



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

G.3.

11/2/2023

Subject:

Hope Episcopal Church, Inc. (Mike Burkhead/Gulfstream Towers) requests a CUP for Wireless Telecommunication Facilities and Broadcast Towers, in a PUD zoning classification. (23Z00055) (Tax Account 2604194) (District 4)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a CUP (Conditional Use Permit) for Wireless Telecommunication Facilities and Broadcast Towers, in a PUD (Planned Unit Development) zoning classification.

Summary Explanation and Background:

The applicant is requesting a CUP for a 120-foot tall, concealed monopole, which means that all future antennas, radios, and cables installed on the tower will be placed behind a fiberglass radio frequency shroud making them hidden from view. The primary purpose of the proposed facility is to provide additional connection capacity for T-Mobile subscribers to maintain their expected level of service. The subject parcel is currently developed as a religious institution (church) built in 1997 and is located within the Suntree PUD. Site access will be from Interlachen Road.

To the north is a 3-acre parcel developed as a FPL substation and a 2.36-acre parcel developed as a business park; both parcels retain PUD zoning. To the south is 4.72-acre parcel developed as a stormwater pond adjacent to Crystal Lakes subdivision within the Suntree PUD. To the east, across Interlachen Road, is 9.74-acre parcel with PUD zoning developed as a shopping center. To the west is a 0.96-acre undeveloped parcel adjacent to a business park with BU-1 zoning.

The Board may wish to consider if the proposed request for the CUP is consistent and compatible with the surrounding area. The Board may wish to consider additional conditions beyond those cited in section 62-1901 in order to mitigate potential impacts to abutting properties. The following conditions are recommended by the consultant for consideration:

- Applicant should provide final Construction Documents and Site Plans for review.
- Applicant should obtain, and provide proof of, NEPA and SHPO approvals for the new structure, prior to Building permit approval.

- Applicant should provide a Structural Analysis based on the final construction parameters with the monopole elevation at 120 feet, signed and sealed by a Florida Registered Professional Engineer prior to Building Permits.
- All antennas and equipment shall be mounted internally, with installation of aviation obstruction lights on the tower, dual-red lights at the mid-point and at the top of the tower.

On October 16, 2023, the Planning & Zoning Board heard the request and voted 5:4 to recommend approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return a copy to Planning & Development.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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Kimberly.Powell@brevardclerk.us

November 3, 2023

M E M O R A N D U M

TO: Morris Richardson, County Attorney

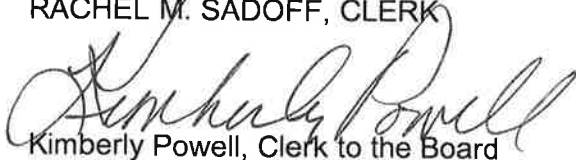
RE: Item G.3., Hope Episcopal Church, Inc. Request for Conditional Use Permit (CUP) for Wireless Telecommunication Facilities and Broadcast Towers, in a Planned Unit Development (PUD) Zoning Classification (23Z00055)

The Board of County Commissioners, in regular session on November 2, 2023, denied the request by Hope Episcopal Church, Inc. for a CUP for Wireless Telecommunication Facilities and Broadcast Towers, in a PUD Zoning Classification; and directed you to do a Finding of Fact to be brought back to the Board at the November 14, 2023, Board of County Commissioner meeting.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

cc: Planning and Development
Each Commissioner
County Manager

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the Director of the Planning and Development, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County planning and zoning staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for zoning, conditional uses, comprehensive plan amendments, vested rights, or other applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For development applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:
 - 1. historical land use patterns;
 - 2. actual development over the immediately preceding three years; and
 - 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 - 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 - 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 - 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the

use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following:

Criteria:

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;
- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in

support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.
 - a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:

- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
- b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
- c. Noise levels for a conditional use are governed by Section 62-2271.
- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

"The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare."

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

Volume with Development (VOL W/DEV): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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<https://www.brevardfl.gov/PlanningDev>

**STAFF COMMENTS
23Z00055**

Hope Episcopal Church, Inc.

CUP (Conditional Use Permit)

for a 120 ft. Monopole Wireless Telecommunication Facility (WTCF) in a PUD (Planned Unit Development) zoning classification

Tax Account Number: 2604194
Parcel I.D.s: 26-36-14-29-27.A
Location: West side of Interlachen Road approximately 440 ft. south of N. Wickham Road (District 4)
Acreage: 0.139-acre leased portion of an 8.27-acre parcel
Planning & Zoning Board: 10/16/2023
Board of County Commissioners: 11/02/2023

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	PUD	PUD with CUP for 120' monopole WTCF
Potential*	1.75 FAR	1.75 FAR
Can be Considered under the Future Land Use Map	YES NC	YES NC

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

Background and Purpose of Request

The applicant is requesting a Conditional Use Permit (CUP) for a 120-foot tall, concealed monopole, which means that all future antennas, radios, and cables installed on the tower will be placed behind a fiberglass radio frequency shroud making them hidden from view. The primary purpose of the proposed facility is to provide additional connection capacity for T-Mobile subscribers to maintain their expected level of service. The subject parcel is currently developed as a religious institution (Church) built in 1997 and is located within the Suntree PUD. Site access will be from Interlachen Road.

The subject parcel is currently zoned PUD, received August 9, 1984, under zoning action **Z-6806**. A CUP for a church in PUD zoning was approved March 28, 1994, under zoning action **Z-2815**. A variance of 15 ft. from the required 15 ft. front setback for a free-standing sign was approved September 16, 1998, under zoning action **V-2815**.

Surrounding Area

	Existing Use	Zoning	Future Land Use
North	Power Sub-Station; Business Park	PUD	NC
South	Stormwater pond; SFR neighborhood	PUD	RES 4
East	Shopping Center (across Interlachen Road)	PUD	NC
West	Business Park	BU-1	CC

To the north is a 3-acre parcel developed as a FPL sub-station and a 2.36-acre parcel developed as a business park. Both parcels retain PUD zoning.

To the south is 4.72-acre parcel developed as a stormwater pond adjacent to Crystal Lakes subdivision within the Suntime PUD.

To the east, across Interlachen Road, is 9.74-acre parcel with PUD zoning developed as a shopping center.

To the west is a 0.96-acre undeveloped parcel adjacent to a business park with BU-1 zoning.

Planned Unit Development (PUD) encourages and permits variation in development by allowing deviation in lot size, bulk or type of dwellings, density, lot coverage and open space from that required in any one residential zoning classification. The purpose of a PUD is to encourage the development of planned residential neighborhoods and communities that provide a full range of residence types, as well as industrial, commercial, and institutional land uses.

The BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots. The BU-1 classification does not permit warehousing or wholesaling.

There have been no zoning actions within a half-mile radius of the subject property within the last three years.

Land Use

The subject property is currently designated Neighborhood Commercial (NC) Future Land Use (FLU). The PUD zoning classification can be considered consistent with the NC FLU designation.

Applicable Land Use Policies

FLUE Policy 2.5

Activities Permitted in Neighborhood Commercial (NC) Future Land Use Designations

Neighborhood Commercial (NC) development activities are intended to be low impact in nature and serve the needs of the immediate residential area. Intrusion of these land uses into surrounding residential areas shall be limited. Existing BU-1-A uses, which were established as of the adoption date of this provision shall be considered consistent with this policy. Development activities which may be considered within Neighborhood Commercial (NC) Future Land Use designation, provided that listed criteria are met, include the following:

- a) Professional offices (no drive through lanes permitted);
- b) Personal Services (no drive through lanes permitted);
- c) Convenience stores (no drive through lanes permitted);
- d) Residential uses;
- e) Institutional uses;
- f) Recreational uses;
- g) Public facilities; and
- h) Transitional uses pursuant to Policy 2.12.

