUND AREA SHALL BE APPROVED BY THE OWNER'S MATERIALS LABORATORY. APPROVED MATERIAL USED AS FILL SHALL BE PLACED IN HORIZONTAL LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF NINE (9) INCHES. EACH LIFT SHALL BE COMPACTED TO MAXIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION PROCEDURES (ASTM D 1557). ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON EVERY OTHER LIFT.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL MEASURES.

CONTRACTOR NOTES:

1. ALL TREES WITHIN THE CONSTRUCTION ENVELOPE TO BE REMOVED AND DISPOSED OF PROPERLY.
2. INSTALL BIRD DIVERTERS ON GUY WIRES (TYPICAL ALL GUY WIRES)

CONTRACTOR TO VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK.
THIS DRAWING REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.



SKYWAY TOWERS SITE NUMBER:
FL-01052
SKYWAY TOWERS SITE NAME:
BOKEELIA N
SITE ADDRESS:
7845 BARRANCAS AVE
BOKEELIA, FL 33922

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIM	KMM	01/17/25

SEAL:
**PRELIMINARY
DRAWING**
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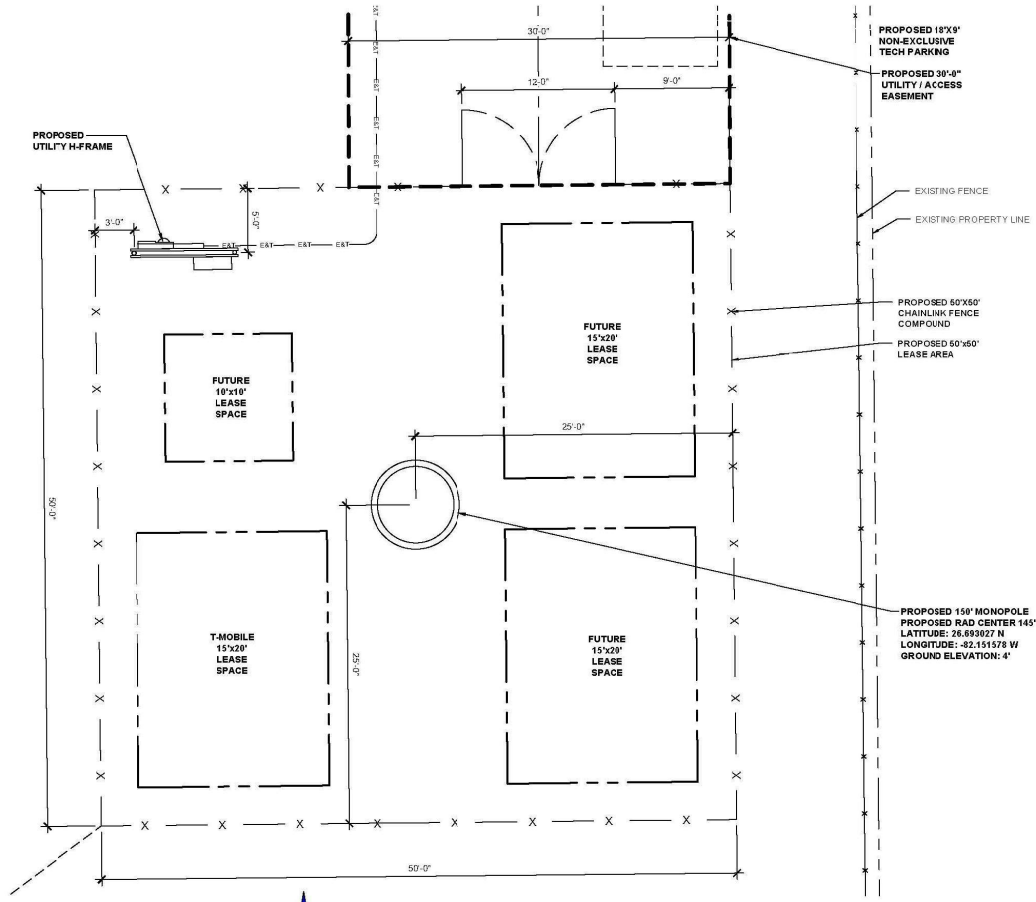
AERIAL PLAN

SHEET NUMBER:
C-2


SUBJECT PROPERTY IS LOCATED IN PANEL #12071C0210G, DATED 11/17/2022 AND IS IN THE BASE FLOOD ZONE "AE" AND IS IN A FLOOD ZONE. PER FEMA, THE BFE IS 7' AMSL.

LATITUDE: 26.893027° NORTH
LONGITUDE: -82.151578° WEST
COORDINATES FROM 1-A CERTIFICATION DATED: FEBRUARY 17, 2023


CONTRACTOR NOTES:
1. CONTRACTOR IS TO APPLY FOR AN ACCESS DRIVEWAY PERMIT PRIOR TO CONSTRUCTION.



1 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0" (22X34)
1/8"=1'-0" (11x17)



SKYWAY TOWERS



SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-0958 www.smweng.com

SKYWAY TOWERS SITE NUMBER:
FL-01052
SKYWAY TOWERS SITE NAME:
BOKEELIA N
SITE ADDRESS:
7845 BERRIFRANCIS AVE
BOKEELIA, FL 33922

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIM	KMM	01/17/25

SEAL:

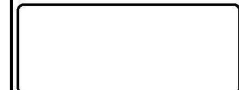
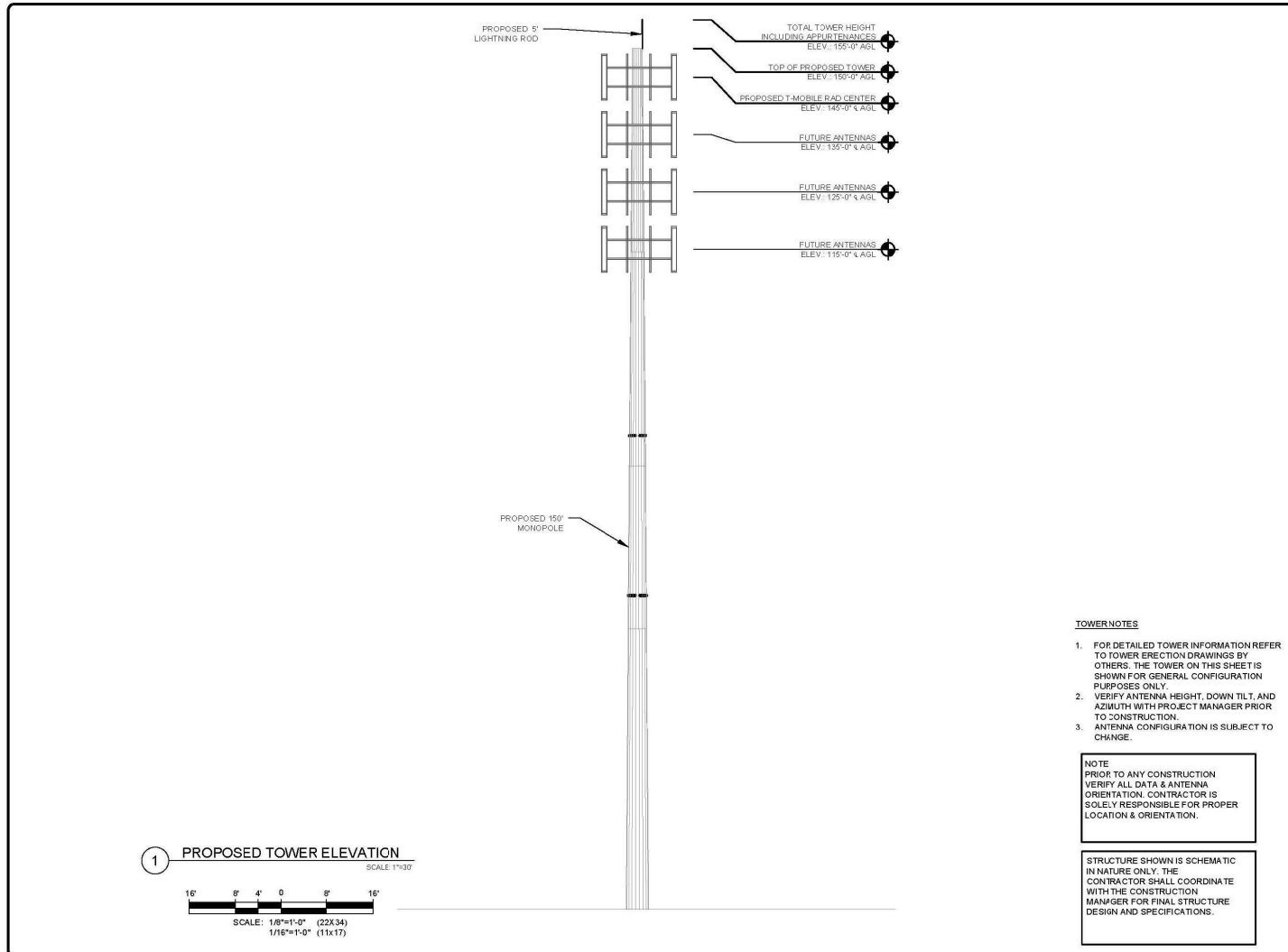
**PRELIMINARY
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PROPOSED SITE PLAN

SHEET NUMBER:
C-3

1581022601.MWS



150' 00" x 60" x 10" MS

SKYWAY TOWERS SITE NUMBER:
FL-01052
SKYWAY TOWERS SITE NAME:
BOKEELIA N
SITE ADDRESS
7845 BERRINCIAS AVE
BOKEELIA, FL 33922

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
A	PRELIM	KMM	01/17/25

SEAL:

**PRELIMINARY
DRAWING**
(NOT VALID UNLESS
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TOWER ELEVATION

SHEET NUMBER:
C-4

- TOWER NOTES**
- FOR DETAILED TOWER INFORMATION REFER TO TOWER ERECTION DRAWINGS BY OTHERS. THE TOWER ON THIS SHEET IS SHOWN FOR GENERAL CONFIGURATION PURPOSES ONLY.
 - VERIFY ANTENNA HEIGHT, DOWN TILT, AND AZIMUTH WITH PROJECT MANAGER PRIOR TO CONSTRUCTION.
 - ANTENNA CONFIGURATION IS SUBJECT TO CHANGE.

NOTE
PRIOR TO ANY CONSTRUCTION VERIFY ALL DATA & ANTENNA ORIENTATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER LOCATION & ORIENTATION.

STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.

To my knowledge, there may be no other real estate organization with as much history and knowledge concerning tower impact studies in Florida as Lee Pallardy, Inc. Based on these studies over many years, the evidence is clear that there is no market information supporting measurable impacts on residential or commercial property values because of proximity to a cellular communication tower installation.

Based on over two decades of research and analyses, studies performed, and taking into consideration market conditions such as property appreciation/depreciation rates and marketing times, I am led to the conclusion that there is no market evidence of measurable impact on residential or commercial property values because of proximity to a cellular communication tower installation. Residential property studies have included single-family dwellings, condominiums, townhomes, and land. Based on very objective studies including interviews with nearly 200 realtors, the market evidence is clear and conclusive. No adverse impacts resulting from a cellular communication tower can be supported by market sales.

On behalf of municipalities, property owners, tower companies, and cellular communication providers, our office has been preparing telecommunication impact studies going on 25-plus years. We have analyzed residential homes, residential land, and commercial land sales and resale data surrounding no less than 460 tower installations in west central Florida alone. Installations have included monopole towers, flagpole towers, flagless flagpole or unipole towers, lattice towers, and stealth towers such as a church cross or bell tower. Many individual test sites were eliminated as appropriate study areas for reasons such as location and the lack of surrounding sales data, either before or after installation.

Following the selection of installations, I then analyzed sale, resale, listing, and development activity from the surrounding area to measure and quantify impacts, if any. The intent was to collect information from areas exhibiting relatively homogenous uses (single-family dwellings) so that the number of variables other than the proximity to the cellular communication tower could be easily identified and quantified, leaving proximity to the cellular tower as the isolated variable. Supplementing these comparisons are conversations with impacted property owners, developers, and realtors.

Generally, the research has focused on installations in close proximity to residential development and mostly single-family dwellings, but I have also surveyed installations in proximity to residential (subdivision) land, rural land, multi-family housing, and commercial property. Over the years, hundreds of sales have been identified as potential study properties. Of these, no less than 300 residential sales and 30-plus commercial sales have been confirmed to the degree necessary to be relied upon for studies. It should be noted that another 300-plus sales, which may or may not have been confirmed, indicate similar results. In the studies, most of the towers existed prior to each sale and resale, which is expected because “before” and “after” comparisons oftentimes require market condition adjustments. Generally, I have analyzed sales focusing on the current time period both proximate and distant from a tower installation to measure the potential impact from proximity. The sales were confirmed with as many sources to the transaction as possible, including, but not limited to the respective county public records and recorded deeds, Multiple Listing Service (MLS), listing realtor, buyer, and/or seller. In all confirmations, whether or not the tower was visible and/or in existence at the time of sale, sources were asked to state what impact the tower had on the value of the property and/or purchase decision. Over the years,

I have come to believe that these interviews are perhaps the best indication whether or not an installation impacts surrounding property values. These interviews supplement the match-pairs or market-derived analyses.

Prominent supplements to the *Studies* have been interviews conducted with the County Property Appraiser Offices; a few summarized below:

Tamara Doolittle, Assessment Analysis Manager with the Lee County Property Appraiser's Office (239-533-6234) represents that in her time in the Residential Assessment Division, Lee County has not applied a reduction to an assessment because of proximity to a cellular communication tower, nor is it part of Lee County's normal assessment practice. Also, to her knowledge, no Lee County property owner has applied for an assessment reduction due to proximity to a cellular communication tower.

Mark Taylor, Chief Appraiser for St. Johns County (904-827-5500), represented that the County has never made an adjustment to a property valuation assessment because of proximity to a cellular communication tower, nor to his knowledge has a property owner ever made an appeal for an adjustment. Taylor commented that there is enough data to support an adjustment, downward or otherwise.

Tracy West, Director of Appraisals for Manatee County (941-748-8208), stated that to her knowledge there has never been a reduction in a property assessment due to proximity to a cellular communication tower. Her predecessor, Mark Johns, Director of Appraisal for Manatee County for over 30 years stated on several occasions that there had never been a request to reduce a property assessment due to proximity to a cellular communication tower nor had the County made an adjustment to an assessment. Ms. West acknowledges that there could be opposition to a tower installation, but there is simply no market evidence to support an effect on property values.

Tod Abrahamson, Residential Valuation Manager for Sarasota County (941-861-8200), who has worked for the Property Appraiser's Office for 16+ years represented that no residential property assessment has been adjusted due to proximity to a cellular communication tower installation. Previously, Wynta Loughrey, former Assistant Residential Valuation Manager with the Sarasota County Property Appraiser's Office, verified that no adjustments, downward or otherwise, had been made to a property assessment because of proximity to a cellular communication tower installation, nor to her knowledge has there been a challenge to an assessment due to tower proximity. If there was to be a complaint, market data would be analyzed to support whether or not there has been any impact. Ms. Loughrey did acknowledge that considerable adjustments have been applied for proximity to overhead powerlines.

Brian McGeehee, Senior Appraiser for Charlotte County was interviewed for a prior *Study*. Mr. McGeehee points to market sales as to whether or not a cellular communication tower has an impact on surrounding residential property values. A

few years back, a property owner challenged an assessment, and in a Value Adjustment Board (VAB) hearing, the County produced a study which indicated that a cellular communication tower embedded within a single-family residential subdivision had no impact on property values, which was supported by market sales. Thus, Charlotte County has never applied a reduction to an assessment, residential or commercial, because of proximity to a cellular communication tower.

Bill Hauck, Senior Appraiser with the Collier County Property Appraiser's Office oftentimes considers external influences and bases assessments on market analyses such as sales and resales. Typical external influences are water treatment plants, sewage treatment plants, canals, easements, and powerlines. Mr. Hauck has been with the Property Appraiser's Office for over 30 years and would consider impacts from cellular communication towers if a market analyses indicated a diminution in value, in terms of location. However, to his knowledge, Collier County has never made a reduction in assessment for a cellular communication tower installation alone, nor to his knowledge have property owners brought that to the attention of the Property Appraiser's Office. More recently, Darin Jones with the Collier County Property Appraiser's Office indicated that to his knowledge the County has never made a reduction in an assessment due to proximity to a cellular communication tower.

Nicholas Durant, Residential Appraiser with the Orange County Property Appraiser's Office has been interviewed twice and confirmed both times that there have been no adjustments to improved residential or land assessments because of the proximity to cellular communication tower installation in Orange County. Nor to his knowledge has any property owner ever requested a reduction in an assessment due to proximity to a tower.

Daniel Villa, Senior Chief Deputy of Valuation with the Pasco County Property Appraiser's Office (352-521-4433, ext. 4027) has been with the County Property Appraiser's Office for about 22 years and to his knowledge, Pasco County has never made a reduction (or an increase) to an assessment because of the proximity to a cellular communication tower, stealth or otherwise. During one call, Mr. Villa recalled a reduction in assessment to a property adjacent to a junkyard. Chris Poe, a residential appraiser on Villa's staff represents that the office bases assessments on market data and to his knowledge no adjustments have been applied to a property assessment downwards or upwards due to proximity to a tower installation.

During the development of a site-specific *Impact Study* in Spring Hill, I conducted an interview with Doug Mack, Residential Analyst for the Hernando County Property Appraiser's Office. Mr. Mack represented that he has never made an adjustment to a residential property valuation assessment because of proximity to a cellular communication tower, nor to his knowledge has the Hernando County Property Appraiser's Office ever made an adjustment, downward or otherwise because of proximity to a cellular communication tower.

Brian DeAndera, Residential Property Appraiser Manager with the Hillsborough County Property Appraiser's Office (813-272-6100) represents that to his knowledge no property assessments, residential or otherwise, have been reduced due to proximity to a cellular communication tower installation. For prior *Studies*, I interviewed Jack Flanagan (now retired) and Tim Wilmath, with the Hillsborough County Property Appraiser's Office. Both reported that no adjustments have been made to any property assessment because of proximity to a cellular communication tower installation in Hillsborough County. Moreover, Flanagan stated that the Property Appraisers are always looking for valuation trends associated with any external obsolescence, but to date, no adjustments have been made because of a cellular tower.

Rob Drummond, Residential Appraisal Manager with the Seminole County Property Appraiser's Office cannot recall a single instance wherein a property assessment was reduced because of the proximity to a cellular communication tower installation. Mr. Drummond did indicate that assessments had been reduced because of proximity to high-tension powerlines and powerline corridors.

Kara Hires, Chief Deputy Director for the Calhoun County Property Appraiser's Office stated that there has been no reduction in assessments, rural, residential, or otherwise because of the proximity to a cellular communication tower installation. Ms. Hires also indicated that to her knowledge no property owner or third party has applied for a reduction in an assessment because of the proximity to a cellular communication tower installation.

Nick Cutrello with the Leon County Property Appraiser's Office represented that to his knowledge, the Property Appraiser's Office has never reduced an assessment due to proximity to a cellular communication tower installation.

Angela Gray, the Jefferson County Property Appraiser has never made a reduction nor an increase in a property assessment due to proximity to a cellular or broadcast communication tower. Ms. Gray is familiar with most if not all of the tower installations in Jefferson County and knows many of the leased fee property owners. Ms. Gray is knowledgeable and well-versed in arguments for and against towers, but knows of no situation wherein a property sold for more or less due to proximity to or view of a tower.

Travis Parker, Senior Residential Appraiser for the Lake County Property Appraiser's Office (352-253-21500), stated to his knowledge there has never been a reduction in a property assessment due to proximity to a cellular communication tower. Mr. Parker has held his position with the Property Appraiser's Office since 2005. Like every municipal property appraiser surveyed, the reasoning lies in the fact that there is no market information to indicate or support a reduction in a property value, residential or otherwise, due to proximity to a cellular communication tower installation.

Wayne Cote, Residential Appraiser Manager with the Polk County Property Appraiser's Office suggested Polk County has made adjustments to improved residential property assessments because of physical issues such as guyed wires and impacts on potential residential development, but did not support any reduction in assessment because of proximity to a cellular communication tower installation such as the one proposed here. Moreover, Daniel Helms, Land Appraiser Analyst with the Polk County Property Appraiser's Office, indicated during one interview that he has never made a reduction in a land assessment due to proximity to a tower.

Vanessa Rivera with the Miami-Dade Property Appraiser's Office (305-375-4050), and specifically a residential property appraiser, indicated that to her knowledge no assessment reductions have been applied to a property within proximity to a cellular communication tower. Residential Supervisor, David Guerra (305-375-2910), also indicated that Miami-Dade Property Appraiser's Office has not applied any reductions in assessments for a cellular communication tower installation, nor to his/her knowledge have property owners brought that to the attention of the Property Appraiser's Office.

In summation, the property appraisers surveyed all stated that there is no market data to support an assessment reduction due to the proximity to a cellular communication tower installation.

During the course of investigations, I have researched sale and resale data proximate a tower installation to examine whether or not valuations have declined, or the appreciation rate is not what it should or could have been compared to other non-impacted sales within the same or similar subdivisions. Supplementing these comparisons are conversations with impacted property owners, developers, and real estate brokers. Over the years, I have come to believe that these interviews are perhaps the best indication of whether or not an installation impacts surrounding property values. These interviews supplement the match-pairs or market-derived analyses.

The comparison studies have been formulated in three (3) fashions. One type of comparison would involve comparing the sale price of a property, which in this instance may be a residential dwelling, prior to the installation of a cellular communication tower and the resale following installation of the tower. This is termed a "before and after" comparison. The obvious difficulty is accurately quantifying the market condition or time adjustment for property appreciation or depreciation rates. The second type of comparison involves comparing property, such as a single-family dwelling, that sold prior to the installation of a tower, to an otherwise similar property, which sold subsequent to the installation of a tower within the same neighborhood. The third type of comparison involves comparing sales of residential property from which the tower is proximate or directly visible to sales of property from which the tower is less visible or not visible. The third comparison type is the most common and the one generally relied upon because it eliminates market condition adjustments.

The following are excerpts and analyses from formal and informal site-specific *Impact Studies* conducted by Lee Pallardy, Inc.

Bokeelia, Lee County – Guyed Tower

In Bokeelia on Pine Island, north of Pine Island Road and the Causeway onto Pine Island and east of Stringfellow Road, the main connector on Pine Island, is a 499-foot-tall Vertical Bridge guyed tower constructed circa 1997 and identified as Site #FL5019 with FCC Tower ID 1030608. Carriers are Alltel/Verizon, Lee County BOCC, Gator Freightways, I-Heart Media, Sprint/Spectrum, Lee County Electric Co-op, and U.S. Coast Guard. Because of the height, the tower is visible from miles around.

A photograph of the tower looking east follows:



Realtor, Tiffany Packard with Miloff Aubuchon Realty has 5538 Judith Road listed for \$250,000. This is a two bedroom / two bathroom, 1,056 square foot single-family dwelling with an above-ground swimming pool. It has been on the market for nearly one year, probably attributable to the 2024 hurricanes and inability to access Pine Island. The tower is less than 1,000 feet to the east and clearly visible in front of the dwelling. However, according to Packard, the tower has had no impact on potential buyers nor, to her knowledge, has the tower had any impact on the listing time.

Photographs of the dwelling including a front (south) elevation and the tower looking east follow:



Pre-hurricanes 2024, a two bedroom / two bathroom, 1,242 square foot “cottage” at 5100 Birdsong Lane sold for \$275,000 having been on the market for less than 30 days. The dwelling is about one-half mile to the south of the tower, which is clearly visible looking due north on Birdsong

Lane. According to the realtor, Aimee Gantt with Luxury Real Estate Group, the tower had no impact on the list price, sale price, or marketing time.

Photographs of the dwelling including a front (west) elevation and the tower looking north on Birdsong Lane follow:



Burnt Store Road, Punta Gorda, Charlotte County – Guyed Tower

Just north of Lee County in southwest Charlotte County, west of I-75 and U.S. Highway 41 and north of SW Pine Island Road, fronting the east side of Burnt Store Road, west of Punta Gorda Isles (also known as Burnt Store Lakes) is a Crown Castle 328-foot-high guyed tower. The property address is 17160 Burnt Store Road, Punta Gorda. The FCC registration number is 1029964 and the Crown Castle Unit # is 844084. A review of Google Maps indicates the tower has been in place since at least 1995.

Photographs of the tower follow:



Punta Gorda Isles is a series of cul-de-sacs off Peppercorn Road and Cape Horn Boulevard, west of Burnt Store Road. The cul-de-sac closest to the tower is Nile Court. The single-family dwellings are about 1,600 feet due west of the tower and clearly visible from the dwellings.

Lynn Dunyk sold 17223 Nile Court, a four bedroom / two bathroom, 2,032 square foot dwelling constructed circa 2004 in October 2023 for \$560,000. Dunyk indicated that the tower had no impact on the sale and never came up during the listing period, which was about 69 days. Dunyk is vaguely familiar with the tower and lives no less than one mile away and believes it is also visible from her home.

Next door at 17231 is a newly constructed, four bedroom / three bathroom, 2,032 square foot single-family dwelling that sold in March 2025 for \$365,000. According to the realtor, David Meyers with Lennar Realty, the tower had no impact on the sale or sale price. The seller had purchased the underlying lot in September 2023 for \$40,000.

A photograph of the tower from the Nile Court cul-de-sac follows:



At 24479 Vienison Lane, south of Nile Court, and directly accessible off Burnt Store Road is a four bedroom / two bathroom, 2,221 square foot single-family dwelling constructed circa 2006 and listed for \$349,500. The property has been on the market for well over one year, over which time there have been slight decreases in the list price. According to realtor Anna Rodriguez with Realty Hub, the tower, which is 1,600± linear feet to the east has had no impact on the listing. The lengthy marketing time is due to pricing. Rodriguez has also sold vacant lots in Punta Gorda Isles, again indicating that the tower has had no impact on lot sales to her knowledge.



A four bedroom / two bathroom, 2,265 square foot single-family dwelling constructed circa 2004 and located at 17268 Vagabond Circle, south of Peppercorn Road sold in August 2024 for \$480,000. Out the front door, facing due east approximately 2,000 feet is the tower. According to the realtor, Jennifer Calenda with Calenda Real Estate Group, the listing, which was on the market for approximately 143 days was not impacted by the tower, nor were the list price or final sale price. Calenda has other listings in Burnt Store Lakes and also resides in Burnt Store Lakes and represents that none of her listings nor sales have ever been impacted by aesthetics created by the tower.

Photographs of the front elevation of the dwelling and a view due east toward the tower follow:



A three bedroom / two bathroom, 2,321 square foot single-family dwelling constructed 2006 at 24501 Cabana Road sold in April 2024 for \$410,000. The location is at the southwest corner of Muscat Lane and Cabana Road, just west of Burnt Store Road. Cabana Road, like Vienison Lane is directly accessible off Burnt Street Road. The location is about 2,000 feet southwest of the tower installation. According to the realtor, Sandi Stricklin with Century 21 Sunbelt Realty, the tower had no impact on the listing, marketing time, or sale price.

Photographs of the front dwelling elevation and view of the tower to the northeast follow:



Holmes Beach, Manatee County –Monopole Tower

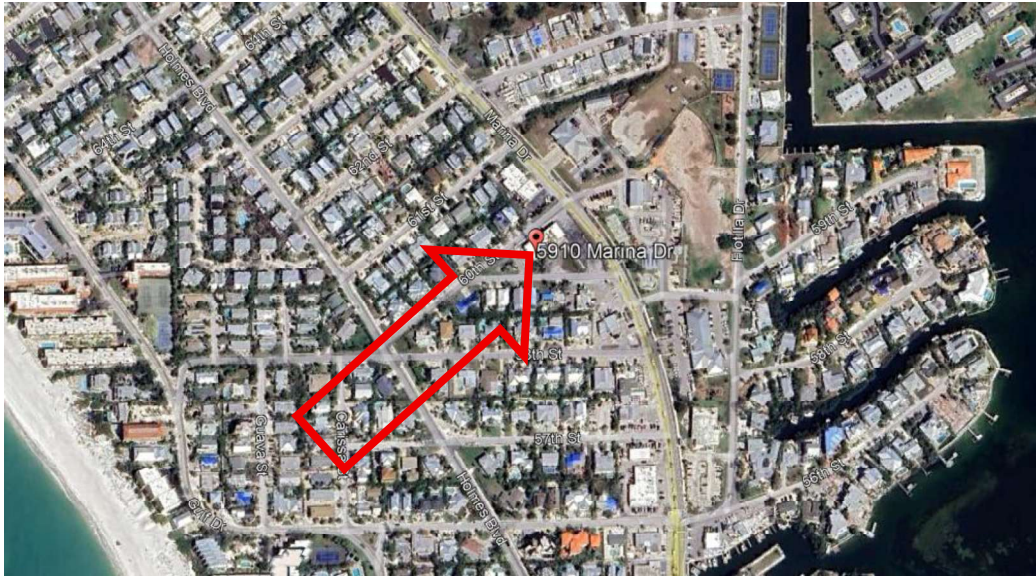
On Holmes Beach, south of Anna Maria Island and north of Bradenton Beach in Manatee County, is a 145' monopole cellular communication tower owned by Crown Castle. The address is 5910 Marina Drive, Holmes Beach. The exact date of construction is unknown, but Crown Castle puts it at about 1995. The tower supports five (5) carriers and is clearly visible on and off the island.

Photographs of the tower follow:



The installation adjoins a commercial building that includes Isola Bella Italian Eatery. The property is west of Marina Drive and east of Holmes Boulevard and catty-corner to the northwest of the Holmes Beach City Hall. There are numerous single-family dwellings and duplexes nearby.

An area map surrounding the tower follows:



Catty-corner to the northwest approximately 190 feet from the tower, at 308 60th Street Units A and B, a duplex is under the ownership of Sara and Jay Calhoun, a local investor. Sara Calhoun was interviewed in person and of course is aware of the tower but “likes the tower because eagles nest in it.” The Calhoun’s also own 509 58th Street, three blocks southeast of the tower acquired May 2014; 303 62nd Street acquired in May 2012 and located two-and-a-half blocks northwest of the tower; and 311 63rd Street acquired in March 2013 and located two-and-a-half blocks northwest of the tower. The tower has had no impact on her purchase decisions nor ability to rent units.

A photograph of the tower from 308 60th Street Units A and B follows:



Cindy Jones with Duncan Real Estate marketed and sold 304 58th Street, #A in April 2004 for \$890,000 after having been on the market 111 days. The elevated, remodeled, two-bedroom / two-bathroom, 866 square foot dwelling with a swimming pool is 330 feet west of the tower. Jones has marketed and sold other homes in the area, in close proximity to the tower and indicated that the tower has had zero impact on sales and reports that buyers are “happy with having wireless service.” Jones also commented that eagles are nesting in the tower.

A photograph of the sale with the tower in the background follows:



Due north, less than 100 feet from the tower, is 314 60th Street that sold in April 2024 for \$1,835,000. The four-bedroom / three-bathroom three-story, 2,356 square foot dwelling with an oversized garage has a heated swimming pool and hot tub in the backyard. The property is zoned to allow seven-day minimum rentals. According to the realtor, Jen Bowman with Keller Williams on the Water, the tower installation had no impact whatsoever on the listing, marketing time, or sale price. The listing was on the market for an estimated 23 days and according to Bowman the buyer never mentioned the tower, nor was Bowman personally familiar with the tower, perhaps blending in having been there so long.

Photographs of the front (south) elevation facing the tower and view of the tower south follow:



Two blocks south of the tower, Sara Calhoun in the name of Real Estate Parking Company, LLC purchased 306 57th Street in July 2024 for \$1,175,000. Previously it was indicated that Calhoun is unaffected by the tower and enjoys the nesting eagles. The realtor, Gregg Bayer with Anna Maria Island Beaches Real Estate confirmed that the tower had no impact on the sale price nor marketing time. This is a four-bedroom / four-and-one-half bathroom, 1,792 square foot single-family dwelling on a 10,000 square foot duplex lot that has redevelopment potential.

A photograph of the front (south) elevation with the tower in the background follows:



Opposite the tower installation, on the south side of 59th Street at 309 59th Street #A is a three-bedroom / three-bathroom, 2,083 square foot, two-story single-family dwelling that sold in January 2025 for \$1,225,000. The realtor, Cindy Quinn with Sato Real Estate indicated that the tower had no impact on the sale nor marketing time, but the buyer was a bit concerned with a waste dumpster serving the restaurant that is near the base of the cell tower.

A photograph of the front (north) elevation and cell tower from the front of the dwelling follow:



Cindy Quinn also sold 304 60th Street #A in July 2024 for \$1,450,000. This three-bedroom / two-bathroom, 1,294 square foot two-story duplex is 275 feet west of the tower installation. Again, Quinn indicated that the tower had no impact on the sale, sale price, marketing time.

Photographs of the front (south) elevation and tower from the front of the dwelling follow:



The following are from a prior Market Study.

Due north of the tower at 314 60th Street, Gregg Bayer with Anna Maria Island Beaches Real Estate sold the four bedrooms/three-bathroom, three-story, single-family dwelling for \$835,000 in June 2014. The buyer was occupying the home full time, so was motivated less by the investment potential. This property is almost identical to another property one block to the north on 61st Street that sold in May 2015 for \$805,000. According to Mr. Bayer, neither was impacted by the tower.

Mr. Bayer also sold 312 60th Street. This four bedroom/three bathroom, 2,356 square foot three-story dwelling constructed circa 2007 sold in November 2016 for \$895,000. It previously sold, new in August 2007 for \$525,000. This sale and resale indicate an annual appreciation rate of 18%. According to Mr. Bayer, about 10% of the prospects will ask about the tower, but ultimately the tower has no effect on purchase decisions, sale prices, resale prices, or marketing times. Also, Mr. Bayer reported that investors are less concerned with the tower than full-time owner/occupants. These two adjacent dwellings on 60th Street are about 100' from the tower installation, while the house on 61st Street is about 220' due north of the tower.

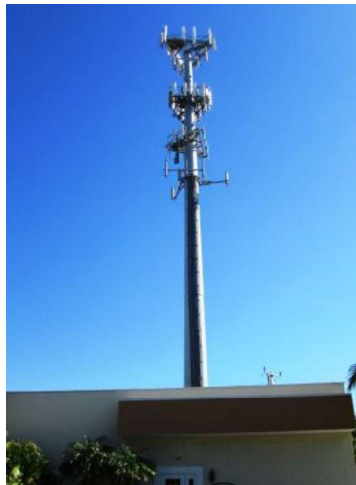
Photographs follow.



314 60th Street



312 60th Street



View of tower from the front of 312 and 314 60th Street

Bayer co-listed a property with his son, Trevor Bayer at 304 61st Street Unit B, a three bedroom/three and one-half bathroom, 1,550 square foot dwelling that sold in February 2017 for \$1,000,000. This house had a bonus bedroom with very nice finishes. Mr. Bayer was “shocked at the price.” This property is less than 500’ west/northwest of the tower installation. The tower had no impact.



304 61st Street



View of tower in front of 304 61st Street

The Bayers also co-listed 313 58th Street Unit A with the list price of \$795,000. The property sold in less than one week for \$745,000. The four bedrooms/three-bathroom, 1,474 square foot dwelling was constructed in 2015 and is 317’ due south of the tower installation. The tower never came up during negotiations, so it had no impact. The property previously sold in June 2015 for \$640,000 and May 2016 for \$715,000. As indicated, the price has increased over 16% in one and one-half years and an average appreciation rate of nearly 1% per month.



313 58th Street



View of tower in front of 313 58th Street

At 303 61st Street, Gabriel Buky with Coldwell Banker Residential sold a three-story, four bedroom/three and one-half bathroom, 2,495 square foot single-family dwelling in October 2009 for the list price of \$510,000. The house is located 400 feet from the tower, which is clearly visible from the living area on the second floor and the third floor. According to Mr. Bucky, the tower had no impact on the listing, purchase price, or marketing period.

