

Note: Kathy is okay with description as narrative

PM: Hilary Padin



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000076

Received: 6/24/2025

Paid: 6/25/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: 61318 KENTUCKY STREET Kentucky Street Cell Tower
PARCEL ID #(S): 03-20-31-5AY-0000-067F
TOTAL ACREAGE: 1.88 AC BCC DISTRICT: 2-Zembower
ZONING: A-1 FUTURE LAND USE: HIPAP

APPLICANT

NAME: JIM O'SHAUGHNESSY COMPANY: CF TOWERS, LLC
ADDRESS: 1123 SOLANA AVENUE
CITY: WINTER PARK STATE: FL ZIP: 32789
PHONE: 407 435 0423 EMAIL: toshaughnessy@comsdeast.com

CONSULTANT

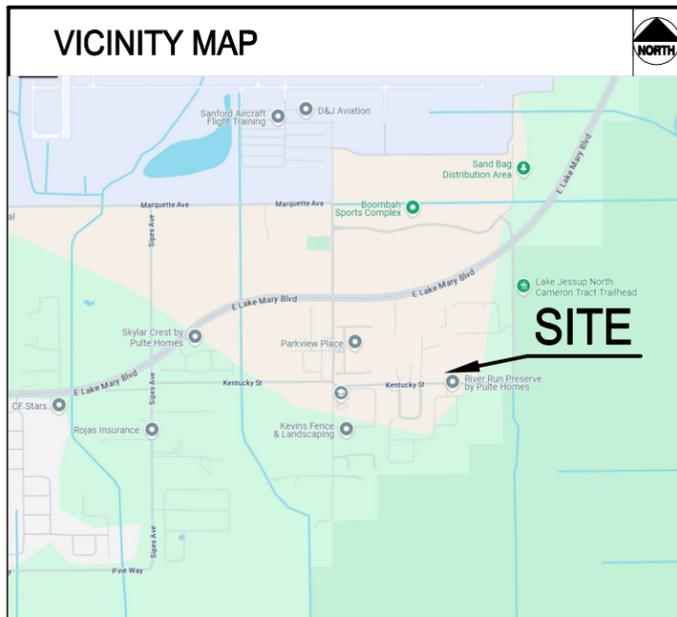
NAME: MARY D SOLIK COMPANY: DOTY SOLIK LAW
ADDRESS: 121 S. ORANGE AVENUE STE 1500
CITY: ORLANDO STATE: FLORIDA ZIP: 32801
PHONE: 407 367 7868 EMAIL: msolika@dotysoliklaw.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input type="checkbox"/> REZONE <input type="checkbox"/> SITE PLAN <input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: 150' Monopole Telecommunications Tower

STAFF USE ONLY

COMMENTS DUE: 7/03/2025	COM DOC DUE: 7/10/2025	DRC MEETING: 7/16/2025
<input checked="" type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:	Agenda: 7/11/2025	
ZONING: A-1	FLU: HIPAP	LOCATION:
W/S: City of Sanford	BCC: 2-Zembower	north west of Kentucky st, east of Jessup Ave



C4 TOWERS, LLC

1123 SOLANA AVENUE
WINTER PARK, FL 32789

C4348 KENTUCKY STREET FL1B0BA - S - KENTUCKY

3900 KENTUCKY STREET,
SANFORD, FLORIDA 32773
SEMINOLE COUNTY

LATITUDE 28°45'30.348" N, LONGITUDE -81°12'59.614" W

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531
PHONE #:
FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

PROJECT SUMMARY

PROPERTY INFORMATION

OWNER: AFFLUENT FUNDING INC.
24 TRADEWINDS CIRCLE
TEQUESTA, FL 33469

CONTACT: GARY BRUNDAGE
(727) 504-3520

ADA REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ADA ACCESS NOT REQUIRED.

ZONING: A-1 VACANT

JURISDICTION: SEMINOLE COUNTY

PCN: 03-20-31-5AY-0000-067F

APPLICANT

MDCMC NAME: C4 TOWERS, LLC.
PROJECT MANAGER: GARY BRUNDAGE
PHONE: (727) 504-3520

PROJECT INFORMATION

EQUIPMENT LOCATION: OUTDOOR INDOOR
ANTENNA LOCATION: GUY TOWER SELF SUPPORT TOWER MONOPOLE ROOF TOP OTHER

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 150' MONOPOLE TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 70'X70' LEASE AREA, OR 4,900 SF.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

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

DRIVING DIRECTIONS

FROM C4 TOWERS OFFICE PROCEED SOUTHEAST TOWARD BELOIT AVE. TURN LEFT ONTO BELOIT AVE, TURN LEFT ONTO SOLANA AVE. TURN LEFT ONTO N ORLANDO AVE/S US17, USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT ONTO US-17/US-92, TURN RIGHT ONTO N RONALD REAGAN BLVD, TURN RIGHT ONTO E LAKE MARY BLVD, TURN RIGHT ONTO SKYWAY DR, KEEP LEFT TO CONTINUE ON KENTUCKY ST, THE SITE WILL BE ON THE LEFT.

DESIGN:
8TH EDITION, 2023 FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-22)
ULTIMATE WIND SPEED = 130 MPH
NOMINAL WIND SPEED = 100 MPH
RISK CATEGORY II
WIND EXPOSURE = C

PROJECT TEAM

CIVIL ENGINEER: DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531

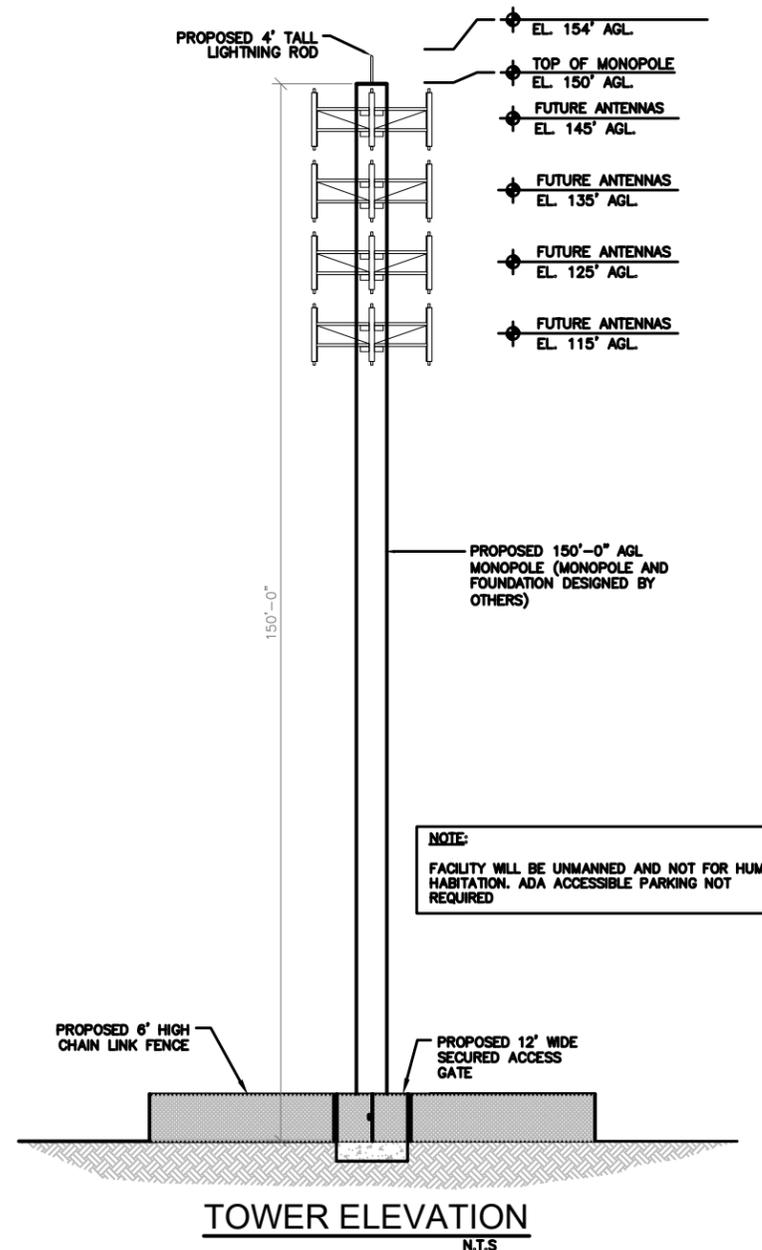
LANDSCAPE ENGINEER: ...