This request is for a WTCF cell tower.

The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.

Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.

The proposed CUP is not anticipated to diminish the enjoyment of safety or quality of life within the area. The closest residential development is located approximately 600 feet

south of the subject site on Bonaventure Drive within the Suntree PUD. The WTCF will need to comply with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272.

B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development.

Only a certified MAI appraisal can determine if material reduction has or will occur due to the proposed request.

C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:

1. historical land use patterns;

The subject property is currently utilized as a religious institution. The 8.27-acre subject parcel currently retains PUD zoning, received under zoning action Z-6806 on August 9, 1984, and is located within Tract 27, a 10-acre commercial tract of the Suntree PUD.

2. actual development over the immediately preceding three years; and

There has not been any actual development within this area in the preceding three (3) years.

3. development approved within the past three years but not yet constructed.

There has not been any development approved but not yet constructed within a half mile in the preceding three (3) years.

D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

No material violation of relevant policies has been identified.

Analysis of Administrative Policy #4 - Character of a neighborhood or area.

There is an existing pattern of commercial uses on parcels to the north, east and west of the subject property. The closest residential development is located approximately 600 feet to the south of the proposed site. The PUD zoning classification allows for a variety of commercial uses.

Administrative Policy #5 - the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered.

The proposed tower will generate minimal trips to Interlachen Road after the initial construction (for maintenance only).

Preliminary Concurrency

The closest concurrency management segment to the subject property is N. Wickham Road, between Interlachen Road and Baytree Road, which has a Maximum Acceptable Volume (MAV) of 39,800 trips per day, a Level of Service (LOS) of D, and currently operates at 74.90% of capacity daily. The maximum development potential from the proposed CUP increases the percentage of MAV utilization by 0.03%. The corridor is anticipated to operate at 74.92% of capacity daily. The request is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as the development proposal is for commercial and not residential use.

The subject parcel is within the City of Cocoa utilities service area for public water. Brevard County sewer lines are located adjacent to the subject site along Interlachen Road.

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Floodplain Protection
- Wetlands and Hydric Soils
- Aquifer Recharge Soils
- Protected and Specimen Trees
- Protected Species

The property contains areas of mapped natural resources. However, these potential areas of concern are located outside of the proposed lease area.

Special Considerations for CUP (Conditional Use Permit)

The Board should consider the compatibility of the proposed CUP pursuant to Section 62-1151(c) and to Section 62-1901, as outlined below.

Section 62-1151(c) directs the Board to consider the character of the land use of the property and its surroundings; changes in the conditions of the land use being considered; impact upon infrastructure; compatibility with land use plans for the area; and appropriateness of the CUP based upon consideration of applicable regulations relating to zoning and land use within the context of public health, safety and welfare.

Section 62-1901 provides that the approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. **The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved.** The applicant's responses and staff observations, if any, are indicated below.

The applicant has submitted documentation in order to demonstrate consistency with the standards set forth in Section 62-1901 and Section 62-1953, Wireless Telecommunication Facilities and Broadcast Towers as well as Division 7 - Communication Facilities.

Staff analysis: As provided in the County's consultant's report, this primary purpose of the proposed facility is to provide additional connection capacity for T-Mobile subscribers to maintain their expected level of service. Because of the ever-increasing wireless demand, it is reasonable to expect T-Mobile and other carriers to request additional sites in Brevard County. As the number of personal wireless devices grows and new mobile device applications are introduced, the "minutes" used by wireless devices will increase, all requiring an increase in the number of wireless facilities.

While a significant coverage issue was not determined during review, the consultant confirms that data indicates a capacity gap, and that a new facility can be justified on lack of capacity basis alone.

This request should be evaluated in the context of **Section 62-1953** which outlines conditions for wireless telecommunication facilities which states:

Wireless telecommunication facilities and broadcast towers may be permitted as a conditional use subject to the applicable requirements of article VI, division 7, section 62-1901(c) and this section.

(1) In addition to the general review criteria in section 62-1901(c), the board shall consider the following:

- a. The aesthetic effects of the proposed tower on surrounding areas as well as mitigating factors concerning aesthetics.

Staff analysis: this request is for a 120-foot concealed monopole with up to four carriers, which means that all future antennas, radios and cables installed on the tower will be placed behind a fiberglass radio frequency transparent shroud making them hidden from view.

- b. The Board may disapprove an application on the grounds that the proposed tower's aesthetic effects are incompatible, or may condition approval on changes in tower height, design, style, buffers, or other features of the wireless communications facility or its surrounding area. Such changes in non-broadcast installations need not result in performance identical to that of the original application.

Staff analysis: The Board may wish to consider if the request for the proposed CUP is consistent and compatible with the surrounding area. The Board may wish to consider additional conditions beyond those cited in section 62-1901 in order to mitigate potential impacts to abutting properties. The proposed request states there is a 25'5" radius circle around the monopole, designated as the Engineered Fall Zone Radius. Site plan review and building permit review will confirm this proposed Engineered Fall Zone Radius.

- c. Factors relevant to aesthetic effects include: the protection of the view in sensitive or scenic areas and areas specially designated in adopted plans such as unique natural features, scenic roadways and historic sites; the concentration of towers in the proposed

area; and whether the height, design, placement or other characteristics of the proposed tower could be modified to have a less intrusive visual impact.

Staff analysis: The applicant has provided proposed views, included in the application packet, of the tower from the surrounding parcels and how the proposed tower will aesthetically look as a concealed monopole tower.

- d. If the Board determines that the proposed additional service of non-broadcast facilities, coverage, or capacity to be achieved by the location of the proposed facility can be achieved by use of one or more alternative existing wireless communications facilities addressed in this section, which better serve the stated goals set forth in section 62-2402, it may deny the proposed antenna support facility application.

Staff analysis: The Brevard County's Wireless Communications Master Plan identifies two County-owned sites within one mile of the proposed site. However, these sites are not existing wireless communication facilities. Per 62-2441, co-location is only required on existing wireless communication facilities:

- **Approximately 0.7 miles to the Northwest of the proposed location, along the west side of Murrell Road. The recommendation for the county-owned site is in an Urban Area – for concealed and non-concealed facilities with a maximum height limitation of 120 feet.**
- **Approximately 0.8 miles to the Northeast of the proposed location along the east side of Candlewick Drive. The recommendation for the county-owned site is in an Urban Area – for concealed and non-concealed facilities with a maximum height limitation of 120 feet.**

- (2) A waiver to the maximum tower heights for wireless telecommunications facilities established in section 62-2422(2) may be considered. The applicant must demonstrate the technical necessity for the proposed tower height in excess of the maximum designation and provide written certification from a radio frequency (RF) engineer licensed in the state stating that the maximum height recommendation will not satisfy the proposed service network objective and that the proposed height is the minimum necessary to satisfy those needs.
- (3) A conditional use permit or building permit for a wireless communication facility or broadcast tower shall expire if a site plan for the tower (if required) is not submitted within one year of approval or if construction does not commence within three years of approval.
- (4) Prior to effecting the removal of any tower, the county shall provide notice and an opportunity to be heard to both the landowner and the CUP holder who shall show cause why the tower should not be removed in accordance with the provisions and requirements of the ordinance. A notice describing the reason for removal and the date of a hearing before the county commission shall be served by certified mail, fax, actual delivery, or U.S. mail (if otherwise undeliverable) at least 21 days prior to the hearing. The time for effecting removal shall be tolled pending a final determination by the board or, if an action is filed, by a court with jurisdiction.