A photograph of the property follows:



303 61st St., Holmes Beach

At 310 58th Street, one-half block south of the tower, Bayer sold a three bedroom/two-bathroom single-family dwelling for \$675,000 in August 2015. The house, measuring about 1,250 square feet, was constructed in 2014 and listed for \$699,000. The lot was acquired in August 2013 for \$340,000.

A photograph of the single-family dwelling with the tower in the background follows:



Honore Avenue, Sarasota County – Monopole Tower

On the east side of Honore Avenue, just south of Proctor Road in Sarasota, there is a 150' Crown Castle monopole cellular communication tower within a leased 200' x 200' easement on a 6.46-acre tract owned by Sarasota County. The tower was constructed in circa 2004. The tower is owned by Crown Castle, identified as 4831 Honore Road. Verizon Wireless is a tenant. Adjacent to the south of the installation is an 11-lot single-family subdivision known as Silver Leaf and opposite that, on the west side of Honore, is a comparable size subdivision known as Palm Isles.

Photographs of the tower from Honore Avenue follow.



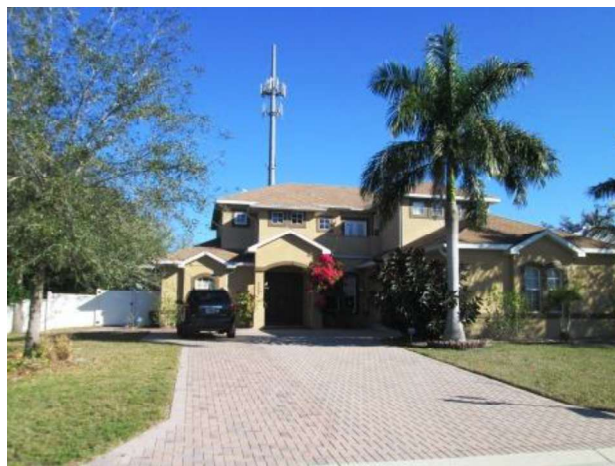
At the entrance to Silver Leaf, at 5301 Silver Leaf Lane, a two-story, five-bedroom/three and one-half bathroom single-family dwelling measuring 2,938 square feet and constructed circa 2008 sold in May 2022 for the full asking price of \$735,000 in one day. The 150-foot monopole communication tower is due north of the property. The base of the tower is 145 feet from the rear property line and the tower compound is 110 feet north of the property line. According to the realtor, Linh Pham with Sunset Realty, the tower had no impact on either the seller or buyer. Within a close radius of the tower, this is the most recent sale.

A view of the dwelling from Silver Leaf Lane with the tower in the background follows:



The property at 5301 Silver Leaf Lane first sold in July 2008 for \$310,000. It resold in March 2017 for \$418,500. Trish Ely was a former listing agent of the property and then represented the buyer, Jaime Nguyen for the March 2017 sale. Not only during the former listing, but also representing the buyer, Ms. Ely stated that the tower had no impact on the property and in fact not one prospect mentioned the tower even during open houses. Ms. Ely believes that the location along Honore probably impacted the property somewhat, but the tower had no impact whatsoever.

Another photograph of the home with the tower in the background taken 2018 follows:



5301 Silver Leaf Lane

While developing a prior *Impact Study* in Sarasota County, I came across an owner of a single-family dwelling within about 300 feet of the tower, at 5331 Silver Leaf Lane. The property owner, Leonid Ottow, purchased the vacant lot in July 2010 and subsequently developed a \$600,000 single-family dwelling. Mr. Ottow has no issues with the tower since it does not move and makes no noise. Moreover, a bald eagle now nests in the tower. Mr. Ottow also stated that there have been no complaints about the tower from any of his neighbors. The property resold in June 2019 for \$525,000. In 2022, a screened-in swimming pool was added.

A photograph of 5331 Silver Leaf Lane follows:



5331 Silver Leaf Lane, Sarasota, Sarasota County

In November 2016, 5341 Silver Leaf Lane sold for \$590,000. This property is at the cul-de-sac, east of Honore Avenue. This is a four bedroom/five-bathroom, 3,376 square foot, two-story single-family dwelling with a three-car garage and screened swimming pool that backs up to the Sarasota County owned land. The property is approximately 230 feet southeast of the tower. According to the listing agent, Michael Klanot with Realty Executive Solutions, the tower had no impact on the listing, list price, nor marking period. The only negative feedback from prospective buyers was the small size of the neighborhood. Mr. Klanot expected some to comment about the tower, but not one prospective buyer even brought it up. The property resold in December 2020 for \$680,000, indicating an increase in value of \$90,000 and 15%.

Photographs of the single-family dwelling and a view of the tower from the front of the dwelling follow:



5341 Silver Leaf Lane



View of tower from cul-de-sac

In August 2017, 5342 Silver Leaf Lane sold for \$490,000. This is a five bedroom/three and one-half bathroom, 2,929 square foot, two-story single-family dwelling. This property is 400 feet southeast of the tower. The property previously sold as a short sale in December 2016 for \$440,000. The August 2017 resale indicates a price increase of \$50,000 or an average of \$5,556 over nine months. This also equates to an appreciation rate of 11% and an average of over 1% per

month. According to the 2016 listing agent Michael Edwards with Solutions Realty and the 2017 listing agent Miro Tmej with Regency Realty Services, the location of the tower had no impact on either sale. Mr. Tmej stated that the buyer for the December 2016 sale was motivated to resell the property to purchase a nearby golf course home. Otherwise, the sale price may have been higher. Mr. Tmej did indicate that some prospective buyers were concerned about new construction to the south, or Neal Communities residential subdivision. The property resold in November 2020 for \$588,000, indicating an increase of \$98,000 and 20% from the August 2017 sale. There was a subsequent non-arm's length sale in January 2023.

A photograph of the single-family dwelling and a view of the tower from in front of the dwelling follow:



5342 Silver Leaf Lane looking south



View of tower from front of house looking north

In May 2016, 5322 Silver Leaf Lane sold for \$375,000. The three bedrooms/three-bathroom, 2,800 square foot, two-story single-family dwelling was constructed in 2006.

Photographs of the front elevation and a view of the tower from the front of the house follow:



5322 Leaf Lane



View of tower from front of house

In April 2015, 5332 Silver Leaf Lane, a three bedroom/three bathroom, 2,551± square foot single-family home sold for \$466,000. In May 2016, 5322 Silver Leaf Lane sold for \$375,000. This property is about 350 feet south of the tower.

Photographs of the front elevation and view of the tower follow:



5332 Silver Leaf Lane



View of tower from front of house

At the time of a prior *Study*, there had been numerous sales throughout the neighborhood with which to develop matched pairs. For example, in Three Oaks, adjacent to the east of Silver Leaf, sales at 5401 Oak Grove Court and 4941 Three Oaks indicated the tower had no impact on the April 2015 sale of 5332 Silver Leaf.

A comparison of 5341 Silver Leaf Lane, which sold in November 2016 for \$590,000 and 5547 Oak Grove Court that sold in October 2016 for \$460,000 also indicated the tower had no impact on the Silver Leaf sales.

Photographs of these sales follow:



5401 Oak Grove Court



4941 Three Oaks



5547 Oak Grove

Opposite Silver Leaf, at the entrance to Palm Isles, at 5297 Palm Isles Boulevard, which is about 260' southwest of the tower, is a 2,155 square foot, three bedroom/two and one-half bathroom single-family dwelling originally listed for sale for \$349,900 that sold in October 2015 for \$320,000. This is \$148.49 per square foot. According to the realtor, Jennifer Siciliano with JT Properties of Sarasota, not one prospective buyer mentioned the tower, but the listing was probably impacted by the proximity to Honore Avenue. As indicated by market data, the cellular communication tower installation had no impact on this sale or any of the other sales to the west fronting Palm Isles Drive.

A photograph of the home with the tower in the background follows:



5297 Palm Isles Boulevard

The last vacant lot in Silver Leaf sold in July 2014 for \$110,000. The lot was then improved with a reported \$600,000 single-family dwelling. Prior to the July 2014 sale, the lot sold in 2013 for \$85,500 and before that it sold in November 2010 for \$70,000. According to the realtor, Chris Parquet with Gulf to Bay Realtors, he thought the tower would have some impact on pricing, but the buyer wanted the lot and was unaffected by the tower. The buyer, Leonid Ottow, built the house at 5331 Silver Leaf Lane in 2014. On September 9, 2015, I met Mr. Ottow and discussed the house and his impression of the tower and whether or not it had an impact on his purchase decision. Mr. Ottow had no issues with the tower since it did not move or make noise. Moreover,

a bald eagle was nesting in the tower. Mr. Ottow also stated that there had been no complaints about the tower from any of his neighbors.

Just south of Silver Leaf is a former 4.8-acre tract of land that Neal Communities of Southwest Florida purchased in April 2015 for \$1,400,000. Neal Communities developed an 18-lot single-family subdivision and Provence Lane. The Honore tower is approximately 500' due north. According to Neal Communities' land acquisition agent, they were aware of the tower installation, but did not consider it to have any impact on the future sale of single-family dwellings. Home construction commenced in 2017 and the first home sold in June 2017 for \$460,000. As the crow flies, this house is about 600 feet southeast of the tower. Leading up to the *Study*, Neal Communities had sold three (3) lots to home builders for \$150,000 each.

Photographs of the tower from the subdivision entrance and at the cul-de-sac of the subdivision follow:



David Weekley Homes developed Reserve at Honore, a 19-lot residential community on the west side of Honore Avenue approximately 800 feet south of the Honore tower and opposite to the west of DR Horton's Luna Bay Residential development. Luna Bay was completely sold out and consists of 22 lots while Reserve at Honore consists of 19 lots with original home prices in the \$395,000 to \$516,000 range.

Greg Mondell, Area Sales Manager for DR Horton and Project Manager for Luna Bay indicated that the tower installation had no impact on the successful sellout of the subdivision, and he cannot recall one single objection to the tower by any prospective buyer. Luna Bay was developed in 2016 and there had already been a sale and resale at the time of the *Study*. At 5345 Charlie Brown Lane, a four bedroom/three-bathroom, 3,129 square foot, two-story single-family dwelling originally sold for \$415,600 in February 2016 and resold in September 2017 for \$427,000, indicating an appreciation of \$11,400 in only 19 months.

Photographs of the front elevation of the dwelling and a view of the tower from the front of the property follow:



5345 Charlie Brown Lane



View of tower from front of house

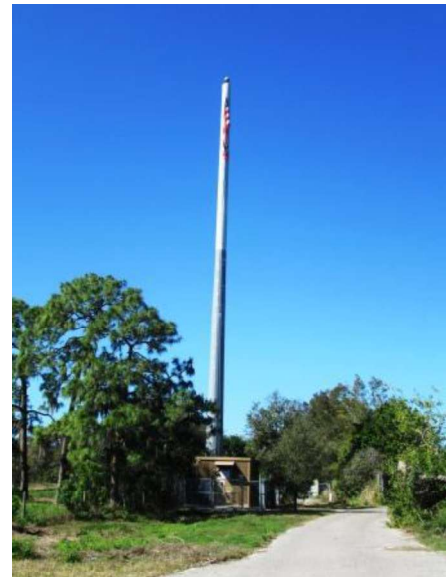
Gulf Gate, Sarasota County – Monopole Tower

Gulf Gate is an established residential community in Sarasota County, situated around the former Gulf Gate Golf Course, which was a 27-hole public golf course. The golf course closed in May 2016 and has been much debated between potential developers and the County. At the time of a prior *Study*, the course was the subject of rezoning for approximately 109 single-family lots. Gulf Gate is generally situated between Tamiami Trail (U.S. Highway 41) and Beneva Road, south of Clark Road and east of Siesta Key. West of Bounty Drive, north of Cardwell Way, and south of Post Road, is a 115' monopole cellular communication tower installation. The installation formerly had an American flag.

Photographs follow:



March 2024



February 2018
(with American flag)

At 7242 Bounty Drive, and the closest home to the tower installation in Gulf Gate, is a three-bedroom, two-bathroom, 1,810 square foot single-family dwelling that sold in September 2023 for \$605,000. The property was on the market for 32 days. The property previously sold in September 2016 for \$330,000. The tower is less than 200 feet nearly due west of the property. The tower installation, which is visible on the MLS listing, had no impact whatsoever on the list price, sale price, nor marketing time according to the realtor, Stephanie Church with Coldwell Banker Realty. Match comparisons support those findings.

A photograph of the sale follows, with the tower installation in the background.



At 2737 Post Road, north of the tower installation, is a three-bedroom/two-bathroom, 1,631 square foot single-family dwelling that most recently sold in February 2024 for \$528,500. According to the buyer, who I spoke to in person on March 9, 2024, the tower installation, viewable from his front yard to the south, had no impact on the purchase of the property or the purchase decision.

A photograph of the single-family dwelling and a photograph of the tower looking south follow:



Adjacent to the north of 7242 Bounty Drive is 7234 Bounty Drive, a three-bedroom/two-bathroom, 1,657 square foot single-family dwelling that most recently sold in December 2022 for \$600,000. Prior to that, according to public records, the property sold in July 2022 for \$520,000. The tower is less than 200 feet southwest of the property. According to the realtor, Miranda Oswald, the tower, which is visible to the southwest had no impact whatsoever from the tower on the listing, sale price, nor marketing time.

A photograph of the property with the tower in the background follows:



At 7218 Bounty Drive is a two-bedroom/two-bathroom, 1,331 square foot single-family dwelling with a swimming pool that sold completely furnished in March 2023 for \$440,000. According to MLS, the property was on the market for one day. According to realtors, Susan Hansberger with RE/MAX Alliance Group and Miranda Oswald, the tower installation had no impact whatsoever on the listing, marketing time, or sale price. In fact, the property was listed for \$419,000, but sold for \$440,000. Oswald confirmed that the furniture had no contributory value and had been left by the children of the owners, as the owners were moving into an assisted living facility with no need for the furniture. All of the furniture had to be removed and the interior of the dwelling had to be refinished, which is reflected in the \$440,000 sale price. The tower installation is approximately 275 feet to the southwest.

A photograph of the property with the tower installation in the background to the left follows:



Approximately 275 feet south of the tower installation, at 2737 Cardwell Way, two lots west of Bounty Drive is a two-bedroom/three-bathroom, 1,709 square foot single-family dwelling that sold in September 2023 for \$550,000. The property was on the market for less than 30 days with a list price of \$599,990. The property had previously sold in August 2017 for \$310,000. The 2017 sale was analyzed for a prior *Study* that will be discussed later. According to the realtor, Adam Kwiat with RE/MAX Platinum Realty, the property, which backs up to the former golf course and the tower, was not impacted whatsoever by the tower installation. In fact, in the MLS listing, the tower is clearly visible in the background from the front elevation of the home.

A photograph of the property with the tower installation in the background follows:



From a prior *Study*, at 2639 Cardwell Way and 2737 Cardwell Way there are two bedrooms/two-bathroom, single-family dwellings 250 to 275 feet due south of the tower installation measuring 1,300 and 1,709 square feet, respectively. The property at 2737 is the subject of a newer *Impact Study*.

The homes sold in August 2017 for \$290,000 and \$310,000 and \$223.08 and \$181.39 per square foot, respectively. They were constructed circa 1972 and 1971, respectively. The property at 2737 Cardwell Way previously sold in May 2010 for \$225,000, so the resale indicates an appreciation of 38% or an average of 5.4% per year. Alicia Kurvin with Kurvin Gold Residential sold 2639 Cardwell Way and confirmed that the tower had no impact on the listing, marketing time, or sale of the property. It was also disclosed that the golf course would be developed with single-family dwellings in the future.

Jessica Bow with Bright Realty sold 2737 Cardwell Way and confirmed that the tower had no impact on the sale of this property either. On February 18, 2018, while photographing the property I met the owner, Paul Robie who stated that he was familiar with the tower, but it had no impact on his decision to purchase the property. Also, the golf course was closed, but it too had no impact on his purchase decision.

Photographs of the two houses with the tower in the background follow:



2639 Cardwell Way



2737 Cardwell Way

To compare whether or not the tower had any impact based on the market, I developed two matched pairs. At 3046 Gulf Gate Drive, which is about 1,050 feet north of the tower, and also fronting the closed golf course, the two bedrooms/two-bathroom, 1,582 square foot single-family dwelling sold in April 2017 for \$279,900. Other than an upward adjustment for living area and a slight upward adjustment for market conditions, this sale clearly indicated that the cell tower had no impact on the Cardwell Way sales. At 3064 Gulf Gate Drive, a three bedroom/three-bathroom, 2,064 square foot single-family dwelling constructed circa 1966 sold in December 2016 for \$355,000. This property is about 1,065 feet north/northeast of the tower and fronts the closed golf course. In comparison to the Cardwell Way sales, downward adjustments are required for the additional bedroom and bathroom and living area. These two adjustments alone are probably more than \$50,000, which would again indicate that the sales on Cardwell Way were not impacted by the tower.

Photographs of the two sales follow:



3046 Gulf Gate Drive



3064 Gulf Gate Drive

At 3070 Gulf Gate Drive there is a two-bedroom/two-bathroom, 1,520 square foot single-family dwelling with a screen enclosed swimming pool fronting the closed golf course that sold in September 2007 for \$308,500. This sale compares favorably to sale 2737 Cardwell Way. By comparison, there was no impact for proximity of the tower to the two sales on Cardwell Way.



3070 Gulf Gate Drive

Approximately 655' north of the tower at 2855 Post Road there is a three bedroom/two-bathroom single-family dwelling that sold in February 2016 for \$280,000. The house previously sold in January 2015 for \$162,000. What is important to note is that a buyer purchased the property and then renovated the interior, adding custom cabinetry, granite counter tops, stainless steel appliances, and wood floors throughout, as an investment. This sale illustrates that an investor was willing to purchase this property knowing that the cellular communication tower would have no impact.



2855 Post Road

From a prior *Study*, 2745 Cardinal Way, a three bedroom/two-bathroom, 1,455 square foot dwelling with an in-ground swimming pool sold in August 2015 for \$274,000. The property was owned by Wells Fargo, who upgraded the home with new paint. The list price was \$249,900, which was below market. According to the realtor, Charryl Youman with Brookshire Hathaway

Home Service, the house was on the market for only eight days. The house is 380' south of the tower, which is clearly visible from the backyard. According to Ms. Youman, the tower had no impact whatsoever on the sale and, in fact, she was not aware that the tower even existed.

A photograph of the house with the tower in the backyard follows:



2745 Cardinal Way
(Note: Former flag topping the tower)

For the prior *Study* I compared 2745 Cardwell Way to an otherwise similar house over 855' from the tower at 3033 Post Road. This is also a three bedroom/two-bathroom single-family dwelling with an in-ground swimming pool backing up to the closed golf course. The golf course was open at the time of the two sales. This property sold in September 2014 for \$257,000. Other than being slightly larger and requiring a downward adjustment, the sale requires an upward adjustment for market conditions or time. The matched pair indicates that the tower had no impact on 2745 Cardwell Way, which was further submitted by the realtor's comments.



3033 Post Road

Just west of 2745 Cardwell Way is 2535 Cardwell Way. This property sold in September 2015 for \$285,000. This is a two bedroom/two-bathroom, 1,542 square foot single-family dwelling with an in-ground swimming pool backing up to the closed golf course; however, the golf course was open at the time of sale. The tower is clearly visible 380' to the northeast. According to the listing agent, Geri Scheckner with Bright Realty, the cellular communication tower had no impact on the listing or sale price. This is supported through the matched pair analysis.

A view of the house with the tower in the background follows:



2535 Cardwell Way

A three bedroom/two-bathroom, 1,963 square foot single-family dwelling with an in-ground swimming pool at 7283 Antigua Place sold in March 2015 for \$277,250. The asking price was \$300,000, but the original contract was \$280,000; discounted slightly following an inspection. This house is no more than 500' northeast of the tower, which is clearly visible from the front yard. According to the realtor, Mike Doyle with Wagner Realty, the cellular tower had absolutely no impact on the sale or marketing time. Mr. Doyle also resides nearby at 7120 Antigua Place, which backs up to the now closed golf course and has since March 1998. Mr. Doyle recalls the original installation of the tower, as well as the permit to increase the height from 85' to 115'. At the time, Mr. Doyle recalls several residents in opposition to the installation, but since cellular service improved, no one had complained.

Photographs of the dwelling and view of the tower from the home follow:



7283 Antigua Place



View of tower from front of home

Sales on Cardwell Way, nearest the tower installation, were also compared to a sale at 2305 Cass Street, which is nearly 1,000' due west of the tower. This three bedroom/two-bathroom, 1,754 square feet with an in-ground swimming pool and golf course view, sold in November 2014 for \$248,000 or \$141.39 per square foot. Recall, 2639 Cardwell Way sold in August 2017 for \$290,000 or \$223.08 per square foot and 2737 Cardwell Way sold in August 2017 for \$310,000 or \$181.39 per square foot. The angle of the home, together with a buffering of trees, virtually eliminates any view of the tower.



2305 Cass Street

One final matched-pair considered in Gulf Gate was at 2466 Breakwater Circle. This three bedroom/two bathroom, 1,731 square foot single-family dwelling on nearly one-half acre sold in April 2015 for \$360,000 or about \$208.00 per square foot. Incidentally, this property turns out to be one of the nicest homes in Gulf Gate on one of the largest lots. The asking price had been \$339,000, but four buyers got into a bidding war. According to the realtor, Warren McGregor with Helpusell Golf Coast, the tower had no impact whatsoever on the sale, but some power lines behind the house may have some impact, but because of the desirability of the property, the power lines did not affect the sale.

A photograph of the house follows:



2466 Breakwater Circle

Vamo, Venice, Sarasota County

In Vamo, near the Palmer Ranch and Stoneybrook communities, and situated on the north side of Vamo Way, east of Tamiami Trail, is a 173' flagless flagpole cellular communication tower owned by Crown Castle. The tower is within a 100' x 100' leased parcel owned by Sarasota County. The tower was constructed in 2009.

Photographs of the tower from Vamo Drive follows:



To the north of the installation is the Venetian Park Estates Mobile Home Park, to the south is Willowbrook, and to the east is Huntington Pointe, which is part of the Palmer Ranch PUD. South of Willowbrook is Stoneybrook at Palmer Ranch, a golf course community. To the west of the installation is a small multi-family development, and there are apartments north of the mobile home park and Huntington Pointe. Prior to and post tower installation, there have been numerous sales of upscale single-family dwellings in close proximity to the tower. As indicated by the paired sales, the installation has had no measurable impact on sale and resale activity within Willowbrook, Stoneybrook at Palmer Ranch, and Huntington Pointe. Moreover, the sale and resale data indicate that property values are increasing at market proportionate rates.

At 8948 Huntington Pointe Drive is a matched pairs of before and after installation. The property is 450 feet due east of the tower installation. In February 2009, the property sold for \$350,000 and resold in November 2015 for \$410,000 indicating an appreciation rate of nearly 20%. The realtor, Anna Kaminski with Michael Saunders & Company, has sold other houses in Huntington Pointe and as of September 2015 was not even aware that the tower existed. The difference in sale prices is simply related to improving market conditions.

A photograph of the front elevation of the dwelling with the tower in the background follows:



8948 Huntington Pointe Drive

To isolate market appreciation, I created a matched comparison between 8966 Huntington Pointe Drive and 8972 Huntington Pointe Drive. These houses are both “impacted” and adjacent to each other about 630’ east/southeast of the tower. Both are three bedroom/two-bathroom dwellings in the range of 1,900 square feet and both have in-ground swimming pools. 8966 Huntington Pointe sold in December 2011 for \$245,000 and 8972 Huntington Pointe sold in January 2014 for \$264,000.

The property at 8972 Huntington Pointe Drive resold in November 2016 for \$360,000. The resale indicates an appreciation of 36% and an average of about 12% per year. The listing agent, Mackenzie Longueuil with Michael Saunders & Company did not even know the cellular tower existed, and so in her opinion the tower had no impact on the sale of the property.

Photographs of these two homes with the cellular tower visible in the background follow:



8966 Huntington Pointe Drive



8972 Huntington Pointe Drive

Also in Huntington Pointe, I have considered a sale and resale before and after installation of the tower. At 8930 Huntington Pointe Drive, which is 540' due east of the tower, a four bedroom/three bathroom single-family dwelling, consisting of 2,481 square feet constructed in 1994, sold in August 2009 for \$304,000 and resold in March 2013 for \$335,000; an appreciation rate of 10% or about 2.8% per year, most of which was during the recession.

A photograph of the home with a view of the tower follows:



8930 Huntington Drive

Another, but older matched comparisons can be made between 8957 Huntington Pointe and 8828 Huntington Pointe. The “impacted” property, 8957 Huntington Pointe is less than 680 feet due east of the tower. This four bedroom/three bathroom home sold in April 2015 for \$398,000 while 8828 Huntington Pointe, which is over 1,500 feet northeast of the tower sold in May 2016 for \$345,000. This was a short sale, but even an upward adjustment of \$50,000 would still indicate that the tower had no impact on 8957 Huntington Pointe.

Photographs of 8957 Huntington Pointe and 8828 Huntington Pointe follow:



8957 Huntington Pointe (B-3)



8828 Huntington Pointe (B-4)

In Willowbrook, a collection of 54 single-family dwellings south of the tower, I have analyzed sale and resale data.

At 9128 Willowbrook Drive, a three bedroom/two-bathroom, 2,039 square foot dwelling sold for \$320,000, or \$156.94 per square foot. Later in July 2010, which would be just after the tower installation, a three bedroom/two-bathroom single-family dwelling measuring 2,502 square feet sold for \$290,000 or \$115.91 per square foot. This same home sold in January 2013 for \$330,000 or \$131.89 per square foot, and again in September 2014 for \$342,000. As indicated, the sale price increased by over \$50,000 or 18% over four years and an average of 4.2% per year. This is evident that the tower had no impact on the sale and resales of this property.

Photographs of the front elevation of the dwelling and a view of the tower from the front of the property follow:



9128 Willowbrook Drive



View of tower from front of house

In January 2014, 9040 Willowbrook Drive sold. This three bedroom/two-bathroom dwelling measuring 2,209 square feet was listed for \$369,000 and sold for \$365,000. It is located about 860' south of the tower, and according to the realtor, Nichole Hammons-Dovgopolyi with Michael Saunders & Company, the tower had no impact on the listing or sale. Ms. Hammons-Dovgopolyi sold another house in Willowbrook two years ago even closer to the tower, and while the prospective buyer commented about the existence of the tower, they still purchased the property, so in her opinion the tower had no effect on the purchase decision or price paid.

Photographs of the front elevation of the dwelling and a view of the tower to the north follow:



9040 Willowbrook Drive



View of tower from front of house

Also, in Willowbrook, but on Brookpointe Court, there have been recent sales and resale data to consider. The most recent sale was at 4140 Brookpointe Court, which is about 600' due south of the tower. This three bedroom/two-bathroom, 2,228 square foot dwelling sold in June 2015 for \$362,500. According to the listing agent, Michael Bowers with Coldwell Banker Residential, the house was priced aggressively due to the age and health of the seller, which is why it sold in 11 days. According to Mr. Bowers, the tower had no impact on the purchase price nor buyer's perception of the valuation. Moreover, Mr. Bowers has sold several other houses in Willowbrook and not one prospect has ever mentioned the existence of the tower. On February 18, 2018, I met the property owner, Terry Dewey who stated that the tower was there and known about, but it did not impact her purchase decision, nor the price paid.

Photographs of the dwelling and a view of the tower to the north follow:



4140 Brookpointe Court



View of tower from front of house

At 4189 Brookpointe Court, which is 600' southeast of the tower, there has been sale and resale activity of a three bedroom/two-bathroom, 2,127 square foot dwelling. In January 2008, the house sold for \$280,000, but was corporate-owned at the time. The list price was \$308,900, but recall that this was during the real estate recession. In June 2011, the house resold for \$321,500, an increase of \$41,500 or over 4% per year. It sold again in February 2012 for \$349,995; and another 9% increase or 5.2% per year. In summation, the sale price increased from \$280,000 before the installation of the cell tower in December 2009, to \$349,995 in February 2012, a total increase of \$70,000 over four years. The average annual increase was 5.7%, so clearly the installation of the tower has had no impact on resales in Willowbrook.

Photographs of the front elevation of the dwelling and a view of the tower from the front of the property in the cul-de-sac follow:



4189 Brookpointe Court



View of tower from front of house

I have developed two more recent matched pairs. At 4166 Hearthstone Drive, which is 1,500 southeast of the tower, a three bedroom/two-bathroom, 1,994 square foot single-family dwelling with a swimming pool on a cul-de-sac sold in July 2017 for \$318,000. The property had previously sold in July 2014 for \$287,500 indicating an appreciation of 24% and an average of 8% per year. Given the distance from the tower, this sale is unaffected, but it indicates that the property at 8972 Huntington Pointe Drive that sold in November 2016 for \$360,000 was unaffected by the proximity to the tower.



4166 Hearthstone Drive



8972 Huntington Pointe Drive

Another good comparison is 4130 Hearthstone Drive. This is a three/two-bathroom, 2,076 single-family dwelling with a swimming pool and spa that sold in December 2017 for \$347,000. The property had previously sold in July 2015 for \$325,000. The resale indicates an appreciation of nearly 7%, which is about 2.7% per year. The property is 1,230 feet southeast of the tower. Comparing this unaffected sale to 8972 Huntington Pointe again indicates the tower had no impact.

At 9009 Huntington Pointe Drive, which is 1,070 feet southeast of the tower, on a cul-de-sac and backing up to a retention area has also been compared to 8972 Huntington Pointe. This three bedroom/two bathroom, 2,102 square foot single-family dwelling constructed in 1992 sold in December 2016 for \$385,000. The property has a screened in pool. In comparison to 8972

Huntington Pointe Drive, downward adjustments are required for living area, but the locations are similar other than proximity to the cellular communication tower. The difference in living area is 275 square feet and well over a \$25,000 adjustment. The unaffected sale at 9009 Huntington Pointe Drive clearly demonstrates that the sale at 8972 Huntington Pointe Drive was not affected by proximity to the cellular communication tower.



9009 Huntington Pointe Drive



8972 Huntington Pointe Drive

Oakley Place, Manatee County – Monopole Tower

The Oakley Place Subdivision in Ellenton, east of I-75, is situated off 60th Avenue West, north of U.S. Highway 301 and the Ellenton Outlet Shops in north Manatee County. This is an established and stable subdivision with limited turnover. The community, and more specifically 30th Court East, 31st Court East, and 32nd Court East are in close proximity to a 185'-high monopole cellular communication tower owned by Crown Castle. A photograph of the tower follows:



At 5904 30th Court East, approximately 310 feet due east of the tower is a 2,272 square foot, three bedrooms/three-bathroom, single-family dwelling with a swimming pool and spa that sold in November 2017 for \$323,000. Among the most recent neighborhood sales at the time of the *Study*, this was in closest proximity to the tower. This was the first resale of the property. On February

18, 2018, while photographing the front elevation and the tower, I confirmed the sale with Tony (Anthony) Minito. Mr. Minito is familiar with the tower, but stated that he paid no attention to it, so it had no effect on him nor anyone else he knew in the neighborhood.

Photographs of the front elevation of the single-family dwelling and a view of the tower from the front of the property follow:



5904 30th Court East



View of tower from front of property

Nearly one-quarter mile to the north of the tower at 5708 32nd Street East, a 2,621 square foot, four bedrooms/three-bathroom single-family home with a swimming pool sold in March 2017 for \$303,000. After an adjustment for market conditions or time, the spa, and difference in living area, this matched-pair between 5904 30th Court East and 5708 32nd Street East indicated that the cellular communication tower had no impact on 5904 30th Court.



5708 32nd Street East



5904 30th Court East

At 3606 61st Terrace East, a 2,295 square foot, three bedrooms/two-bathroom single-family dwelling with a swimming pool and spa sold in January 2017 for \$283,000. This property is nearly one-half mile northeast of 5904 30th Court and over one-half mile northeast of the tower. Again,

after adjusting for market conditions or time, dwelling size, etc. The matched comparison between 5904 30th Court East and 5708 32nd Street East indicated that the tower had no impact on 5904 30th Court.



3606 61st Terrace East

At 5815 30th Court East, approximately 300 feet due east of the tower, is a 2,429 square foot, four bedrooms/three-bathroom, single-family dwelling with a pool that sold in August 2015 for \$267,000. The asking price was \$269,900.

A photograph in front of the property west towards the tower follows:



5815 30th Court East

To compare whether or not the tower had an impact by relying on matched-pairs, 5815 30th Court was compared to other single-family sales in Oakley Place during or about the August 2015 marketing time.

Nearly one-half mile northeast of the tower at 6024 36th Court East, a 1,997 square foot, four bedrooms/two-bathroom single-family dwelling sold in July 2015 for \$224,000. Following

upward adjustments for the difference in living area (432 square feet) and the lack of a swimming pool, the adjusted sale price would indicate that the tower had no impact on the sale using matched-pairs.

According to the Manatee County Property Appraiser, the property resold in May 2016 for \$227,500, indicating an appreciation rate of about 1.6% over 10 months.

A photograph of 6024 36th Court East follows:



6024 36th Court East

Finally, at 3614 61st Street Terrace East, which is slightly over one-half mile northeast, a four bedroom/two and one-half bathroom single-family dwelling measuring 2,161 square feet sold for \$248,000 in June 2015. This is a brand-new home constructed in 2015 with many upgrades, as opposed to the “impacted” sale at 5815 30th Court, which was constructed in 2002. After applying adjustments for building age/condition, it is clear that the cellular communication tower had no impact on sale activity. Moreover, the realtor, Shawn Crane with Coldwell Banker Residential, confirmed that the tower had no impact on the listing or marketing time.

Palm Harbor, Pinellas County –Stealth Bell Tower

In the Palm Harbor community of Pinellas County, there is a 160-foot stealth bell tower with columns that was erected circa 1999. Revenue from the ground lease has helped construct and renovate other church facilities. Adjacent to the east is the Tarpon Woods Tanglewood Patio Homes Subdivision, a collection of duplexes and quadplexes constructed in the mid-1970s. Some front the Tarpon Woods Golf Course. Emily Harkins with Town Chase Properties verified the sale of a two bedroom/two-bathroom villa in September 2016 for \$146,000. Ms. Harkins had no idea that the bell tower was actually a concealed (stealth) cellular communication tower and believed that the bells chimed. The location of the tower had zero impact on the listing and sale of the property. Susan Malloy with Realty Executives Suncoast verified the February 2017 sale of a three bedroom/three-bathroom villa for \$164,900. The list price was \$169,900. The seller was a long-term owner of two units within Tanglewood and there was no mention from any of the potential buyers nor the buyer regarding the bell tower. Ms. Malloy has friends who own units in

the neighborhood and there has never been one mention of the tower. However, some prospective buyers were concerned with the potential flooding and the requirement of flood insurance.

A Google Aerial and a Google Street View of the tower follows:



Google Aerial View



Google Street View

Winter Springs, Seminole County – Bell Tower

I researched and developed sale and re-sales surrounding a stealth, bell tower communication installation in the Orlando area of Winter Springs. The tower installation was a stealth, 135-foot bell tower adjacent to Willow Creek Church on East Lake Road in the Winter Springs community of Seminole County. This property is west of State Road 417. At the time, there were two carriers, but the height is sufficient for four (4) total. The tower was reportedly installed in February 2013.

A Google Aerial and a Street View of the tower follows:



Google Aerial View



Street view of bell tower installation

Across East Lake Drive to the north are million-dollar plus single-family dwellings fronting the south side of Little Lake Howell. Less than 700 feet to the east, at 4780 East Lake Drive was an expired listing on a four bedroom/four-bathroom, 4,769 square foot gated dwelling built in 2007. The original list price was \$2,495,000, but then reduced to \$1,999,000. According to the listing agent, Thayer Fairing with A+ Realty Professionals, the owner decided to take the property off the

market. Mr. Thayer admits that he was unaware of the cell tower and that it had no impact whatsoever on the listing or several prospective buyers. Moreover, the owner, Dr. James Outlaw, never mentioned the tower.