SURVEYOR: WSP CONSULTANTS, INC.
SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE: 813-908-2420

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
	SURVEY	0
C-1	PARENT TRACT DETAIL	0
SP-1	ENLARGED SITE PLAN	0
SP-2	LAND USE EXHIBIT	0
C-3	TOWER ELEVATION	0
C-4	LOCATION PLAN	0
C-5	FENCE AND GATE DETAILS	0
L-1	LANDSCAPE PLAN	0
L-2	LANDSCAPE DETAILS	0
L-3	IRRIGATION PLAN	0
L-4	LANDSCAPE NOTES	0

SHEET INDEX

ISSUED FOR:
ZONING DRAWINGS
DATE: JUNE 2025



CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

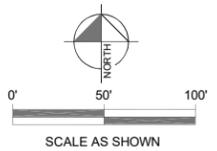
LICENSURE: PE #:

ISSUE FOR: ZONING DRAWINGS

PROJECT INFORMATION:
C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY
3900 KENTUCKY STREET,
SANFORD, FL 32773
SEMINOLE COUNTY

SHEET TITLE: COVER SHEET

DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER C-S	



OWNER: CITY OF SANFORD
PARCEL ID: 03-20-31-5AY-0000-0530
ZONING: RI-1

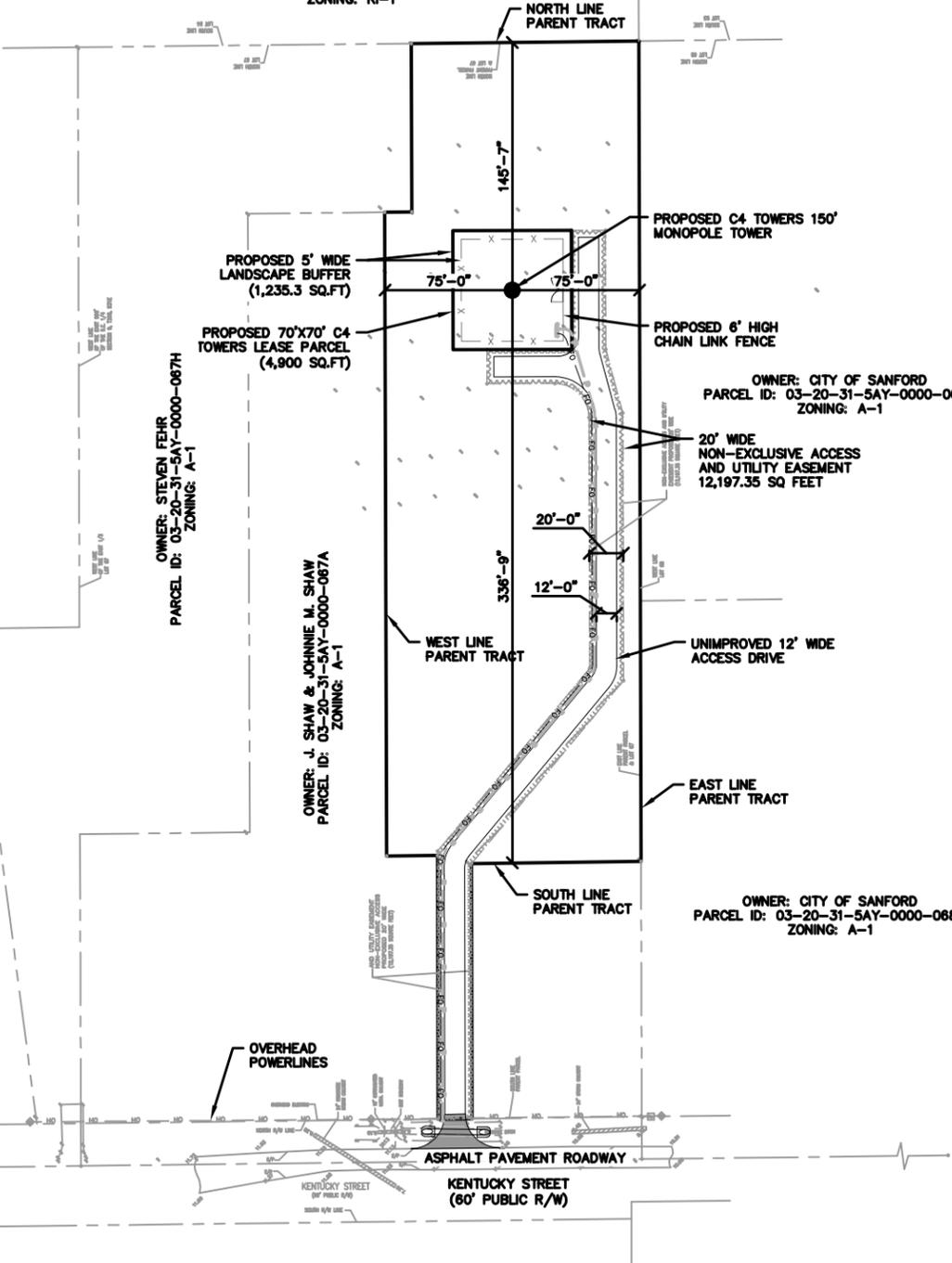
OWNER: CITY OF SANFORD
PARCEL ID: 03-20-31-5AY-0000-0530
ZONING: RI-1

OWNER: STEVEN FEHR
PARCEL ID: 03-20-31-5AY-0000-067H
ZONING: A-1

OWNER: J. SHAW & JOHNNIE M. SHAW
PARCEL ID: 03-20-31-5AY-0000-067A
ZONING: A-1

OWNER: CITY OF SANFORD
PARCEL ID: 03-20-31-5AY-0000-0680
ZONING: A-1

OWNER: CITY OF SANFORD
PARCEL ID: 03-20-31-5AY-0000-068C
ZONING: A-1



PARENT TRACT DETAIL

TOWER SETBACK TABLE

PARENT LINE	DISTANCE TO TOWER CENTER
NORTH	145'-7"
EAST	75'-0"
SOUTH	336'-9"
WEST	75'-0"

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

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120289	0090	F	09/28/2007	X	N/A

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 150' MONOPOLE TOWER COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 4,900 SF COMPOUND.

COORDINATES: (CENTER OF 150' MONOPOLE TOWER)

LAT: 28°45'30.348" N (NAD 83/2011)
LONG: -81°12'59.614" W (NAD 83/2011)
ELEVATION: 15.0'± NAVD 88 (PER SURVEY)
FOLIO NUMBER: 03-20-31-5AY-0000-067F

PARENT TRACT SITE DATA:

SITE AREA: 72,745.2±SF = 1.67± AC
LEASE PARCEL AREA: 4,900 SF = 0.11±AC

UTILITIES

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

ADA ACCESS

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

PROJECT DENSITY

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

LANDSCAPING REQUIREMENTS

PERIMETER LANDSCAPING AROUND COMPOUND TO BE IN COMPLIANCE WITH SEMINOLE COUNTY CODE.

IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER CONCRETE SLABS/SHELTERS = 800 SF (4 CARRIER WITH 10'X20' CONCRETE SLABS) AND TOWER FOOTPRINT (50 SF)
TOTAL IMPERVIOUS AREA: 850 SF

NOTES:

- FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
- EQUIPMENT IS UNMANNED AND EXEMPT FROM ADA ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
- "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
- 6' HIGH CHAIN-LINK FENCE AND LOCKED ENTRY GATE.
- WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.

NOTES:

- THE COMPOUND ADDRESS MUST BE VISIBLE FROM KENTUCKY STREET.
- ACCESS DRIVE MAY REMAIN CLEAR AND FREE OF OBSTACLES AT ALL TIMES.
- BOTTOM OF THE PROPOSED ELECTRICAL EQUIPMENT MUST BE 2' ABOVE EXISTING GRADE.

SURROUNDING PROPERTY ZONING FOR FUTURE AND EXISTING LAND USE

DIRECTION	ZONING	FLUD
NORTH	RI-1	RI-1
WEST	A-1	A-1
SOUTH	A-1	A-1
EAST	A-1	A-1

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531
PHONE #:
FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

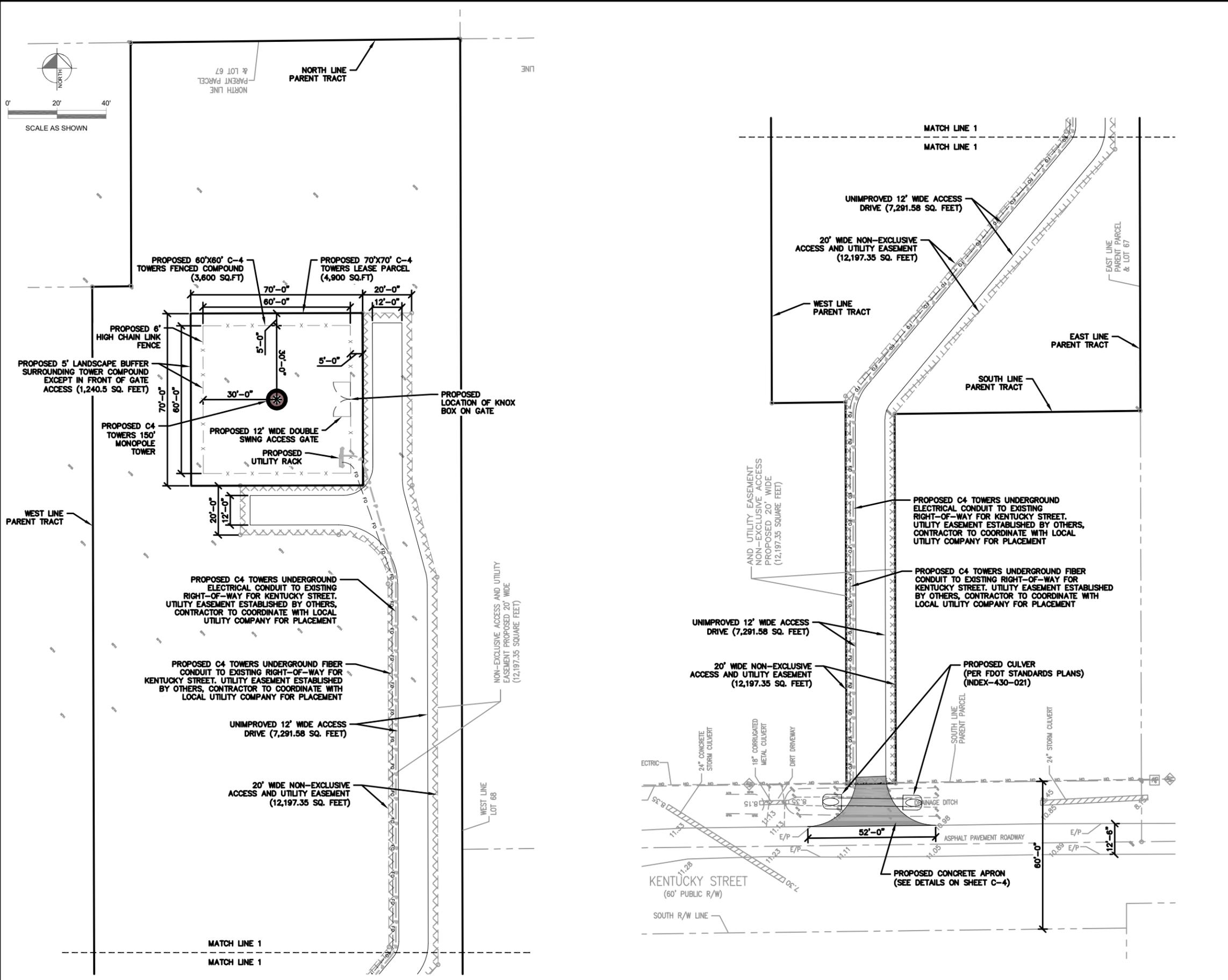
LICENSURE: PE #:

ISSUE FOR: ZONING DRAWINGS

PROJECT INFORMATION:
C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY
3900 KENTUCKY STREET,
SANFORD, FL 32773
SEMINOLE COUNTY

SHEET TITLE: PARENT TRACK

DRAWN BY:	CHECK BY:	DWG NO.	REV NO.
GD		102	
SCALE:	APPROVED BY:	SHEET NUMBER	
AS SHOWN		C-1	



ENLARGED SITE PLAN

C4 TOWERS, LLC
 1123 SOLANA AVENUE
 WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
 290 NW PEACOCK BOULEVARD
 PORT ST. LUCIE, FLORIDA 34988
 PO BOX # 880531
 PHONE #:
 FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

LICENSURE: PE #:

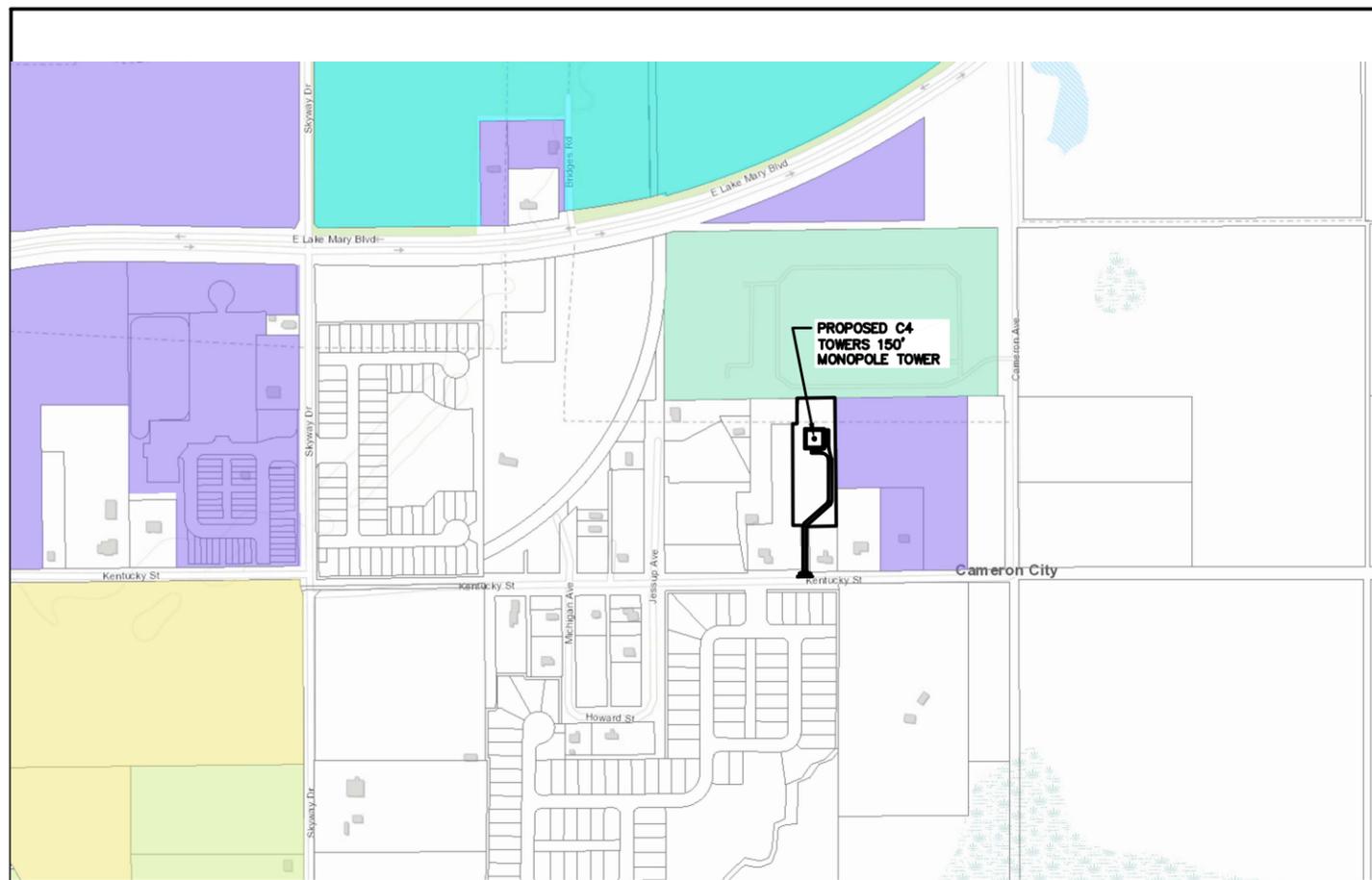
ISSUE FOR: ZONING DRAWINGS

PROJECT INFORMATION:
 C4348 KENTUCKY STREET
 FL1B0BA - S - KENTUCKY
 3900 KENTUCKY STREET,
 SANFORD, FL 32773
 SEMINOLE COUNTY

SHEET TITLE: ENLARGE SITE PLAN

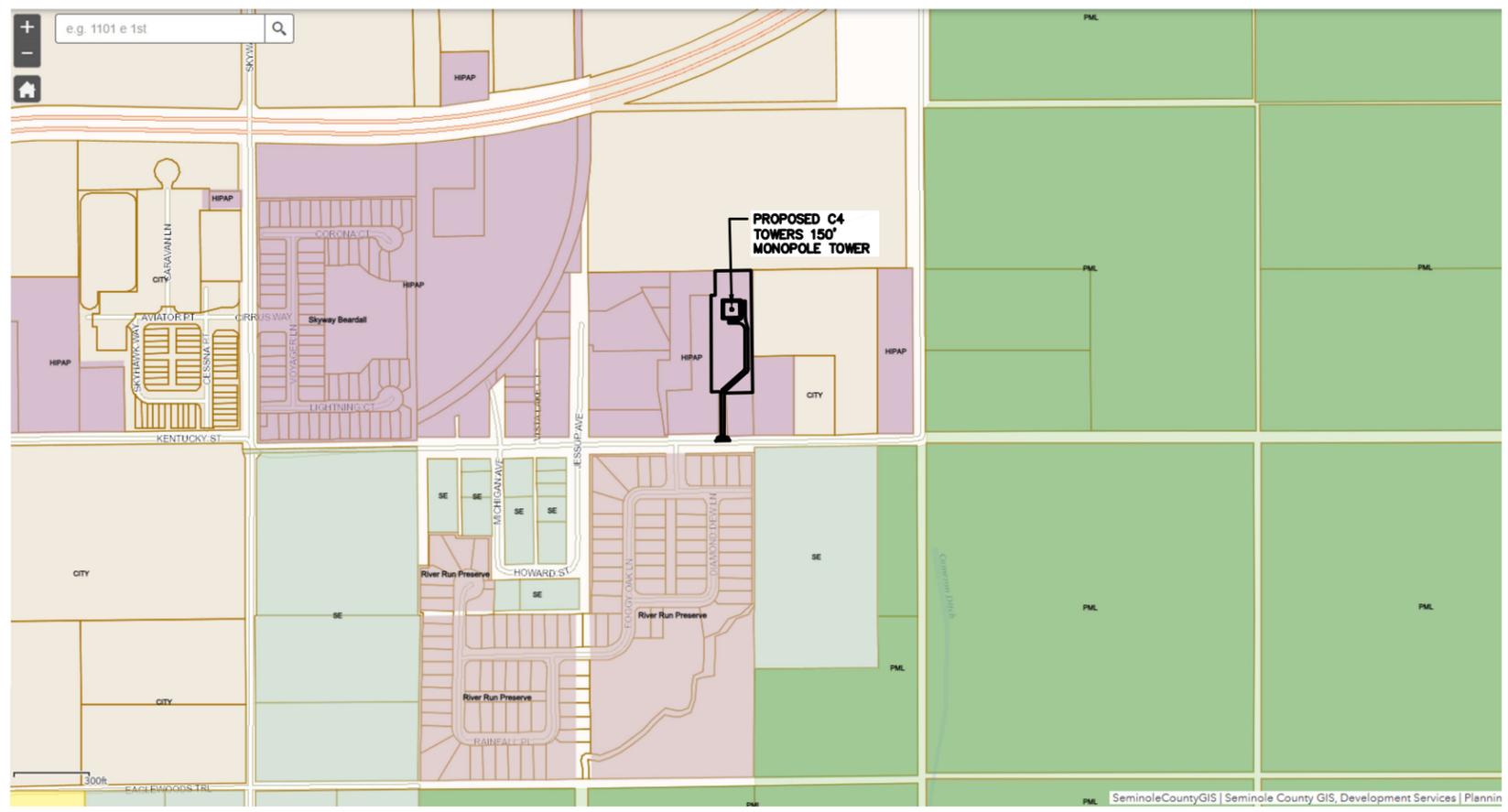
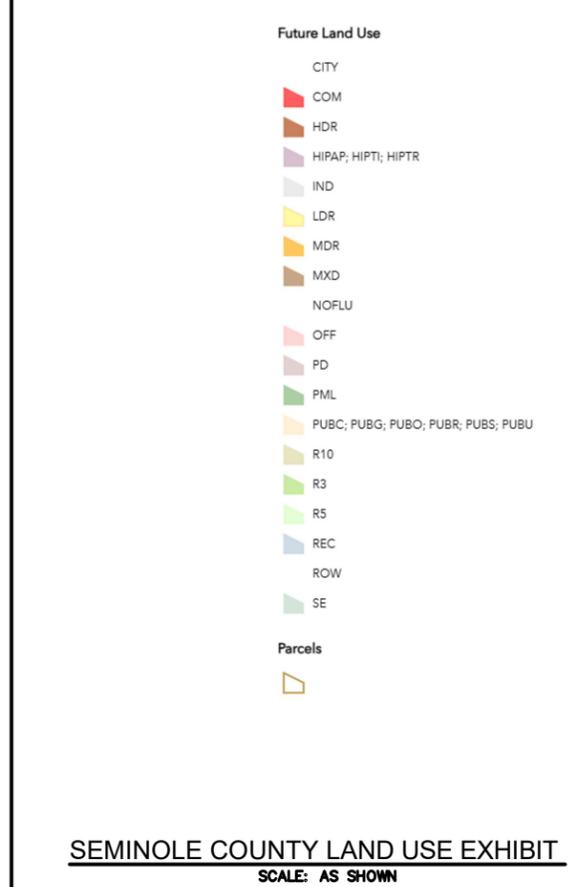
DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
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SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER SP-1
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- Land_Use**
GISAssets.DBO.LandUseFuture
- Airport Industry & Commerce
 - Waterfront Downtown Bus. Dist.
 - General Commercial
 - High Density Residential
 - I-4 High Intensity
 - Industrial
 - Mobile Home
 - Single Fam. Res.
 - MDR10
 - MDR15
 - Neighborhood Commercial
 - Public / Semi-Public
 - Res., Office / Institutional
 - Resource Protection
 - Suburban Estates
 - Westside Industry & Commerce
 - Parks, Recreation, Open Space