Staff analysis: As provided in the County's consultant's report, this request is for a 120-foot concealed monopole with up to four carriers, which means that all future antennas,

radios and cables installed on the tower will be placed behind a fiberglass radio frequency transparent shroud making them hidden from view.

Other Considerations: The applicant is requesting a Conditional Use Permit (CUP) for a 120-foot concealed monopole communications tower and accessory equipment. The tower will accommodate up to four antenna carriers and the facility will be unmanned with occasional visits by service technicians. The site will be accessed via Interlachen Road. The proposed lease area on the subject property will be approximately 55' by 110' compound.

Pursuant to Florida State Statutes, § 365.172, the County may request that information or materials directly related to an identified land development or zoning issue be required. The information or materials required may include, but are not limited to, evidence that no existing structure can reasonably be used for the antennae placement instead of the construction of a new tower, that residential areas cannot be served from outside the residential area, or that the proposed height of a new tower or initial antennae placement or collocation is necessary to provide the provider's designed service. The applicant has provided information stating that T-Mobile will be one of the possible carriers that will have antenna on the proposed tower.

State statutes do not prohibit the local government from reviewing any applicable land development or zoning issue addressed in its adopted regulations that does not conflict with the statutes, "including but not limited to aesthetics, landscaping, land use-based location priorities, structural design, and setbacks. Any setback or distance separation required of a tower may not exceed the minimum distance necessary, as determined by the local government, to satisfy the structural safety or aesthetic concerns that are to be protected by the setback or distance separation". The applicant has submitted a site plan and photo simulations from different perspectives for visual impact analysis.

General Standards of Review

Section 62-1901(c)(1)(a): The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1) the number of persons anticipated to be using, residing or working under the conditional use; (2) noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3) the increase of traffic within the vicinity caused by the proposed conditional use.

Applicant's Response: (1) The proposed project is for an unmanned communication tower facility; (2) There will be no noise, odor, particulates, smoke, fumes and other emissions or other nuisance activities; (3) At full capacity the tower will accommodate 3 or more wireless tenants with an average trip count of once per quarter (16 trips per year total).

Staff analysis: Any noise generated in conjunction with the operation of the business would need to comply with the performance standards of Section 62-2251 through 62-2272, including the noise regulations of Section 62-2271. The adjacent lands are used for commercial and is not anticipated to be substantially nor adversely impacted by the proposed activities. Residential uses are located approximately 600 feet south of the proposed site.

Section 62-1901(c)(1)(b): The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.

Applicant's Response: The proposed use will serve as infrastructure for mobile communications and E911 service, common in coastal, urban and rural areas. The proposed tower is consistent with the County's LDC with respect to height for urban areas and is located adjacent to existing commercial uses and an electrical substation. It is an unmanned facility with minimal traffic generated (16 annual trips).

Staff analysis: The applicant has proposed their intent to comply with code provisions. If the Board desires additional information or conditions beyond these standards, it should be identified at the public hearing.

Section 62-1901(c)(1)(c): The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttable presumed to have occurred if abutting property suffers a 15 percent reduction in value as a result of the proposed conditional use. A reduction of ten percent of the value of abutting property shall create a reputable presumption that a substantial diminution has occurred. The board of county commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by a MAI certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.

Applicant's Response: The proposed use will serve as infrastructure for mobile communications and E911 service, common in coastal, urban and rural areas. The proposed tower is consistent with the County's LDC with respect to tower height for urban areas and meets all residential setback requirements. The project is located adjacent to existing commercial uses and an electrical substation.

Staff analysis: Only a certified MAI appraisal can determine if material reduction has or will occur due to the proposed request.

The proposal is located in the northwest corner of a 8.27 acre church parcel. The abutting parcels to the north are a Florida Power and Light substation and a 2.36-acre parcel developed as a Professional office/business park. To the east, across Interlachen Road, is 9.74-acre parcel with PUD zoning developed as a shopping center. The abutting parcel to the south is "Tract 28" of "Suntree Center PUD" a 4.72-acre Tract which is used for drainage retention. The abutting parcel to the west is "Tract Z" of Plat "Baytree Corporate Park". This "Tract Z" is used for drainage, preserved woodlands recreation and other related activities.

Should the neighboring uses change due to proposed residential development of the abutting sites, it may be necessary to re-evaluate the potential impacts that this site may propose.

Section 62-1901(c)(2)(a): Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1) adequate to serve the proposed use without burdening adjacent and nearby uses, and (2) built to applicable county standards, if any.

Note: Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20 percent, or ten percent if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at level of service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable county standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the board of county commissioners.

Applicant's Response: At full capacity the tower will accommodate 3 or more wireless tenants an average trip count of once per quarter (16 trips per year total).

Staff analysis: The site has direct access to Interlachen Road. Proposed Site Plan shows a proposed 20 feet non-exclusive access easement to the site. The proposal states with up to four carriers.

Section 62-1901(c)(2)(b): The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.

Applicant's Response: There will be no noise, glare, odor, particulates, smoke, fumes and other emissions and will not substantially interfere with the use or enjoyment of the adjacent and nearby properties.

Staff analysis: Except for the initial construction and the appropriate use of up-shielding for required pole lighting at the mid-point and top of the tower, nuisance issues may be minimal.

Section 62-1901(c)(2)(c): Noise levels for a conditional use are governed by section 62-2271.

Applicant's Response: Note: The proposed project will comply with the above listed maximum noise level.

Staff analysis: The "performance standards" will be reviewed as part of the site plan review process.

Section 62-1901(c)(2)(d): The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.

Applicant's Response: There will be no solid waste created by this project.

Staff analysis: The request should not cause the level of service for solid waste disposal for the property or area covered by such level of service to be exceeded. This is an unmanned facility.

Section 62-1901(c)(2)(e): The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.

Applicant's Response: There will be no potable water or wastewater created by this project.

Staff analysis: The parcel is within the City of Cocoa service area for public water and Brevard County utilities service area for public water.

Section 62-1901(c)(2)(f): The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.

Applicant's Response: The proposed project will meet all County LDC requirements for screening and buffering in terms of type, dimensions and character.

Staff analysis: The screening or buffering aspects have been identified on the concept plan and entails a 15-foot-wide perimeter landscape buffer with a mix of shade trees and shrubs. Should the Board determine that additional measures become necessary, the Board may wish to request the applicant provide for those additional measures, such as wood fences.

Section 62-1901(c)(2)(g): Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to, traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.

Applicant's Response: This project will not cause unreasonable glare or hazard to traffic safety. All required signage to be placed on the facility fence will be in accordance with County LDC standards.

Staff analysis: No electrical current signage has been identified on the concept plan. Should the Board determine that additional measures become necessary, the Board may wish to request the applicant provide for those additional measures. Signage must comply with Article IX of the Brevard County Code of Ordinances under a separate permit.

Section 62-1901(c)(2)(h): Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.

Applicant's Response: The proposed tower facility is unmanned with limited vehicular trips per month and will not adversely affect the use and enjoyment of the residential character of the area.

Staff analysis: The WTCF use is a 24/7 unmanned operation.