Not too far south of this tower, west of Tuskawilla Road, and adjacent to the Madison Place townhomes and the Madison Creek single-family subdivision, is a privately owned lot improved with a lattice-style cellular communication tower at 4477 Sunset Lane, Oviedo in Seminole County. An upscale single-family dwelling at 1489 Arbitus Circle, less than 240 feet to the north, at the entrance to Madison Place, sold in April 2018 for \$435,000. The property was on the market for about six months and according to the listing agent, Sharon Mikol with Coldwell Banker Residential, the tower had no impact whatsoever on the list price, marketing time, or sale price.

A Google Earth Street view of the single-family dwelling and the tower from in front of the single-family dwelling follows:



Hunters Creek, Orange County – Flagpole Tower

At Osprey Park off Town Center Boulevard and south of State Road 417 is Hunters Creek. The park is improved with a 165' flagpole tower adjacent to a baseball park and pond. The tower was constructed in August 2009. The owner is SBA Tower and tenants include AT&T, T-Mobile, and Verizon.

The closest home I know of is a four bedroom/two-and-a-half bathroom, 2,521 square foot single-family dwelling constructed 1992. The tower is 535 feet to the northwest and clearly visible from the home. The property sold in October 2016 for \$392,500 and according to the listing agent, Michael Solomon, the tower had no impact on the list price, sale price, or marketing time. Mr. Solomon has had other listings and sales in Hunters Creek and indicated that when the tower was first constructed, there was concern as to what impacts there could be on nearby residential listings, but based on this sale, which was actually in closest proximity to the tower and the most recent sale, and other sales in Hunters Creek, the tower has had no impact, negative or otherwise on sales in Hunters Creek.

A matched comparison of sales in Hunters Creek includes a four bedroom/two-and-a-half bathroom, 2,569 square foot single-family dwelling constructed in 1993 that sold in July 2016 for \$385,000. This would be a control property at 3815 Manteo Circle, situated some 1,595 feet southeast of the tower, also in Hunters Creek. Another control property is at 3910 Corveta Court. This is a four bedroom/two-and-a-half bathroom, 2,522 square foot single-family dwelling constructed in 1992 that sold in May 2017 for \$380,000.

Photographs of the tower follow.



View south from Town Center Boulevard



View of tower from cul-de-sac adjacent to 3957
Corveta Court

Windermere, Orange County – Flagpole Tower

In Windermere, which is a community known to oppose improvements such as cellular communication towers, there is a 185' flagpole tower installation at 6711 Ficquett Road, owned by SBA Towers. There are at least two carriers including T-Mobile and AT&T. At the time of the *Study*, the site was owned by Beck Agricultural Holdings, LLLP. The tower was constructed in October 2008 and is generally located on the south/east side of Ficquett Road, west of Overstreet Road, and south of the intersection of Ficquett Road and Winter Garden Vineland Road.

Adjacent to the north, across Ficquett Road, is the KB Home Subdivision known as Vineyards of Horizon's West. Pat Taylor with Triple T Real Estate had the initial soft listings of all new dwellings in the Vineyards, which were generally constructed between 2013 and 2015. KB was neither worried nor concerned about the tower installation and potential impacts on the subdivision. Ms. Taylor claimed that none of the sales within the Vineyards were impacted.

The single-family dwelling in closest proximity to the tower is 688 feet to the north at 6740 Bridgewater Village Road, which sold in August 2019 for \$449,800, up from \$422,000 in February 2014, indicating an appreciation rate of nearly \$28,000. According to the listing agent, the proximity to the tower had no impact on the list price nor marketing period. Another sale was 810 feet to the north of the tower at 6728 Bridgewater Village Road. This five bedroom/three bathroom, 3,000 square foot dwelling sold in August 2015 new for \$350,000. At 6722 Bridgewater

Village Road and 880 feet north of the tower, a four bedroom/three-bathroom, 3,009 square foot dwelling was sold by Ronnie Reyes Polanco in August 2017 for \$395,000. According to Reyes Polanco, the cell tower had no impact whatsoever on the listing, list price, or price paid. This property was on the market for only 18 days. At 6814 Merrick Landing Boulevard, 770 feet north of the tower, Crystal Eisen sold a four bedroom/two-bathroom, 2,115 square foot dwelling in November 2017 for \$305,000. Ms. Eisen confirmed that the tower had no impact on the buyer or prospective buyers, nor can she recall the existence of the tower. The house closest to the tower is at 6834 Merrick Landing Boulevard. This four bedroom/two bathroom, 2,115 square foot single-family dwelling was sold by Jennifer Wemert in May 2017 for \$299,999. The property was on the market for only 14 days. Ms. Wemert confirmed not one prospective buyer mentioned the existence of the tower, so in her opinion, the tower had no impact on the sale.

Also, within the Vineyards, I considered sale and re-sale data of control properties, mostly in excess of 1,400 feet north and northwest of the tower. A comparison of floor plans, dwelling sizes, and sale dates confirmed that there was no market information to indicate that the tower had or would have had any impact on the properties in closer proximity to the tower such as those mentioned above.

A Google Earth view of the tower from Ficquett Road follows:

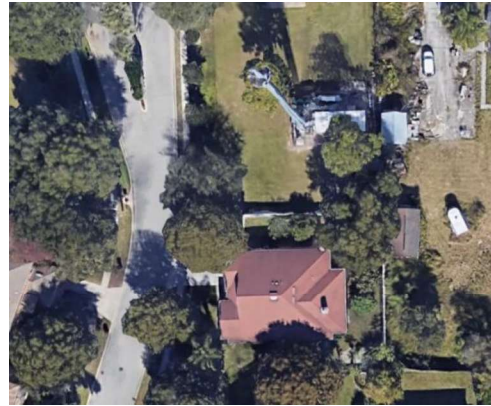


Pines of Wekiva, Orange County – Monopole Tower

One particular study area, which highlights findings, is the Pines of Wekiva Subdivision in Apopka (Orange County). At the entrance to the subdivision, at Falconcrest Boulevard, is a 200-foot monopole cellular communication tower, which is in close proximity to several single-family dwellings. In fact, the house at 1481 Falconcrest Boulevard is in the closest proximity to any cellular tower I have ever witnessed (other than Holmes Beach). The distance from the home to the base of the tower is about 50 feet. The property owner, Walter Blair, informed me that the location of the tower, which existed prior to his purchase of the new single-family dwelling, in no way impacted his purchase decision or the price paid. In fact, Mr. Blair was more concerned with a couple of mobile home trailers to the northeast, at a much farther distance from his property than the tower itself. As of October 2019, Mr. Blair still owns the property.



1481 Falconcrest Boulevard and tower 50 feet to the north



Google Aerial View

Recently, I took the opportunity to investigate whether or not this property had resold. It has not, but I discovered that the house across the street at 1480 Falconcrest Boulevard sold in June 2016 for \$263,000, which was the full list price. The house is about 120 feet from the base of the tower. The tower site, measuring one-half acre, is owned by the City of Apopka while the tower is owned by Orlando Cellular Telephone Company. The four bedroom/two and one-half bathroom, 2,468 square foot two-story, single-family dwelling with a screen enclosed pool was constructed in 1996. The property previously sold in July 2013 for \$225,000 and January 2015 for \$249,000. Between the 2015 and June 2016 sales, the price increased 5.6% and an average of nearly 4% per year. The listing agent, Miriam Eisenhower with Greater Orlando Realty, commented about the quality of the interior finishes and represented that the cellular communication tower had no impact on the listing, list price, marketing time or sale price. In fact, not one prospective buyer mentioned the cell tower during the listing period. Annie Wilson with Weichert Realtors was the listing agent for the January 2015 \$249,000 sale. The property was under contract within 15 days of the listing and according to Ms. Wilson, the tower had no impact whatsoever on the list price, marketing period, or price paid.



1480 Falconcrest Boulevard



View of tower within subdivision

The Pines of Wekiva Subdivision study area is one of the best cases as evidence that proximity to the cellular communication tower is based on personal preference and has no measurable impact on nearby property values.



Pasco County Findings

South of State Road 52 approximately 1.3 mile on the east side of McKendree Road is a Pinnacle Towers 381-foot-tall communication tower supported by guy wires encumbering the northwest 7.569 acres. To the east and northeast is Mirada Club, a master-plan residential lagoon community. When built out, Mirada will consist of an estimated 5,000 homes with a 15-acre lagoon. To the northwest, west, and southwest is the PTC Boyette Town Center development. When built out, the 965-acre mixed-use development will include industrial, commercial, hotel, and single-family residential uses. Further east, adjacent to the southeast of Mirada on the east side of Curley Road at Leonard Road, is a Verizon Wireless, 180-foot-tall monopole cellular communication tower constructed circa 2008. According to sources with D.R. Horton, neither the Pinnacle or Verizon Wireless towers have had any apparent impact on home sales. These residential developments surrounding and in the shadow of former “rural” communication tower installations are examples of developers willing to purchase surrounding land, secure zoning and entitlements, invest in infrastructure costs, while assuming the risk of sell-out in spite of impacts that opposition regard as detrimental to property values.

Photographs of the two towers follow:



Pinnacle Towers – McKendree Road



Verizon Wireless – Curley and Leonard Roads

Fellowship Community Church – 11250 Spring Hill Drive

On the south side of Spring Hill Drive, Hernando County, west of the Fellowship Community Church sanctuary, there is a 140' American Tower Corporation stealth (cross) cellular communication tower (Site #FL274875 and FCC Registration #1269769) disguised as a Cross, constructed circa 2008. The tower is within a 3,600± square foot leased parcel on the 5.4-acre Parent Tract.

Photographs of the tower follow:



An aerial illustrating the tower, and the dwelling follows:



To the south of the Parent Tract and tower is a single-family residential subdivision. Due south, approximately 500 feet, was the sale of a two bedroom /two-bathroom single-family dwelling in September 2021 for \$175,000, the full list price. Between the dwelling, situated on the south side

of Lindsay Road at 11220 Lindsay Road, and the tower are a buffering of trees partially screening the lower level of the tower. The property was on the market for only five (5) days, and according to the realtor, Aldo Decola, the tower was never an issue.

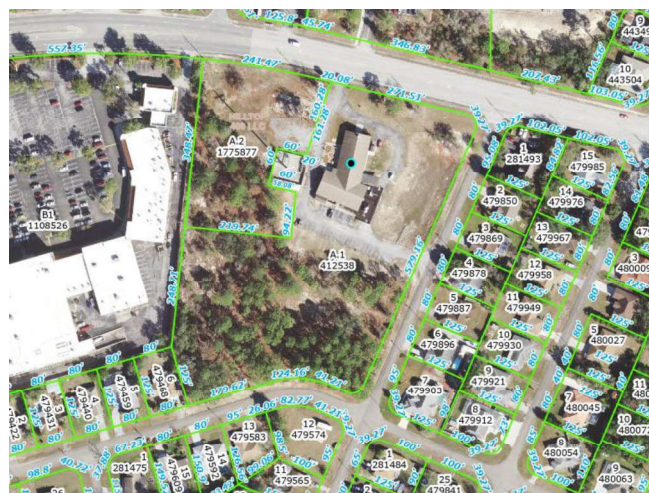
Next to 11220 Lindsay Road is the sale of 11210 Lindsay Road, a three bedroom / two-bathroom single-family pool home that sold in October 2021 for \$257,500; \$7,500 over the list price. The dwelling is approximately 580 feet south of the tower, which is partially screened by the aforementioned trees. According to the realtor, Colleen Nolan, the tower and tower location had no impact whatsoever on the listing or sale of the property, which was on the market for only three days.

At 1509 Deborah Drive, a three bedroom / two-bathroom pool home sold in September 2021 for \$255,000 and was only on the market for only 17 days. According to the realtor, Paula Lopes, the tower had no impact whatsoever on the listing or sale of the property.

A photograph of the front elevation of the dwelling with the tower in the background follows:



Based on confirmation of the sales, and a cursory review of matched-pairs, there is no market evidence that this stealth cellular communication tower has had any impact on surrounding residential property values.



Silverthorn Golf Course Community, Spring Hill

Adjacent to the Silverthorn gated golf course community is a Crown Castle cellular communication tower off Powell Road. The address however is 14355 Odyssey Road, Spring Hill, Hernando County. The tower is sited between commercial development fronting Powell Road and the residential community. The tower is a 150' steel monopole tower identified by FCC #1267364. The leased parcel is secured with 8'-high vinyl fencing. The Parent Tract, under the ownership of Global Signal Acquisitions IV, LLC consists of about one acre. The tower was constructed circa 2010.

Photographs of the tower follow:



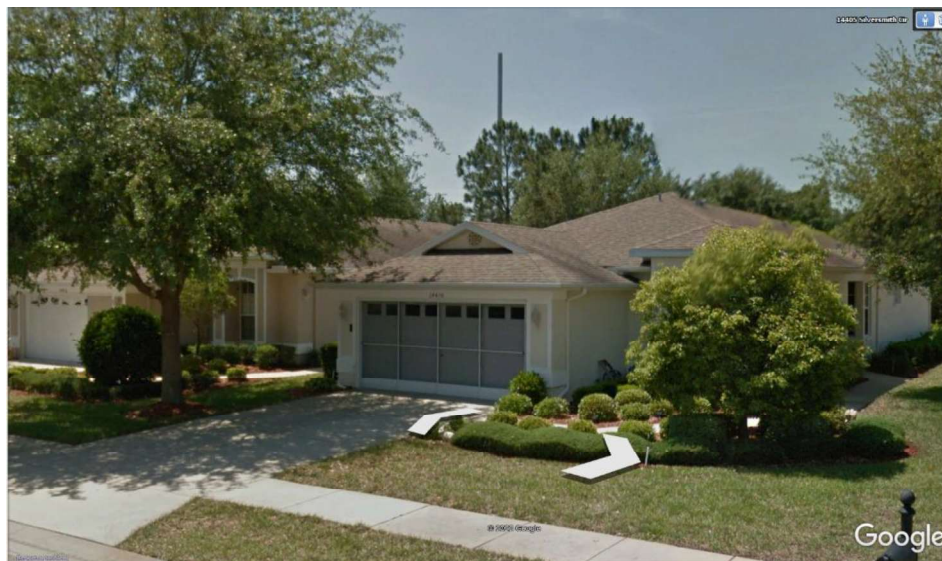
The Silverthorn community is to the north and east of the tower installation. To the east of the installation are two bedrooms / two-bathroom patio homes while to the north are larger estate-style single-family dwellings. Adjacent to the west is Discovery Point Silverthorn, a daycare center. At the time of the *Study*, there had been three (3) sales on Silver Fox Drive, a cul-de-sac off Silver Smith Circle, closest in proximity to the tower installation. These sales are 4175, 4178, and 4186 Silver Fox Drive. According to the realtors, Laura Varner, Gilda Varner, and Misty Prunty, the tower had no impact on the marketing, sale prices, or closing of these three properties. All three are within 225 feet to 400 feet of the tower installation, which is clearly visible from the Silver Fox Drive cul-de-sac.

A photograph of the tower installation from the Silver Fox Drive cul-de-sac follows:



At 14410 Silver Smith Circle, an estimated 435 feet northeast of the tower, is the sale of a three bedroom / two-bathroom community-style villa within Silverthorn. The realtor was Gail Spada. The property sold in August 2021 for \$254,520 and the list price was \$250,000.

A photograph of the front elevation of the home with the communication tower in the background follows:



Spada has lived in Silverthorn since 1998 and was there prior to the tower and has sold dozens of houses within Silverthorn over the past two decades and lived in four others. Spada indicated that not once has the cell tower installation ever been mentioned by a seller or a buyer nor has there ever been impacts on sale prices. Moreover, Spada believes that the tower has had no impact on the four homes she has owned and occupied in Silverthorn.

Based on conversations with realtors actively marketing and selling homes, and matched comparisons of sales within the subdivision, there is no market support of any valuation or property enjoyment impacts from the tower installation.

Forest Oaks, Stage West Community Playhouse, Spring Hill

At 8394 Forest Oaks Boulevard, on the south side of the road and situated between the theater and a small office complex is an SBA, 190' steel monopole tower installation topped with one set of exterior arrays. This is SBA Site ID FL40899, FCC #1257065. The Tower Tract, under the ownership of Stage West, Inc., is 7.30 acres fronting the south side of Forest Oaks Boulevard. According to the Hernando County Public Records, the tower was constructed circa 2007.

Photographs of the tower installation follow:



The nearest single-family dwellings to the tower installation are in Forest Oaks, fronting Philatelic Drive. Samantha Zurita sold a three bedroom / two bathroom dwelling at 8184 Philatelic Drive for \$285,000; \$5,000 over the list price. The property was on the market for only four days. The dwelling is approximately 470 feet southwest of the tower, on the south side of Philatelic Drive. Zurita indicated that the tower, which is visible from the front of the dwelling, had no impact whatsoever on the list price, marketing time, sale price, or closing.

Carol Olds sold 8240 Philatelic Drive, a three bedroom / two bathroom dwelling for \$289,000 and had a pending contract at 8281 Philatelic Drive at the time of the *Study*. These properties were on the market for 15 days and four (4) days, respectively. Both are approximately 500 feet southeast of the tower, and according to Olds, the tower installation had no impact on the listings, marketing times, and pending closing.

Photographs of the tower from Philatelic Drive follow:



Based on conversations with realtors actively marketing and selling homes, and matched comparisons of sales within the subdivision, there is no market support of any valuation impacts resulting from the location and proximity of the tower.

Poinciana Elementary School – Monopole Tower

The Poinciana Elementary School is located at 2825 Airport Pulling Road South, situated on the west side of Airport Pulling Road, south of Coach House Lane and north of Golden Gate Parkway in Naples, Collier County.

In a Naples News article published August 24, 2013, residents near a new monopole cell phone tower were voicing concern since there was apparently no notice of the new tower installation on August 15, 2013. Parents of students as well as neighbors to Poinciana Elementary School were vowing to have the tower removed, which was originally approved by the Poinciana Elementary School Advisory Council in April of 2011 followed by the approval of a lease at a school board

meeting in June 2012. As stated in the article, “Ultimately, most residents are worried less about the eye sore and more about the radio frequency waves the poles transmit could cause cancer.” The tower is 75 feet in height.

A Google Aerial and a Street View of the tower follows:



Google Aerial View



Street view of tower

To the north of the tower, west of Airport Road and south of Coach House Lane is Coach House Way, a collection of 13 upscale single-family dwellings, the closest of which is 170 feet north of the tower.

In July 2019, 2838 Coach House Way sold for \$920,000, and again in March 2023 for \$1,905,000. This house is about mid-point on the block and an estimated 512 feet north of the tower installation. According to the realtor, Susan Sanderson with Downing-Frye, the tower had zero impact on both the listing and the 2019 sale. Ms. Sanderson also represented the seller when they purchased the property in May 2011, prior to the tower installation. Lisa Pearl with Coldwell Banker was the realtor for the March 2023 sale. According to Ms. Pearl, the tower installation had no impact on the listing, marketing time, or closing. Ms. Sanderson was not even aware of the existence of the tower and informed me that no one even mentioned the tower during showings, so it had no impact on either the seller or the purchaser. I have found that it is not unusual for realtors and homeowners alike to be unfamiliar with nearby (in view) existing tower installations.



2838 Coach House Way



View south along Coach House Way with tower in background

Two lots north is 2830 Coach House Way originally listed for sale by Thomas Roche with Keller Williams for \$880,000 in 2020. The property previously sold in July 2004 (at the height of the market) for \$727,300. According to Mr. Roche, who is familiar with the tower installation, represented that it has had no impact on the listing. The property was subsequently listed in November 2021 for \$1,230,000 and sold two months later on January 26, 2022 for \$1,230,000. According to the realtor, Yasmin Saad, the cellular communication tower at the end of the block had no impact on the listing or sale.

Following are views of the dwelling and tower from in front of 2830 Coach House Way.



The second closest house (not lot) to the tower installation is at 2850 Coach House Way. The property originally sold in August 2004 for \$620,000. The property resold on January 16, 2024 for \$1,140,000. According to the broker, Denny Bowers, who also sold the vacant platted lot adjacent to the south at 2854 Coach House Way indicated that surprisingly one buyer was disinterested because of the tower proximity and one prospective buyer of the vacant lot was disinterested for the same reason. However, both subsequently sold. The vacant lot sold on February 7, 2023 for \$60,000 and a speculative single-family dwelling is nearing completion as of August 2024. The single-family dwelling at 2850 Coach House Way sold for the \$1,140,000 and according to Bowers, the sale price was reflective of the interior needing updating.



2850 Coach House Way



2854 Coach House Way

Across from 2854 Coach House Way is 2855 Coach House Way. This is the closest single-family dwelling on Coach House Way to the tower installation. According to Chip Cantor with Premier Plus Realty, the tower installation had no effect on the sale in June 2024 for \$1,320,000. Cantor represented the buyer in that transaction and has re-listed the property for the same owner for \$1,680,000. Negotiations are ongoing, but according to Cantor, not one prospect has indicated any impact from the installation and in fact, Cantor was not even familiar with the tower.



2855 Coach House Way

Following is the view of the tower from in front of 2850, 2854, and 2855 Coach House Way.



The Lords Way – Lattice Tower

This tower is located north of The Lords Way, generally in the northeast quadrant of The Lords Way and Collier Boulevard in Naples. As the crow flies, the tower is about 1,090 feet north of The Lords Way and 1,375 east of Collier Boulevard.

On the north and south sides of The Lords Way, east of Collier Boulevard, FL Star Development developed Milano Lakes, a Luxury Apartment community and across the street, on the south side of The Lords Way developed Sapphire Cove, an upscale, gated, 75-lot subdivision, both in the

shadow of a 350'-high lattice-style SBA communication tower erected in 2007 and situated in the northeast quadrant of a tract of land known as The Harvest Bible Chapel. Carriers include Cingular, Verizon, Sprint, Metro PCS, BLC Naples and Gamma Purchasing.

Jim Borden was the sales manager for Sapphire Cove and familiar with the SBA tower as both Milano Lakes and Sapphire Cove are within a short distance. According to Borden, at the time of the *Study* of the 75 single-family lots, 18 had sold and only one (1) out of 1,000 prospects was bothered by the tower. The general price range for home lot packages in Sapphire Cove was \$600,000 for a three bedroom/two-and-a-half bathroom dwelling at the time. Mr. Borden also represented that FL Star has acquired the Harvest Bible Chapel property and surrounding land and was planning both commercial and residential developments.

FL Star is now in the process of developing Azaela Park adjacent to the installation. When complete, Azaela Park will consist of 394 rental units within two and four-story structures.

A photograph of a new four-story structure under construction adjacent to the tower follows:



Azaela Park Rental Community under construction

According to Tami Schroder, Construction Coordinator for FL Star, the tower is well-known and has been in place for a number of years and it had no impact on the land acquisition, development, and successful lease-up of the adjoining Milano Lakes Apartment, nor the ultimate investment sale of the apartments. Similarly, no impacts are anticipated on Azaela Park.

To the north of the tower, Toll Brothers is developing Seven Shores, a resort-style master-plan community of new homes and villas, also within the shadow of the 350'-high communication tower. Amenities will include a swimming pool, fitness center, pickle ball courts, lakes/ponds, putting green, social room, and amenities center. There are approximately 400 lots/units.

According to Mary Sbraga with Toll Brothers actively marketing home/lot sales while working in the model homes, there has been no resistance due to the tower and prices are the same backing to and distant from the installation.

Photographs of Seven Shores including lots proximate the tower follow:



In summary, the 350'-tall tower installation, visible for miles, is an example of developers willing to purchase surrounding land, invest in infrastructure costs, and undertake the risk of both multi-family and single-family residential developments; all in spite of potential impacts that opposition would regard as detrimental to nearby property values.

Milano Lakes, Sapphire Cove, Azaela Park, and Seven Shores are examples of developers and end users unaffected within a short distance of a 350'-tall lattice communication tower.

A Google Aerial of the tower and surrounding development follows:



Google Aerial View

West Park Village Drive, Hillsborough County – Lattice Tower

In Westchase and West Park Village in West Hillsborough County, is a semicircle row of single-family bungalow-style dwellings situated among duplexes and townhomes. At 9602 West Park Village Drive is a three bedroom/two-bathroom, 1,958 square foot single-family dwelling on a 6,900± square foot lot constructed circa 2002 that sold in August 2020 for \$427,500. The property is 170 feet northeast of an existing 205-foot-tall lattice-style cellular communication tower that is positioned at the northwest corner of a larger 24-acre, rectangular-configured tract of land owned by Tampa Electric Company. Within the Tampa Electric Company ownership is an electrical substation. According to the listing agent, Anne Hart with Florida Executive Realty, neither the tower nor the electrical substation had any impact on the listing, marketing time, or sale price. Representing the buyers, Sandra and Ralph Finkenbrink, was Jodi Avery who knows the property and property owners well, and neither the cell tower nor the electrical substation had an impact on their purchase decision. In fact, they were primarily motivated by the corner location that adjoins stormwater retention ponds to the south and east. There have been no other recent sales within close enough proximity in order to establish or develop a market study or match-pairs.

Photographs of the tower and the dwelling with the tower in the background follow:



Haines City, Polk County – Guyed Wire Structure

Situated on the west side of Polk City Road, east of Interstate 4 and west of U.S. Highway 27, in Haines City, is a 280-foot-high guyed wire tower identified by FCC#1004342, and owned by American Towers. The tower was constructed circa 1997 and formerly surrounded by agricultural land. It is now surrounded by residential development.

In 2018, Lennar Homes, LLC acquired 126± acres surrounding the installation and subsequently developed a single-family subdivision known as Estates at Lake Hammock. Several single-family houses have been constructed and have sold and many more are under construction on both sides of Polk City Road. The recorded land purchase price was \$2,348,000. In accordance with the Estates at Lake Hammock site plan, Lennar is developing 65 single-family lots and dwellings on the east side of Polk City Road accessible from Simone Court, Gisele Court, and Estates Court and on the west side of Polk City Road, nearest the tower installation, Lennar has developed 87 single-family lots and is in the process of constructing and selling single-family dwellings. These dwellings are accessed by a single loop road identified as north and south Andrea Circle. There are essentially six floorplans identified as Bailey, Catherine, Heathcliff, Heritage, Lucas, and McKay. Home prices start at \$250,000 as of the date of the *Study*.

The site plan, indicating the cellular communication tower as “existing commerce space” follows:

LENNAR

SITE PLAN

ESTATES AT LAKE HAMMOCK



Relying upon MLS and the Polk County Property Appraiser’s website, I have examined sales in closest proximity to the tower and measured those sales against the sale prices of nearly identical model homes, but across Polk City Road, with which to apply the third type of comparison described above.

One “impacted” sale, at 549 South Andrea Circle, is a four bedroom/three bathroom, 2,109 square foot model, 230 feet north of the tower that sold in August 2020 for \$274,605. This compares to identical models across Polk City Road, but in excess of 1,815 feet east with sale prices ranging from \$259,276 to \$282,605. It is arguable that the lots across Polk City Road would be more desirable because most back up to conservation land. Nevertheless, based on a conversation with the property owner, neither the tower installation nor the guyed wires had any measurable impact on their purchase decision, but rather they were more motivated by the fact that each of the homes within the development have solar panels on the roof.

Adjacent to the north of the tower installation, at 560 South Andrea Circle, is a four bedroom/two bathroom, 1,879 square foot single-family dwelling sold in November 2020 for \$262,740. The same model, at 541 South Andrea Circle, also sold in November 2020 for \$252,740, but it is 310 feet north of the installation. In comparison to these two “impacted” sales, I have researched and developed sales on the east side of Polk City Road, also within Estates at Lake Hammock. The sale prices for the same model ranged from \$231,149 to \$253,095; all less than the sale of the residence abutting the tower and the residence 310 feet north of the tower. Moreover, the same model, 690 feet north of the tower, sold in August 2020 for \$254,740. Again, the matched pair analyses of the “impacted” sales on South Andrea Circle indicate that there is no measurable impact on either marketing times or sale prices between dwellings proximate the tower and those across Polk City Road in excess of 1,800 lineal feet east.

At 548 South Andrea Circle, less than 200 feet north of the tower is a four bedroom/two-and-one-half bathroom, 2,584 square foot, two-story dwelling that sold in November 2020 for \$291,595. The buyer was relocating from New York City and basically purchased the property "site unseen". However, the buyer does have a relative living in the community who viewed it and forwarded photographs prior to contract. Not only is the tower within 200 feet of the dwelling, the northerly guyed wires are anchored basically in the backyard of the home. I spoke to the property owner on Saturday, December 19, 2020, who indicated that the tower was a concern because of the size and scope, but otherwise, she believe it had little impact on her purchase decision and the price paid. Moreover, she indicated that this was the last of only two available homes along South Andrea Circle, so she was motivated to purchase it. The same model home over 1,800 feet east and across Polk City Road, at 729 Simone Court, sold in April 2020 for \$266,717. The same model sold at 740 Simone Court in February 2020 for \$277,695 and at 824 Gisele Court in January 2020 for \$292,500. Finally, on the north end of South Andrea Circle, over 800 feet north of the tower installation, the same model sold in December 2020 for \$297,095. This property is on a more desirable large corner lot. Based on matched-pairs, there is no market information to indicate that the property at 548 South Andrea Circle sold at a discount because of proximity to the tower or the tower guyed wires.

A street-level photograph from in front of the home on South Andrea Circle and a photograph of the tower and guyed wires from the backyard of the home follow:



A three bedroom/two bathroom, 1,555 square foot dwelling at 529 South Andrea Circle, approximately 400 feet north of the tower installation sold in November 2020 for \$229,440. I compared this sale to the same model home, but east of Polk City Road on Simone Court that sold in March 2020 for \$219,990. The same model home on Gisele Court sold in October 2019 for \$245,940, prior to COVID-19. There was another similar model home also on Gisele Court that sold in April 2020 for \$237,028. These latter sales may require downward adjustments for market conditions or time due to COVID-19, but again, the matched-pairs do not indicate that the “impacted” property sold at a discount because of proximity to the tower installation.

There were two, four bedroom/two-and-a-half bathroom model homes measuring 2,584 square feet on South Andrea Circle; one at 505 South Andrea Circle, 810 feet north of the tower that sold in December 2020 for \$297,095, and 548 South Andrea Circle which is only two lots north of the tower that sold in November 2020 for \$291,595. Again, comparing these two model homes with the same model home east of Polk City Road indicate that there is no measurable impact from the tower on sale prices.

Photographs of the tower and neighborhood homes follow:



Street view of tower from Polk City Road



Google aerial of tower
(Taken prior to development)



Tower views from South Andrea Circle



Tower views from South Andrea Circle

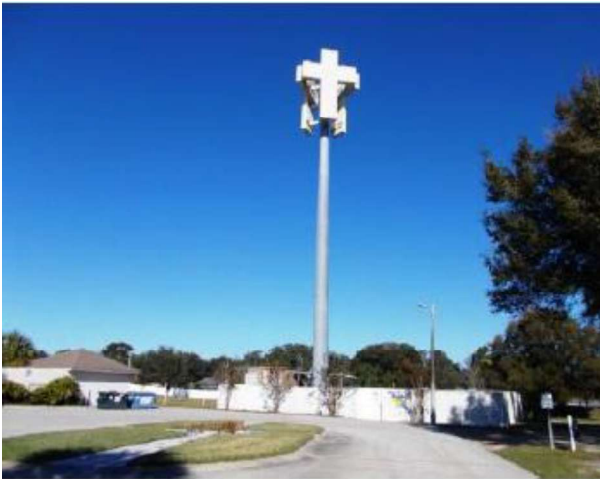


Tower view from intersection of Simone Court
and Gisele Court

Lake Miriam Drive, Polk County – Stealth Cross Tower

In Lakeland, at the northeast corner of Lake Miriam Drive and Scott Lake Road, east of Florida Avenue and south of the Polk Parkway is Presbyterian Church in Highlands that includes a stealth cellular communication tower disguised with three large cross panels. The tower was constructed circa 2010 and is apparently 105 feet in height, under the ownership of Celco Partnership, and managed by American Tower. The tower registration is #1274327, and Site #FL414744.

A street level photograph of the tower and the tower itself with the cross panels follows:





At the time of the *Study* and the previous two years there had been two residential home sales adjoining the church property and the tower installation. At 4921 Devonshire Lane, approximately 330 feet southeast of the tower is a four bedroom/two bathroom, 2,387 square foot dwelling sold in April 2018 for \$175,250. According to the realtor, Jennifer Yeanezzi, the tower had no impact whatsoever on the marketing time or sale of the property. Otherwise, the house was in fairly rough condition and the seller was motivated.

Approximately 135 feet north of the tower, at 1029 Lamplighter Lane is a three bedroom/two bathroom, 1,338 square foot single-family dwelling that sold in November 2018 for \$186,000. The property was on the market for only five (5) days. According to the realtor, Christy Byers with Keller Williams, the tower was visible from the backyard, but had no impact on the marketing time or sale price.

Across Lake Miriam Drive, south of the church, is a gated subdivision known as Village at Scott Lake. On the north end of Hanover Lane, backing up to Lake Miriam Drive and 500 feet south of the tower, is a pending contract on a five bedroom/three-and-one-half bathroom, 2,937 square foot dwelling. The property was on the market for only 18 days and was scheduled to close by December 18, 2020. According to the realtor, Michelle Graham, the road, Lake Miriam Drive, was a concern for prospective buyers, but the tower was never brought up, even though it was visible from the backyard.

A photograph view towards the tower south of Lake Miriam Drive and adjoining the north boundary of the property follows:

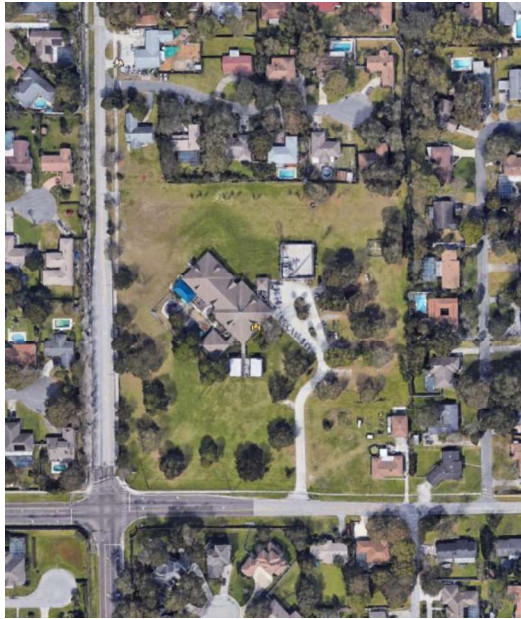


At 1034 Lamplighter Lane, 345 feet northeast of the tower, is a three bedroom/two bathroom, 1,849 square foot single-family dwelling that sold in December 2020 for \$257,000. The realtor, Scott Kline with Kline Real Estate Services was not even aware of the tower, visible from the front of the house, so in his opinion it did not have any impact on the marketing time or sale price.

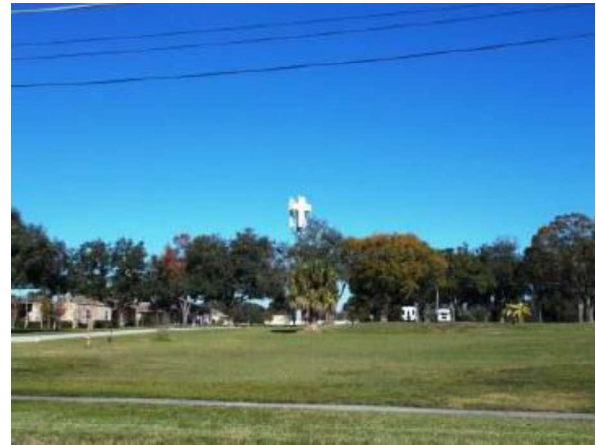
Directly south of the church and the tower installation, at 1023 Lake Miriam Drive, a three bedroom/two bathroom, 1,830 square foot dwelling sold in November 2020 for \$229,900. According to the realtor, Rafael Lozano, III, the tower, which is visible directly from the front of the house, 525 feet to the north, had no impact on the listing or marketing time. In fact, the property was put on the market for \$229,900 at 10 a.m. on Friday and by 2 p.m. was under contract for the full asking price. Mr. Lozano indicated that the property appraised higher than the list price.