CITY OF SANFORD LAND USE EXHIBIT
SCALE: AS SHOWN



LAND USE EXHIBIT
SCALE: AS SHOWN

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531
PHONE #:
FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

LICENSURE: PE #:

ISSUE FOR: ZONING DRAWINGS

PROJECT INFORMATION:
C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY
3900 KENTUCKY STREET,
SANFORD, FL 32773
SEMINOLE COUNTY

SHEET TITLE: **LAND USE EXHIBIT**

DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
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SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER SP-2
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C4 TOWERS, LLC
 1123 SOLANA AVENUE
 WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
 290 NW PEACOCK BOULEVARD
 PORT ST. LUCIE, FLORIDA 34988
 PO BOX # 880531
 PHONE #:
 FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

LICENSURE: PE #:

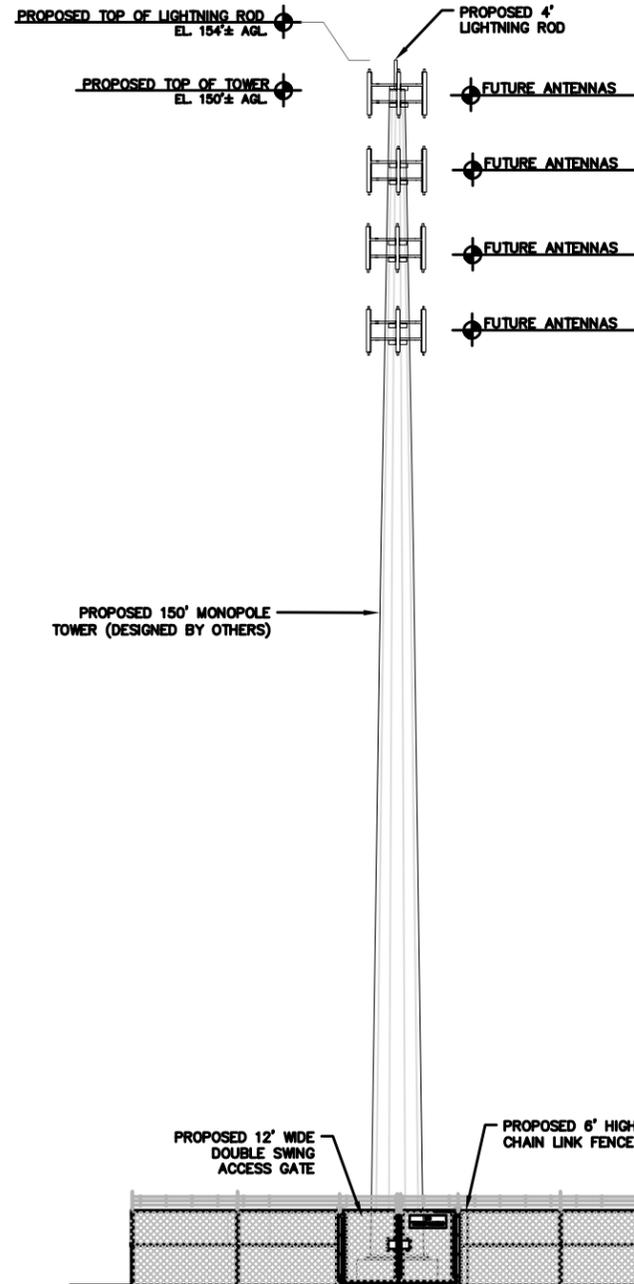
ISSUE FOR:
 ZONING DRAWINGS

PROJECT INFORMATION:
 C4348 KENTUCKY STREET
 FL1B0BA - S - KENTUCKY
 3900 KENTUCKY STREET,
 SANFORD, FL 32773
 SEMINOLE COUNTY

SHEET TITLE:
 TOWER ELEVATION

DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
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SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER C-3
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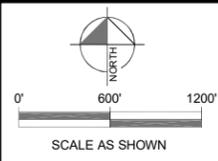


NOTE:
 COMMUNICATION TOWERS NOT REQUIRING FAA PAINTING/MARKING SHALL HAVE EITHER A GALVANIZED FINISH OR PAINTED DULL BLUE, GRAY OR BLACK FINISH.

- NOTE:
1. FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESSIBLE PARKING NOT REQUIRED.
 2. MAINTAIN EXISTING DRAINAGE PATTERNS. NO GRADING ON THE LEASE PARCEL IS REQUIRED. EXISTING ELEVATION 57.67' (NAVD 88) NO GRADING REQUIRED.
 3. CARE MUST BE TAKEN DURING SITE CONSTRUCTION TO ENSURE THREE FEET (3') OF COVER IS MAINTAIN OVER THE WATER MAIN.

- NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
 2. TOWER IS DESIGNED FOR A TOTAL OF FOUR WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
 3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
 4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

TOWER ELEVATION
 N.T.S.



C4 TOWERS, LLC
 1123 SOLANA AVENUE
 WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
 290 NW PEACOCK BOULEVARD
 PORT ST. LUCIE, FLORIDA 34988
 PO BOX # 880531
 PHONE #:
 FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

LICENSURE: PE #:

ISSUE FOR:
 ZONING DRAWINGS

PROJECT INFORMATION:
 C4348 KENTUCKY STREET
 FL1B0BA - S - KENTUCKY
 3900 KENTUCKY STREET,
 SANFORD, FL 32773
 SEMINOLE COUNTY

SHEET TITLE:
 LOCATION PLAN

DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
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SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER C-4
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C4 TOWERS, LLC
 1123 SOLANA AVENUE
 WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
 290 NW PEACOCK BOULEVARD
 PORT ST. LUCIE, FLORIDA 34988
 PO BOX # 880531
 PHONE #:
 FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

LICENSURE: PE #:

ISSUE FOR: ZONING DRAWINGS

PROJECT INFORMATION:
 C4348 KENTUCKY STREET
 FL1B0BA - S - KENTUCKY
 3900 KENTUCKY STREET,
 SANFORD, FL 32773
 SEMINOLE COUNTY

SHEET TITLE:
GATE AND FENCE DETAILS

DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
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SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER C-5
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12"x18" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER THICKNESS: 0.05" HUNG ON COMPOUND GATE

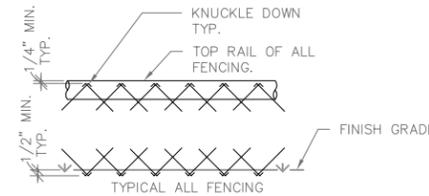


18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER THICKNESS: 0.05" HUNG ON ACCESS ROAD GATE IF APPLICABLE

SIGN DETAIL
N.T.S.