Section 62-1901(c)(2)(i): The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

Applicant's Response: The proposed tower is consistent with the County's LDC with respect to tower height for urban areas and meets all residential setback requirements.

Staff analysis: Under the County's Wireless Communications Master Plan, the site is designated as "urban" which allows up to a 120-foot maximum height recommendation.

Section 62-1901(c)(2)(J): Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

Note: for existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

Applicant's Response: Off-street parking and loading areas are not required as part of this project.

Staff analysis: One parking space is noted within the proposed plan.

The County's consultant's report and findings are attached hereto for the Board's consideration.

For Board Consideration

The Board may wish to consider if the request for the proposed CUP is consistent and compatible with the surrounding area. The Board may wish to consider additional conditions beyond those cited in section 62-1901 in order to mitigate potential impacts to abutting properties. The following conditions are recommended by the consultant for consideration:

- Applicant should provide final Construction Documents and Site Plans for review,
- Applicant should obtain, and provide proof of, NEPA and SHPO approvals for the new structure, prior to Building permit approval,
- Applicant should provide a Structural Analysis based on the final construction parameters with the monopole elevation at 120 feet, signed and sealed by a Florida Registered Professional Engineer prior to Building Permits.
- All antennas and equipment shall be mounted internally, with installation of aviation obstruction lights on the tower, dual-red lights at the mid-point and at the top of the tower.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary
Item No. 23Z00055**

Applicant: Mike Burkhead (Gulfstream Towers LLC) (Owner: Christ Episcopal Church of Suntree-Viera, Inc.)

Zoning Request: CUP for WTCF in a PUD

Note: To build a 120' tall unipole communications tower on 0.139-acre lease portion of 8.27-acre parcel

Zoning Hearing: 10/16/2023; **BCC Hearing:** 11/02/2023

Tax ID No: 2604194

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Floodplain Protection
- Wetlands and Hydric Soils
- Aquifer Recharge Soils
- Protected and Specimen Trees
- Protected Species

The property contains areas of mapped natural resources. However, these potential areas of concern are located outside of the proposed lease area.

Land Use Comments:

Floodplain Protection

The western one-third of the parcel is located within an area mapped as Special Flood Hazard Area (SFHA) Zone A, as identified by the Federal Emergency Management Agency (FEMA), and as shown on the FEMA SFHA Map. Compensatory storage is required for fill in isolated floodplains. However,

the proposed lease area is located outside of the mapped SFHA. Floodplain impacts are subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

Wetlands and Hydric Soils

The parcel contains mapped National Wetlands Inventory (NWI) wetlands (Freshwater Emergent Wetlands) and hydric soils (Samsula muck, frequently ponded, 0 to 1 percent slopes; and Basinger sand), as shown on the NWI Wetlands and USDA Soil Conservation Service Soils Survey maps, respectively. These are indicators that wetlands may be present on the property. While the proposed lease area does not appear to contain these indicators, site topography indicates the potential for wetlands in the lease area. Additionally, it appears that a north-south trending ditch may traverse through the lease area. A wetland delineation will be required prior to any land clearing activities. The wetland delineation shall be verified at time of site plan submittal.

Aquifer Recharge Soils

The eastern portion of the parcel contains mapped aquifer recharge soils (Pomello sand) as shown on the USDA Soil Conservation Service Soils Survey map. Basinger sand, which may also function as a recharge soil, is mapped on the northwestern corner of the parcel, can also function as an aquifer recharge soil. Mapped topographic elevations indicate the soils may consist of Type 2 and/or Type 3 Aquifer Recharge soils that have impervious area restrictions. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

Protected and Specimen Trees

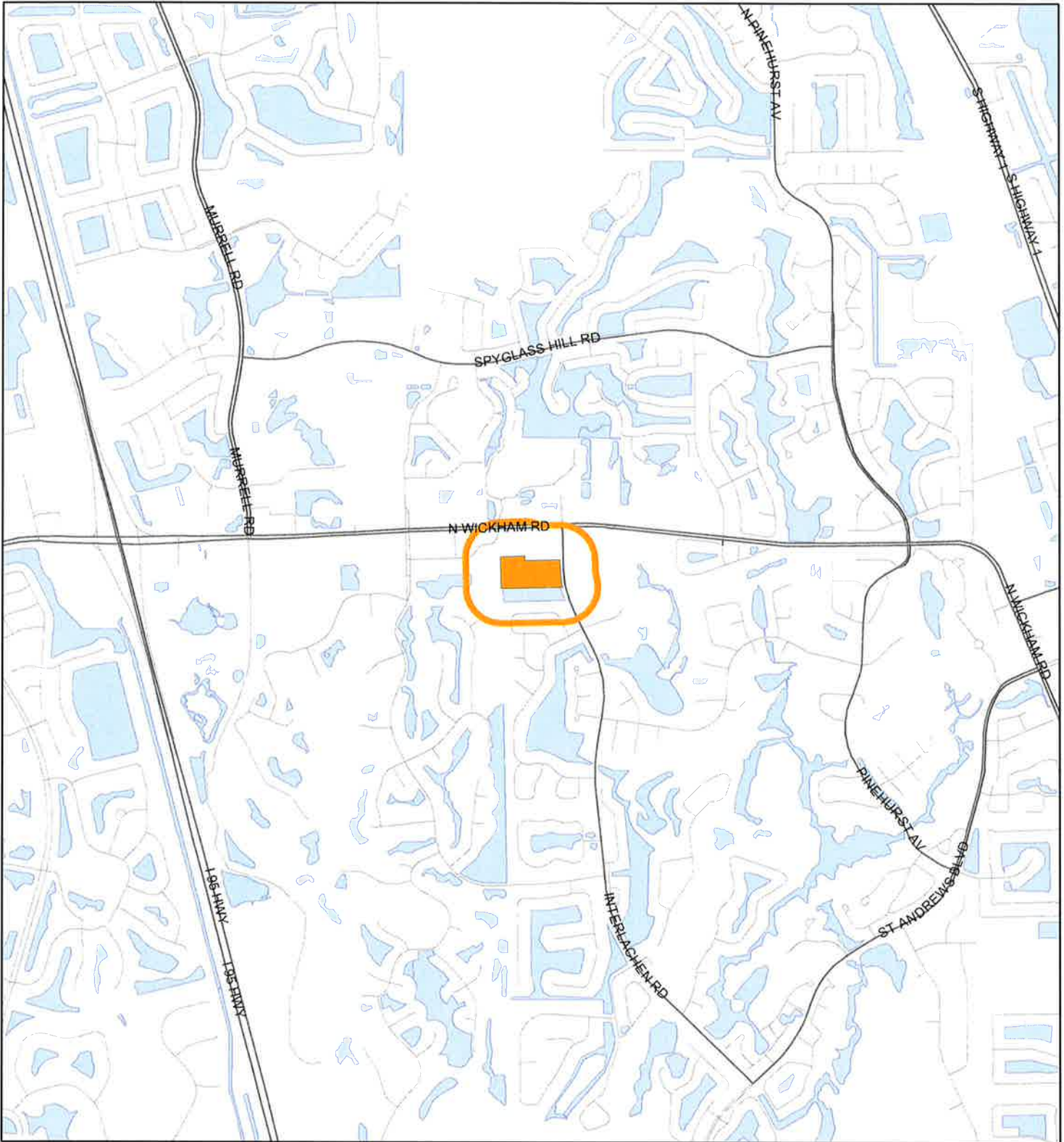
Protected (≥ 10 inches in diameter) and Specimen (≥ 24 inches in diameter) trees may exist on the parcel. Per Section 62-4341(18) of the Brevard County Landscaping, Land Clearing, and Tree Protection ordinance, Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation, canopy coverage, and buffer requirements. Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.