Based on the verification of these two sales with the respective realtors and comparison with other nearby sales, there is no market evidence that the tower installation has had measurable impacts on sale prices, valuations, or enjoyment of property ownership.

Photographs of the tower from the neighborhood follow:



Google aerial view



Street view from Lake Miriam Drive



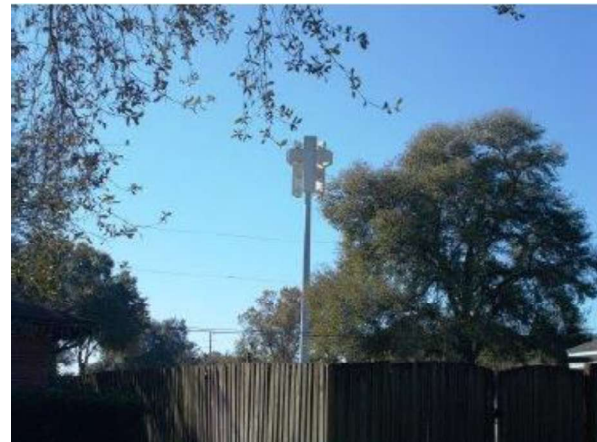
Zoomed street view from South Devonshire



Street view from Cleveland Heights Boulevard



Street view from Lamplighter Lane



Street view from South Devonshire Lane

Davenport Boulevard, Davenport, Polk County

East of U.S. Highway 27, west of U.S. Highway 92 and south of Interstate 4, in the Davenport Community of Polk County is a 251-foot-tall lattice cellular communication tower owned by Crown Castle and constructed circa 2008. FCC Registration #1265972.

Formerly surrounded by citrus groves and farmland, the tower is now surrounded by single-family dwellings and apartments. In fact, there are single-family dwellings immediately adjacent to the north and apartments adjacent to the southwest. The single-family subdivision known as Golden Ridge was developed by Park Square Homes and most of the new homes were constructed in 2020. The subdivision is completely sold out.

Adjacent to the north of the tower with only a 15-foot-wide alley separating the backyard and the tower compound, at 537 Sapphire Drive is a four bedroom/two-and-one-half bathroom, 2,476 square foot single-family dwelling constructed in 2020 that sold in June 2020 for \$290,600. According to the property owner, whom I interviewed on Saturday, December 19, 2020, the tower had no impact on the purchase decision.

Next door, at 533 Sapphire Drive, is a three bedroom/ two bathroom, 1,582 square foot single-family dwelling constructed in 2020 that sold in April 2020 for \$241,300. Again, according to the property owner, the tower had no impact on the decision to purchase the property, and in fact the buyer commented that the subdivision has “its own cellular communication tower”.

Ronda Shively, with Park View Homes, recently relocated a homeowner in Golden Ridge to Lot 36 at 545 Sapphire Drive, less than 100 feet north and east of the tower and across the aforementioned alley. The four bedroom/three-and-one-half bathroom, 2,570 square foot dwelling was on the market for six (6) days with an asking price of \$309,990. The property sold for the full list price and closed in late November 2020. Ms. Shively indicated that the tower had no impact whatsoever on the buyer’s decision to purchase this property and based on days on the market, the tower had no impact on the marketing time either.

Based on conversations with the realtor and homeowners as well as matched comparisons with other sales in the subdivision, there is no evidence or market data to indicate that the tower has had any impact on sales in the subdivision including those in closest proximity.

The following is a photograph of the tower from between 537 and 541 Sapphire Drive in Golden Ridge.



Adams Homes of Northwest Florida purchased former agricultural land to the north of Park View Homes in May 2019 for \$2,575,000 and is in the process of selling Citrus Pointe, a single-family residential subdivision. Based on development activity and the pace of sales, it does not appear this community is being impacted by the tower.

A view of the tower from the southeast corner of Citrus Pointe follows:



Photographs of the tower follow:



Google aerial view



View of tower from the base compound



View of tower from adjoining apartments

Monticello, Jefferson County – Monopole Tower

I prepared a *Telecommunication Tower Value Impact Study* for a proposed 250' self-support or lattice-style telecommunication tower installation in Monticello in Jefferson County off Hallelujah Lane. Beacon Towers was proposing the installation with a 14,400 square foot lease parcel together with a 25'-wide, non-exclusive access and utility easement extending south of Hallelujah Lane. The tower was designed to accommodate multiple carriers and it was to be lit.

During the development of the *Study*, I observed 16 towers in Jefferson County and another 20 communication towers in Leon County, focusing on rural locations with similar installations. In Jefferson County, I interviewed landowners, homeowners, and realtors including one homeowner in person with a home that backs up to a broadcast communication tower, which is one of the highest in the County.

The Sanctuary is a platted, single-family subdivision situated on the east side of Gamble Road, south of Whitehouse Road, in Monticello. An aerial plat follows, illustrating the location of the Cumulus Broadcasting communication tower on leased land owned by Timm Family Partners, LLP. The guy wire-supported lattice tower was constructed in 2008 and is over 1,300 feet high. I believe this is the tallest tower in Jefferson County and although it is not a cellular communication tower per se, I still believe it is a relevant study area given the surrounding land uses and sale activity.

An aerial and ground photographs follow:





In November 2015, a three bedroom/two-bathroom single-family dwelling at 70 White Oak Drive North sold for \$117,100 and resold in November 2017, two years later for \$170,100. Prior to the recession, the property had sold for \$178,500 in December 2008. I confirmed that sale with Bradford Locke in person. The aforementioned broadcast tower is directly east, looming over the property at a distance of about 1,200 feet. Between the house and the tower, which sits on a hill, is improved pastureland. Mr. Locke represented that the tower had no impact on his purchase decision nor the purchase price. The 2015 sale and 2017 resale would also indicate that the tower had no impact on the price.

Across the street from 70 White Oak Drive, at the northwest corner at White Oak Drive and Oak Hill Farms Road, Joshua and Shanna Collier purchased Lot 40, a one-acre lot in November 2012. According to the listing agent, Karen Stuart, the price had everything to do with the market and bank-owned foreclosure and nothing to do with the tower.

Lots 1, 2, and 3, in the southeast section of the subdivision, and less than 1,200 feet from the tower, sold to George and Melonie Haedicke in August 2011 for \$93,000. Lots 1, 2, and 3 consist of 48.32 acres. According to the listing broker, J. T. Surles with RE/MAX Big Bend Realty, the

tower had no impact on the buyer who owns adjoining land. In December 2012, Haedicke purchased 113 acres from Gamble Road, LLC (Continental Bank) for \$225,000. This property is on the west side of Gamble Road, opposite the Sanctuary and within clear view of the tower. According to Bedford Wilder with the bank, between 25% and 50% of the property is wetlands. Haedicke also owned another couple hundred acres on the east side of Gamble Road, south of the tower.

Approximately 1,200 feet southeast of the tower “as the crow flies”, Bert Conoly purchased six acres of undeveloped land in May 2011 for \$33,000, or an average of \$5,500 per acre. Mr. Conoly works in this area of Jefferson County and likes the neighborhood. Although he is very familiar with the tower and the adjoining Sanctuary subdivision, the tower had no impact on his purchase decision and hopes to one day retire and build a house on the property.

Opposite Gamble Road, just north of the entrance into the Sanctuary at the southwest corner of Omega Drive and Gamble Road, an 11.1-acre ranchette improved with a 2,850 square foot single-family dwelling sold in January 2012 for \$273,000. According to the listing broker, Bert Bevis, he did not know the tower even existed and represented that the tower had no impact on the sale of the property nor the marketing time. The improvements include a two bedroom/two-bathroom single-family dwelling with a two-car garage, three-star barn with air-conditioned tack room, office, and a detached freestyle pole barn. The property is fenced and has a gated access drive. Comparing this sale to the sales in the Sanctuary, it is evident that the tower had no impact on the purchase prices.

Also, west of Gamble Road, north of Sanctuary, fronting White House Road, Kenneth and Sharon Haddad purchased an 11.53-acre parcel in February 2010 for \$61,300, or an average of \$2,678 per acre. In 2011, the site was improved with a 2,024 square foot single-family dwelling. “As the crow flies”, the property is three-quarters of a mile northwest of the tower with limited to no view of the tower. This sale compares to Conoly’s aforementioned purchase of six (6) acres in May 2011 for \$33,000, or an average of \$5,317 per acre. Adjacent to the north of Haddad, with an access drive from Gamble Road, Greg and Angela Knecht simultaneously purchased a northerly 11.36 acres for \$11,300, or an average of about \$1,000 per acre.

In July 2018, Sanctuary Homes, LLC purchased Lots 4, 5, 7, 8, 12, 14, 17-19, 22-30, 34-39, and 42 in Block A; Lots 1-6 in Block B and Lots 1-3, 5-7, and 9-14 in Block C of the Sanctuary (42 lots total) from Peoples South Bank for \$366,300 and an average of \$8,721 per lot.

At the northeast corner of Sanctuary Drive and White Oak Drive, just east of Gamble Road, Chet and Terry Thompson purchased Lot 40 in Block A for \$22,500 in March 2018. The seller, Collier had purchased the lot from Premier Bank in November 2012 for \$5,000. The sale and resale clearly indicates that property values are increasing and that the tower has had limited if any impact on surrounding property values.

Photographs of single-family homes proximate the tower follow:



South of Capps Highway, west of Gamble Road on the south side of St. Augustine Road, is an 80.0-acre tract of land owned by Claude and Emily Groom. In November 2010, a 250' lattice-style tower was constructed on the site within a leased parcel measuring 100' x 100'. The tower is situated on the north side of the site near St. Augustine Road within pine trees. Approximately 900' to the south is the Groom's 3,189 square foot single-family residence. Mr. Groom is retired and deemed the tower lease as supplemental income, and is in no way affected by the tower, which is lit. Furthermore, Mr. Groom reports that there has been no neighborhood resistance to the tower since construction, nor prior to. This is a semi-rural neighborhood which has pine plantations, ranchettes, and small horse farms.

Photographs of the tower follow:



On the south side of St. Augustine Road, south of West Capps Highway, east of Armstrong Road and west of County Road 259 (Waukeelah Highway), is a guy wire-supported, lattice-style cellular communication tower owned by American Towers - FTC Registration No. 1056687. The tower was constructed in circa 2001 and is at least 250 feet high.

Adjacent to the west in clear view of the tower are ranchettes and home sites ranging from 3 to 11± acres. Jesse Cooksey, Kristi Cooksey, and Marilyn Shepherd purchased a 50-acre tract in January 2006 for \$250,000, and then subdivided the property for resale. The seller was James Cooksey who owns the property to the east where the cellular communication tower is positioned. The platted lots sold between late 2006 and June 2012. The June 2012 sale was the last of parcels subdivided from the 50±-acre tract. This was the sale of an 11.5-acre lot for \$81,100, or an average of \$7,000 per acre. The buyer, Debra and Robert Waters, had previously purchased a 10.83-acre parcel in August 2006 for \$150,000. According to Ms. Shepherd, the cellular communication tower had no impact whatsoever on her acquisition of the 50-acre tract nor any of the parcels which have been resold.

Most of the property surrounding the tower is former pastureland, so the tower is highly visible from almost every direction. Ms. Shepherd represents that the lengthy sell-out period had everything to do with the market and nothing to do with the tower itself. Most of the lots sold in 2006, with the last in 2012.

Photographs of the tower and photographs of the single-family dwellings facing the tower follow:





About one mile north of Interstate 10, three-quarter miles east of Gamble Road, and on the south side of Willie Road, is a 250'-high guy wire-supported lattice-style cellular communication tower owned by Crown Castle. The tower was constructed in circa 1996 and was located on a tract owned by William G. and Alva C. Reeves at the time of the *Study*. According to Ms. Reeves, at one time they owned over 100 acres in the area.

In January 2010, William and Hazel Singletary purchased a 5.54-acre parcel fronting Standley Road, just south of Willie Road and due west of the tower, from Shelby and Penny Lastinger for \$65,000, or an average of \$11,733 per acre. It is my understanding that Singletary is a land speculator and according to Ms. Lastinger, the tower had no impact whatsoever on the purchase of the property. At one point, the Lastinger's owned over 1,000 acres in this area, which was part of an original Spanish land grant to the family. Over the years the Lastinger's have sold off property to generate income. Singletary resold the 5.54-acre parcel to James and Jennifer Tyler in February 2011 for \$57,500. Surrounding property owners were surprised not only at the original purchase price, but also the resale. Since purchasing the property, the Tyler's have constructed a 1,972 square foot single-family dwelling. The Tyler's were unaffected by the tower, evidenced by the acquisition and construction of the home.

The Lastingers also sold a 5.0-acre parcel fronting the south side of Willie Road and adjacent to the northwest of the tower to William Singletary, Jr. and Randy Staley in January 2010 for \$80,000. Singletary and Staley, who I believe are brothers, resold the parcel to Roy Ems and Wendy Reeves (husband and wife) in June 2011 for \$57,500. Again, surrounding property owners were surprised not only at the original price of \$80,000, but also the resale of \$57,500. Simultaneous to this purchase, Ems and Reeves purchased an adjoining 5.12-acre parcel from Ms. Reeves' parents, William and Alva Reeves, for \$15,500. Mr. Ems and Ms. Reeves then owned a combined 10.12 acres and subsequently built a single-family dwelling on the southerly portion of the property, immediately west of the cellular communication tower. According to Ms. Reeves' mother, Alva Reeves, the decision to purchase the northerly 5.12-acre parcel from Singletary and Staley was in no way influenced by the existing tower. The Reeves' and Ems' purchase of the 5.12-acre parcel was basically a gift, which is reflected in the low purchase price.

According to both Ms. Lastinger and Ms. Reeves, the cellular communication tower constructed in 1996 has had no impact whatsoever on surrounding property values, as evident by sales and resales, nor marketing times.

On the north side of Willie Road, east of Gamble Road and just west of the cellular communication tower is an 83-acre, irregular-configured tract of land owned by Dr. Lawrence Pijut, a surgeon from Tallahassee. According to Dr. Pijut and the public records, Dr. Pijut and his wife Patti purchased the property in July 2003 for \$520,000. At the time, the property was improved with a small single-family dwelling and barns. In 2011, Dr. Pijut constructed an 11,332 square foot, upscale single-family dwelling. The Jefferson County Property Appraiser had assessed the dwelling at \$771,676, or an average of \$68.10 per square foot. As the crow flies, the tower is about 2,200 feet southeast of the dwelling. During a telephone conversation with Dr. Pijut on January 23, 2013, I confirmed that the tower had no impact on the initial purchase decision nor the decision to construct the new single-family dwelling, which generally faces southeast toward the tower. Dr. Pijut is familiar with the tower and not necessarily fond of it, but the purchase and subsequent investments in the property are illustrations that the tower has had no impact.

A photograph of Dr. Pijut's new home fronting Willie Road follows:



On the west side of Gamble Road, about one mile west of the tower, is Heritage Hills, a platted single-family subdivision with three and five-acre lots. The tower is not visible whatsoever from Heritage Hills. To the north of the tower is Hiawatha Farms, a similarly platted subdivision with a clear view of the tower over pastureland. The Hiawatha Farms Subdivision sales, Heritage Hills Subdivision sales, and the aforementioned Sanctuary Subdivision sales are considered good study areas for a matched-pair analysis.

Photographs of the tower and photographs from the Hiawatha Subdivision follow:





Buck Lake Road, Tallahassee, Leon County – 100-Foot Monopole Tower Installation

In Tallahassee, AT&T was proposing a 100' monopole telecommunication tower installation off Buck Lake Road. The proposed tower was to accommodate multiple carriers located within a 60' x 70' leased parcel accessed by a 25'-wide, non-exclusive access and utility easement.

For the *Study*, I interviewed realtors almost exclusively regarding recent tower installations and the impact on property values. For example, Linda Dix of Linda Dix Realty, who was instrumental in developing and selling out a 9-lot, single-family subdivision off Thornton Road, directly adjacent to a 100' monopole tower owned by American Tower, which in my opinion is one of the most salient study areas in Tallahassee. Known as Thornton Hills, the subdivision was developed well after the tower was installed.

In the southwest quadrant of Miccosukee Road and Thornton Road, south of Interstate 10, is a 9-lot single-family subdivision adjacent to a 150' monopole cellular communication tower owned by American Tower. The tower was constructed in circa 1995-2006.

A photograph of the tower follows:



Alltel Communications, Inc. and Rash & Associates, Inc. purchased the 3±-acre parcel in April 1995. American Towers, LLC had purchased the property in November 2016 for \$79,400 according to the Special Warranty Deed and documenting stamps. Following construction of the tower, Telco Service, Inc. purchased the adjoining land in March 1997 for \$110,000 and subsequently developed the 9-lot Thornton Hills subdivision, which is accessed by Thornton Lane, a private street extending west from Thornton Road. Between July 1998 and November 2002, all 9 lots sold, ranging from \$28,000 to \$46,000 each, and all were subsequently improved with upscale, detached, single-family dwellings. The homeowners share in the maintenance of Thornton Lane.

At 5985 Thornton Lane, a 2,286 square foot single-family dwelling constructed in 2000 on a 1.0-acre lot sold in March 2005 for \$137,500. The lot originally sold in October 1999 for \$35,000. The property was foreclosed on by BB&T in September 2016 and in May 2017 Gray purchased the property for \$267,000. That is the third highest price paid in the subdivision in the past four years.

A photograph of the tower from the front of this house follows:



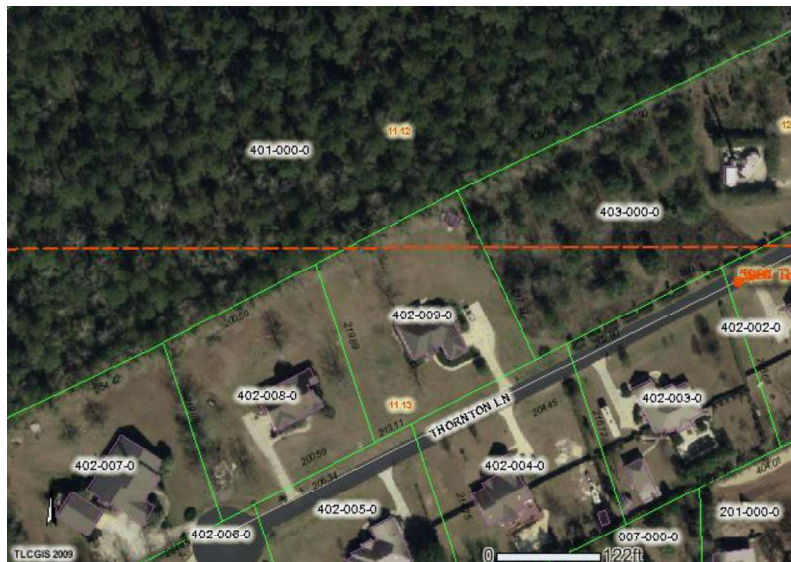
In August 2012, a four bedroom/three-bathroom house with a swimming pool at 5991 Thornton Lane sold for \$329,000 - the asking price. The property was sold by the original homeowner and is catty-corner from the tower. The tower had no impact on the purchase price nor the marketing time.

Linda Dix, owner of Linda Dix Realty assisted the developer in the project and was responsible for the successful sellout. Ms. Dix had purchased the lot at 5991 Thornton Lane in July 1998 for \$30,000, which represented the first lot sale in the development. The tower is approximately 244' northeast of the house. Between lot acquisition and the construction of the improvements, including a swimming pool, Dix's invested a little over \$200,000 in the property, and sold it for a profit of over \$125,000.

Ms. Dix, during telephone interviews on December 20, 2010, and January 18, 2013, stated that the tower had no effect whatsoever on the developer's decision to purchase and develop the property nor did the tower have any effect whatsoever on any of the lot buyers and home re-sales. Ms. Dix went on to state that she has never understood why individuals feel affected by cellular communication towers and, to her knowledge, no tower has had any effect on surrounding property values. An aerial plat of the subdivision relative to the tower follows. Also, I included photographs from the tower towards the houses acquired from the American Tower website.

The first house, at the entrance to the development, at 6003 Thornton Lane sold in March 2001 for \$204,000. The house at 5985 Thornton Lane sold in September 2000 for \$190,000 and resold in March 2005 for \$275,000, a difference of \$85,000, and at an average annual appreciation rate of over 8.5%. The house at 5975 Thornton Lane sold for \$204,000 in August of 2002 and the house at 5972 Thornton Lane, which originally sold as a lot for \$28,000 in November 2000, sold for \$383,500 in January 2003. Finally, the house at 5982, directly adjacent to the west of the cell tower installation, sold for \$240,000 in June 2004. At the time of inspection, I interviewed the buyer, who represented that the cell tower had no impact whatsoever on the decision to purchase the property. Interestingly, the buyers were motivated by the fact that the site is protected by the tower and should never be developed with another home. The tower is approximately 340' east of the house.

An aerial photograph showing the house relative to the tower follows.

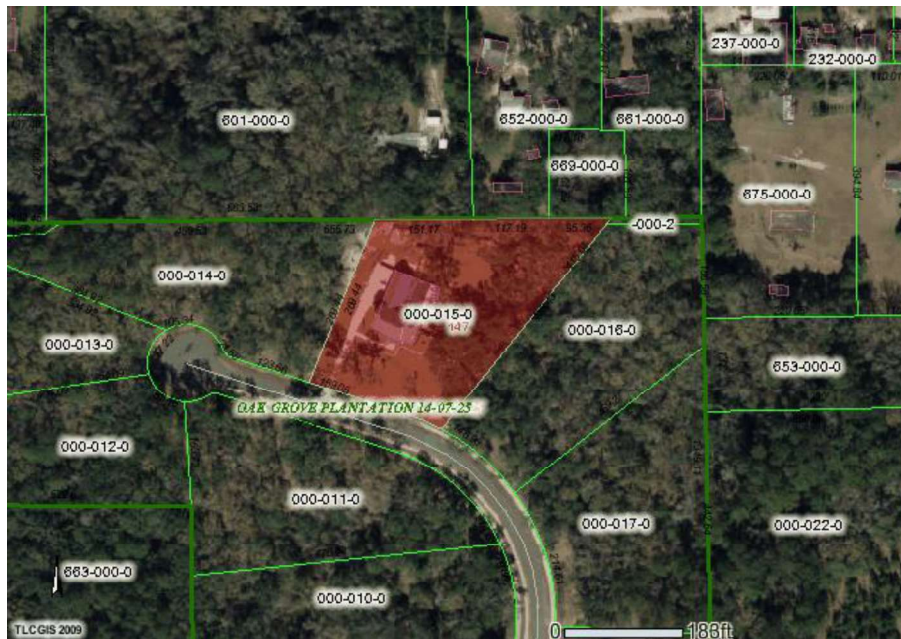


In June 2013, a 2,429 square foot single-family dwelling constructed in 2002 on a one-acre lot sold for \$305,000 to Hofmeister. The property is directly across the street, 150 feet due south of the tower.

The second Tallahassee study area was a newer, upscale residential subdivision known as Oakgrove Plantation off Meridian Road in northwest Tallahassee. The subdivision is due south of a 240' AT&T lattice cellular communication tower located at 255 Bannerman Road, east of Meridian Road. This tower site is known as Killearn Lakes – Bannerman Road. One house in the

subdivision is less than 195' south of the 240' tower and the rear (north) property line is almost 110' from the tower.

A photograph of the tower is followed by a plat of the lot relative to the tower.



Oakgrove Plantation is a 22-lot subdivision situated on the east side of Meridian Road, south of Bannerman Road, in Tallahassee. I interviewed the subdivision developer, Bob Burton, on December 21, 2010. Mr. Burton represented that the economy had slowed sales, but prior to the real estate recession, 13 lots were sold, several of which were buyers hoping to flip lots at a profit, which was a common investment strategy between 2005 and 2006. One mistake Mr. Burton and his development partner made was not including a deed restriction to require home building within two years of purchase, which could have possibly fretted out some of the speculators. Mr. Burton,

as developer, was acutely aware of the tower, but it was of no concern to him, and it had no impact on his decision to purchase the tract of land and subdivide it. Also, Mr. Burton claims that the tower had no impact on the lot buyers' decision to purchase or the prices paid.

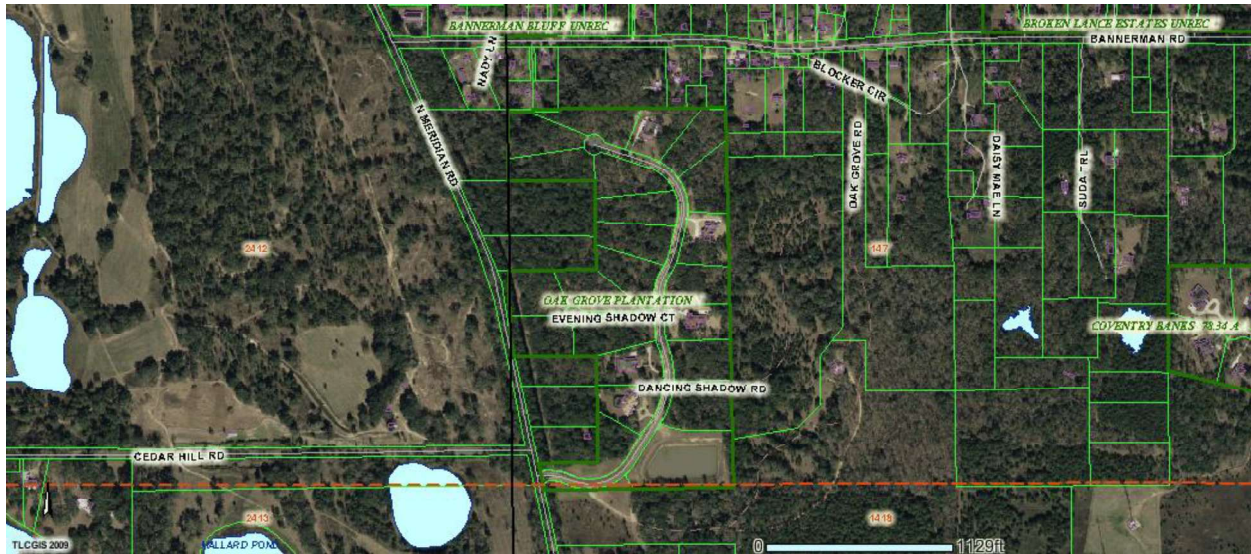
Each lot consisted of approximately two acres and five houses had been constructed as of the *Study*, with one at 8037 Oakgrove Plantation situated directly due south of the AT&T tower installation. Robert and Barbara Connelly purchased the vacant lot in February of 2005 for \$199,900 with full knowledge of the tower, and subsequently constructed a 4,847 square foot single-family dwelling at 8037 Oakgrove Plantation in 2006. What is important to note is that the Connelly's, rather than purchasing a lot so close to the tower, could have purchased almost any one of the other 22 lots in the subdivision, including multiple lots over 2,000' south of the tower.

Pictures of the house with the tower in the background follow:



Three lots to the south of the Connelly's, at 8025 Oakgrove Plantation, Mitchell and Sarah Drew purchased vacant Lot #18 in March 2003 for \$134,900 and subsequently constructed a 5,553 square foot single-family dwelling in 2008. Two lots south of that home, at 8017 Oakgrove Plantation, Praful and Dharmista Patel purchased Lot #20 in May 2004 for \$150,000 and subsequently constructed a 5,469 square foot single-family dwelling in 2008. At 8012 Oakgrove Plantation Road, John and Janet Schmidt purchased Lot #3 in July 2004 for \$199,900 and subsequently constructed a 4,021 square foot single-family dwelling in 2005. Adjacent to the south, at 8008 Oakgrove Plantation, Yazdan Ghiaie purchased Lot #2 in July 2003 for \$147,900, and constructed a 6,264 square foot single-family dwelling in 2009, the most recently constructed home in the subdivision at the time of the *Study*. This is also the southernmost constructed home in the subdivision, and approximately 1,825' due south of the tower.

An aerial of the subdivision follows:



Clermont, Lake County – 175-Foot Monopole Tower

At Liberty Baptist Church of Clermont, 11043 True Life Way, east of Lakeshore Drive, is a 175-foot monopole cellular communication tower erected circa 2013 and identified as Site ID #FL16960. There are single-family subdivisions to the north, east, south, and single-family lots and lake-front lots to the west, west of Lakeshore Drive. The location is on a slight hill, and visible from 360 degrees.

A photograph of the tower follows:



At 9835 Royal Vista Avenue, at the western entrance of Vista Grande off Lakeshore Drive, is the sale and resale of a 2,408 square foot, 3-bedroom/2 and ½-bathroom single-family dwelling constructed circa 2014. The property is about 465' due north of the tower and clearly visible. The house first sold when constructed new in May 2014 for \$297,400 and then resold in June 2019 for \$361,500. The realtor for the recent sale, Linda Weber, is no fan of cellular communication towers,

but does not recall this specific tower thus indicating that it must not have had any impact since neither the seller, Leibert, nor the buyer, Ledesma, mentioned the tower during sale negotiations.

A Google Earth Street view of the property with the cellular communication tower in the background follows:



At 9828 Royal Vista Avenue, near the western entrance of Vista Grande off Lakeshore Drive is a sale of a newly constructed 2,539 square foot single-family home situated on the north side of Royal Vista Avenue approximately 650 feet north/northeast of the tower installation. According to the realtor, Dawn Brooks with RE/MAX, the cellular tower had no impact whatsoever on the listing, sale, or closing. In fact, the property was on the market for only three days.

A photograph looking south/southwest from Royal Vista Avenue in front of the dwelling follows:



At 9805 Lakeshore Drive, situated on the west side of Lakeshore Drive, two lots north of Denali Drive, and due west of the church and tower installation, is a 3,116 square foot single-family dwelling on a 1.0-acre waterfront lot backing to Buck Lake that sold in September 2019 for

\$435,000. According to the realtor, Jon Powell, the tower had no impact on the list price, marketing period, sale, or closing.

A photograph from Lakeshore Drive looking east toward the tower follows:



Within Vista Grande at 9823 Royal Vista Avenue and the fourth house in from the Lakeshore Drive entrance, a 3,055 square foot, 5-bedroom/4-bathroom, single-family dwelling with a swimming pool sold October 2020 for \$409,000. The property, 620 feet north/northeast of the tower, first sold new in May 2009 for \$275,000. According to Realtor Julianne Pritchett with LoKation Realty, the tower had no impact on the sale or listing. In fact, the property was on the market for only 17 days and sold just under the list price of \$417,500.

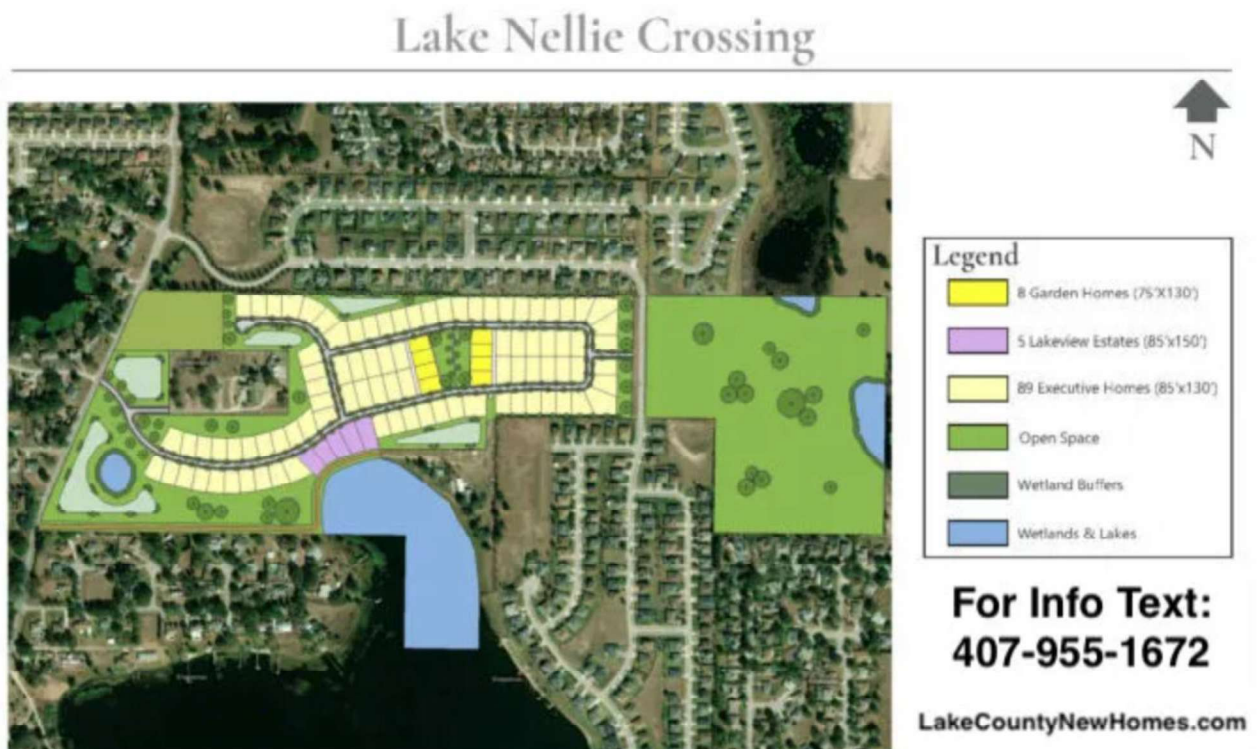
A Google Earth Street view of the property with the cellular communication tower in the background follows:



In May 2022, Pillar Homes, in the name of Lake Nellie Crossing, LLC, acquired approximately 117 acres to the east of Lakeshore Drive, and surrounding Liberty Baptist Church. The sale included land to the east and land east of Royal Vista Avenue, which is bordered by the larger

Vista Grande planned development. The recorded sale price was \$3,800,000. In March 2022, Lake County Board of County Commissioners approved the 117-acre, 102-lot subdivision that will include 50+ acres of open space, wetland buffers, wetlands and lakes, eight (8) garden homes, five (5) lakeview estates, and 89 executive homes. As shown on the Site Plan below, the executive homes will surround the Liberty Baptist Church property and the 175-foot monopole cellular communication tower. This land acquisition, investment, and pending residential development is an indication that the cellular communication tower has little to no perceived negative impact on development land as well as future single-family lots and homes.

An excerpt of the Lake Nellie Crossing Site Plan follows:



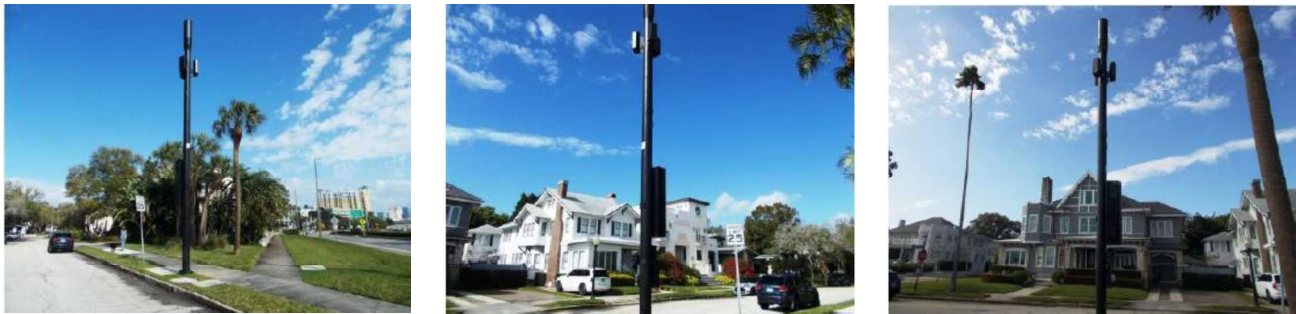
Small Cellular Impact Study Summary

The following are excerpts and analyses from a *Small Cellular Installation Impact Study I* conducted for a proposed 5G network installation on Long Boat Key in neighboring Manatee County.