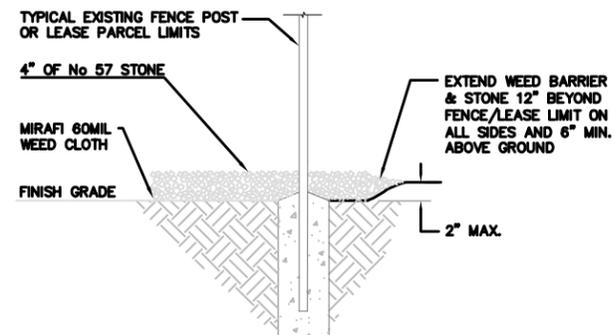
FENCING NOTES:

- ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
- ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
- "NO TRESPASSING" SIGNS MUST BE ATTACHED TO FENCE. SIGN NOT TO EXCEED 1 SF IN AREA.
- ALL GALVANIZED STEEL PIPE TO BE A.S.A. SCH. 40.
- GATE SHALL HAVE HEAVY DUTY HINGES AND LOCKING DEVICE.
- SPLICES SHOULD ONLY OCCUR AT CROSSRAILS.
- CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
- USE ONLY A HEAVY DUTY LATCH ON GATE.
- CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

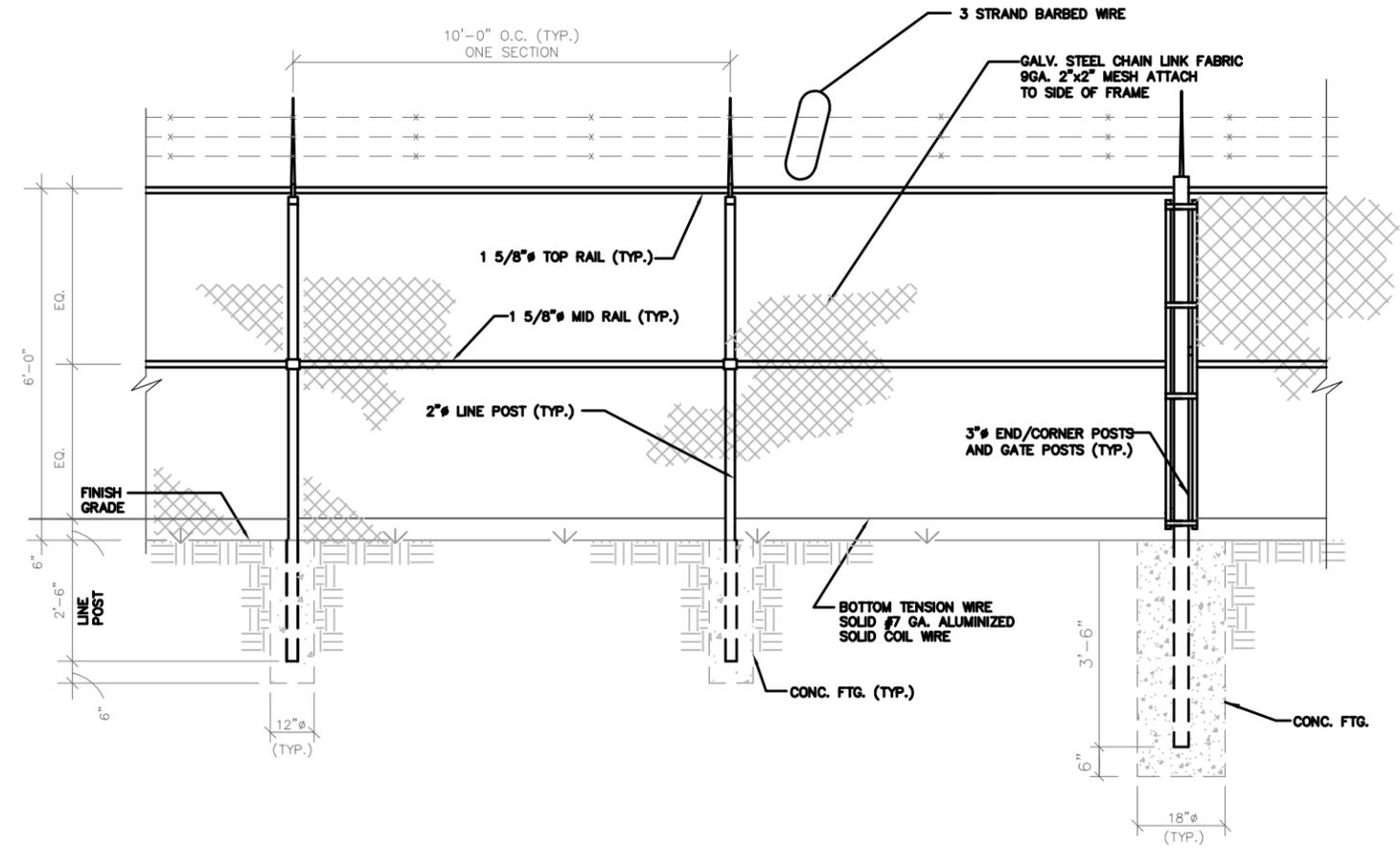
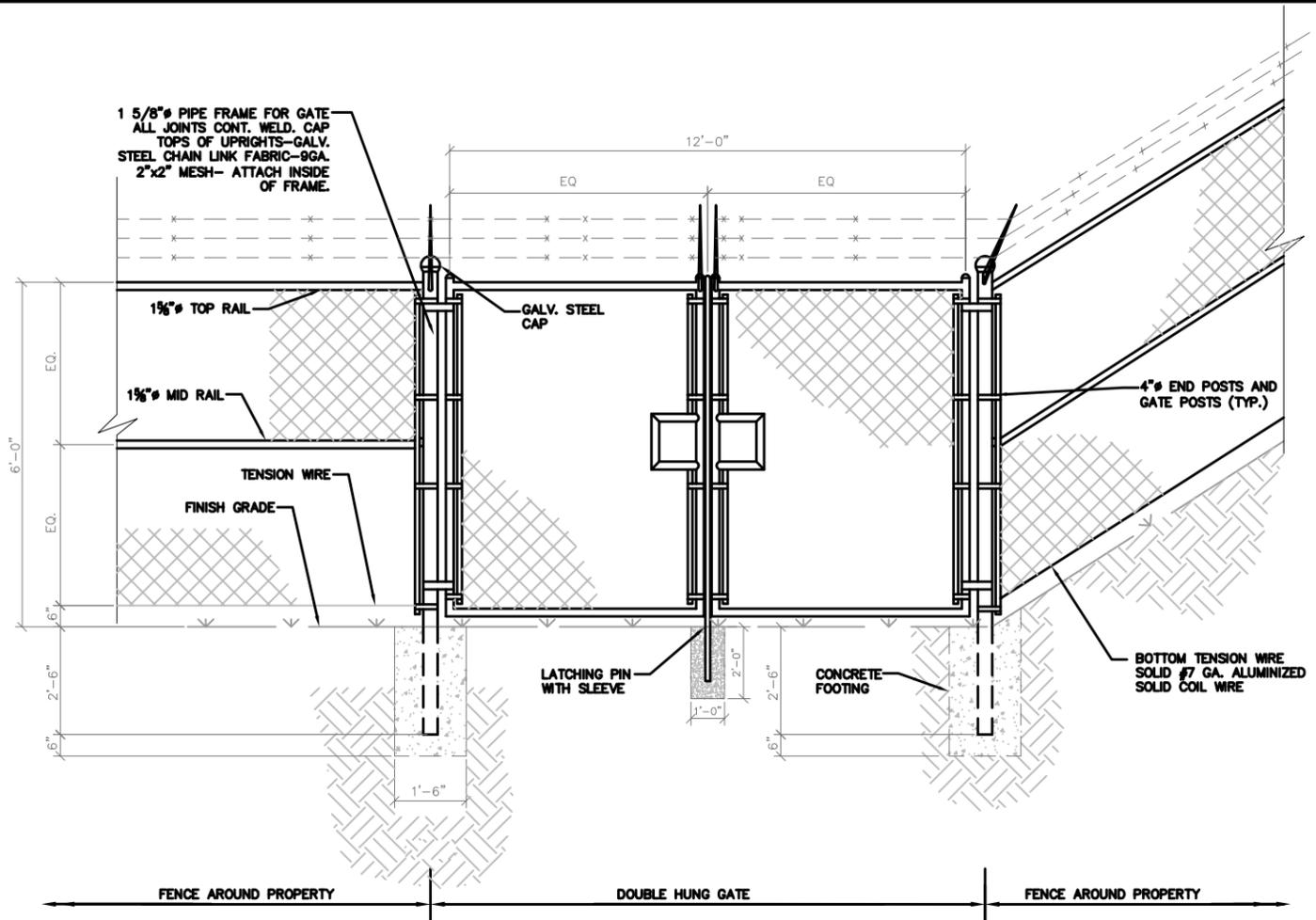
KNUCKLED DOWN DETAIL
N.T.S.



GRAVEL/WEED CLOTH DETAIL
N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

CHAIN-LINK FENCE AND GATE DETAILS
N.T.S.



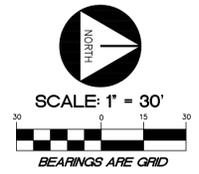
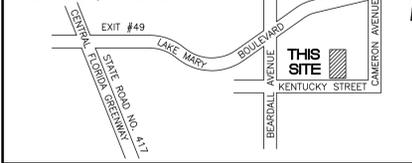
SKETCH OF THE PARENT PARCEL BOUNDARY
PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
 3900 KENTUCKY STREET, SANFORD, FL 32773
FLIBOBA-S - KENTUCKY

"PRELIMINARY SURVEY"

FLIBOBA-S - KENTUCKY



8051 CONGRESS AVENUE
 BOCA RATON, FL 33487



BEARING NOTE
 THE BEARINGS SHOWN HEREON ARE GRID AND ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, HAVING A GRID BEARING OF S89°18'05"W.

TOWER SETBACK TABLE

PARENT LINE	DISTANCE
NORTH	145.6'
EAST	75.0'
SOUTH	335.8'
WEST	75.0'

TOWER SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM THE CENTER OF PROPOSED TOWER PERPENDICULAR TO PARENT TRACT BOUNDARY LINES.