Protected Species

Federally and/or state protected species may be present on properties with aquifer recharge soils. Specifically, there is potential for existence of Gopher Turtles on site. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

LOCATION MAP

Hope Episcopal Church, Inc.
23Z00055



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

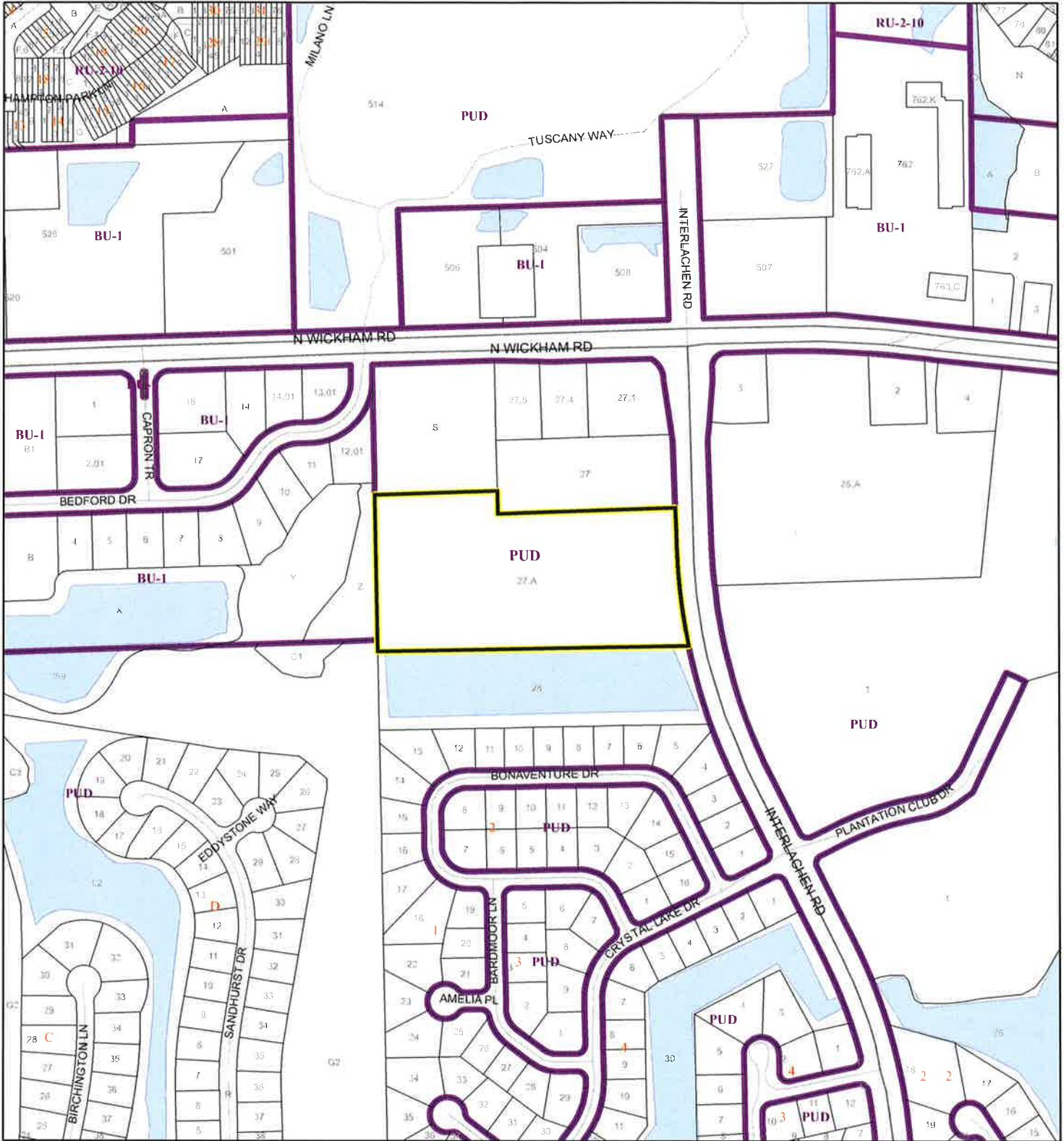
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/14/2023

- Buffer
- Subject Property

ZONING MAP

Hope Episcopal Church, Inc.
23Z00055



1:4,800 or 1 inch = 400 feet

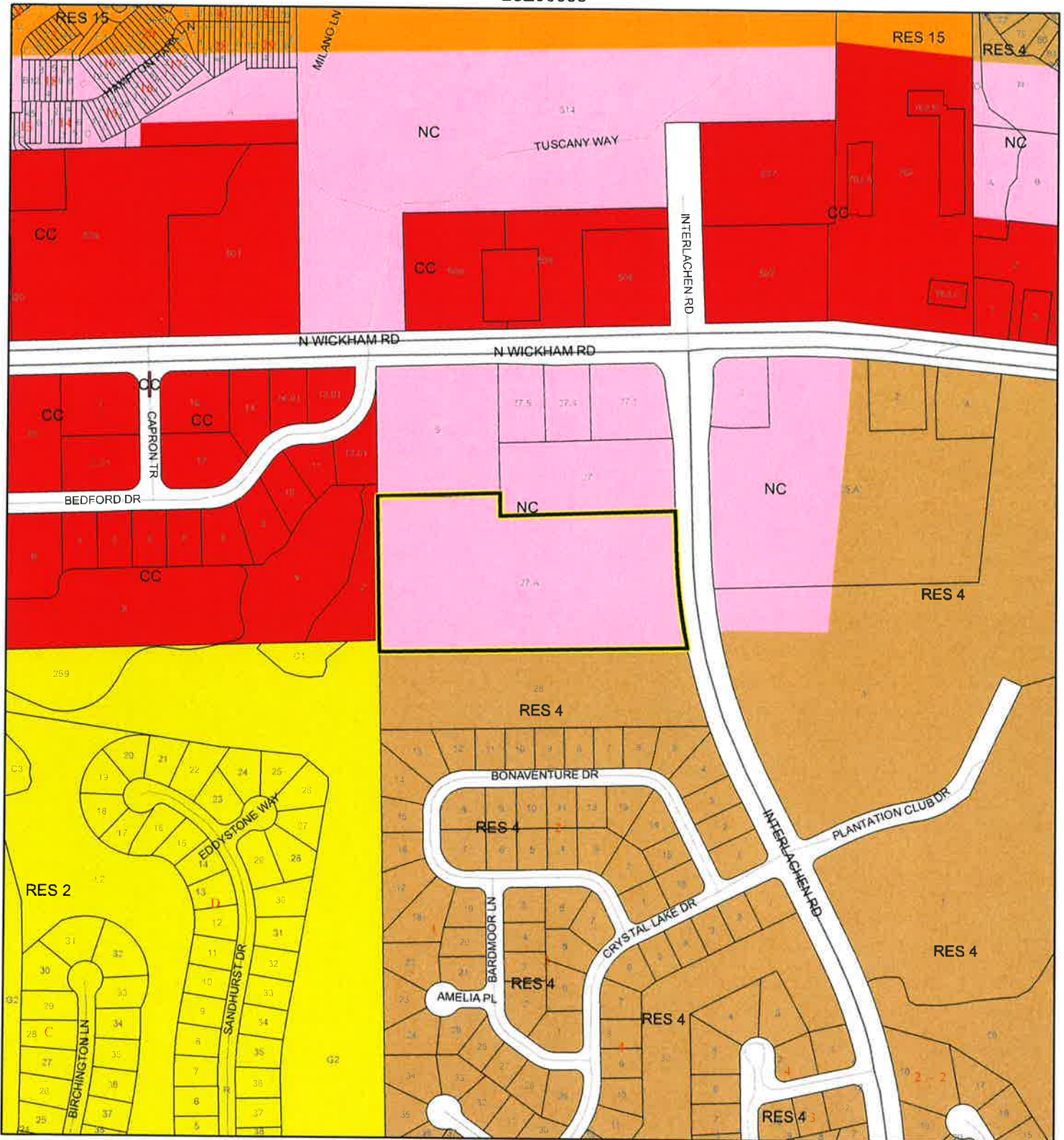
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/14/2023