Verizon has installed a 5G small cellular network along Bayshore Boulevard in Tampa that basically extends from West Cleveland Street and the Bayshore, south to Bay to Bay Boulevard and the Bayshore, meandering through some of the most expensive residences in Tampa. The installment consists of 18, 33-foot-tall metal poles painted either black or gray with attached antennas and cabinet enclosures. The installations went on air between September and November 2020; most in August 2020.

The first installation is at the intersection of Bayshore Boulevard, South Brevard Avenue, and West Inman Street. Townhomes are adjacent to the east, and across Brevard and Inman are upscale single-family dwellings. Within 160 feet of the installation, at 801 Bayshore Boulevard, a 6,551 square foot, two-story historic residence sold at the time of the installation for \$2,800,000. According to the realtor, Jeff Shelton, the installation had no impact whatsoever on the marketing or sale of the property. Just north of the installation, at 711 South Brevard Avenue, a historic Hyde Park Bungalow sold in December 2020 for \$945,000. According to the realtor, Julie Fernandez, the installation had no impact on the sale or marketing of the property.

Photographs of the installation and surrounding development follow:



The second installation is at the intersection of Bayshore Boulevard, South Boulevard, and South O'Brien Lane. At the time of the Study the most recent sale proximate the installation was about 130 feet to the northeast, at 829 Bayshore Boulevard. This historic bungalow, known as the McFarlane House, sold in September 2021 for \$1,930,000. According to the realtor, Kelly Parks, the installation had no impact whatsoever on the marketing, listing, or sale of this property.

Photographs follow:



There is a small cell installation off a city-owned and maintained alley that links South Willow Avenue, South Newport Avenue, and West Morrison Avenue, just north of Bayshore Boulevard. Adjacent to the installation is a Dutch Colonial Carriage House in Hyde Park's Golden Triangle neighborhood, at 908 South Willow Avenue that sold in June 2021 for \$1,100,000. The property was on the market for only four days and sold slightly over the asking price. According to the realtor, Harvey Petty with Keller Williams, the installation was known, but it had no impact on the listing, marketing, or sale of the property.

Photographs of the installation and house follow:



The next installation is just north of Bayshore Boulevard on the east side of Nance Avenue. The adjoining property, at 1925 Bayshore Boulevard, is owned by Tim and Michelle Ward. The property has a market value assessment of \$2,542,025. Across the street are upscale single-family dwellings, but no recent sales. I interviewed Mr. Ward who indicated that he was not too pleased with the length of time it took to complete the installation, but now that it has been there for nearly two years, he hardly notices it and has basically forgotten about it, so he doubts it has any impact on the use, value, or enjoyment of his property. He indicated that the installation is within the City of Tampa right-of-way and that there was no community input prior to installation.

Photographs of the installation and the Ward house follow:



The next two installations sit between multi-story, Bayshore condominiums. The first installation is just north of Bayshore Boulevard at the intersection of South Howard Avenue and West Palm Avenue. To the north is the Estate at Hyde Park Senior Living Facility. Adjacent to the southwest is Harbour House Condominiums and across the street are the Bayshore Royal Condominiums.

The next installation is on Ardson Place, just north of Bayshore Boulevard, adjacent to the Howell Park Condominiums and across from Atrium on the Bayshore Condominiums. Also nearby are the Bayshore Promenade Condominiums.

I interviewed multiple realtors and property owners actively listing and selling units within these developments; most of whom were unaware of the installation, but all indicated that the installations had no impact whatsoever on sales of any units, marketing times, nor property owner enjoyment. Those interviewed include Candace Evans, Dan Fields, Melinda Pendino, and Anne Mullis to name a few.

Photographs of the installations and condominiums follow:



The final Bayshore installation surveyed is at the intersection of West Palm Drive, South Carolina Avenue, and West Maryland Avenue, one block north of Bayshore Boulevard. The closest, most recent sale, is at 2324 South Carolina Avenue. This two-story townhome sold in January 2021 for \$364,000, \$5,000 over the asking price. The property was on the market for about eight days. According to the realtor, Mary Pond, the installation had no impact on the sale or marketing of the property. Also nearby, at 2403 South Carolina Avenue, is an April 2021 sale of a single-family dwelling that sold for \$575,000. The property was on the market for 20 days. According to the realtor, Kimmie Fine, the listing had no impact on the sale of the property.

Photographs of the installation and houses follow:





The Treasure Island small cellular installation commences just north of John’s Pass and extends approximately one mile south to the Treasure Island Causeway. To the south of the Causeway, on the beachfront, are multi-story condominiums with cellular antenna panels attached along the rooflines and rooftops. Verizon installed the 5G small cellular network along Gulf Boulevard on the north end of Treasure Island, generally consisting of 35-foot-tall poles mostly painted gray and equipped with antennas and cabinet enclosures. The network went on air in June 2021.

The first installation address is 12401 Gulf Boulevard, Treasure Island. This installation is on the east side of Gulf Boulevard, just south of 125th Avenue between bungalows and adjacent to a two-story residential rental over parking. This investment property, at 12415 Gulf Boulevard sold in August 2021 for \$1,100,000. The property was on the market for seven days. According to the realtor, Andy Robb with Markell & Associates, the installation/pole was clearly visible, but had no impact on the sale or marketing of the property. According to the Pinellas County Public Records, the property previously sold in May 2014 for \$355,000. The sale and resale are a good indication of market conditions along Treasure Island. Across Gulf Boulevard, at 12412 Gulf Boulevard, a bungalow-style dwelling sold in January 2022 for nearly the asking price at \$587,521, having been on the market for one day. According to the realtor, Assel Lloyd with Lloyd Realty, the installation is almost directly across the street and visible, but “it had no impact at all”. Next, just around the corner from the installation, at the corner of 125th Avenue and Sunshine Lane, a residential dwelling and rental investment sold in June 2021 for \$1,475,000 after having been on the market for 20 days. According to Janice Isley with All Florida Property Group, the pole and network system were never brought up by prospective buyers nor the ultimate buyer, so in her opinion, the installation had no impact on the sale of this property.

Photographs of the installation and surrounding dwellings follows:





South of Treasure Island on St. Pete Beach, generally within the Blind Pass Road right-of-way is another Verizon 5G installation, with on-air dates ranging from July 2019 to August 2021. The poles are between 34-feet and 37-feet in height, all equipped with antennas and cabinet enclosures, and one or two also equipped with streetlamps.

The first installation is at the corner of Blind Pass Road and 93rd Avenue Northeast. The location is identified as 9302 Blind Pass Road. Across the street are the Captiva Cay Townhomes. Based on the most recent sale data, there is no indication that since being installed the installation has had any impact on sales. Recently, sales have been in the range of \$600,000 to \$775,000. Jane McCroary with RE/MAX Metro Realty, who has been actively listing and selling townhomes in Captiva Cay for years indicated that the installation, with which she is familiar, has had no impact on sales, listings, nor marketing times.

Photographs of the installation and Captiva Cay from the installation follow:





There is a fairly extensive 5G network in Sarasota surrounding Downtown, and among waterfront condominiums, expanding into a residential neighborhood southeast of Downtown. The network consists of poles between 35-feet and 37-feet in height and the on-air dates ranging from July 2019 to April 2020, but mostly August 2021.

The first installation *Study* is north and east of the Causeway on Sunset Drive. The installation address is 150 Sunset Drive, adjacent to Lawrence Point Condominiums and directly behind Ritz Carlton. Identified as DT 04, the on-air date was April 2020, and the pole height is 36-feet. According to Tiffany Nisbet with RE/MAX Alliance Group and Ryan Ackerman with Coldwell Banker, both actively listing and selling units in Lawrence Point, the installation has had no impact whatsoever on any sales.

A photograph of the installation and Lawrence Point condominiums follows:



Installation DT 14 had an on-air date of July 2019. The installation is 37-feet-tall, painted black, with antennas and a cabinet enclosure. The installation is at the cul-de-sac of Boulevard of the Arts, in close proximity to Condo on the Bay Towers I and II at 888-988 Boulevard of the Arts and Beau Ciel at 990 Boulevard of the Arts. Barbara Mei with Premier Sotheby's International has sold several units in Beau Ciel. She confirmed that the installation has had no impact on sales.

Deborah Huffman with Coldwell Banker Sarasota sold more units in Condo on the Bay Tower than any other realtor according to MLS. She indicated that the installation, at the entrance to the development, has had no impact on sales.

Photographs of the installation and condominiums follow:



In the Bungalow Hill subdivision southeast of Downtown Sarasota, there is a Verizon 5G network daisy-chained through the residential subdivision and further south into commercial development.

Installation DT 35 is at the northwest corner of Alta Vista Street and Citrus Avenue, adjacent to 1635 Alta Vista, a large single-family dwelling. The installation has an on-air date of August 2021 and consists of a 35-foot-high pole with antennas and a cabinet enclosure. Catty-corner to the southeast is a newer modern home, and across the street to the south is a renovated dwelling. Across Alta Vista, less than 145 feet from the installation, is a single-family dwelling at 1620 Alta Vista. The sale closed February 10, 2022, for \$790,000. According to the realtor, Erica Downs with Coldwell Banker, the property was on the market for approximately 30 days. She is unfamiliar with the installation, but assumes it had no impact. Since she was unaware of the installation, and since no prospective buyers mentioned it, assuredly it had no impact on the sale negotiations.

Photographs of the installation and surrounding homes follow:



Summary

In many of the market areas studied, there has been neighborhood opposition to a proposed cellular tower installation. Neighborhood opposition is a typical reaction to change, and oftentimes nearby property owners are concerned about a potentially negative impact resulting from a tower installation. For example, during a town hall meeting in Tampa, information distributed by opponents of a planned tower installation stated that “the wireless industry can produce studies saying that being near a cellular tower doesn’t reduce a home’s value”. The distributed information went on to state that “municipalities have been able to show that a cellular tower does reduce a home’s value”. As previously mentioned, not one county property appraiser (including Hillsborough County) interviewed during the development of *Impact Studies* has made an adjustment, downward or otherwise to a property assessment because of proximity to a cellular communication tower. The reason being is that there is no market support in the form of sales or resales upon which assessments are established.

Lee Pallardy, Inc. has performed specific location studies in Pasco, Collier, Hillsborough, Calhoun, Hernando, Jefferson, Lake, Leon, Manatee, Marion, Pinellas, Orange, Polk, Sarasota, Seminole, and Sumter Counties. The market evidence in each study is clear and consistent, indicating there is no discernible market data to support impacts on the market value of properties as a result of proximity to a cellular communication tower, regardless of the tower type.

During the preparation of earlier studies, this office contacted professional appraisers from around the country who had performed similar studies with similar results. We also contacted the Lum Library at the Appraisal Institute in Chicago, Illinois to inquire as to whether or not they had any similar studies on file. The library faxed a study prepared by Allen G. Dorin, Jr., MAI, SRA, and Joseph W. Smith, III, which appeared in the March/April 1999 *Right-of-Way periodical*. The methodology employed by Messrs. Dorin and Smith indicated that the presence of communication towers resulted in essentially no impact on property values.

In the files of Lee Pallardy, Inc., I have retained a synopsis of The *Federal Focus National Symposium on Wireless Transmission Base Station Facilities*. This symposium was presented by Federal Focus, Inc. of Washington, D.C. and funded by Wireless Technology Research, LLC. Federal Focus Inc. is a non-profit educational organization. This symposium included speakers discussing a number of topics, including scientific evidence regarding impacts on health, interference with nearby electronic devices, zoning issues, the structural integrity of cellular towers, and the impact on property values. The symposium included both real estate appraisers who had performed specific value studies and also tax assessors, who ascribe value to properties for ad valorem taxation. The appraisers at the symposium presented the results of the studies, which showed no impact on property value, while the assessors in attendance indicated that they had never lowered assessments on a property due to proximity to a tower.

To my knowledge, there may be no other real estate organization with as much history and knowledge concerning tower impact studies in Central and West Central Florida as Lee Pallardy, Inc. Based on studies conducted over many years, the market evidence is clear, there is no measurable impact on residential nor commercial property values because of proximity to a cellular communication tower installation. Some homeowners may claim otherwise, but to my

knowledge no comparative sales have been produced indicating that a tower has been the sole impact on a valuation.

In summation, based on numerous thoroughly researched *Impact Studies* performed by Lee Pallardy, Inc. and information reviewed and analyzed over 25-plus years including interviews with County Property Appraiser Offices, there is no market evidence to indicate, suggest, or support that the proposed tower installation will have any measurable impact on surrounding or nearby property values, land or improved.

There are only three communication towers on Pine Island; two guyed wire towers and one monopole tower, and based on my market research and study, neither has had any impact on nearby or even distant property valuations. Finally, the Lee County Property Appraiser's Office has never made a reduction to a property assessment due to proximity to a communication tower.

The market data is more than sufficient and comparison results are clearly consistent to support this finding and conclusion. As homeowners continue to expand the use of wireless devices, more urban infill tower locations will occur, so the sampling of matched comparisons will undoubtedly increase. I suspect that the evidence will be even more overwhelming in the future. All evidence examined, including numerous studies from around the country and interviews with respective County Property Appraiser Offices support this conclusion.

Sincerely,

LEE PALLARDY, INC.



David M. Taulbee, MAI

Vice President

State Certified General Real Estate Appraiser RZ1435

DMT:rra

Our File #25-05-027

ADDENDA

QUALIFICATIONS OF APPRAISER

DAVID M. TAULBEE, MAI

1987 - University of Florida - Bachelor of Science, Business Administration

1983 - Lake Howell High School, Winter Park, Florida

Employment History:

-Lee Pallardy, Inc., Tampa, Florida, March 2000 to Present, Vice President

-Lee Pallardy, Inc., Tampa, Florida, April 1995 to February, 2000, Senior Appraiser

-Keystone Consulting Group, Inc., Tampa, Florida, from May 1992 to April 1995, Senior Consultant and Manager

-R/E Marketing Consultants, Inc., Tampa, Florida, from September 1987 to May 1992, Associate Appraiser

-Andrew Santangini, Jr., MAI, Gainesville, Florida from January 1986 to April 1986, College Internship

Experience:

Analysis and appraisal of residential, commercial, industrial and special purpose properties, including golf courses and country clubs, marinas, subdivisions, multifamily developments, adult living facilities, shopping centers, office buildings, warehouses, mill buildings, and vacant land. Experience also includes discounted cash flow analysis, leasehold and leased fee interests, highest and best use studies, investment analysis, and other similar assignments.

Expert Witness: Qualified – Hillsborough, Pinellas, and Orange County Courts; Federal Bankruptcy Court

Licenses, Affiliations, and Appointments:

-Member, Appraisal Institute (MAI)

-Appraisal Institute Relief Foundation Board Member – 2006 to Current

-President – West Coast Florida Chapter – Appraisal Institute - 2006

-Secretary – West Coast Florida Chapter – Appraisal Institute - 2005

-Treasurer - West Coast Florida Chapter – Appraisal Institute – 2004

-Region X Representative - West Coast Florida Chapter - Appraisal Institute – (2000/2001)

-Leadership Development & Advisory Council (Appraisal Institute) 2000 – 2001 Washington D.C.

-Real Estate Broker - State of Florida

-State-Certified General Real Estate Appraiser #0001435

Appraisal Institute Courses:

Course 1A-1 - Principles of Real Estate Appraisal, by Exam

Course 1B-A - Capitalization Theory and Techniques Part A

Course 1A-2 - Basic Valuation Procedures, by Exam

Course 2-1 - Case Studies in Real Estate Valuation

Course 2-3 - Standards of Professional Practice

Course 1B-B - Capitalization Theory and Techniques Part B

Course 2-2 - Report Writing and Valuation Analysis

Course 411 – Land Valuation Assignments

Course ACE #0007086 - Rates & Ratios

Course 550 - Advanced Applications

Course 2-2 - Report Writing and Valuation Analysis

Course 400 – Standards and Ethics for Professionals

The Emerging Market: Valuation for Financial Reporting Purposes

Appraiser's Complete Review

Comprehensive Examination (February, 1996)

QUALIFICATIONS OF APPRAISER

DAVID M. TAULBEE, MAI

(Continued)

Continuing Education and Seminars:

GSE Appraisal Requirements and Guidelines (10/2024)	Mortgage Fraud – Protect Yourself! (09/2014)
Divorce and Estate Appraisals: Elements of Non-Lender Work (09/2024)	UAD – Up Close and Personal (09/2014)
Appraisal of Industrial and Flex Buildings (9/2024)	Florida Appraisal Laws and Regulations Update (09/2014)
Commercial and Land Valuation (9/2024)	USPAP Outside Provider (09/2014)
Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions (11/2022)	Appraising Cell Towers (12/2013)
Florida Appraisal Laws and Rules (9/2022)	Florida Law Update for Real Estate Appraisers (09/2012)
7-Hour National USPAP 2022-2023 Update Course (12/2021)	Trial Components: Recipe for Success or Failure (02/2012)
Aerial Inspections for Real Estate (11/2021)	Appraisal Curriculum Overview (11/2011)
Inconsistency: It's Hiding in Plain Sight in Your Appraisal (10/2021)	Business Practices and Ethics (10/2011)
Getting It Right from the Start: A Workout Plan for Your Scope of Work (9/2021)	Office Building Valuation (10/2010)
A Dive into Houses with Labels & Style (11/2020)	Florida State Law Update for Appraisers (3/2010), (2/2008), and (9/2005)
3 rd Quarter Chapter Meeting & Economic Market Real Estate Presentation (9/2020)	Florida Supervisor/Trainee Roles & Rules (3/2010) and (2/2008)
Florida Law Update 2020 (7/2020)	Subdivision Valuation (09/2009)
Valuation of Donated Real Estate, Including Conservation Easements (6/2020)	REO Appraisal: Appraisal of Residential Property Foreclosure (09/2009)
Business Practices and Ethics (10/2019)	Appraisal of Residential Property Foreclosure (02/2009)
Ignorance Isn't Bliss: Understanding an Investigation by a State Appraiser Regulatory Board or Agency (11/2018)	Appraisal Challenges: Declining Markets & Sales Concessions (11/2008)
Online Forecasting Revenue (11/2018)	Summary Appraisal Report Residential (10/2008)
Real Estate Damages (04/2018)	Condominiums, Co-ops, and PUD's (8/2007)
National USPAP Update Course (06/2018), (05/2016), (09/2014), (09/2012), (3/2010), and (9/2008)	New Technologies for Real Estate Appraisers (11/2006)
Parking and its Impact on Florida Properties (03/2018)	Inverse Condemnation (8/2006)
(Distance) Continuing Education for Florida Real Estate Professionals (03/2017)	Scope of Work and the New USPAP Requirements (6/2006)
The 50 Percent FEMA Rule Appraisal (11/2016)	Market Analysis and the Site to Do Business (6/2006)
Litigation Appraising: Specialized Topics and Applications (10/2016)	Case Studies in Commercial Highest and Best Use (9/2005)
2016-2017 USPAP and Florida Law Course (09/2016) and (05/2016)	The Valuation of Wetlands (9/2004)
Florida Appraisal Law Update (05/2016)	Mark-to-Market Valuation for Financial Reporting (9/2003)
Business Practices and Ethics (09/2015)	Rates and Ratios (9/2003)
Florida Appraisal Law Update (09/2014)	Land Valuation Assignments (2/2003)
The Dirty Dozen (09/2014)	Analyzing Commercial Lease Clauses (11/2002)
Disciplinary Cases – What Not To Do (09/2014)	Valuation of Detrimental Conditions (10/98)

QUALIFICATIONS OF APPRAISER

DAVID M. TAULBEE, MAI

(Continued)

Summary of Clients and Property Types Appraised

Clients

Fifth Third Bank
AmSouth Bank
City of Tampa Real Estate Department
Department of Environmental Protection
First Union Capital Markets Group-CREF
Florida Power Corporation
Foley & Lardner
Fowler, White
Hillsborough County Real Estate Department
Huntington National Bank
The Bank of Tampa
Bank Atlantic
BB&T Bank
Capital Source Bank
Wells Fargo Bank
U.S. AmeriBank
Hillsborough Community College
Tampa General Hospital
Tampa International Airport
Community Bank
Barnett, Bolt & Kirkwood
Hillsborough County School District
Wicker Smith O'Hara McCoy & Ford, P.A.
Pettit Worrell Craine Wolfe, LLC

Property Types

All types of vacant land
Anchored Shopping Centers
Apartment Complexes
Churches
Daycare Facilities
Golf Courses
Mini-Storage Facilities
Restaurants
Retail Centers
Service Centers
Single-Tenant & Multi-Tenant Office Buildings
Subdivisions
Warehouse Facilities
Ranch Land

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida **dbpr**

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

TAULBEE, DAVID M
609 E JACKSON STREET #200
TAMPA FL 33602

LICENSE NUMBER: RZ1435

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/07/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

August 19, 2025

Joseph Sarracino
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33902

**RE: 7645 Barrancas Ave. Tower
Property Owner/Provider Compliance with Lee County Regulations [34-1446(a)(1)]**

Dear Mr. Sarracino:

As indicated in the previously-submitted letter acknowledging Skyway Towers LLC's acceptance of responsibility for compliance with Lee County regulations, as the applicant and owner/operator of the proposed tower, Skyway Towers LLC is the entity who will be responsible for facilitating the development of and maintaining the tower compound, access, and tower structure. Accordingly, the property owner, as lessor, has no involvement with the pending Special Exception and Variance applications as it relates to meeting the various code requirements associated with the application processes. The service providers will require individual building permits for the installation of their ground equipment and antenna, at such time the tower is constructed if approved.

Accordingly, we propose that it be made a binding condition of approval that, if the Special Exception and Variance applications are approved allowing for the development of the proposed tower, at that time the property owner will be required to provide the acceptance of responsibility letter, and that the service providers provide same at the time they apply for permits for their individual equipment.

Thank you.

Sincerely,

HILL WARD HENDERSON



Jaime Maier, Esq.

April 11, 2025

Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33902

**RE: 7645 Barrancas Ave. Tower
Authority/Acceptance of Compliance with Lee County Regulations [34-1446(a)(1)]**

To whom it may concern:

As an authorized representative of Skyway Towers, LLC, regarding the above-referenced project seeking approval for a Special Exception and Variance for a 150' Wireless Communications Facility located at 7645 Barrancas Ave, Bokeelia, FL, please accept this letter of acknowledgement and agreement that Skyway Towers, LLC, accepts responsibility for compliance with all applicable Lee County regulations governing the zoning and building permit approvals, including any specific agreed-upon conditions of approval that may be imposed.

Thank you.

Sincerely,



Justin Jones
Vice President of Operations

Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618
Email: jjones@skywaytowers.com
Phone: 813.960.6217



October 20, 2025

Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33902

Re: Acceptance of Compliance with Lee County Development Code for Wireless Communications Facilities – Proposed Telecommunications Tower at 7645 Barrancas Ave, Bokeelia, FL 33922

Please be advised that AT&T Mobility accepts to comply with all regulations set forth in the Lee County Development Code for Wireless Communications Facilities. AT&T Mobility will only be responsible for AT&T Mobility's equipment and work, authorized by AT&T, performed on AT&T's behalf. This statement is intended to fulfill the letter requirement stated in Sec 34-1446(a)(1) of Division 11: Wireless Communications Facilities.

Thank you for your time,

Sincerely,

A handwritten signature in blue ink, appearing to read "Ivy Lynn", with a large, sweeping flourish at the end.

Ivy Lynn
AT&T Mobility – Florida
Senior Real Estate and Construction Manager
727-481-5337



October 20, 2025
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33902

To Lee County Community Development:

RE: T-Mobile installation
Site Name: Bokeelia N.
Site Address: 745 Barrancas Ave Bokeelia, FL 33922

T-Mobile South LLC accepts responsibility to comply with all regulations set forth in the Lee County Development Code for Wireless Communications Facilities. T-Mobile will only be responsible for T-Mobile's equipment and work, authorized by T-Mobile, performed on T-Mobile's behalf. This statement is intended to fulfill the letter requirement stated in Sec 34-1446(a)(l) of Division 11: Wireless Communication Facilities.

Thank you for your time,

A blue handwritten signature of Jose A. Delgado.

Jose A. Delgado
Site Development Manager
T-Mobile South LLC



12920 SE 38th Street, Bellevue, WA 98006
www.t-mobile.com



Special Exception and Variance – 7645 Barrancas Community Meeting Summary

Skyway Towers, LLC (Applicant) and their consultant team hosted a public information meeting during the Greater Pine Island Civic Association's monthly meeting conducted at 6:30 PM on August 5th at First Baptist Church of Pine Island, 5363 Ave. D, Bokeelia, 33922.

The meeting was advertised in the Pine Island Eagle and the News-Press. The affidavits confirming the advertisements are attached as Exhibit A.

The Applicant's team presented a PowerPoint, attached as Exhibit B.

Following the presentation, attendees asked questions and responses were provided. The questions/discussion generally addressed the following topics:

- Tower height, design and lighting
- Tower setbacks and proximity to adjacent properties
- "Fall zone" if the tower collapses
- Ability to use the balance of the site for emergency management following natural disasters
- Availability of other properties to accommodate the tower
- Number of providers on the tower and the size of their infrastructure
- Buffers surrounding the base of the tower and potentially along property perimeters
- Size and noise of generator
- Questions on staff review process and procedures

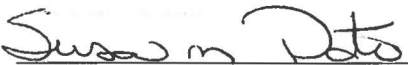
The Consultant concluded their presentation at approximately 8:30 p.m.

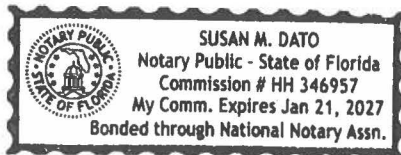
**PINE ISLAND EAGLE
PUBLISHED WEEKLY
LEE COUNTY, FLA
Affidavit of Publication
State of Florida
County of Lee**

Before the undersigned authority personally appeared Cecilia Yndart who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Pine Island Eagle newspaper, published at Lee County, Florida that the attached copy of advertisement, being a Display Ad 2x4.75, in the matter of Notice of Public Information Meeting, published in said newspaper in the issues of July 16, 2025. Affiant further says that the said Pine Island Eagle is a newspaper published at Lee County, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, weekly, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.



SWORN TO AND SUBSCRIBED before me this
July 16, 2025
Notary Public





**NOTICE OF PUBLIC
INFORMATION MEETING**

DATE: Tuesday, August 5, 2025

TIME: 6:30 PM

**ADDRESS: First Baptist Church of Pine Island,
5363 Ave. D, Bokeelia, 33922**

In accordance with the Greater Pine Island Community Requirements of the Lee County Land Development Code, the Applicant, Skyway Towers, LLC will be presenting information to the public on the following request:

Skyway Towers, LLC has filed a Special Exception application (SEZ2025-00011) and Variance application (VAR2025-0006) with Lee County. This application is seeking approval of a 150' tall wireless communication facility in the General Agriculture (AG-2) zoning district; as well as variances from the height limitations for wireless communication facilities and structures in Greater Pine Island, and landscape buffering.

For questions, please contact:

Alexis Crespo, AICP

RVI Planning + Landscape Architecture

28100 Bonita Grande Drive, Suite 305,

Bonita Springs, FL 34135

(239) 850-8525 or acrespo@rviplanning.com

AFFIDAVIT OF PUBLICATION

ATTN: Alexis Crespo
RVI Planning, Inc
28100 Bonita Grande DR
STE 305
Bonita Springs FL 34135-6219

STATE OF WISCONSIN, COUNTY OF BROWN

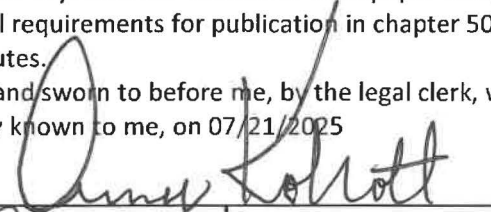
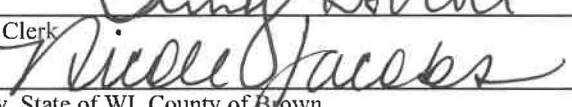
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

07/21/2025

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 07/21/2025

Legal Clerk



Notary, State of WI, County of Brown

My commission expires

8-21-26

Publication Cost:	\$160.86	
Tax Amount:	\$0.00	
Payment Cost:	\$160.86	
Order No:	11502842	# of Copies:
Customer No:	1125689	0
PO #:	LSAR0336135	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION
MEETING

DATE: Tuesday, August 5,
2025

TIME: 6:30 PM

ADDRESS: First Baptist Church of
Pine Island, 5363 Ave. D, Bokeelia,
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For questions, please contact:

Alexis Crespo, AICP
RVi Planning + Landscape Architec-
ture
28100 Bonita Grande Drive, Suite
305, Bonita Springs, FL 34135

(239) 850-8525 or acrespo@
rviplanning.com
July 21 2025
LSAR0336135



SKYWAY TOWERS
SEZ2025-00011
VAR2025-00006

GREATER PINE ISLAND CIVIC ASSOCIATION
AUGUST 5, 2025

PROJECT TEAM

Applicant – Skyway Towers, LLC

Hill Ward Henderson – Jaime Maier, Esq.

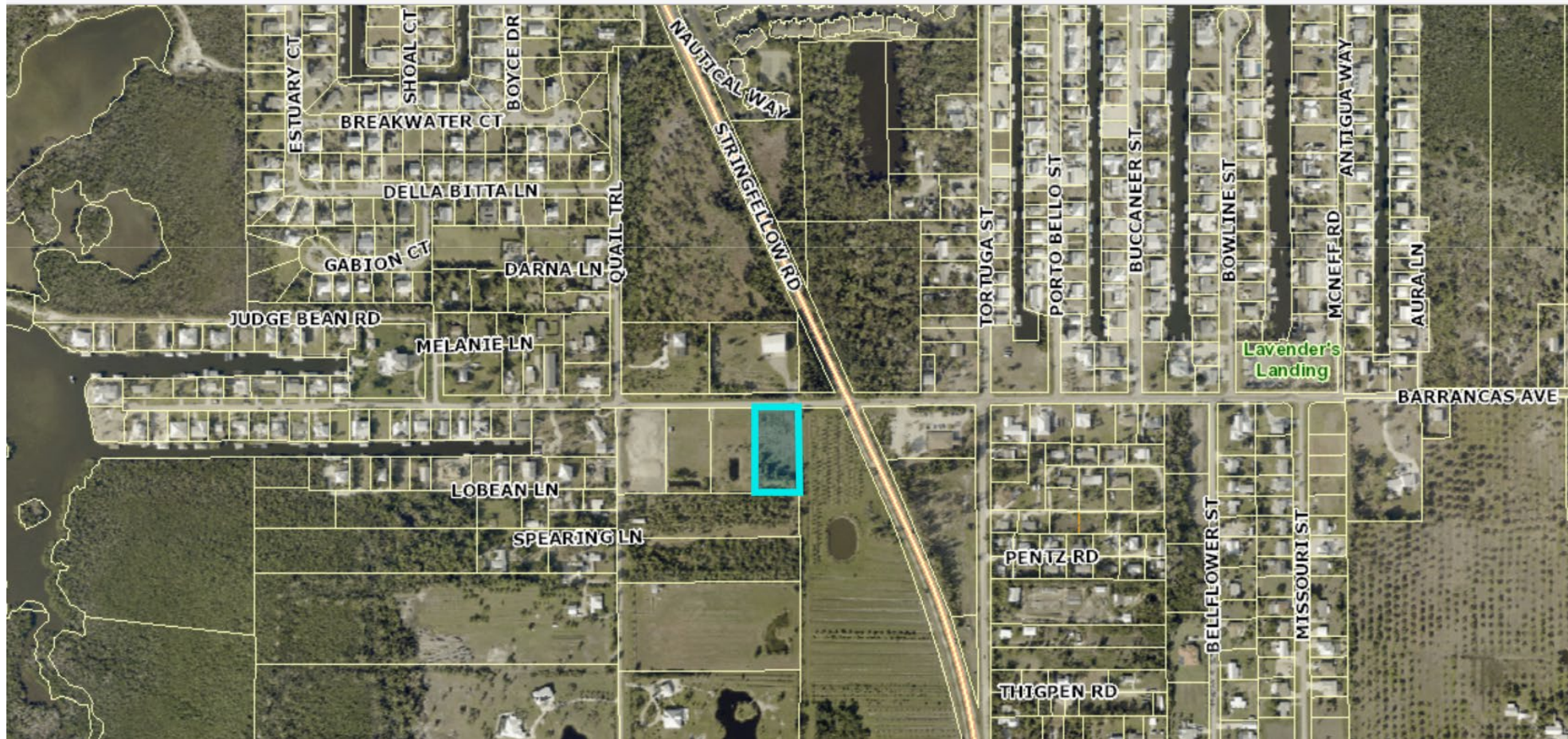
RVi Planning + Landscape Architecture - Alexis Crespo, AICP

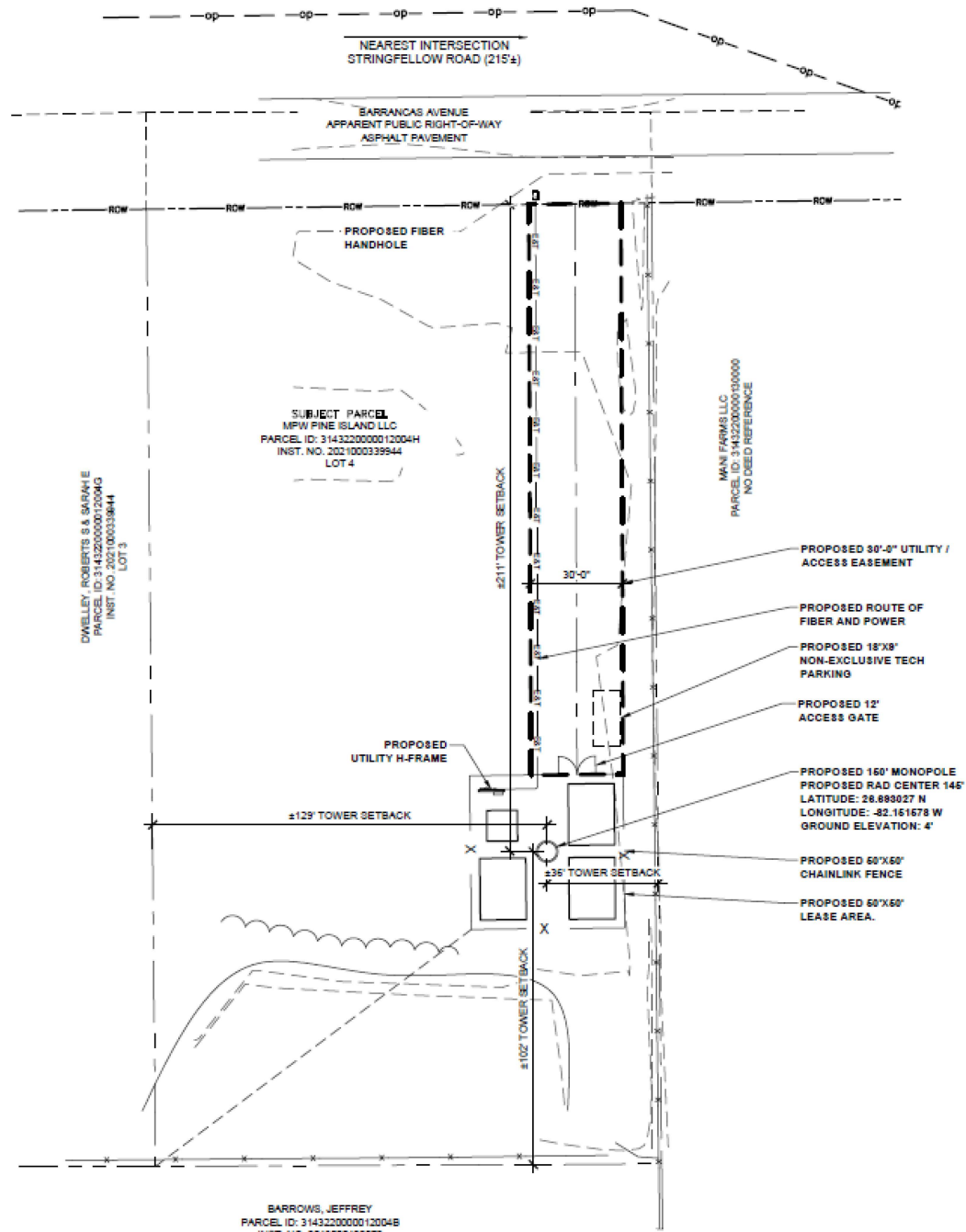
SMW Engineering Group, Inc. – Curtis Ochova

REQUEST

Special Exception to allow for 150' wireless communication tower (monopole) in the AG-2 zoning district and Variances for setbacks and height at property located at
7645 Barrancas Avenue

PROPERTY LOCATION





SUBJECT PROPERTY IS LOCATED IN PANEL #120710021DG, DATED 11/17/2022 AND IS IN THE BASE FLOOD ZONE "AE" AND IS IN A FLOOD ZONE, PER FEMA, THE BFE IS 7' AMSL.