SITE SURVEY
 SECTION 09-T205-R31E
 NOT TO SCALE

LEGEND

P.O.C.	POINT OF COMMENCEMENT	SPOT ELEVATION
P.O.B.	POINT OF BEGINNING	WOOD UTILITY POLE
S.C.R.	SEMINOLE COUNTY RECORDS	TELCO SERVICE
R/W	RIGHT-OF-WAY	
O.R.	OFFICIAL RECORD	
E/P	EDGE OF PAVEMENT	
-X-	FENCE (TYPE NOTED)	
-OH-	OVERHEAD UTILITY	

PROPOSED TOWER INFORMATION
 LATITUDE = 28°45'30.348" NORTH
 LONGITUDE = 081°12'59.614" WEST
 NORTH AMERICAN DATUM OF 1983/2011 NAD 83/2011
 EXISTING AVERAGE GROUND ELEVATION AT TOWER = 15.0 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

REPORT OF BOUNDARY AND TOPOGRAPHIC SURVEY

- THE PORTION OF THE PARENT PARCEL SHOWN HEREON IS BASED ON A SEARCH CONDUCTED BY WSP CONSULTANTS, INC. OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A SEARCH THROUGH DATE OF FEBRUARY 7, 2025, FILE NO. 25016690.
- UNLESS OTHERWISE NOTED HEREON RECORD AND MEASURED VALUES (SHOWN) ARE IN SUBSTANTIAL AGREEMENT.
- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXISTING FEATURES WITHIN THE PARENT TRACT FOR THE FUTURE INSTALLATION OF A COMMUNICATIONS FACILITY.
- THIS SURVEY MEETS THE ACTUARY AS REQUIRED BY THE STANDARDS OF PRACTICE (5J-17.051 THROUGH 5J-17.053 F.A.C.).
- HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A "CARLSON BRX7 GNSS" BASE AND ROVER RTK GPS SYSTEM AND "CARLSON RT4" DATA COLLECTION SYSTEM.
- ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL ACCURACY OF 0.1'.
- HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- UNDERGROUND FOUNDATIONS AND/OR UTILITIES HAVE NOT BEEN LOCATED.
- FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM).
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE NATIONAL GEODETIC SURVEY (N.G.S.) OPUS SOLUTION #0P1742036881951 FROM BASE STATIONS: PID# D69757, PID# DN8735 AND PID# DE6005. THE MEASUREMENTS WERE OBTAINED UTILIZING A "CARLSON BRX7 GNSS" RTK GPS RECEIVER.
- THE VALUES FOR THE LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON ARE WITHIN THE ALLOWABLE TOLERANCES FOR THE FEDERAL AVIATION ADMINISTRATION 1-A LETTER.
- THE LATITUDE AND LONGITUDE SHOWN HEREON WERE OBTAINED UTILIZING THE FOLLOWING NATIONAL GEODETIC SURVEY (N.G.S.) OPUS SOLUTION #0P1742036881951 FROM BASE STATIONS: PID# D69757, PID# DN8735 AND PID# DE6005. THESE BASE STATIONS HAVE PUBLISHED VALUES RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/2011 (NAD83/2011), AS PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE). THE MEASUREMENTS WERE OBTAINED UTILIZING A "CARLSON BRX7 GNSS" RTK GPS RECEIVER.

CERTIFICATE

I, WILLIAM S. PAYNE, DO HEREBY STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING STATED IN RULES 5J-17.051 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

I HEREBY CERTIFY TO SBA TOWERS XI, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THE FOLLOWING:

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A SEARCH THROUGH DATE OF FEBRUARY 7, 2025, FILE NO. 25016690, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SCHEDULE A OF THE OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

THIS SURVEYOR FOUND NO CONFLICTS WITH ANY OTHER RECORDED EASEMENT, DEED / RESTRICTION OR COVENANT RUNNING THROUGH THE PARENT PARCEL OR ADJACENT LANDS IDENTIFIED IN THE OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT WHICH WE ARE UTILIZING FOR OUR LEASE AREA AND EASEMENTS INCLUDES THE LEASE AREA AND ANY OTHER EASEMENT RIGHTS THAT WE HAVE UNDER OUR GROUND LEASE.

WILLIAM S. PAYNE
 PROFESSIONAL SURVEYOR AND MAPPER #LS 5685
 WSP CONSULTANTS, INC. #LB 7188 - STATE OF FLORIDA

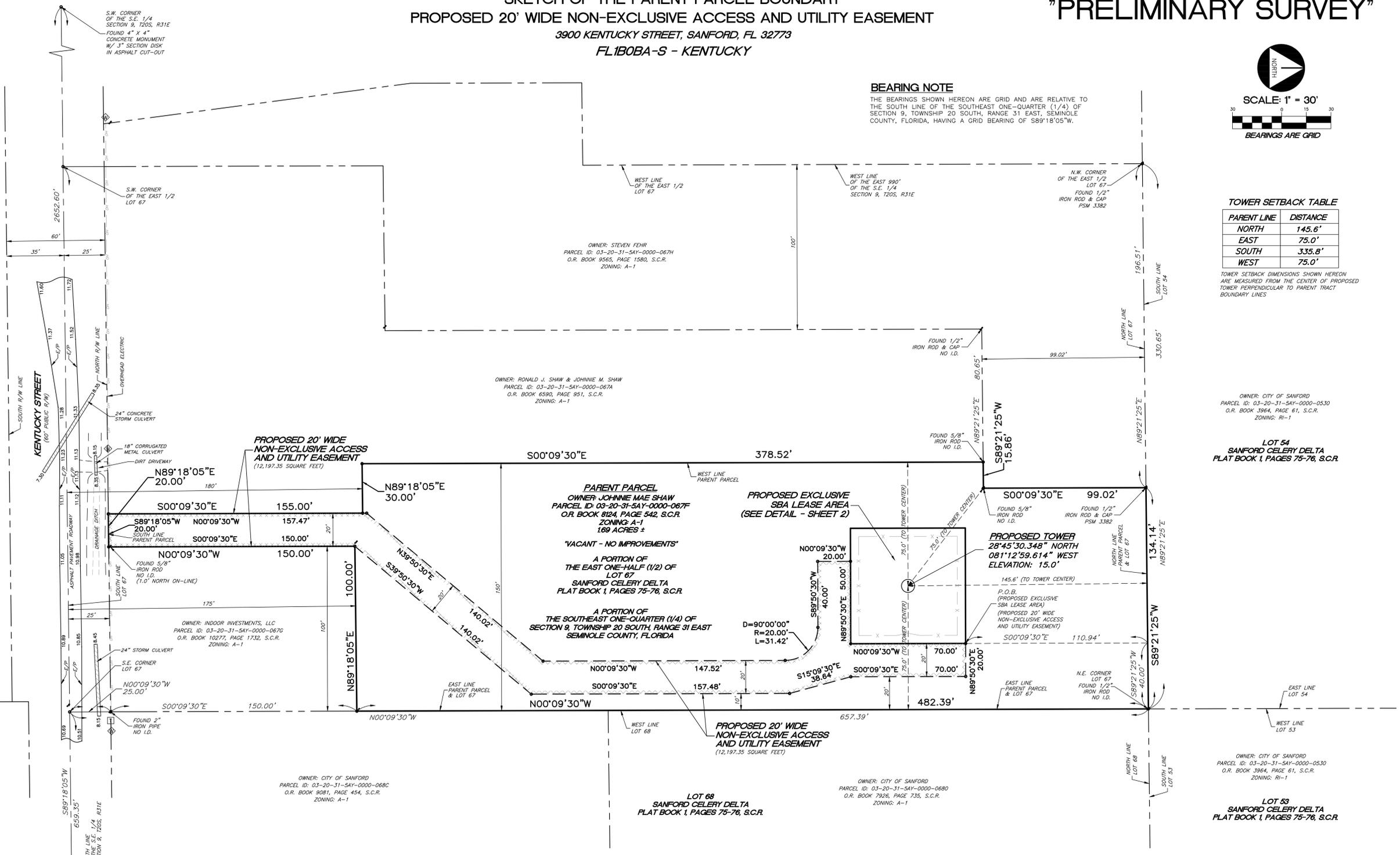
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 FLIBOBA-S - KENTUCKY

PREPARED FOR:
SBA TOWERS XI, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 LOCATED IN:
 SEMINOLE COUNTY, FLORIDA

PROJECT NO:
25-1250

SHEET NO:
1 OF 2

SITE SURVEY



LEGAL DESCRIPTION OF PARENT PARCEL (AS PROVIDED)

THE EAST 150 FEET OF LOT 67, LESS THE EAST 100 FEET OF THE SOUTH 175 FEET THEREOF, AND LESS THE WEST 15.86 FEET OF THE NORTH 99.02 FEET THEREOF, AND LESS THE WEST 30 FEET OF THE SOUTH 180 FEET THEREOF, SANFORD CELERY DELTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 75 AND 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. SUBJECT TO RIGHT-OF-WAY OF KENTUCKY AVENUE OVER THE SOUTH 20 FEET THEREOF.

SBA TOWERS NOTES

- THE PROPOSED EXCLUSIVE SBA LEASE AREA AND THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT SHOWN IN THIS SURVEY LIES ENTIRELY WITHIN THE DESCRIBED PARENT PARCEL.
- BASED ON OUR FIELD SURVEY THERE ARE NO ENCROACHMENTS TO THE PROPOSED EXCLUSIVE SBA LEASE AREA AND/OR THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT.
- THE PROPOSED EXCLUSIVE SBA LEASE AREA IS TO BE ENCLOSED BY A 6 FOOT HIGH CHAINLINK FENCE AS DEPICTED HEREON. THE FENCED COMPOUND IS TO HAVE A 14 FOOT HIGH CHAINLINK DOUBLE ACCESS GATE.
- THERE ARE NO GAPS BETWEEN THE PROPOSED EXCLUSIVE SBA LEASE AREA, THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AND KENTUCKY AVENUE (A PUBLIC RIGHT-OF-WAY).