- Subject Property
- Parcels
- Zoning

FUTURE LAND USE MAP

Hope Episcopal Church, Inc.
23Z00055



1:4,800 or 1 inch = 400 feet

— Subject Property
□ Parcels

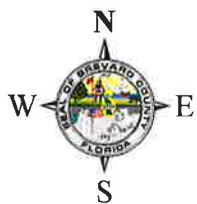
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

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AERIAL MAP

Hope Episcopal Church, Inc.

23Z00055



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2023

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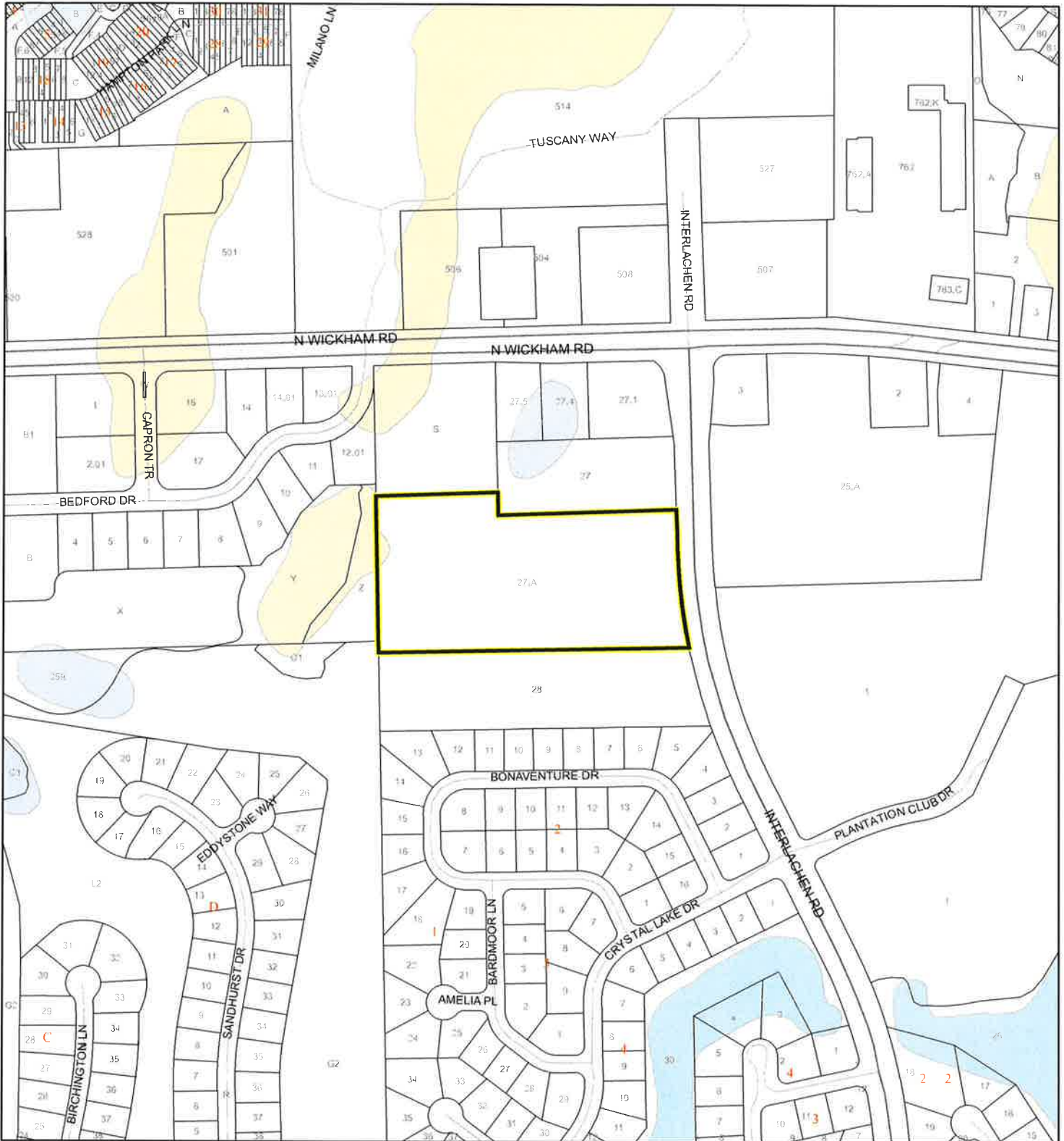
Produced by BoCC - GIS Date: 9/14/2023

 Subject Property

 Parcels

NWI WETLANDS MAP

Hope Episcopal Church, Inc.
23Z00055



1:4,800 or 1 inch = 400 feet

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National Wetlands Inventory (NWI)

Estuarine and Marine Deepwater	Freshwater Pond
Estuarine and Marine Wetland	Lake
Freshwater Emergent Wetland	Other
Freshwater Forested/Shrub Wetland	Riverine
	Subject Property
	Parcels

SJRWMD FLUGGS WETLANDS - 6000 Series MAP

Hope Episcopal Church, Inc.

23Z00055



1:4,800 or 1 inch = 400 feet

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SJRWMD FLUGGS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