LATITUDE: 28.693027° NORTH
 LONGITUDE: -82.161578° WEST
 COORDINATES FROM 1-A CERTIFICATION
 DATED: FEBRUARY 17, 2023

- NOTES:
- CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES. NO EXISTING UTILITIES OR GROUNDING SHALL BE DISTURBED WITHOUT THE WRITTEN APPROVAL OF SKYWAY TOWER CONSTRUCTION MANAGER.
 - AFTER INSTALLATION OF ALL GROUNDING, UTILITY WORK, WAVEGUIDE SUPPORTS AND FOUNDATIONS IS COMPLETE, THEN ALL DISTURBED AREAS SHALL BE COVERED WITH MIRAFI 500X FABRIC AND CRUSHED STONE MATCHING THE EXISTING COMPOUND SURFACE. MINIMUM STONE THICKNESS SHALL BE 4". (SEE DETAIL B/C3)
 - ALL MATERIAL USED FOR FILL WITHIN THE COMPOUND AREA SHALL BE APPROVED BY THE OWNER'S MATERIALS LABORATORY. APPROVED MATERIAL USED AS FILL SHALL BE PLACED IN HORIZONTAL LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF NINE (9) INCHES. EACH LIFT SHALL BE COMPACTED TO MAXIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION PROCEDURES (ASTM D 1557). ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON EVERY OTHER LIFT.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL MEASURES.

- CONTRACTOR NOTES:
- ALL TREES WITHIN THE CONSTRUCTION ENVELOPE TO BE REMOVED AND DISPOSED OF PROPERLY.
 - INSTALL BIRD DIVERTERS ON GUY WIRES (TYPICAL ALL GUY WIRES)

CONTRACTOR TO VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK. THIS DRAWING REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.



SKYWAY TOWERS SITE NUMBER:
FL-01052
 SKYWAY TOWERS SITE NAME:
BOKEELIA N
 SITE ADDRESS
 7645 BARRANCAS AVE
 BOKEELIA, FL 33922

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIM	KJM	01/17/25

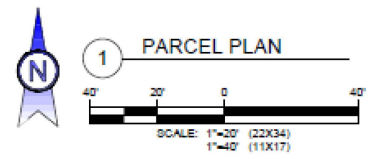
SEAL:

**PRELIMINARY
 DRAWING**
 (NOT VALID UNLESS
 STAMPED AND SIGNED)

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PARCEL PLAN

SHEET NUMBER:
C-1



DWELLEY, ROBERTS S & SARAHIE
 PARCEL ID: 314322000012004G
 INST. NO. 202100033944
 LOT 3

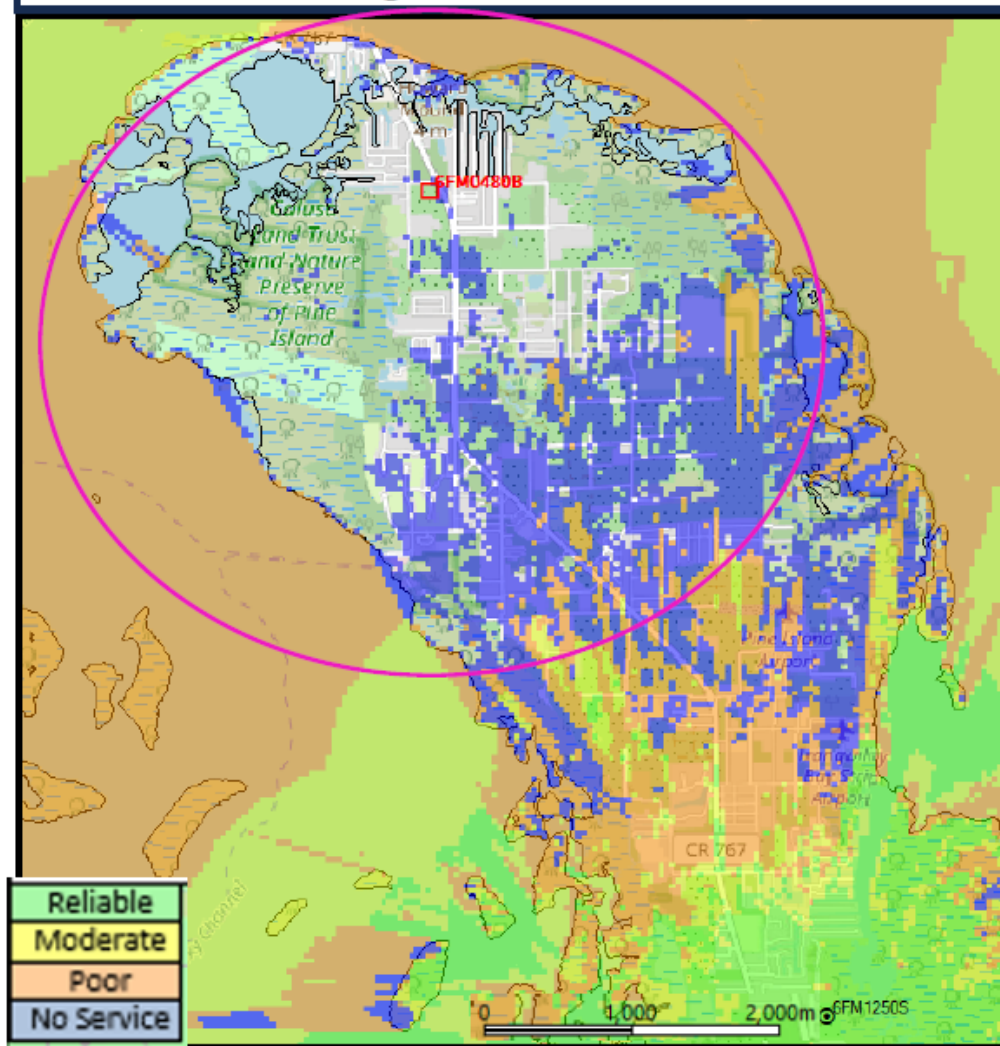
SUBJECT PARCEL
 MPW FINE ISLAND LLC
 PARCEL ID: 314322000012004H
 INST. NO. 202100033944
 LOT 4

MANI FARMS LLC
 PARCEL ID: 3143220000130000
 NO DEED REFERENCE

BARROWS, JEFFREY
 PARCEL ID: 314322000012004B
 INST. NO. 2019000122572

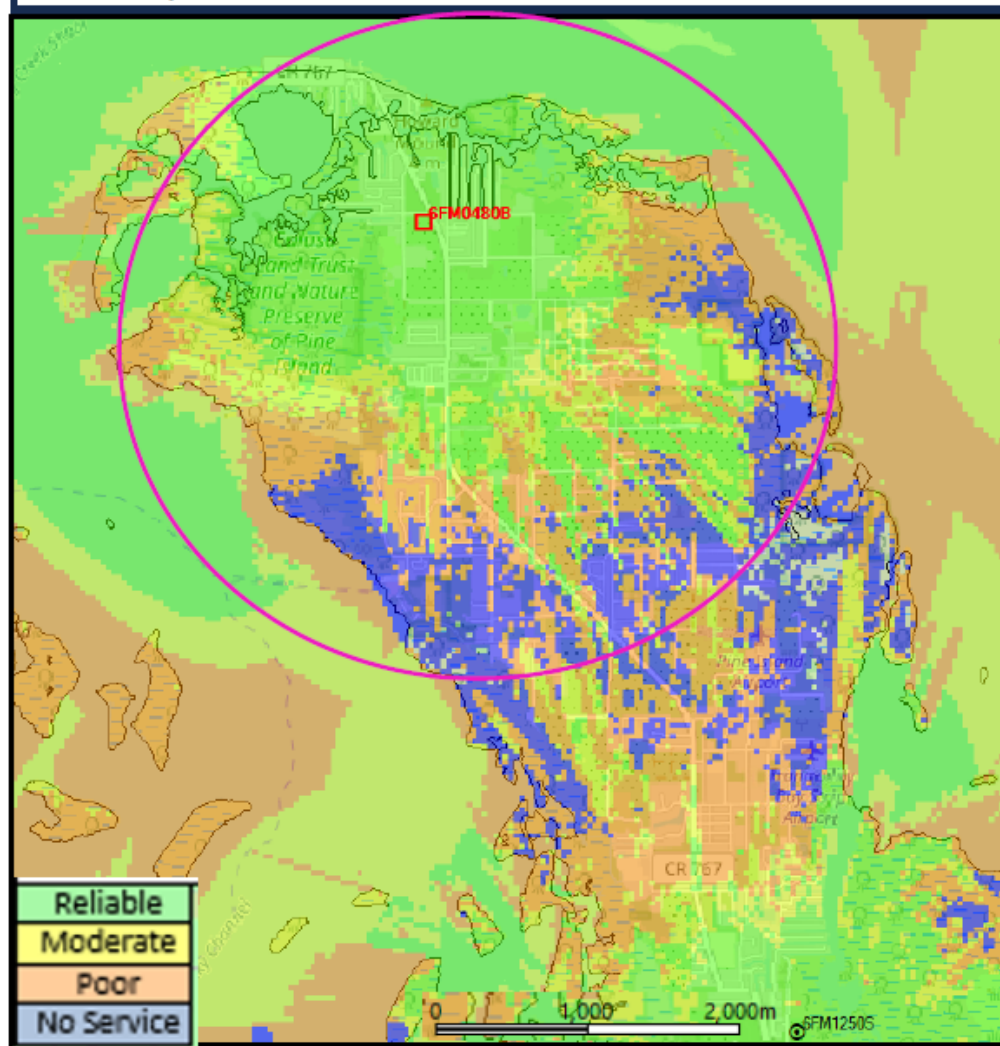
SMW JOB#22-1691

Existing T-Mobile Service



Reliable
Moderate
Poor
No Service

Proposed T-Mobile Service @ 140 feet



Reliable
Moderate
Poor
No Service

Most Reliable Service	Moderate Service	Poor Service
Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high-speed data.	Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances.	A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call.

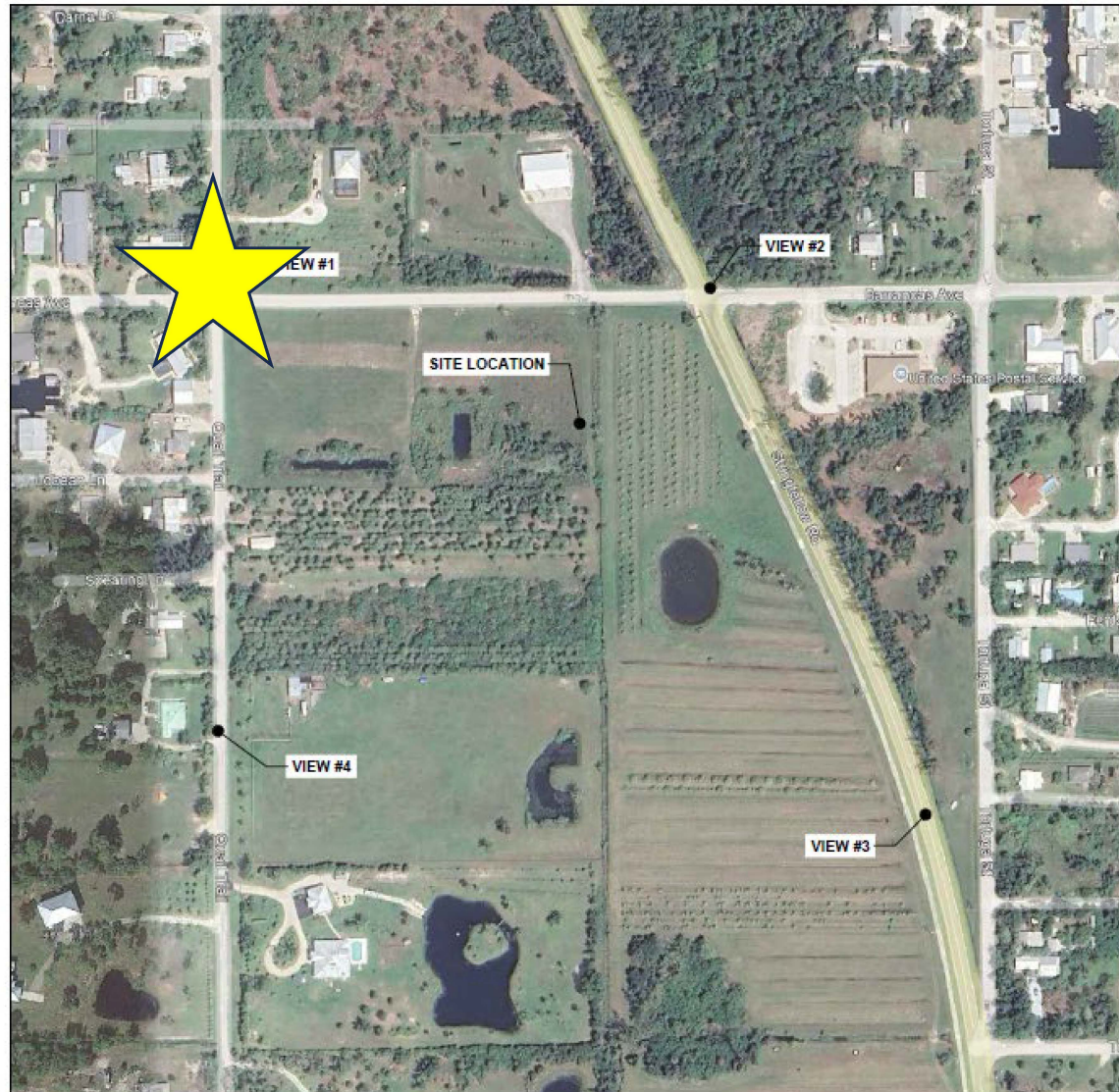
PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NAME: BOKEELIA N (FL-01052)

SITE LOCATION: 28.993027°
-82.151578°

7645 BARRANCAS AVE
BOKEELIA, FL 33922



PHOTOSIM LOCATION	DISTANCE TO TOWER
VIEW #1	675'
VIEW #2	355'
VIEW #3	815'
VIEW #4	825'
DISTANCES ARE APPROXIMATE AND FOR REFERENCE ONLY	



BOKEELIA N (FL-01052) COVER SHEET

THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE INTENDED AS VISUAL REPRESENTATIVES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.

DATE: 08/05/25

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1



SMW
ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6965 www.smweng.com

BOKEELIA N (FL-01052)
VIEW (1)

PHOTO SIMULATION

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 08/05/25

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BOKEELIA N (FL-01052)
VIEW (1) (AFTER)

PHOTO SIMULATION

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VIEW #1 – BARRANCAS/QUAIL TRAIL



BOKEELIA N (FL-01052)
VIEW (1)
PHOTO SIMULATION
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VIEW (1) (AFTER)
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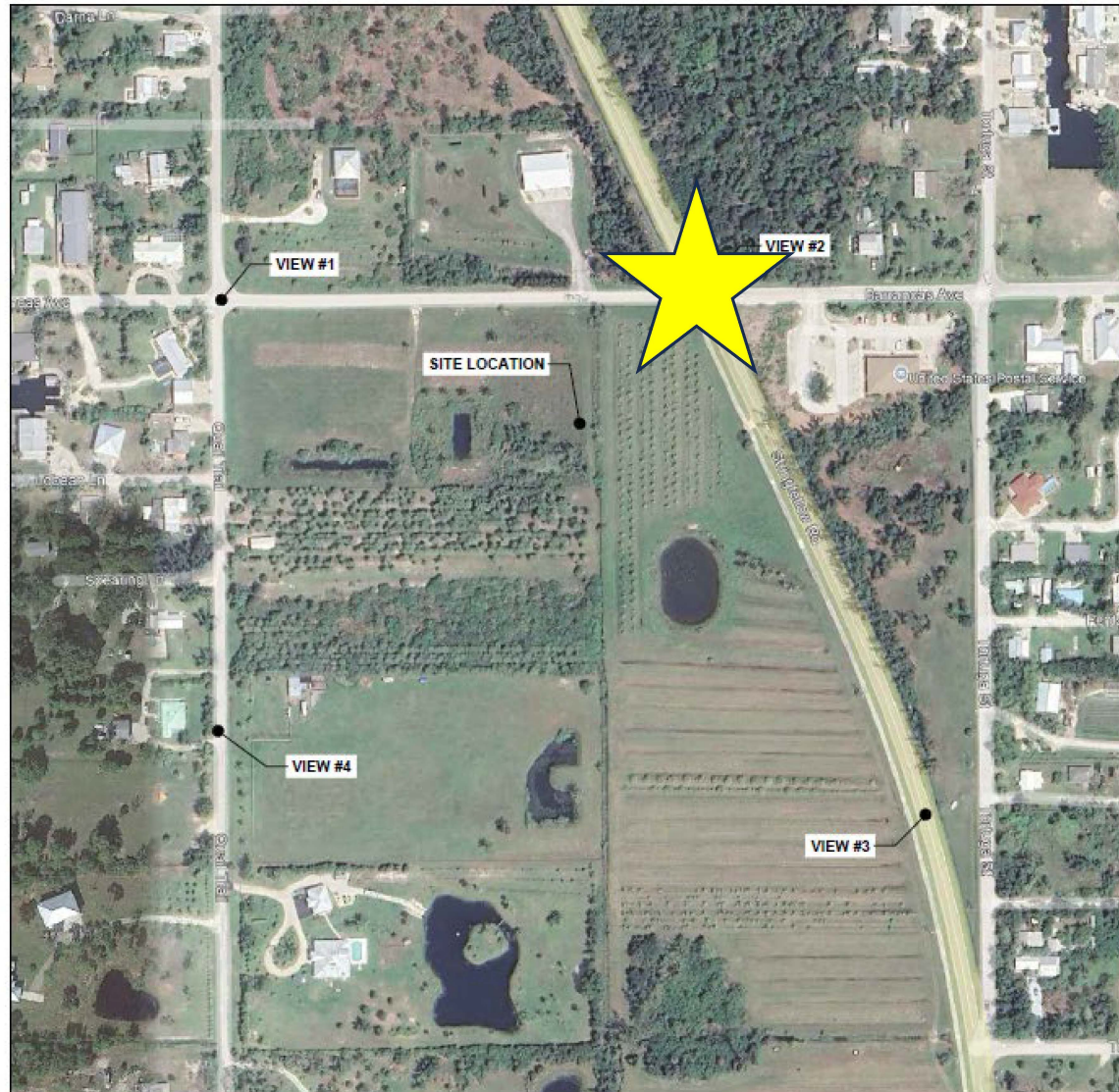
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PROPOSED WIRELESS COMMUNICATIONS FACILITY

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SITE LOCATION: 28.883027°
-82.151578°

7645 BARRANCAS AVE
BOKEELIA, FL 33922



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VIEW #4	825'

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BOKEELIA N (FL-01052) COVER SHEET

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DATE: 08/05/25

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1851.1



SMW
ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

BOKEELIA N (FL-01052)
VIEW (2)

PHOTO SIMULATION

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DATE: 08/05/25

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BOKEELIA N (FL-01052)
VIEW (2) (AFTER)

PHOTO SIMULATION

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DATE: 08/05/25

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REVIEWED BY: KM

SMW #: 22-1851.1

VIEW #2 – BARRANCAS/STRINGFELLOW



BOKEELIA N (FL-01052)
VIEW (2)
PHOTO SIMULATION
FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
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DATE: 08/05/25
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SMW #: 22-1051.1



BOKEELIA N (FL-01052)
VIEW (2) (AFTER)
PHOTO SIMULATION
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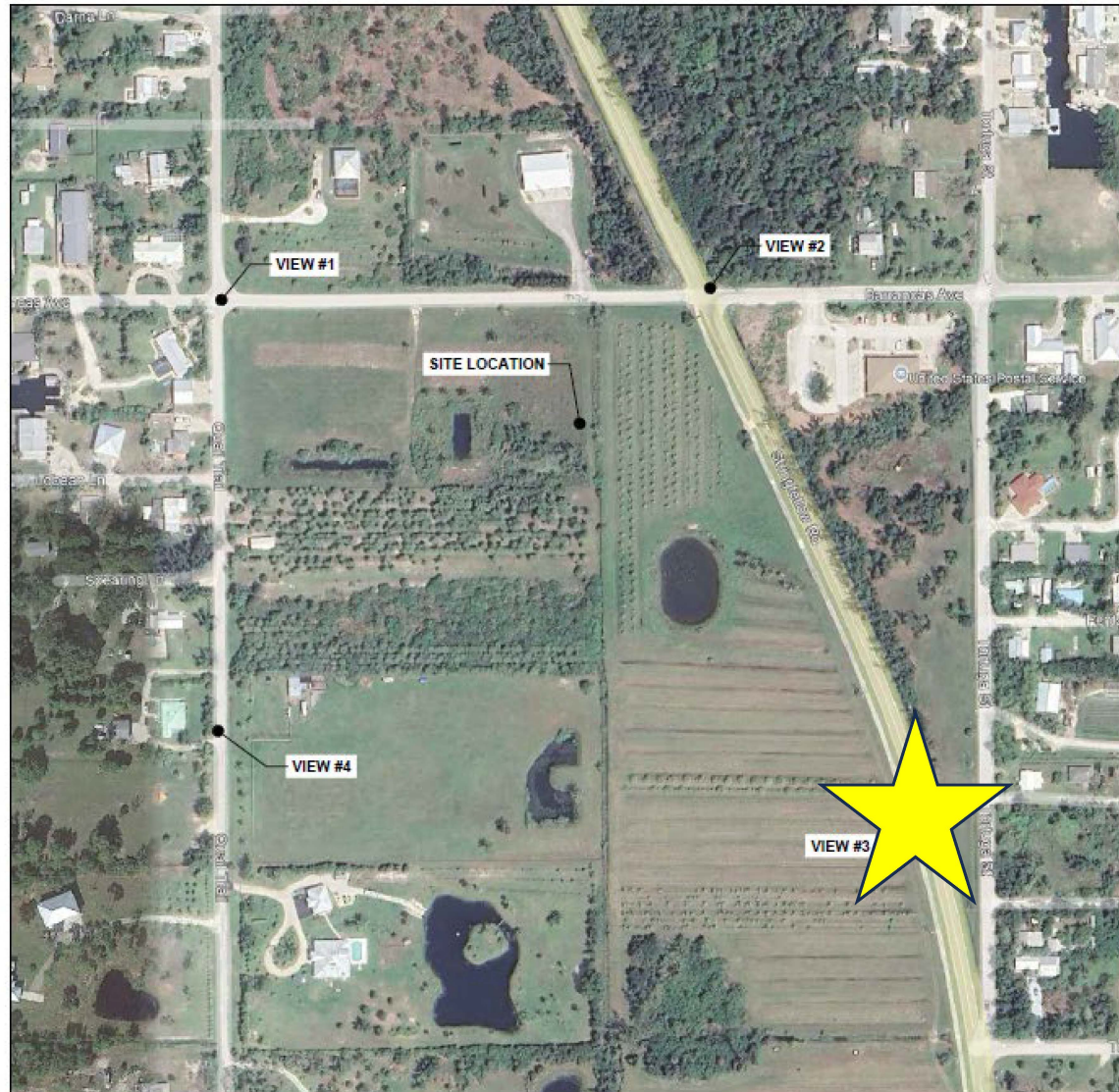
PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

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SITE LOCATION: 28.993027°
-82.151578°

7645 BARRANCAS AVE
BOKEELIA, FL 33922



PHOTOSIM LOCATION	DISTANCE TO TOWER
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BOKEELIA N (FL-01052) COVER SHEET

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DATE: 08/05/25

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TOGETHER PLANNING A BETTER TOMORROW
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BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

BOKEELIA N (FL-01052)
VIEW (3)

PHOTO SIMULATION

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DATE: 08/05/25

DRAWN BY: BMD

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SMW #: 22-1851.1



BOKEELIA N (FL-01052)
VIEW (3) (AFTER)

PHOTO SIMULATION

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 08/05/26

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1

VIEW #3 – STRINGFELLOW SOUTH



	 <p>SMW ENGINEERING GROUP, LLC TOGETHER PLANNING A BETTER TOMORROW 158 BUSINESS CENTER DRIVE BIRMINGHAM, AL 35244 TEL: 205-252-6985 www.smweng.com</p>	<p>BOKEELIA N (FL-01052) VIEW (3)</p> <p>PHOTO SIMULATION</p> <p>FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.</p>	<p>DATE: 08/05/25 DRAWN BY: BMD REVIEWED BY: KM SMW #: 22-1051.1</p>
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	 <p>SMW ENGINEERING GROUP, LLC TOGETHER PLANNING A BETTER TOMORROW 158 BUSINESS CENTER DRIVE BIRMINGHAM, AL 35244 TEL: 205-252-6985 www.smweng.com</p>	<p>BOKEELIA N (FL-01052) VIEW (3) (AFTER)</p> <p>PHOTO SIMULATION</p> <p>FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.</p>	<p>DATE: 08/05/25 DRAWN BY: BMD REVIEWED BY: KM SMW #: 22-1051.1</p>
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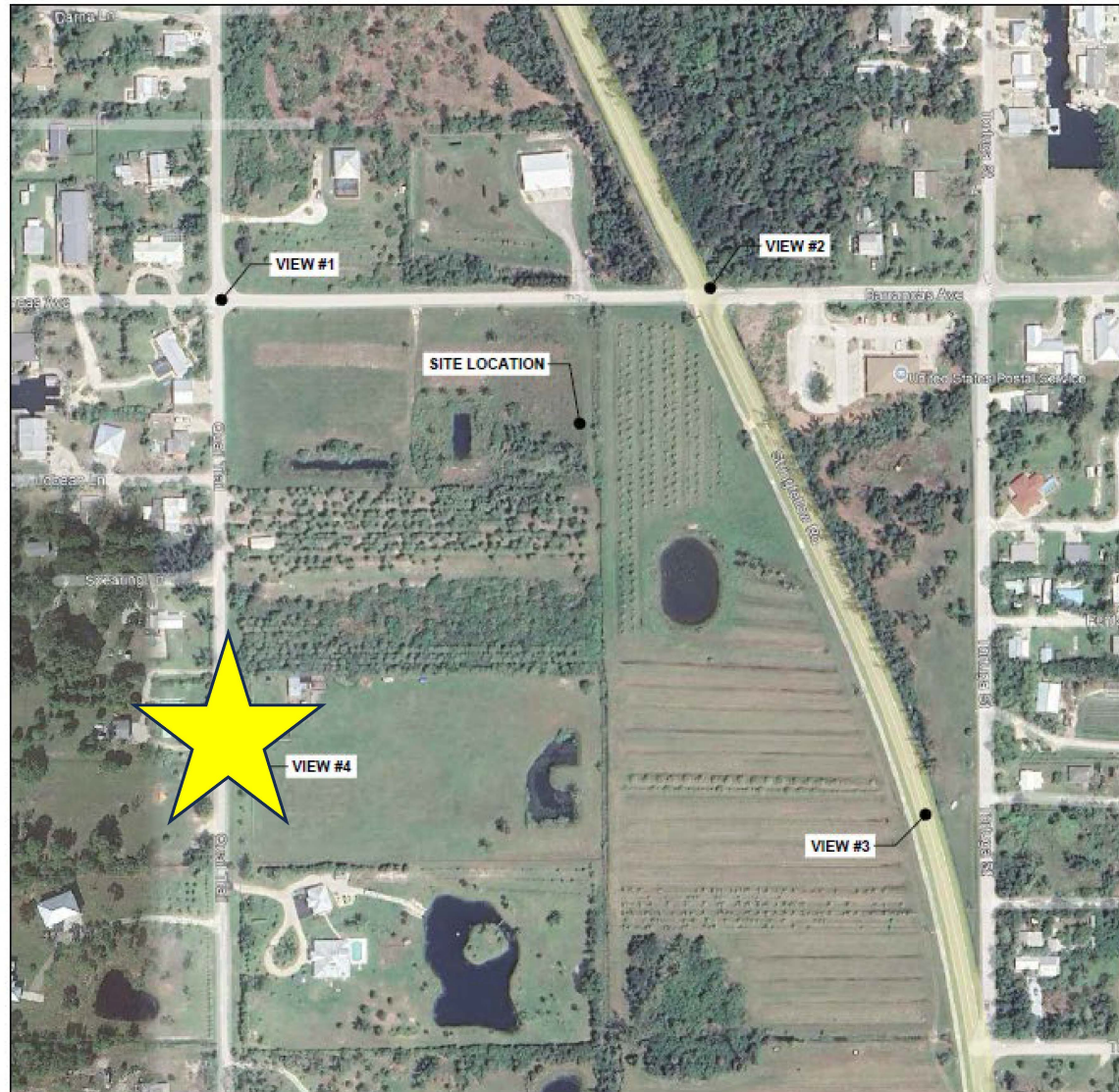
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PROPOSED WIRELESS COMMUNICATIONS FACILITY

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BOKEELIA N (FL-01052) COVER SHEET

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SMW #: 22-1851.1



BOKEELIA N (FL-01052)
VIEW (4)

PHOTO SIMULATION

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 08/05/25

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1651.1



SMW
ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6986 www.smweng.com

BOKEELIA N (FL-01052)
VIEW (4) (AFTER)

PHOTO SIMULATION

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 08/05/25

DRAWN BY: BMD

REVIEWED BY: KM

SMW #: 22-1661.1

VIEW #4 – QUAL TRAIL SOUTH



BOKEELIA N (FL-01052)
VIEW (4)
PHOTO SIMULATION
FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 08/05/25
DRAWN BY: BMD
REVIEWED BY: KM
SMW #: 22-1851.1



BOKEELIA N (FL-01052)
VIEW (4) (AFTER)
PHOTO SIMULATION
FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 08/05/25
DRAWN BY: BMD
REVIEWED BY: KM
SMW #: 22-1851.1

Protector™ Series

GENERAC®

Protector™

Diesel Generator Set

1 of 18

INCLUDES:

- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- Isochronous electronic governor
- Sound attenuated aluminum enclosure
- Smart battery charger
- UV / Ozone resistant hoses
- ±1% voltage regulation
- Integrated base tank options are available with run times over 90 hours without having to refuel*
- Five year limited warranty
- UL 2200 / UL142 / ULC S601 Listed
- Meets code requirements for external vent and fill

Meets EPA Emission Regulations
CA/MA Emissions Compliant

* Time calculated at one-half maximum kW output.

Standby Power Rating

Model RD015 - 15 kW 60 Hz

Model RD020 - 20 kW 60 Hz

Model RD030 - 30 kW 60 Hz

Model RD048 - 48 kW 60 Hz (single-phase only)

Model RD050 - 50 kW 60 Hz (three-phase only)



QUIET-TEST



*Assembled in the USA using domestic and foreign parts

NEXT STEPS

- ✓ Application Submittal
- ✓ Community Meeting
- Staff Sufficiency Review
- Hearing Examiner Advertised Public Hearing

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August 2025 Meeting Agenda

[Home](#) [General Information](#), [Overdevelopment](#), [Public Information Sessions](#)

Cell Phone Tower, Betsy Parkway Development and Disaster Recovery Presentations on Agenda for Next GPICA Meeting

The next meeting of the Greater Pine Island Civic Association (GPICA) has a jam-packed agenda that Island residents won't want to miss. Presentations will include updates from Island hurricane preparedness and recovery groups and two Public Information Sessions covering rezoning cases pending before Lee County.

- When: 6:30 p.m. Tuesday Aug. 5
- Where: First Baptist Church of Pine Island, 5363 Ave. D, Bokeelia, 33922, (next to Pine Island Elementary School)
- All Pine Islanders/Matlacha residents are welcome to attend, regardless of GPICA membership

Disaster Recovery and Preparedness Group Presentations

Greater Pine Island Alliance (GPIA): Executive Director Erin Lollar Lambert will provide an overview and updates from the GPIA, which was created in the weeks following Hurricane Ian to improve disaster response coordination and help islanders rebuild and recover from the storm. The group incorporated as a nonprofit in December 2022. Since then, the GPIA has continued its work, providing support to Island residents following hurricanes Helene and Milton. In 2024, the GPIA assisted more than 2,000 residents with help from more than 900 volunteers who donated more than 6,000 hours. Since its inception, the GPIA has closed 240 cases, returning residents to safe, sanitary and secure housing.

Greater Pine Island Emergency Task Force (GPIETF): Beacon of Hope President Elsie Stearns will provide an overview of the GPIETF, which was created under the umbrella of The Beacon of Hope in 2024 to "disaster-proof" the community before a hurricane and help

reduce the recovery time following a strike. The task force says its mission is to “lead the Greater Pine Island Area’s emergency management efforts in preparation, response, mitigation, and provide centralized leadership for other groups & volunteers through an organized effort to kickstart recovery from all local disasters.”

Public Information Sessions

All developers of multifamily residential, commercial, industrial, institutional and infrastructure projects and subdivisions are required to hold Public Information Sessions in Lee County’s unincorporated areas – including Pine Island – to inform residents of their plans and especially any variances they are seeking. On Pine Island, the GPICA has historically been the designated forum for these public meetings and allows property owners or their representatives to present their case and allow residents the opportunity to ask questions. After the Q&A, the GPICA will call for a voice vote on whether the attendees – including the GPICA membership – support or oppose the requests, then send a summary of the meeting, including the results of the non-binding voice votes, to Lee County development staff to include as part of the development order (or rezoning) package.

August Sessions

Pine Island Center: Property owners Pi Daze LLC and Joseph & Florence Polotto Trust are requesting a zoning change for nearly 24 acres of land at 10300 Betsy Pkwy and 5041 Pine Island Road. The parcel on Betsy Parkway is currently zoned AG-2, while the Pine Island Road property is currently zoned for C-1A (commercial). The owners are requesting both be changed to mixed use planned development (MPD) to allow for 50,000 square feet of various commercial use (medical/office building), 275,000 square feet of outdoor/enclosed storage as well as various industrial uses.

- View the initial submission package [here](#)

Bokeelia: Property owner MPW Pine Island LLC/Skyway Towers LLC is seeking a variance that would allow them to build a 150-foot tall tower at 7645 Barrancas Ave., that would include a communications tower with antenna, a fenced compound with ground equipment and easement for access to the tower compound. The site, near the Barrancas Post Office, is currently vacant and zoned AG-2.

- View additional details [here](#)

◀ [Bokeelia Cell Phone Tower Request](#)

[Supporting Land Purchase for Conservation](#) ▶

©GPICA 2025. GPICA is a 501(c)4 nonprofit organization. Mailing address: P.O. Box 3044, Pineland, FL 33945.

Website by [vettedcommunications.com](#)

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DEPARTMENT OF PUBLIC SAFETY

April 21, 2025

Alexis Crespo, Rvi Planning
7645 Barrancas Ave
Bokeelia, FL 33922

Alexis Crespo, Rvi Planning:

We have reviewed your proposal to construct\install an antenna-support structure of 150' @ Strap 31-43-22-00-00012.004H-Bokeelia)

Lee County Public Safety has found no interference or obstructions in regard to this project. We have no objections to the proposed construction\installation.