PROPERTY INFORMATION REPORT REVIEW NOTE

I HAVE REVIEWED THE OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT PREPARED BY PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A SEARCH THROUGH DATE OF FEBRUARY 7, 2025, FILE NO. 25016690, AND FIND AS FOLLOWS WITH RESPECT TO ITEMS LISTED ON SAID PROPERTY INFORMATION REPORT:

- WARRANTY DEED RECORDED IN O.R. BOOK 4319, PAGE 40, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- BLANKET IN NATURE - DESCRIBES THE PARENT TRACT.
- QUITCLAIM DEED RECORDED IN O.R. BOOK 7034, PAGE 344, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- BLANKET IN NATURE - DESCRIBES THE PARENT TRACT.
- QUITCLAIM DEED RECORDED IN O.R. BOOK 8124, PAGE 542, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- BLANKET IN NATURE - DESCRIBES THE PARENT TRACT.

- OTHER MATTERS FOUND OF RECORD:
- PLAT OF SANFORD DELTA, AS RECORDED IN PLAT BOOK 1, PAGES 75 AND 76, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 - BLANKET IN NATURE - PARENT TRACT LIES COMPLETELY WITHIN SAID PLAT.
 - THERE ARE NO EASEMENTS, SETBACKS AND / OR RESTRICTIONS DEPICTED HEREON TO PLOT.

NOTE: DEEDS RECORDED IN O.R. BOOK 7034, PAGE 344 AND O.R. BOOK 8124, PAGE 542, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA DO NOT CONTAIN A SUFFICIENT LEGAL DESCRIPTION.

SEE SHEET 2 OF 2 FOR DETAIL OF PROPOSED EXCLUSIVE SBA LEASE AREA

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION OF PROPOSED EXCLUSIVE SBA LEASE AREA

PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120289	0090	F	09/28/2007	X	NOT APPLICABLE

SURVEY DATE:	DRAWN:	CHECKED:	MANAGER:	DWG FILE:	REVISION	DATE	BY
03/12/2025	WSP	WSP	WSP				

WSP Consultants, Inc.
 SURVEYORS & MAPPERS
 18815 ANNELIS DRIVE, LUTZ, FL 33548
 PHONE (813) 909-2420
 PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
 LB 7188, STATE OF FLORIDA



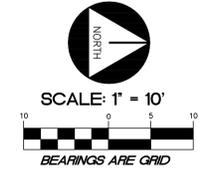
8051 CONGRESS AVENUE
 BOCA RATON, FL 33487

**DETAIL OF PROPOSED EXCLUSIVE SBA LEASE AREA
PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
3900 KENTUCKY STREET, SANFORD, FL 32773
FLIBOBA-S - KENTUCKY**

LEGEND

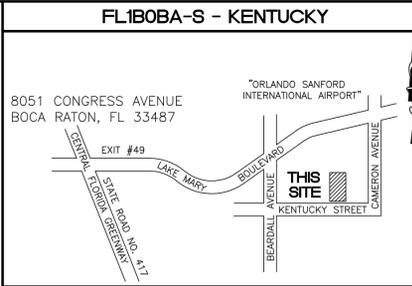
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
S.C.R.	SEMINOLE COUNTY RECORDS
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORD
E/P	EDGE OF PAVEMENT
15.25	SPOT ELEVATION
W	WOOD UTILITY POLE
T	TELCO SERVICE
X	FENCE (TYPE NOTED)
—	OVERHEAD UTILITY

"PRELIMINARY SURVEY"



BEARING NOTE
THE BEARINGS SHOWN HEREON ARE GRID AND ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, HAVING A GRID BEARING OF S89°18'05"W.

OWNER: RONALD J. SHAW & JOHNNIE M. SHAW
PARCEL ID: 03-20-31-541-0000-067A
O.R. BOOK 6590, PAGE 351, S.C.R.
ZONING: A-1



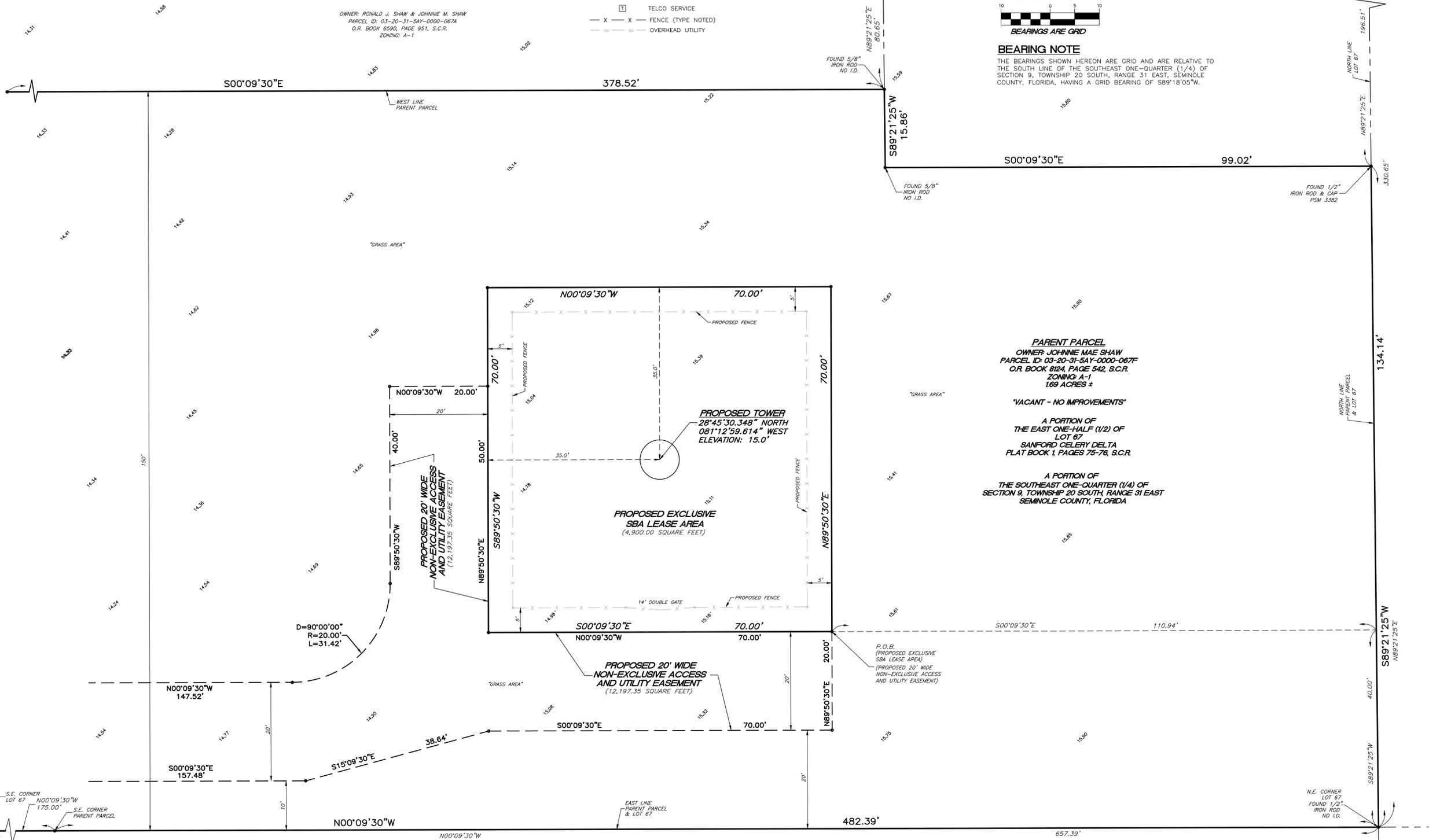
SITE SURVEY
SECTION 09-T20S-R31E
NOT TO SCALE

LEGAL DESCRIPTION OF PROPOSED EXCLUSIVE SBA LEASE AREA (AS SURVEYED)

A PARCEL OF LAND BEING A PORTION OF THE EAST ONE-HALF (1/2) OF LOT 67, SANFORD CELERY DELTA, AS RECORDED IN PLAT BOOK 1, PAGES 75-76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND ALSO BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9;
THENCE ON A GRID BEARING OF S89°18'05"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9, A DISTANCE OF 659.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 67;
THENCE N00°09'30"W ALONG THE EAST LINE OF SAID LOT 67, A DISTANCE OF 657.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 67;
THENCE S89°21'25"W ALONG THE NORTH LINE OF SAID LOT 67, A DISTANCE OF 40.00 FEET;
THENCE S00°09'30"E A DISTANCE OF 110.94 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S00°09'30"E A DISTANCE OF 70.00 FEET;
THENCE S89°50'30"W A DISTANCE OF 70.00 FEET;
THENCE N00°09'30"W A DISTANCE OF 70.00 FEET;
THENCE N89°50'30"E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;
SAID PARCEL OF LAND SITUATE WITHIN SEMINOLE COUNTY, FLORIDA, CONTAINING 4,900.00 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION OF PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT (AS SURVEYED)

A PARCEL OF LAND BEING A PORTION OF THE EAST ONE-HALF (1/2) OF LOT 67, SANFORD CELERY DELTA, AS RECORDED IN PLAT BOOK 1, PAGES 75-76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND ALSO BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9;
THENCE ON A GRID BEARING OF S89°18'05"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9, A DISTANCE OF 659.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 67;
THENCE N00°09'30"W ALONG THE EAST LINE OF SAID LOT 67, A DISTANCE OF 657.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 67;
THENCE S89°21'25"W ALONG THE NORTH LINE OF SAID LOT 67, A DISTANCE OF 40.00 FEET;
THENCE S00°09'30"E A DISTANCE OF 110.94 FEET TO THE POINT OF BEGINNING;
THENCE N89°50'30"E A DISTANCE OF 20.00 FEET;
THENCE S00°09'30"E A DISTANCE OF 70.00 FEET;
THENCE S15°09'30"E A DISTANCE OF 38.64 FEET;
THENCE S00°09'30"E A DISTANCE OF 157.48 FEET;
THENCE S39°50'30"W A DISTANCE OF 140.02 FEET;
THENCE S00°09'30"E A DISTANCE OF 150.00 FEET TO A POINT ON A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 67 AND THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF KENTUCKY STREET (60 FOOT WIDE PUBLIC RIGHT-OF-WAY);
THENCE S89°18'05"W ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET;
THENCE N00°09'30"W A DISTANCE OF 157.47 FEET;
THENCE N39°50'30"E A DISTANCE OF 140.02 FEET;
THENCE N00°09'30"W A DISTANCE OF 147.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
THENCE S89°50'30"W A DISTANCE OF 40.00 FEET;
THENCE N00°09'30"W A DISTANCE OF 20.00 FEET;
THENCE N89°50'30"E A DISTANCE OF 50.00 FEET;
THENCE N00°09'30"W A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;
SAID PARCEL OF LAND SITUATE WITHIN SEMINOLE COUNTY, FLORIDA, CONTAINING 12,197.35 SQUARE FEET, MORE OR LESS.