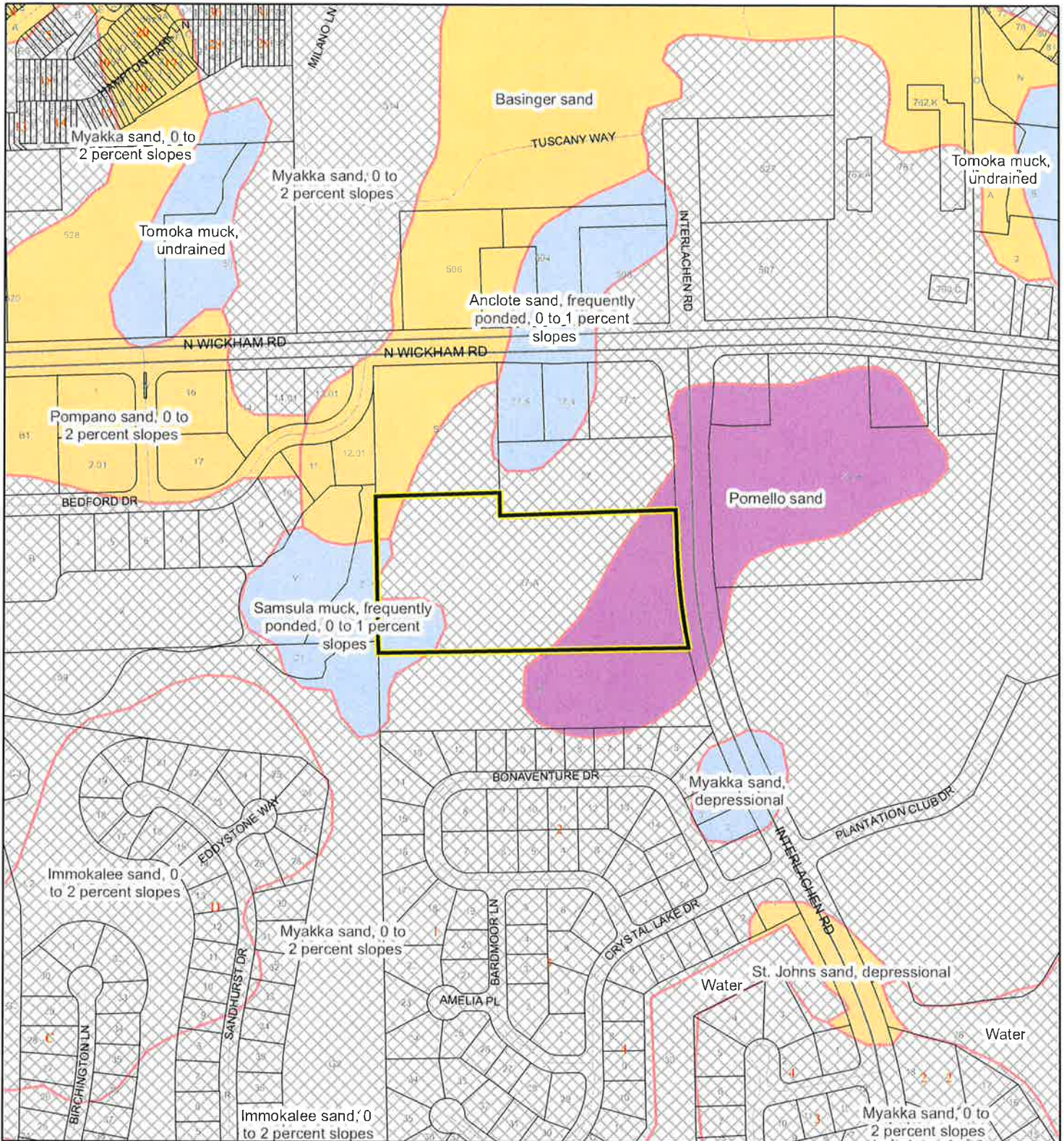
Subject Property

Parcels

USDA SCSSS SOILS MAP

Hope Episcopal Church, Inc.

23Z00055



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

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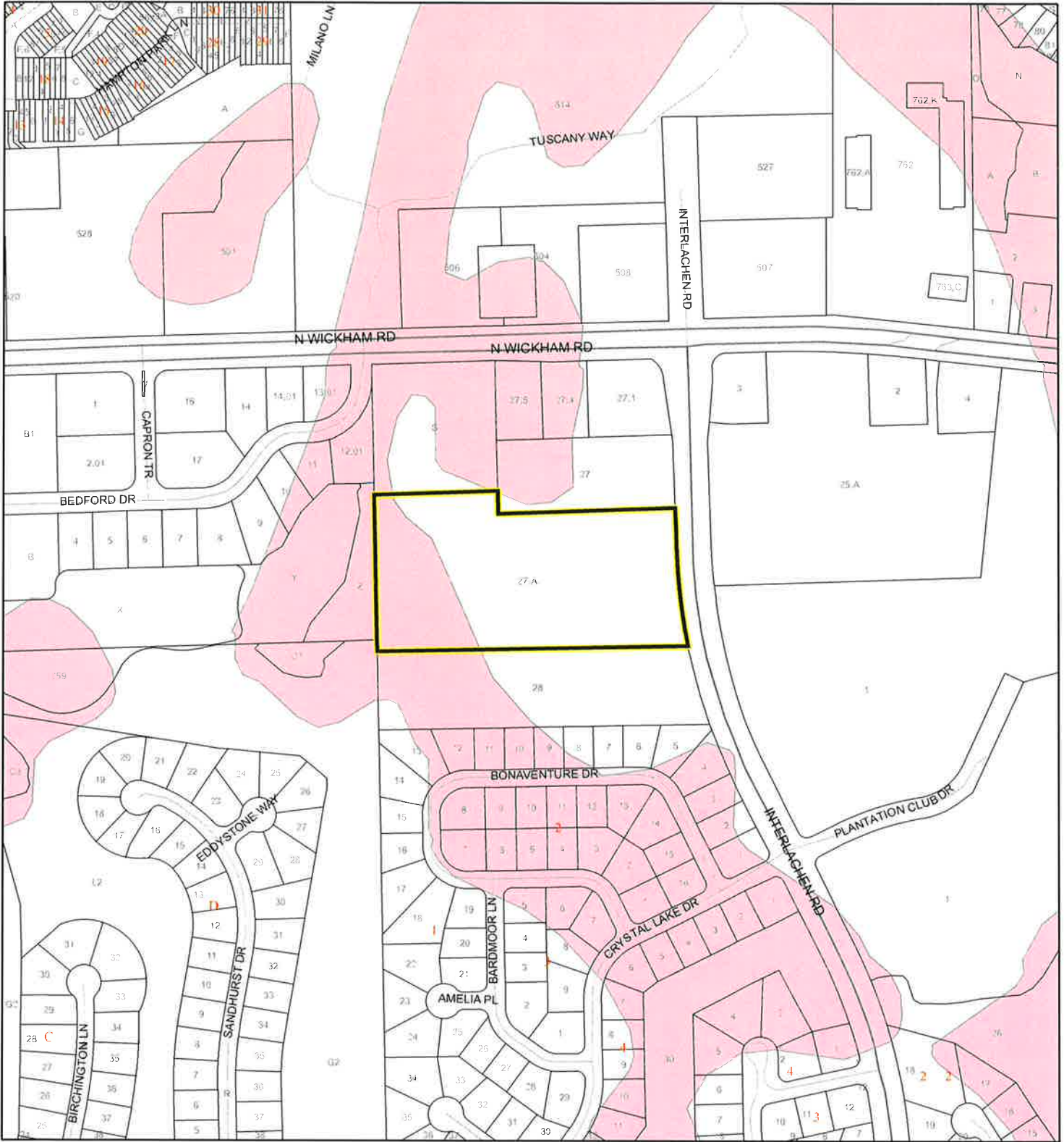
USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