Section 34-1447 of the Lee County Development Code requires the installation of reflective tape on the tower. The specifications for the tape are as follows:

- 6 inch Diamond grade #M VIP Reflective Sheeting, series 3390
- Taping must start at 20 feet above the surface.
- The taping must be at 10 foot intervals.
- The taping must wrap completely around the tower and overlap a minimum of one inch for a good seal.

Should you have any additional question, please contact my office.

In the interest of the public's safety,

A handwritten signature in black ink, appearing to read "Paul Filla".

Paul Filla
Lee County Public Safety Manager, Technical Services

cc: Ben Abes, Public Safety Director



Jaime Maier

Subject: FW: Review Letter Request - Cell Tower - 7645 Barrancas Ave

From: David F. Hoel <Hoel@lcmcd.org>
Sent: Tuesday, April 29, 2025 10:23:33 AM
To: Mike Vigus <Vigus@LCMCD.ORG>; Alexis Crespo <acrespo@rviplanning.com>
Cc: Jenifer McBride <McBride@lcmcd.org>; David F. Hoel <Hoel@lcmcd.org>
Subject: Re: Review Letter Request - Cell Tower - 7645 Barrancas Ave

Ms. Crespo,

Our chief pilot approves, so you are good to go!

Sincerely,

David Hoel, PhD
Executive Director
Lee County Mosquito Control District
15191 Homestead Road
Lehigh Acres, FL 33971

From: Mike Vigus <Vigus@LCMCD.ORG>
Sent: Tuesday, April 29, 2025 10:16 AM
To: David F. Hoel <Hoel@lcmcd.org>
Subject: RE: Review Letter Request - Cell Tower - 7645 Barrancas Ave

I'm having issues with opening PDFs in Foxit so I haven't been able to open the attachments, but I did look at the address in the subject line. It's only 150', it shouldn't be a problem for us.

Mike Vigus
Chief Pilot
Lee County Mosquito Control District
239 694-2174

From: David F. Hoel <Hoel@lcmcd.org>
Sent: Friday, April 25, 2025 7:44 AM
To: Mike Vigus <Vigus@LCMCD.ORG>
Subject: FW: Review Letter Request - Cell Tower - 7645 Barrancas Ave

Mike,
Let me know what you think of this 150' AGL tower.

From: Jenifer McBride <McBride@lcmcd.org>
Sent: Thursday, April 24, 2025 11:52 AM
To: David F. Hoel <Hoel@lcmcd.org>; Aaron Lloyd <Lloyd@lcmcd.org>
Subject: FW: Review Letter Request - Cell Tower - 7645 Barrancas Ave

Good morning!

See email below and attached. Doesn't this need to go through Lee County Land Development?

Jen

Jenifer McBride

Communications Director
Lee County Mosquito & Hyacinth Control Districts
15191 Homestead Road
Lehigh Acres, FL 33971
239-694-2174



From: Alexis Crespo <acrespo@rviplanning.com>
Sent: Thursday, April 24, 2025 10:47 AM
To: Public Record. Request <pr@lcmcd.org>
Subject: Review Letter Request - Cell Tower - 7645 Barrancas Ave

Good Morning, Jennifer –

I am attaching a letter and map regarding a wireless communications facility proposed on the northern end of Pine Island. We are seeking a letter from the Mosquito Control District required for a special exception for a 150' cell tower.

Please let us know if you have any questions or require further details. Thanks!

Alexis Crespo, AICP
Vice President of Planning

RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305 • Bonita Springs, FL 34135
239.850.8525 Mobile • 239.405.7777 Main
www.rviplanning.com

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Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

April 23, 2025

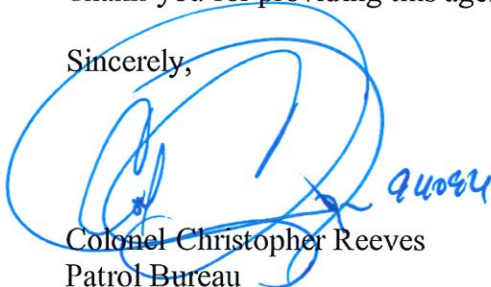
Alexis Crespo
Vice President of Planning
RVi Planning & Landscape Architecture
28100 Bonita Grande Dr, Suite 305
Bonita Springs, FL 34135

Ms. Crespo,

The Lee County Sheriff's Office has reviewed your proposal to construct a 150-foot monopole tower at 7645 Barrancas Ave, Bokeelia, FL. We have no objections to your request.

Thank you for providing this agency with the project information.

Sincerely,



Colonel Christopher Reeves
Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



April 21, 2025

Mr. Stanley Nelson
Lee County Sheriff's Department
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912-4406

**RE: Intent of Wireless Communication Facility Construction
Review & Recommendations Letter
7645 Barrancas Avenue, Bokeelia, FL 33922**

Mr. Nelson:

Pursuant to the requirements of the Lee County Land Development Code, Skyway Towers, LLC ("Applicant"), is hereby providing you with notice of our intent to meet with the Lee County Department of Community Development in a pre-application conference to discuss the location of a freestanding wireless communications facility proposed on a site located at 7645 Barrancas Ave., Bokeelia, FL 33922 (STRAP: 31-43-22-00-00012.004H)

The Applicant proposes to construct a 150-foot-tall monopole telecommunications tower for the purpose of providing radiofrequency service for cellular and PCS transmissions. We are requesting that your administration provide a letter confirming no objection to the aforementioned facility.

If you have any questions, please do not hesitate to contact me directly at (239) 850-8525 or acrespo@rviplanning.com.

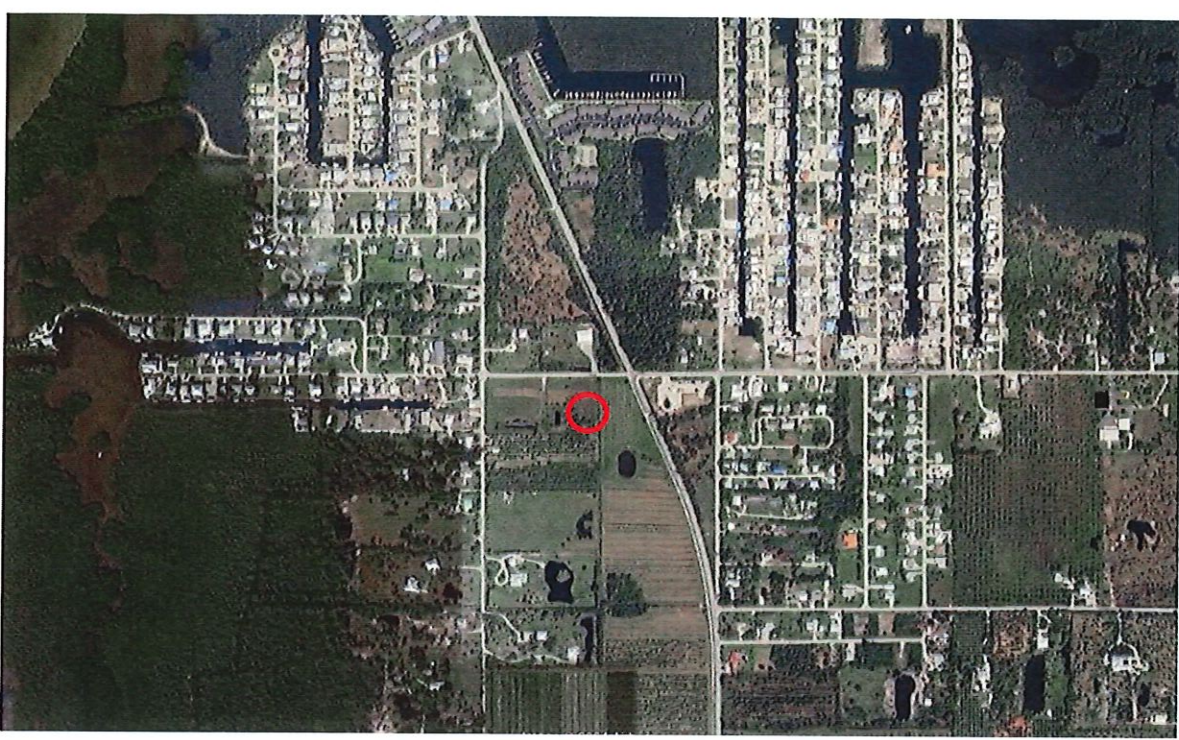
Sincerely,

RVi Planning + Landscape Architecture

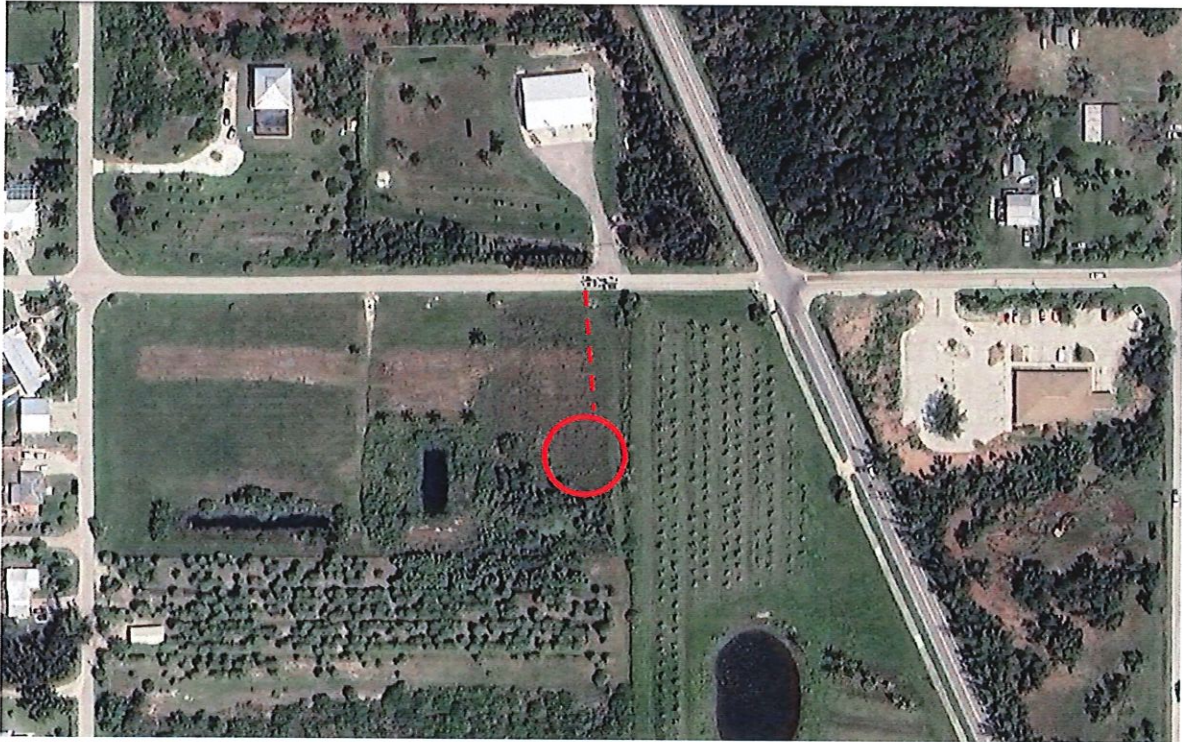
A handwritten signature in blue ink that reads "Alexis Crespo".

Alexis Crespo, AICP

Vice President of Planning



Site Location & Surrounding Properties



Site Location



Easement



STEVEN C. HENNIGAN, C.M., A.C.E.
EXECUTIVE DIRECTOR

June 18, 2025

RICHARD W.M. WESCH
PORT AUTHORITY ATTORNEY

Jaime R. Maier
Hill Ward Henderson Law
101 E. Kennedy Blvd. Suite 3700
Tampa, FL 33602

**BOARD OF
PORT COMMISSIONERS**

RE: Proposed Communications Tower
Site Name: FL 01052 – Bokeelia N.

KEVIN RUANE
CHAIR

Dear Mrs. Maier:

CECIL L. PENDERGRASS
VICE CHAIR

This letter is being provided in response to your email sent to the Lee County Port Authority (LCPA) on June 04, 2025, for the review of a 150' AGL monopole cell tower location. The location submitted is shown below as a reference.

MIKE GREENWELL

1. 150' Monopole at 7645 Barrancas Ave, Bokeelia, FL 33922
Strap: 31-43-22-00-00012.004H

BRIAN HAMMAN

The proposed monopole location is within the Lee County Port Authority's Airspace Notification limits. The LCPA has reviewed the location listed above and have no objection to the proposed construction, provided all requirements set forth in Section 34-1107 of the Lee County Land Development Code are followed.

DAVID MULICKA

Please note that this approval only pertains to the height of the proposed monopole tower. The Federal Aviation Administration is working with the telecommunications industry to ensure that radio signals from newly activated wireless telecommunications systems can coexist safely with flight operations. It is incumbent upon the owner and users of these monopoles to ensure there is no disruption to surrounding aviation equipment or airport operations

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

LEE COUNTY PORT AUTHORITY

Steven C. Hennigan, C.M., A.C.E.
Executive Director

CC: Emily Underhill, Deputy Executive Director - Development

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

Aeronautical Study No.
2024-ASO-23610-OE

Issued Date: 01/14/2025

Operations
Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618

**** 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 FL-01052 Bokeelia
Location: Barrancas, FL
Latitude: 26-41-34.90N NAD 83
Longitude: 82-09-05.68W
Heights: 4 feet site elevation (SE)
155 feet above ground level (AGL)
159 feet above mean sea level (AMSL)

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

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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 07/14/2026 unless:

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

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

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

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

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

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

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

If we can be of further assistance, please contact Terri Johnson, at (404) 305-5540, or teresa.ctr.johnson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-ASO-23610-OE.

Signature Control No: 640909464-644187720

(DNE)

Julie A. Morgan

Manager, Obstruction Evaluation Group

Attachment(s)

Case Description

Frequency Data

Map(s)

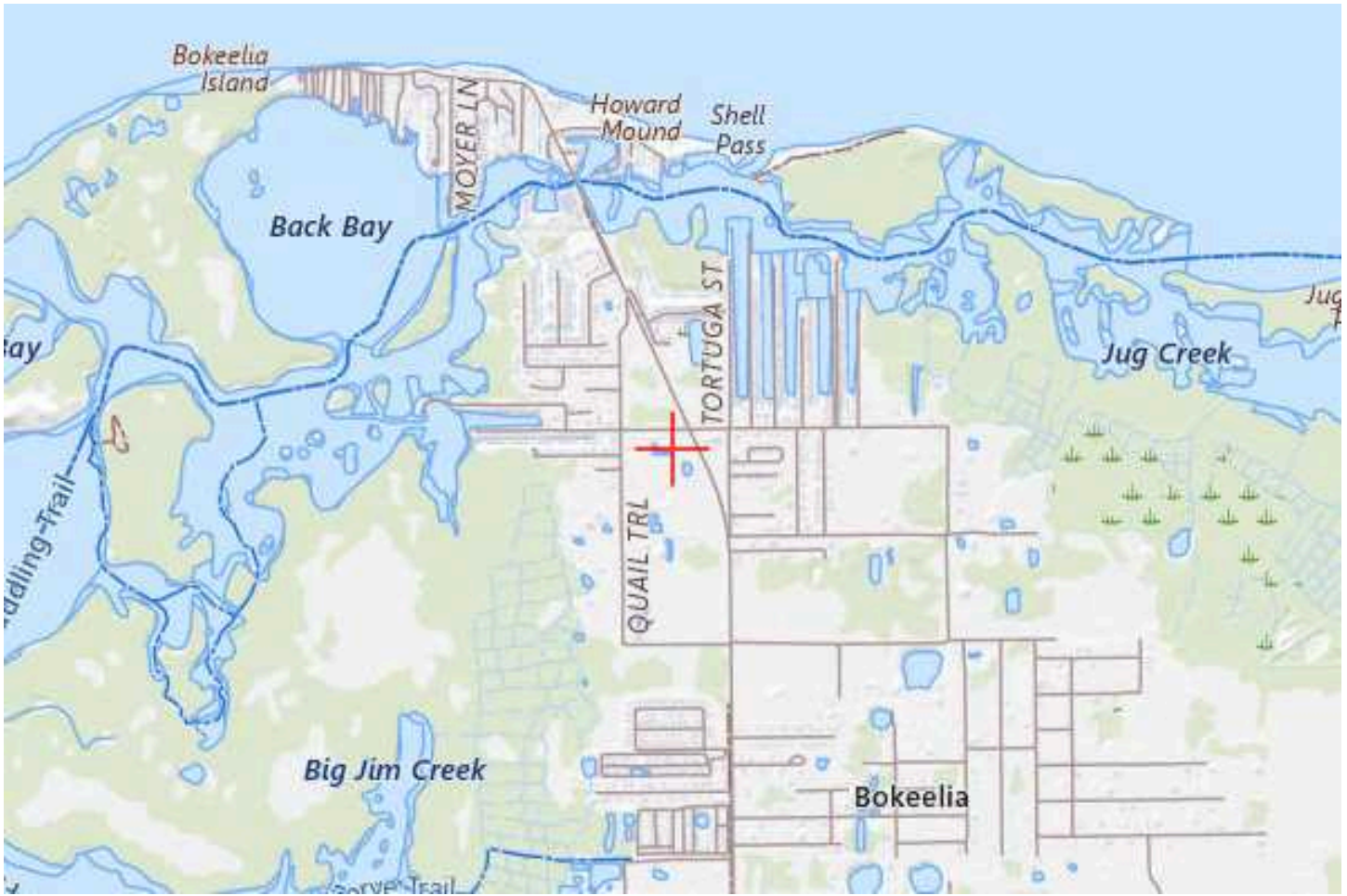
cc: FCC

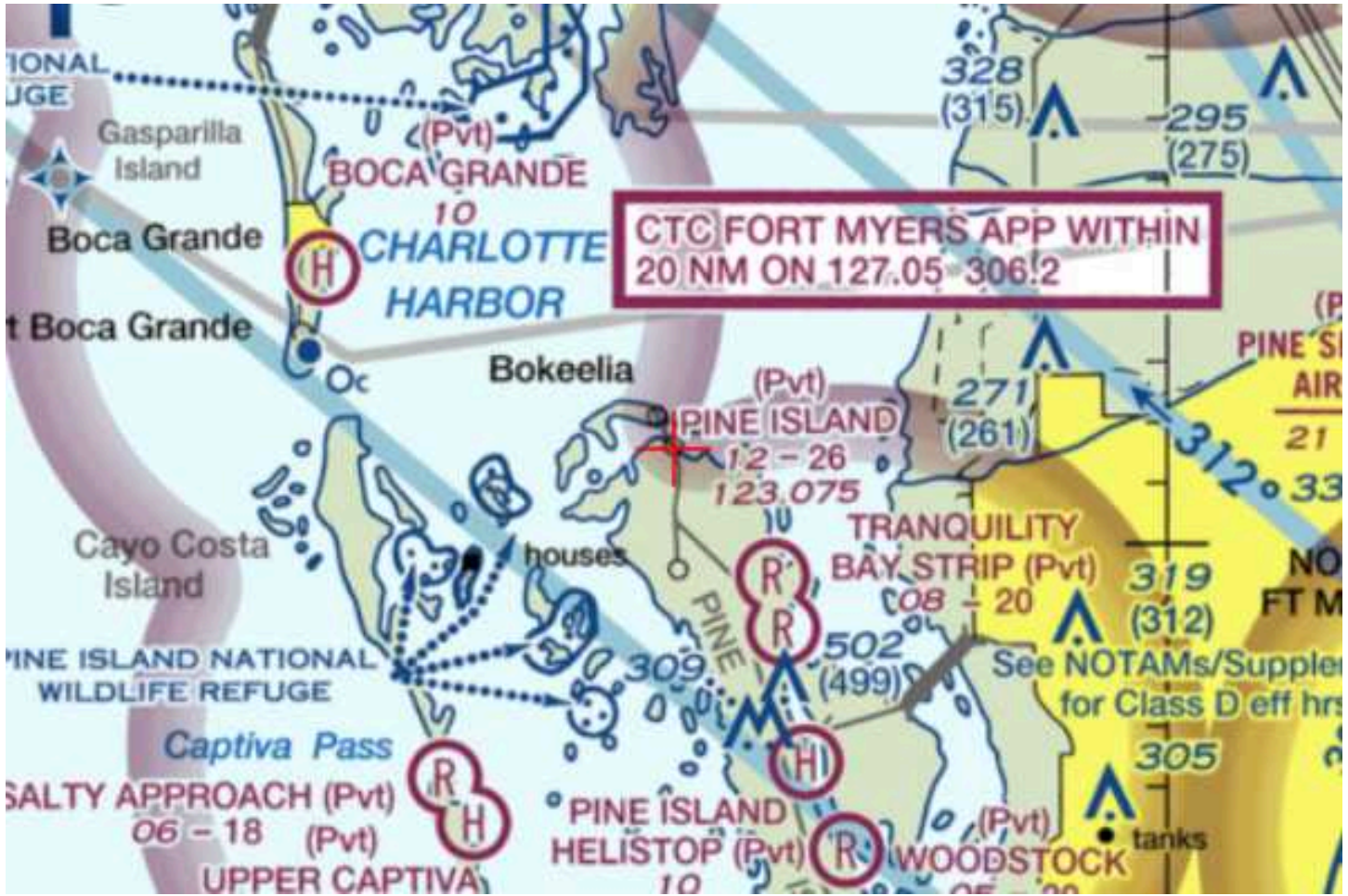
Case Description for ASN 2024-ASO-23610-OE

Proposed 150' Monopole tower with a 5' rod for an overall height of 155'

Frequency Data for ASN 2024-ASO-23610-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W





7645 Barrancas Avenue

Section 31, Township 43 South, Range 22 East
Lee County, Florida

Protected Species Assessment

September 2025

Prepared for:

**Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618**

Prepared by:

***Atwell*
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

INTRODUCTION

The 1.20± acre project is located within a portion of Section 31, Township 43 South, Range 22 East, Lee County, Florida. The parcel is bordered to the north by Barrancas Avenue, to the east and south by agricultural tree farms, and to the west by undeveloped privately owned land.

SITE CONDITIONS

The majority of the site consists of open previously disturbed land with minimum canopy cover. A borrow area is located in the southern portion of the site.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2025 digital 1" = 80' scale aerial photography. The approximate property boundary was obtained from the Lee County Property Appraiser's web site and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Two vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

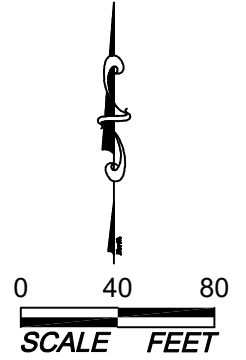
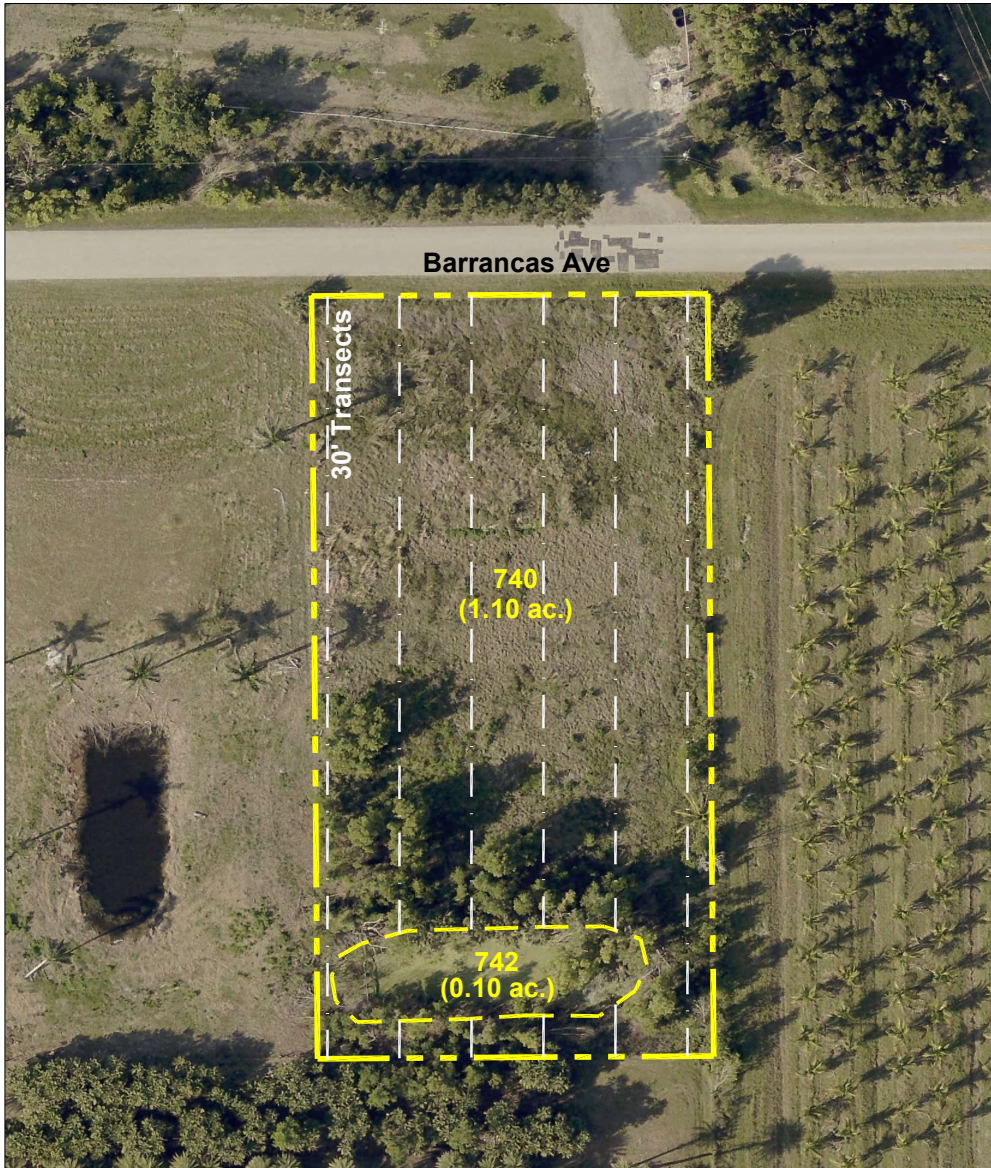
FLUCCS CODE	DESCRIPTION	ACREAGE
740	Disturbed Land	1.10
742	Borrow Areas	0.10
	Total	1.20

FLUCCS Code 740, Disturbed Land

The majority of the site consists of disturbed land. Vegetation includes earleaf acacia (*Acacia auriculiformis*), cabbage palm (*Sabal palmetto*), dog fennel (*Eupatorium capillifolium*), bahia grass (*Paspalum notatum*), frog fruit (*Phyla nodiflora*), false buttonweed (*Spermacoce verticillate*), guineagrass (*Panicum maximum*), Caesar weed (*Urena lobata*), torpeddo grass (*Panicum repens*), carpet grass (*Axonopus* sp.), Spanish needle (*Bidens alba*), ragweed (*Ambrosia artemisiifolia*), pusley (*Richardia scabra*), and cogongrass (*Imperata cylindrica*).

SECTION: 31
 TOWNSHIP: 43 S
 RANGE: 22 E

7645 Barrancas Avenue



<u>FLUCCS</u>	<u>Description</u>	<u>Acreage</u>
740	Disturbed Land	1.10 ac.
742	Borrow Areas	0.10 ac.
Total		1.20 ac.

Notes:

1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
2. Mapping based on photointerpretation of 2025 aerial photography and ground truthing in September 2025.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.
4. Protected species assessment conducted on September 24, 2025.

September 23, 2025 3:44:11 p.m.
 Drawing: SKYWAY-1 PLAN.DWG

FLUCCS Code 742, Borrow Areas

A man made pond is located within the southern portion of the site. The edges are vegetated with scattered melaleuca (*Melaleuca quinquenervia*) and cattail (*Typha* sp.).

SURVEY METHOD

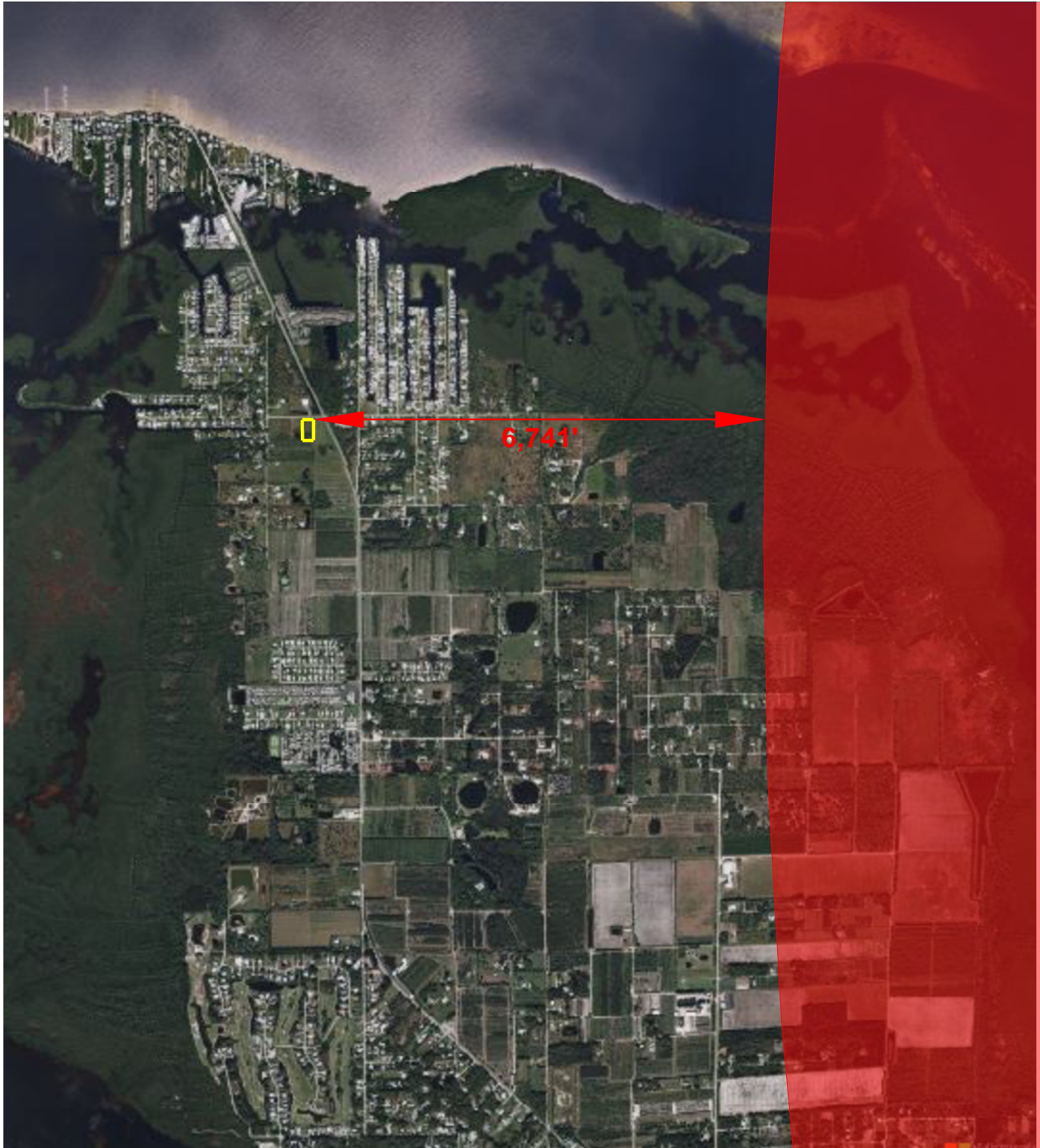
Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 30 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 80' scale aerial Protected Species Assessment Map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning hours of September 24, 2025. During the survey the weather was warm and sunny.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 1.20± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on the site, however, the database shows eagle nest LE-010 being located ±1,360 feet to the southwest of the property. In addition, the site is not located within the Wood Stork Core Foraging Area and the closest Wood Stork nesting colony is ±9,577 feet to the east (Figure 2 and 3).

SECTION: 31
TOWNSHIP: 43 S
RANGE: 22 E

7645 Barrancas Avenue



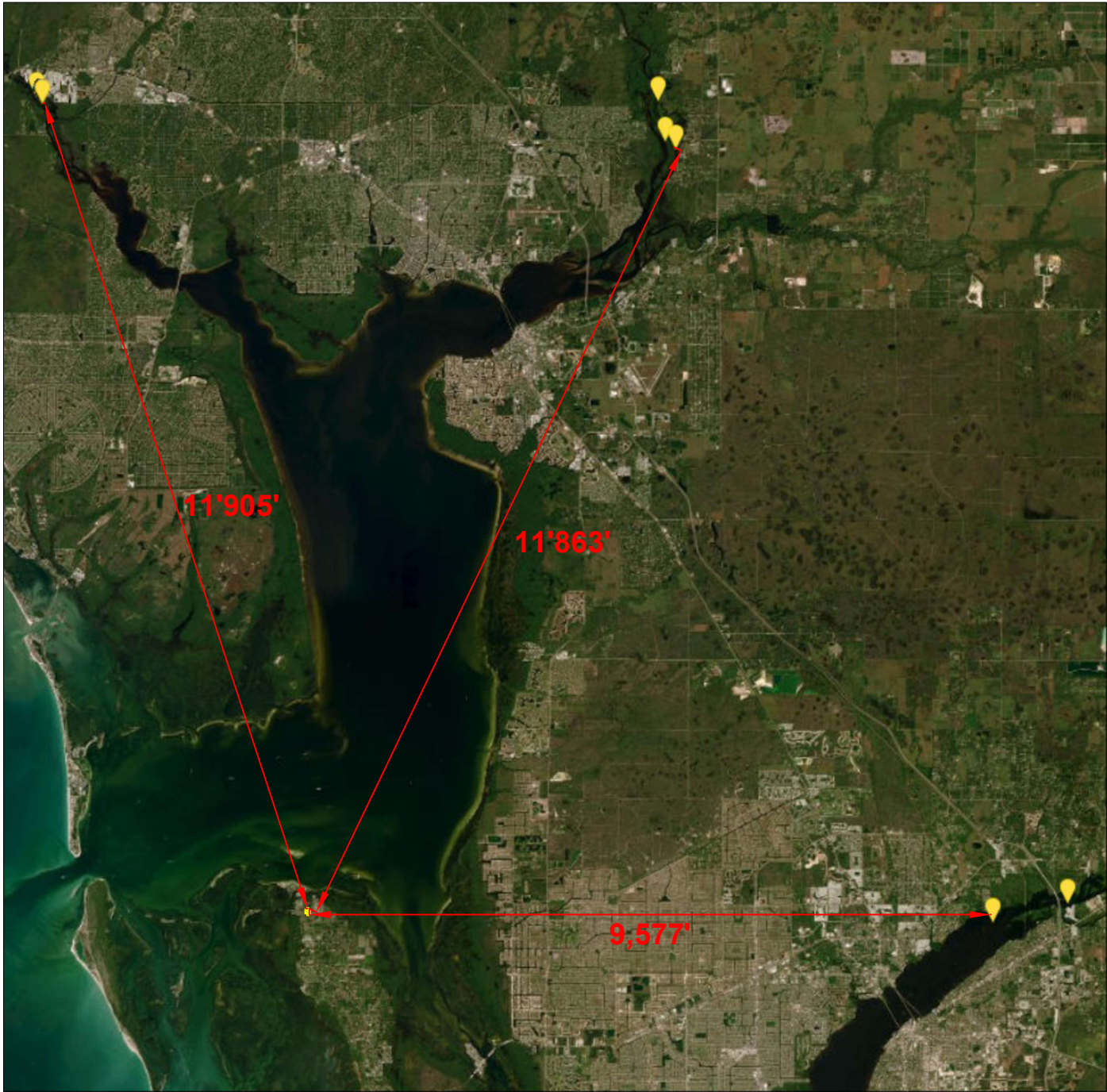
- Notes:
1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
 2. Wood Stork Core Foraging Area obtained from FWS.