PARENT PARCEL
OWNER: JOHNNIE MAE SHAW
PARCEL ID: 03-20-31-541-0000-067F
O.R. BOOK 6124, PAGE 542, S.C.R.
ZONING: A-1
1.69 ACRES ±
'VACANT - NO IMPROVEMENTS'
A PORTION OF THE EAST ONE-HALF (1/2) OF LOT 67
SANFORD CELERY DELTA
PLAT BOOK 1, PAGES 75-76, S.C.R.
A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

PROPOSED TOWER
28°45'30.348" NORTH
081°12'59.614" WEST
ELEVATION: 15.0'

PROPOSED EXCLUSIVE SBA LEASE AREA
(4,900.00 SQUARE FEET)

PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
(12,197.35 SQUARE FEET)

PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
(12,197.35 SQUARE FEET)

SBA TOWERS NOTES

1. THE PROPOSED EXCLUSIVE SBA LEASE AREA AND THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT SHOWN IN THIS SURVEY LIES ENTIRELY WITHIN THE DESCRIBED PARENT PARCEL.
2. BASED ON OUR FIELD SURVEY THERE ARE NO ENCROACHMENTS TO THE PROPOSED EXCLUSIVE SBA LEASE AREA AND/OR THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT.
3. THE PROPOSED EXCLUSIVE SBA LEASE AREA IS TO BE ENCLOSED BY A 6 FOOT HIGH CHAINLINK FENCE AS DEPICTED HEREON. THE FENCED COMPOUND IS TO HAVE A 14 FOOT WIDE CHAINLINK DOUBLE ACCESS GATE.
4. THERE ARE NO GAPS BETWEEN THE PROPOSED EXCLUSIVE SBA LEASE AREA, THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AND KENTUCKY AVENUE (A PUBLIC RIGHT-OF-WAY).

PROPOSED TOWER INFORMATION

LATITUDE = 28°45'30.348" NORTH
LONGITUDE = 081°12'59.614" WEST
NORTH AMERICAN DATUM OF 1983/2011 NAD 83/2011
EXISTING AVERAGE GROUND ELEVATION AT TOWER = 15.0 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

OWNER: CITY OF SANFORD
PARCEL ID: 03-20-31-541-0000-0680
O.R. BOOK 7926, PAGE 735, S.C.R.
ZONING: A-1
LOT 68
SANFORD CELERY DELTA
PLAT BOOK 1, PAGES 75-76, S.C.R.

P.O.C. (PROPOSED EXCLUSIVE SBA LEASE AREA)
SOUTH LINE OF THE S.E. 1/4 SECTION 9, T20S, R31E
S.E. CORNER OF THE S.E. 1/4 SECTION 9, T20S, R31E
FOUND: 4" X 4" CONCRETE MONUMENT W/ NAIL - NO I.D.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120289	0090	F	09/28/2007	X	NOT APPLICABLE

SURVEY DATE: 03/12/2025					
DRAWN: WSP					
CHECKED: WSP					
MANAGER: WSP					
DWG FILE: 25-1250.DWG	No.	DATE	REVISION	BY	

WSP Consultants, Inc.
SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2420
PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
FLIBOBA-S - KENTUCKY
PREPARED FOR:
SBA TOWERS XI, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
LOCATED IN:
SEMINOLE COUNTY, FLORIDA

PROJECT NO:
25-1250
SHEET NO:
2 OF 2
SITE SURVEY

Property Record Card



Parcel: **03-20-31-5AY-0000-067F**
 Property Address:
 Owners: **SHAW, JOHNNIE M**
 2025 Market Value \$86,112 Assessed Value \$74,084 Taxable Value \$74,084
 2024 Tax Bill \$988.66 Tax Savings with Non-Hx Cap \$148.79
 Vacant Residential property has a lot size of 1.88 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-5AY-0000-067F
Property Address	
Mailing Address	5431 TURKEY CREEK CT JACKSONVILLE, FL 32244-8550
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$86,112	\$86,112
Land Value Agriculture	\$0	\$0
Just/Market Value	\$86,112	\$86,112
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$12,028	\$18,763
P&G Adjustment	\$0	\$0
Assessed Value	\$74,084	\$67,349

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,137.45
Tax Bill Amount	\$988.66
Tax Savings with Exemptions	\$148.79

Owner(s)

Name - Ownership Type
 SHAW, JOHNNIE M

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 67 DESC AS BEG NE
COR RUN W 134.14 FT S 99.02 FT W
15.86 FT S TO A PT 180 FT N OF S LI
E 30 FT S 180 FT E 20 FT N 175 FT E
100 FT N TO BEG
SANFORD CELERY DELTA
PB 1 PGS 75 & 76

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$74,084	\$0	\$74,084
Schools	\$86,112	\$0	\$86,112
FIRE	\$74,084	\$0	\$74,084
ROAD DISTRICT	\$74,084	\$0	\$74,084
SJWM(Saint Johns Water Management)	\$74,084	\$0	\$74,084

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/1/2013	\$100	08124/0542	Vacant	No
QUIT CLAIM DEED	7/1/2008	\$100	07034/0344	Vacant	No
WARRANTY DEED	1/1/2002	\$20,000	04319/0040	Vacant	No
QUIT CLAIM DEED	7/1/1988	\$100	01981/0316	Vacant	No
WARRANTY DEED	9/1/1984	\$4,700	01580/0937	Vacant	Yes
QUIT CLAIM DEED	2/1/1984	\$100	01522/1016	Improved	No

Land

Units	Rate	Assessed	Market
1.84 Acres	\$78,000/Acre	\$86,112	\$86,112

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

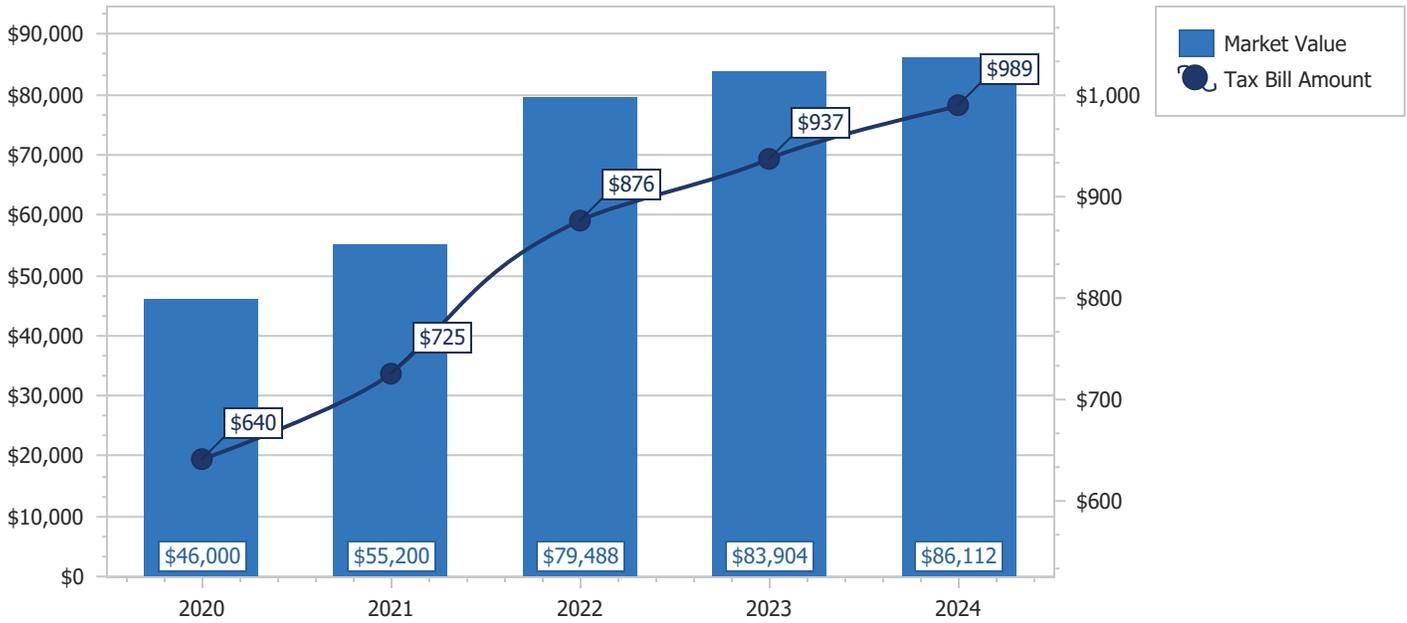
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/25/2025 2:36:08 PM
Project: 25-80000076
Credit Card Number: 37*****2002
Authorization Number: 209417
Transaction Number: 25062502D-66C62817-61E0-49E3-A19E-1314666D58E4
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50