September 23, 2025 3:44:11 p.m.
Drawing: SKYWAY-1 PLAN.DWG

Figure 2. Wood Stork Core Foraging Area Map

SECTION: 31
TOWNSHIP: 43 S
RANGE: 22 E

7645 Barrancas Avenue



Notes:

1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
2. Wood Stork Core Nest Colony locations obtained from FWS.

September 23, 2025 3:44:11 p.m.
Drawing: SKYWAY-1 PLAN.DWG

Figure 3. Wood Stork Nest Colonies Map

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
740	80	Gopher Tortoise (<i>Gopherus polyphemus</i>)		√
742	80	None		

SURVEY RESULTS

No species listed by either the FWS or the FWC were observed on the site during the protected species survey. In addition to the site inspection, a search of the FWC species database revealed no known protected species within the project limits. In addition, the site is not located within the Wood Stork Core Foraging Area and the closest Wood Stork nesting colony is ±9,577 feet to the east. This project is not likely to adversely affects wood storks.

Attachment P

CALL SIGN	LICENSEE NAME	MARKET NAME	FREQUENCIES (County)
WRHA251	AT&T Mobility Spectrum LLC	Cape Coral, FL	38500-38600
WRHA252	AT&T Mobility Spectrum LLC	Cape Coral, FL	38400-38500
WRHA253	AT&T Mobility Spectrum LLC	Cape Coral, FL	38600-38700
WRHA254	AT&T Mobility Spectrum LLC	Cape Coral, FL	38700-38800
WRHA255	AT&T Mobility Spectrum LLC	Cape Coral, FL	38800-38900
WRHA256	AT&T Mobility Spectrum LLC	Cape Coral, FL	38900-39000
WRHA257	AT&T Mobility Spectrum LLC	Cape Coral, FL	39000-39100
WRHA258	AT&T Mobility Spectrum LLC	Cape Coral, FL	39100-39200
WRHN479	AT&T Mobility Spectrum LLC	Cape Coral, FL	39800-39900
WRHN480	AT&T Mobility Spectrum LLC	Cape Coral, FL	39900-40000
KNLB227	AT&T Mobility Spectrum LLC	Miami	2305-2310, 2350-2355
KNLB228	AT&T Mobility Spectrum LLC	Miami	2310-2315, 2355-2360
WRQM585	AT&T Mobility Spectrum LLC	Cape Coral, FL	3490-3500
WRQM586	AT&T Mobility Spectrum LLC	Cape Coral, FL	3500-3510
WRQM587	AT&T Mobility Spectrum LLC	Cape Coral, FL	3510-3520
WRQM588	AT&T Mobility Spectrum LLC	Cape Coral, FL	3520-3530
WRNJ472	AT&T Mobility Spectrum LLC	Cape Coral, FL	3860-3880
WRNJ473	AT&T Mobility Spectrum LLC	Cape Coral, FL	3880-3900
WRNJ474	AT&T Mobility Spectrum LLC	Cape Coral, FL	3900-3920
WRNJ475	AT&T Mobility Spectrum LLC	Cape Coral, FL	3920-3940
WQBQ600	New Cingular Wireless PCS, LLC	Fort Myers, FL Counties - Lee	710-716, 740-746
WPZA237	New Cingular Wireless PCS, LLC	Southeast	716-722
WQJU559	New Cingular Wireless PCS, LLC	Fort Myers, FL Counties - Lee	704-710, 734-740
WQVN717	AT&T Wireless Services 3 LLC	Fort Myers-Cape Coral FL	1765-1770, 2165-2170
WQVN718	AT&T Wireless Services 3 LLC	Fort Myers-Cape Coral FL	1770-1780, 2170-2180
WQZA674	AT&T Mobility Spectrum LLC	Fort Myers-Cape Coral, FL	1760-1765, 2160-2165
KNKA598	AT&T Mobility Spectrum LLC	Fort Myers, FL Counties - Lee	824-835, 869-880, 845-846.5, 890-891.5
KNLG616	New Cingular Wireless PCS, LLC	FORT MYERS, FL	1865-1870, 1945-1950
KNLG617	New Cingular Wireless PCS, LLC	FORT MYERS, FL	1885-1890, 1965-1970
WPXE649	New Cingular Wireless PCS, LLC	Miami-Fort Lauderdale	1860-1865, 1940-1945
WRQR518	AT&T Mobility Spectrum LLC	Cape Coral, FL	3470-3480
WRQR519	AT&T Mobility Spectrum LLC	Cape Coral, FL	3480-3490
WQQE234-SE		NATIONWIDE - SP - SE	758-769, 788-799

SUPPLEMENT A WIRELESS COMMUNICATIONS FACILITY SHARED USE PLAN AGREEMENT

ANTENNA-SUPPORTING STRUCTURE REF. #:	OWNER:
---------------------------------------------	---------------

1. As part of Applicant's application for a wireless communications facility, Applicant agrees to provide the following technical information.

a. ANTENNA-SUPPORTING STRUCTURE DATA

1) An Antenna Supporting Structure Data Sheet (sample attached) for each antenna-supporting structure owned by the owner of the antenna-supporting structure which is the subject of the application.

b. WIRELESS COMMUNICATIONS FACILITIES DATA

1) A Wireless Communications Facility Data Sheet (sample attached) for each wireless communications facility owned by every party to the applicant's documentation of authority and acceptance of responsibility for compliance.

2) The name, address, phone number, and contact person for the owners of all wireless communications facilities located on the subject property.

2. Applicant agrees to provide correct, updated technical information to the County via amended Antenna-Supporting Structure and Wireless Communications Facility Data Sheets whenever any of the information provide on those Data Sheets changes.

3. The undersigned has (have) full power and authority to execute this Shared Use Plan Agreement (Agreement) as, or on behalf of, the owners of the antenna-supporting structure located on the property legally described in the data sheet pursuant to Lee County Land Development Code Section 34-1446. Furthermore, it is agreed that this Agreement is, and will remain, binding on any and all successors or assigns of the antenna supporting structure owner(s). It is also agreed if ownership of the subject antenna-supporting structure and/or wireless communications facilities are transferred, then all subsequent successors, owners, or assigns will sign and date this Agreement as an addendum hereto. It is further agreed that no antenna, transmission line, or other wireless communications facility will be added to the antenna-supporting structure except in accordance with this Agreement and Lee County's land development regulations. It is lastly agreed that the antenna-supporting structure owner(s) will promptly reply to all inquiries from others regarding possible use of the subject tower for antenna collocation, will negotiate in good faith to accommodate the needs of the inquiring person, and will otherwise comply with all provisions of this Agreement so as to collocate antennas where such requests are reasonably and technically feasible.

DATED this _____ day of _____, 20_____.

Under penalty of perjury, all of the undersigned declare that they have read the foregoing Shared Use Plan Agreement and that the facts stated in it are true, and they acknowledge executing the Agreement for the purposes stated therein.



Signed: _____
Printed Name: _____

Signed: _____
Printed Name: _____

Signed: _____
Printed Name: _____

Signed: _____
Printed Name: _____

WIRELESS COMMUNICATIONS FACILITY/ ANTENNA-SUPPORTING STRUCTURE DATA SHEET

LOCATION OF ANTENNA SUPPORTING STRUCTURE

Street Address _____
STRAP Number _____
Longitude & Latitude Longitude _____ Latitude _____

PERMITTING INFORMATION

Current Zoning _____
Permitted by Right YES NO
Special Exception Resolution Number _____
Zoning Resolution Number _____
Administrative Action Case Number(s) _____
Non-conforming _____

TECHNICAL INFORMATION

Type of antenna supporting structure or wireless communications facility _____
Height _____ feet Above grade Above MSL
Manufacturer/Builder _____
Date of Construction (month/year) _____
Range in feet above antenna-supporting structure
currently used by owner Maximum _____ Minimum _____
Reserved for use by owner Maximum _____ Minimum _____
Used by others Maximum _____ Minimum _____
Available for use by others Maximum _____ Minimum _____
Total flat plate area available on antenna-supporting structure _____
Structural alterations _____
Are there any transmission line or other limitations that may adversely affect any antenna space?
 NO YES - If YES, briefly explain. Use additional sheets if necessary.

ANTENNA

Manufacturer's Name _____
Model Number _____
Date of Installation _____
Flat plate area _____ square feet
Output frequencies _____
Type of modulation _____
Polarization of radiation _____
Proposed or current use of antenna _____
Power input to antenna _____
Antenna gain in decibels with respect to an isotopic radiator _____
Range of minimum and maximum height of antenna above base of antenna-supporting structure _____ feet

LEASE AGREEMENT

Length of lease agreement _____ Expiration date of lease _____
Renewal terms _____

CONTACT INFORMATION FOR WIRELESS COMMUNICATIONS FACILITIES

Owners Name _____
Address _____
Phone Number _____
Contact Person _____

NOTE: PLEASE USE ADDITIONAL COPIES OF THIS FORM TO PROVIDE REQUIRED DATA FOR EACH WIRELESS COMMUNICATION FACILITY

Kevin C. Karnes, Lee County Clerk of Circuit Court

INSTR. # 2023000069913, Doc Type AGR, Pages 6, Recorded 2/24/2023 at 12:48 PM, Deputy Clerk NFERGUSON ERECORD

Rec Fees: \$52.50 Deed Doc: \$7.00

Prepared by and Return to:

Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618
Attn: Property Management

State: FLORIDA
County: LEE
APN: 10472223

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 24th day of February, 2023, by and between MPW PINE ISLAND LLC, a Florida limited liability company, with a mailing address of 5017 Tampa W Boulevard, Tampa, Florida 33634 (hereinafter referred to as "**Landlord**"), and Skyway Towers, LLC, a Delaware limited liability company, having a mailing address of 3637 Madaca Lane, Tampa, Florida 33618 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant entered into a certain Option and Lease Agreement ("**Agreement**") on the 24th day of February, 2023, for the purpose of installing, operating, and maintaining a Communications Tower Facility and other improvements. The property is more fully described in **Exhibit 1** attached hereto and made a part hereof (the "**Property**"). All of the foregoing is set forth in the Agreement.
2. The initial term will be five (5) years ("**Initial Term**") commencing on the Commencement Date, with ten (10) successive five (5) year renewal options.
3. In the event Landlord receives a bona fide written offer to sell, assign or transfer Landlord's interest under the Agreement and/or the Landlord's rights to receive rents under the terms of the Agreement (the "**Rental Stream Offer**"), Tenant retains a right of first refusal to match the Rental Stream Offer.
4. This Memorandum of Agreement is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions, or provisions of the Agreement, all of which are hereby ratified and affirmed.
5. In the event of a conflict between the provisions of this Memorandum of Agreement and the provisions of the Agreement, the provisions of the Agreement shall control.
6. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

"LANDLORD"

MPW PINE ISLAND, LLC, a Florida limited liability company

By: Pearson 2018 Irrevocable Trust, Its Manager Member

By: *Lisa M. Pearson*
Print Name: Lisa M. Pearson

Its: as Trustee

Date: *2/22/23*

LANDLORD ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF Hillsborough)

I CERTIFY that on February 22nd, 2023, Lisa M. Pearson personally came before me and acknowledged under oath that he:

- (a) is the Trustee of Pearson 2018 Irrevocable Trust, the manager member of MPW PINE ISLAND, LLC, the limited liability company named in the attached instrument,
- (b) is authorized to execute this instrument on behalf of the limited liability company and
- (c) executed the instrument as the act of the limited liability company.

[Affix Notary Seal]



Rachel Ballard

Rachel Ballard
Notary Public, State of Florida
Print Name: Rachel Ballard
My Commission Expires: 1/30/2026

[TENANT ACKNOWLEDGMENT AND SIGNATURES FOLLOW ON NEXT PAGE]

"TENANT"

Skyway Towers, LLC,
a Delaware limited liability company

By: [Signature]
Print Name: Scott M. Behuniak
Its: President / COO
Date: 02-24-23

TENANT ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 24th day of February, 2023, by Scott M. Behuniak, as President / COO of Skyway Towers, LLC, a Delaware limited liability company, on behalf of the company, who is personally known.

[Affix Notary Seal]



[Signature]
Notary Public, State of Florida
Print Name: KATRINA E. MCCARRON
My Commission Expires: 3.11.2023

**EXHIBIT 1
LEGAL DESCRIPTION OF
PROPERTY, LEASED PREMISES AND INGRESS/EGRESS
AND UTILITY EASEMENTS
PAGE 1 OF 3**

The Property is located at 7645 Barrancas Avenue, in Bokeelia, in the County of Lee, State of Florida 33922 and described as follows:

Property ID: 10472223

LEGAL DESCRIPTION OF PROPERTY:

Lot 4

Part of the West Half of the Northeast Quarter of the Northwest Quarter of Section 31, Township 43 South, Range 22 East, Lee County, Florida, more particularly described as follows: The East 165 feet of the following described Parcel; Beginning at the Northwest corner of said West Half; thence run South 89° 33' 40" East along the North line of said West Half for 679.06 feet to the East line of said West Half; thence run South 00° 25' 49" West along the East line for 341.54 feet; thence run North 89° 31' 41" West for 679.32 feet to a point on the West line of the aforementioned West Half; thence run North 00° 28' 44" East along the West line of said West Half for 341.15 feet to the Point of Beginning.

LEGAL DESCRIPTION OF LEASED PREMISES:

Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339944, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows;

Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the northeast corner of a certain parcel of land as described and recorded in Instrument Number 201900122572, in said Office of the County Recorder, Lee County, Florida; thence S 89°43'29" W, along the southern line of said certain tract of land, a distance of 164.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set, and the Point of Beginning; thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°24'43" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°35'17" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°24'43" W a distance of 50.00 feet to the Point of Beginning. Said above described Lease Area contains 2,500.0 square feet or 0.6 acres, more or less.

LEGAL DESCRIPTION OF INGRESS/EGRESS AND UTILITY EASEMENTS

Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339944, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows;

Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the

**EXHIBIT 1
LEGAL DESCRIPTION OF
PROPERTY, LEASED PREMISES AND INGRESS/EGRESS
AND UTILITY EASEMENTS
PAGE 2 OF 3**

northeast corner of a certain parcel of land as described and recorded in Instrument Number 201900122572, in said Office of the County Recorder, Lee County, Florida; thence S 89°43'29" W, along the southern line of said certain tract of land, a distance of 164.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set; thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set; thence N 89°24'43" E a distance of 35.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence N 00°14'12" W a distance of 185.92 feet, more or less, to the southern Right of Way line of Barrancas Avenue, and the Point of Ending. Said above described Easement contains 5,577.7 square feet or 0.13 acres, more or less.

[SEE ATTACHED ONE (1) PAGE SURVEY]

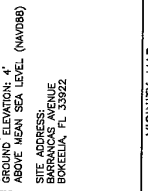
Note:

This Exhibit may be supplemented or replaced by full legal description based upon a land survey of the Property once a land survey is received by Tenant.



TOWER INFO

CENTER OF TOWER:
 LATITUDE: 26°11'35.144" NORTH
 LONGITUDE: 82°08'05.935" WEST
 (NAD 83)
 GROUND ELEVATION: 4'
 ABOVE MEAN SEA LEVEL (MWD98)
 SITE ADDRESS:
 158 BUSINESS CENTER DRIVE
 BOKEELIA, FL 32622



NOT TO SCALE

FLORIDA WEST GRID NORTH CONVERGENCE
 -04 03.24964"
 TRUE NORTH TO MAGNETIC DECLINATION
 8° 0' W
 COMBINED SCALE FACTOR
 0.999943987

LEGEND

- = 5/8" REBAR SET
- = 5/8" REBAR FOUND
- ⊙ = PK NAIL FOUND
- ⊞ = POINT OF BEGINNING
- ⊠ = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊞ = REFERENCED INFORMATION
- ⊞ = ADJUSTED
- ⊞ = POWER POLE
- ⊞ = CUR ANCHOR
- ⊞ = SIGN
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = SURVEY BENCHMARK
- ⊞ = PK NAIL/STAK
- ELEVATION: 5.16'

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'AE' of the Flood Insurance Rate Map Community Panel No. 12071002100, effective November 17, 2022 and is NOT in a special flood hazard area. Zone 'AE' has a 1% annual flood risk during a 30-year mortgage. B.F.E.: 7'

RAWLAND TOWER SURVEY

SMW Engineering Group, Inc.

158 BUSINESS CENTER DRIVE
 BOKEELIA, FLORIDA 32624
 WWW.SMWGROUP.COM
 PH: 202-222-0985
 FAX: 202-222-0986

PROJECT NO. 22-1651
 SHEET 1 OF 1
 SCALE: 1" = 40'
 DATE 02/20/23
 CLIENT COMMENT/TITLE

DRAWN BY: P.D.
 CHECKED BY: M.K.
 APPROVED BY: M.K.
 FIELD DATE: 02/20/23
 FIELD COMMENTS: 22-1651

WWW.SKYWAYTOWERS.COM
 3637 Middle Lane
 Tampa, FL 33618
 PH: 813-960-6200

SURVEYOR'S NOTES

- This is a Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor on December 6, 2022.
- The following surveying equipment was used at time of field visit: Topcon DM-55 and Topcon HiPer SR G2-S receivers, (R.T.K. network capable).
- Bearings are based on Florida West State Plane Coordinates NAD 83 by GPS observation.
- Horizontal distances were measured by electronic distance measurement (EDM) or by a steel tape as a part of this survey, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, FID 859130, Onsite benchmark is as shown. Elevation shown are in feet and refer to MVD 88.
- This survey, including any and all monuments, is intended to be used in conjunction with the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- This survey was conducted in accordance with the Minimum Requirements as set forth by the State Board for a reproduction. This should be taken into consideration when obtaining a reproduction.
- This Survey was conducted in reference to a Commitment for Title Insurance prepared by Old Republic and Title Insurance Company, Commitment No. 01-22033235-011, dated December 15, 2022 at 7:00 AM.
- Surveyor hereby states the Geoidal Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FMA Accuracy Class "A" Survey).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) and an angular error that does not exceed 10 seconds times the square root of the distance.
- This survey is not valid without the original signatures and the original seal of a state licensed surveyor.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SUBJECT PARCEL (FROM TITLE)

Lot 4
 Port of the West Half of the Northwest Quarter of Section 31, Township 43 South, Range 22 East, Lee County, Florida, thence N 89° 33' 40" East, a distance of 128.62 feet to the intersection of the West line of said West Half; thence N 25° 48' West along the East line for 341.54 feet; thence N 89° 31' 41" West for 679.32 feet to the intersection of the aforementioned West Half; thence N 00° 28' 44" East along the West line of said West Half for 341.15 feet to the Point of Beginning.

50' X 50' LEASE AREA (AS-SURVEYED)
 Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339844, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows: Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the northeast corner of a certain parcel of land as described and recorded in Instrument Number 20190022572, in said Office of the County Recorder, Lee County Florida, a certain parcel of land as described along the southern line of said certain tract of land, a distance of 184.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set, and the Point of Beginning; thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set; thence S 89°24'43" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°35'17" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°24'43" W a distance of 35.00 feet to a 5/8" rebar set; thence S 89°24'43" W a distance of 50.00 feet to the Point of Beginning. Said above described Lease Area contains 2,500.0 square feet or 0.6 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)
 Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339844, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows: Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the northeast corner of a certain parcel of land as described and recorded in Instrument Number 20190022572, in said Office of the County Recorder, Lee County Florida, a certain parcel of land as described along the southern line of said certain tract of land, a distance of 184.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set, thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set, and lying 15 feet on each side of the tower, a distance of 30 feet in width and lying 15 feet on each side of the tower, a distance of 30 feet in length, a total area of 2,500.0 square feet or 0.6 acres, more or less.

PLATTABLE EXCEPTIONS (AS-SURVEYED)

Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339844, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows: Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the northeast corner of a certain parcel of land as described and recorded in Instrument Number 20190022572, in said Office of the County Recorder, Lee County Florida, a certain parcel of land as described along the southern line of said certain tract of land, a distance of 184.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set, thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set, and lying 15 feet on each side of the tower, a distance of 30 feet in width and lying 15 feet on each side of the tower, a distance of 30 feet in length, a total area of 2,500.0 square feet or 0.6 acres, more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

William H. Somerville, III
 Florida License No. 0006141

BARROWS, JEFFREY
 PARCEL ID: 3143220000012004B
 INSTR. NO. 202190000122572

EXECUTION

Execution No. Instrument Comment
 1-8 Bk. 1081, Pg. 1582 Standard exceptions. Contain no survey matters. Does not affect the lease area or easement.

SURVEYOR'S NOTES

- This is a Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor on December 6, 2022.
- The following surveying equipment was used at time of field visit: Topcon DM-55 and Topcon HiPer SR G2-S receivers, (R.T.K. network capable).
- Bearings are based on Florida West State Plane Coordinates NAD 83 by GPS observation.
- Horizontal distances were measured by electronic distance measurement (EDM) or by a steel tape as a part of this survey, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, FID 859130, Onsite benchmark is as shown. Elevation shown are in feet and refer to MVD 88.
- This survey, including any and all monuments, is intended to be used in conjunction with the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- This survey was conducted in accordance with the Minimum Requirements as set forth by the State Board for a reproduction. This should be taken into consideration when obtaining a reproduction.
- This Survey was conducted in reference to a Commitment for Title Insurance prepared by Old Republic and Title Insurance Company, Commitment No. 01-22033235-011, dated December 15, 2022 at 7:00 AM.
- Surveyor hereby states the Geoidal Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FMA Accuracy Class "A" Survey).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) and an angular error that does not exceed 10 seconds times the square root of the distance.
- This survey is not valid without the original signatures and the original seal of a state licensed surveyor.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SUBJECT PARCEL (FROM TITLE)

Lot 4
 Port of the West Half of the Northwest Quarter of Section 31, Township 43 South, Range 22 East, Lee County, Florida, thence N 89° 33' 40" East, a distance of 128.62 feet to the intersection of the West line of said West Half; thence N 25° 48' West along the East line for 341.54 feet; thence N 89° 31' 41" West for 679.32 feet to the intersection of the aforementioned West Half; thence N 00° 28' 44" East along the West line of said West Half for 341.15 feet to the Point of Beginning.

50' X 50' LEASE AREA (AS-SURVEYED)
 Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339844, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows: Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the northeast corner of a certain parcel of land as described and recorded in Instrument Number 20190022572, in said Office of the County Recorder, Lee County Florida, a certain parcel of land as described along the southern line of said certain tract of land, a distance of 184.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set, and the Point of Beginning; thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set; thence S 89°24'43" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°35'17" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°24'43" W a distance of 35.00 feet to a 5/8" rebar set; thence S 89°24'43" W a distance of 50.00 feet to the Point of Beginning. Said above described Lease Area contains 2,500.0 square feet or 0.6 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)
 Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339844, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows: Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the northeast corner of a certain parcel of land as described and recorded in Instrument Number 20190022572, in said Office of the County Recorder, Lee County Florida, a certain parcel of land as described along the southern line of said certain tract of land, a distance of 184.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set, thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set, and lying 15 feet on each side of the tower, a distance of 30 feet in width and lying 15 feet on each side of the tower, a distance of 30 feet in length, a total area of 2,500.0 square feet or 0.6 acres, more or less.

PLATTABLE EXCEPTIONS (AS-SURVEYED)

Being a portion of a certain tract of land as described and recorded in Instrument Number 2021000339844, in the Office of the County Recorder, Lee County Florida, and lying in the Northwest Quarter of Section 31, Township 43 South, Range 22 East, and being more particularly described as follows: Commencing at a 5/8" rebar found for the southeast corner of said certain tract of land, and the northeast corner of a certain parcel of land as described and recorded in Instrument Number 20190022572, in said Office of the County Recorder, Lee County Florida, a certain parcel of land as described along the southern line of said certain tract of land, a distance of 184.85 feet to a 5/8" rebar found for the southwest corner of said certain tract of land; thence N 53°05'57" E a distance of 128.62 feet to a 5/8" rebar set, thence N 00°35'17" W a distance of 50.00 feet to a 5/8" rebar set, and lying 15 feet on each side of the tower, a distance of 30 feet in width and lying 15 feet on each side of the tower, a distance of 30 feet in length, a total area of 2,500.0 square feet or 0.6 acres, more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

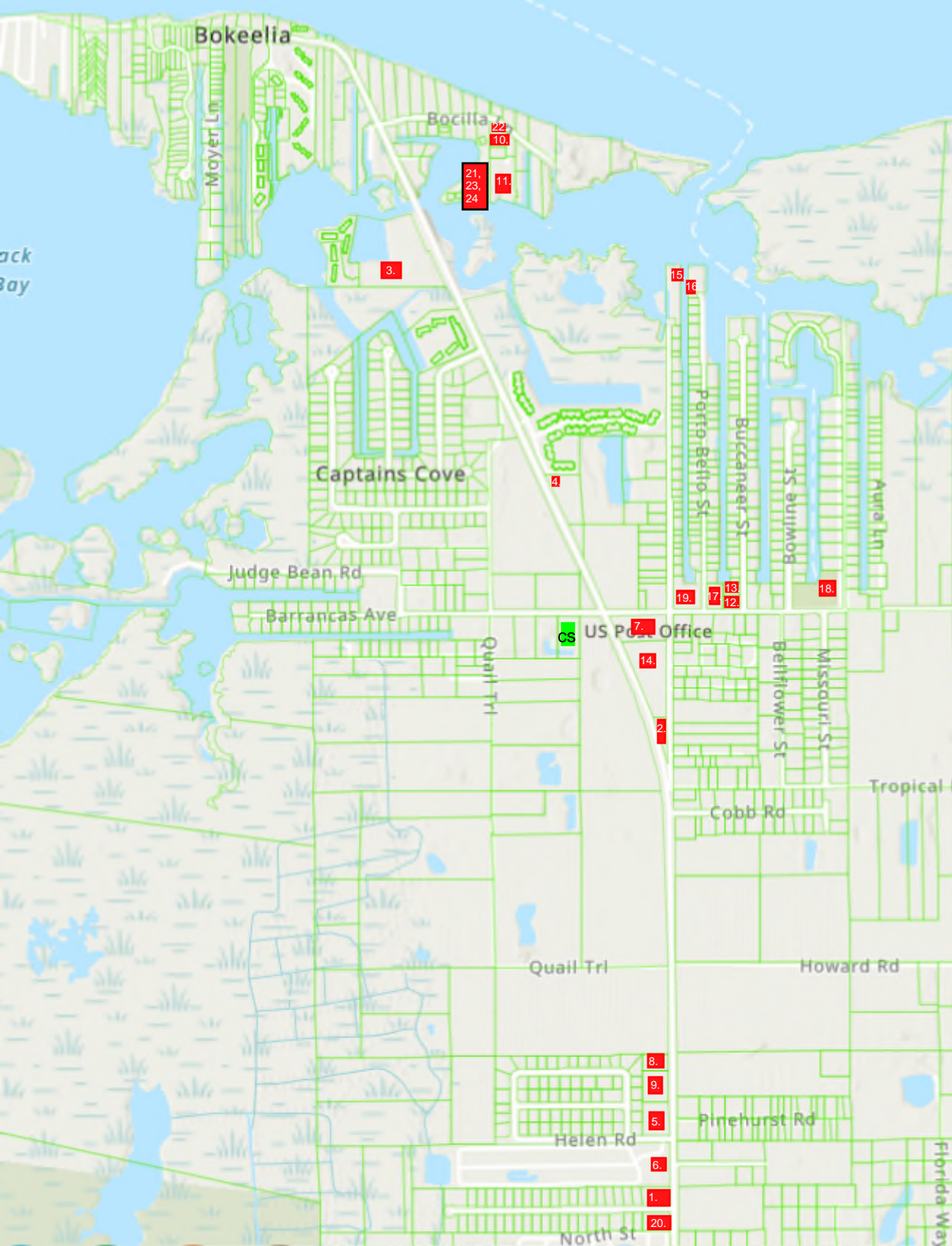
William H. Somerville, III
 Florida License No. 0006141

BARROWS, JEFFREY
 PARCEL ID: 3143220000012004B
 INSTR. NO. 202190000122572

EXECUTION

Execution No. Instrument Comment
 1-8 Bk. 1081, Pg. 1582 Standard exceptions. Contain no survey matters. Does not affect the lease area or easement.





Legend

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| <p>1. 15115 Stringfellow Road, Bokeelia, FL 33922
 Property Owner: Palm Plaza LLC
 Zoning: C-1A
 Response: None</p> <p>2. 15840 Stringfellow Road, Bokeelia, FL 33922
 Property Owner: Community In Fort Myers LLC
 Zoning: C-1A
 Response: None</p> <p>3. 16501 Stringfellow Road, Bokeelia, FL 33922
 Property Owner: Four Winds Marina Inc.
 Zoning: CM
 Response: None</p> <p>4. 16214 Stringfellow Road, Bokeelia, FL 33922
 Property Owner: HTT Pine Island LLC
 Zoning: C-1A
 Response: None</p> <p>5. 15221 Stringfellow Road, Bokeelia, FL 33922
 Property Owner: Samuel L. Lurie TR for Samuel L Lurie Trust
 Zoning: CT
 Response: None</p> <p>6. 15175 Stringfellow Road, Bokeelia, FL 33922
 Property Owner: Tropical Waters Resort LLC
 Zoning: C-1A
 Response: None</p> <p>7. 15980 String Fellow Rd., Bokeelia, FL 33922
 Property Owner: United States Postal Service
 Zoning: C-1A
 Response: None</p> <p>8. 15361 Stringfellow Road, Bokeelia, FL 33922
 Property Owner: United Telephone Co. of FL.
 Zoning: CT
 Response: None</p> <p>9. 15291 Stringfellow Road, Bokeelia, FL 33922
 Property Owner: William M. Ashmore and Nicole Gutknecht
 Zoning: CT
 Response: None</p> <p>10. 16927 Silver Tarpon Lodge Ct., Bokeelia, FL 33922
 Property Owner: Aimee Hedman
 Zoning: RM-2
 Response: None</p> <p>11. 16870 Silver Tarpon Lodge Ct., Bokeelia, FL 33922
 Property Owner: Barbara Reins TR for Barbara Reins Trust
 Zoning: AG-2, RM-2, MH-2
 Response: None</p> <p>12. 16001 Buccaneer Street, Bokeelia, FL 33922
 Property Owner: Buccaneer Street Holdings LLC
 Zoning: C-2
 Response: None</p> <p>13. 16005 Buccaneer Street, Bokeelia, FL 33922
 Property Owner: URS Holdings LLC
 Zoning: C-2
 Response: None</p> | <p>14. 15981 Tortuga Street, Bokeelia, FL 33922
 Property Owner: Community in Fort Myers LLC
 Zoning: C-1A
 Response: None</p> <p>15. 16498 Tortuga Street, Bokeelia, FL 33922
 Property Owner: Jug Creek LLC
 Zoning: IM
 Response: None</p> <p>16. 16499 Porto Bello Street, Bokeelia, FL 33922
 Property Owner: Knights Landing of Bokeelia LL
 Zoning: IM
 Response: None</p> <p>17. 16000 Porto Bellow Street, Bokelia, FL 33922
 Property Owner: Porto Bello Street LLC
 Zoning: C-2
 Response: None</p> <p>18. 7290 Barrancas Ave., Bokeelia, FL 33922 h
 Property Owner: Lee County
 Zoning: CM
 Response: None</p> <p>19. 7510 Barrancas Ave., Bokeelia, FL 33922
 Property Owner: Shell Cut LLC
 Zoning: C-2
 Response: None</p> <p>20. 7573 Raymary Street, Bokeelia, FL 33922
 Property Owner: Palm Plaza LLC
 Zoning: C-1A
 Response: None</p> <p>21. 7731 Bocilla Lane, Bokeelia, FL 33922
 Property Owner: Marina Gardens Condominium
 Zoning: CT
 Response: None</p> <p>22. 7717 Bocilla Lane, Bokeelia, FL 33922
 Property Owner: Barbara Reins TR for Barbara Reins Trust
 Zoning: RM-2
 Response: None</p> <p>23. 7731 Bocilla Lane, Bokeelia, FL 33922
 Property Owner: Marina Gardens Condominium
 Zoning: CT
 Response: None</p> <p>24. 7731 Bocilla Lane, Bokeelia, FL 33922
 Property Owner: Marina Gardens Condominium
 Zoning: CT
 Response: None</p> |
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Attachment T

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL SCIENCES
STAFF REPORT

CASE NUMBER: SEZ2025-00011 & VAR2025-00006

TYPE OF CASE: Special Exception and Variance

CASE NAME: Bokeelia Tower

TOTAL ACREAGE: 1.2±

SUFFICIENCY DATE: 11/14/2025

HEARING EXAMINER DATE: 03/11/2026

Request

Skyway Towers, LLC, has requested a special exception to construct a new 155 ft. tall (150 ft. tall with lightning rod) on vacant property located at 7645 Barrancas Ave., on Greater Pine Island in unincorporated Lee County.

Location

The subject parcel is located to the south of Barrancas Ave, west of Stringfellow Road, North an AG-2 zoned lot, and east Quail Trail and another Ag-2 zoned lot. It is in the Outlying Suburban Future Land Use Category and within the Greater Pine Island Community Planning area according to the Lee Plan.

Compatibility and Buffers

The property must provide buffering pursuant to LDC 34-1447(d)(4). The buffers for the Wireless Communication Facility are as follows.

- The northern property line abuts an AG-2 zoned lot. LDC 34-1447(d)(4) requires a 10-foot-wide buffer, with Sabal Palms planted per 10 feet on center, and a double staggered hedge row of native shrubs maintained at a minimum height equivalent to the fence height. The applicant has provided a site plan which depicts the buffer on the on the eastern boundary. The applicant is in compliance with the buffer requirements to the north.
- The eastern property line abuts an AG-2 zoned lot. LDC 34-1447(d)(4) requires a 10-foot-wide buffer, with Sabal Palms planted per 10 feet on center, and a double staggered hedge row of native shrubs maintained at a minimum height equivalent to the fence height. The applicant has provided a site plan which depicts the buffer on the on the northern boundary. The applicant is in compliance with the buffer requirements to the south.

Attachment T

- The southern property line abuts an AG-2 zoned lot. LDC 34-1447(d)(4) requires a 10-foot-wide buffer, with Sabal Palms planted per 10 feet on center, and a double staggered hedge row of native shrubs maintained at a minimum height equivalent to the fence height. The applicant has provided a site plan which depicts the buffer on the on the southern boundary. The applicant is in compliance with the buffer requirements to the south.
- The western property line abuts an AG-2 zoned lot. LDC 34-1447(d)(4) requires a 10-foot-wide buffer, with Sabal Palms planted per 10 feet on center, and a double staggered hedge row of native shrubs maintained at a minimum height equivalent to the fence height. The applicant has provided a site plan which depicts the buffer on the on the western boundary. The applicant is in compliance with the buffer requirements to the west.

Migratory Birds

Natural Resources staff has reviewed the applicant's Protected Species Report identifying the nearest Wood Stork nesting colony located approximately 9,577 feet east of the subject property and confirming that the site is not within a designated Wood Stork Core Foraging Area.

The report also identifies the nearest known bald eagle nest (LE-010) approximately 1,360 feet southwest of the proposed site.

Lee Plan Policy 123.10.5 provides that communication towers exceeding 100 feet in height may be permitted only by special exception, and that potential impacts to wood storks must be considered during the review of such applications.

The Florida Fish and Wildlife Conservation Commission reviews numerous communication tower proposals, including new tower construction. FWC has determined that lattice or monopole communication towers under 200 feet in total height, without guy wires, are not likely to increase the risk of mortality to federally listed species or result in significant adverse impacts to migratory birds, including wood storks.

While bald eagles are not considered migratory birds in this regulatory context, they are a federally protected species and were evaluated as part of the applicant's Protected Species Report. The substantial separation distances between the proposed tower and the nearest documented Wood Stork colony and bald eagle nest further reduce the likelihood of impacts.

Attachment T

Conclusion

The applicant has provided a site plan that demonstrates compliance with the Lee Plan and LDC buffer requirements. The landscaping a provides appropriate screening for the surrounding uses. The request will not adversely impact environmentally critical and sensitive areas and natural resources.