Hope Episcopal Church, Inc.
23Z00055



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 9/14/2023

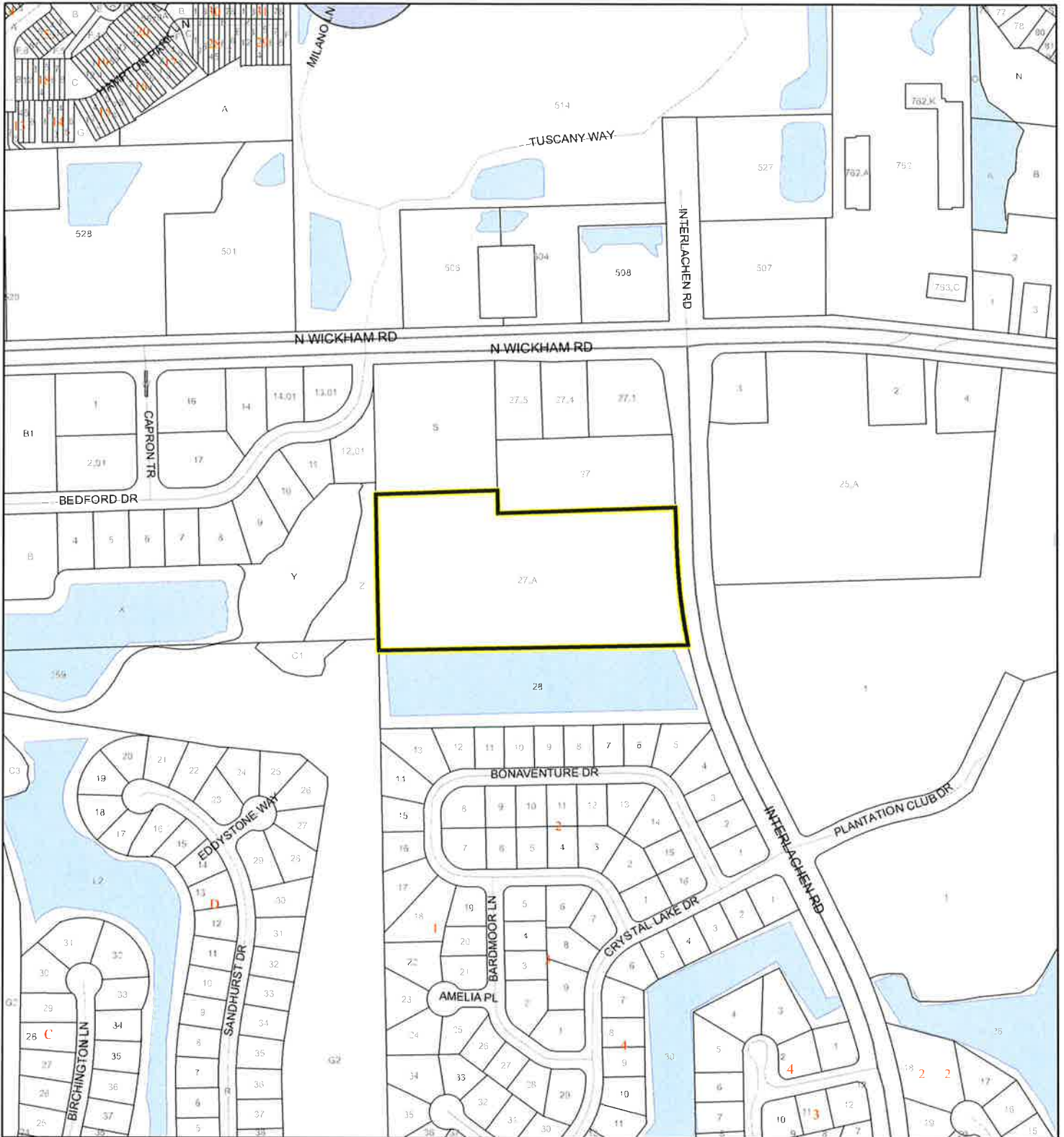
FEMA Flood Zones

A	AO	X
AE	Open Water	
AH	VE	
Subject Property		Parcels

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

Hope Episcopal Church, Inc.

23Z00055



1:4,800 or 1 inch = 400 feet

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 Subject Property

 Parcels

Septic Overlay

 40 Meters

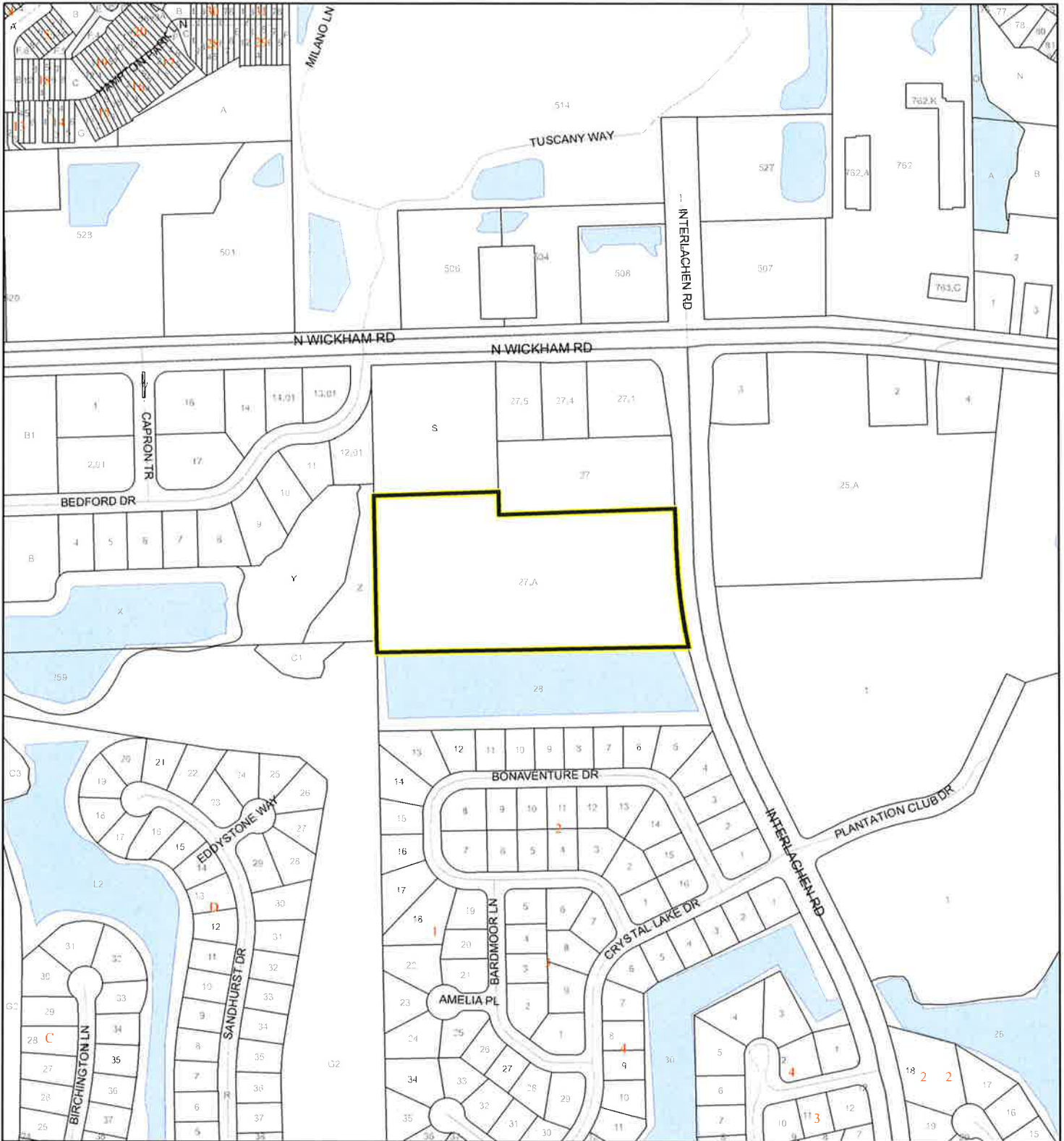
 60 Meters

 All Distances

EAGLE NESTS MAP

Hope Episcopal Church, Inc.

23Z00055



1:4,800 or 1 inch = 400 feet

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 Subject Property

 Parcels

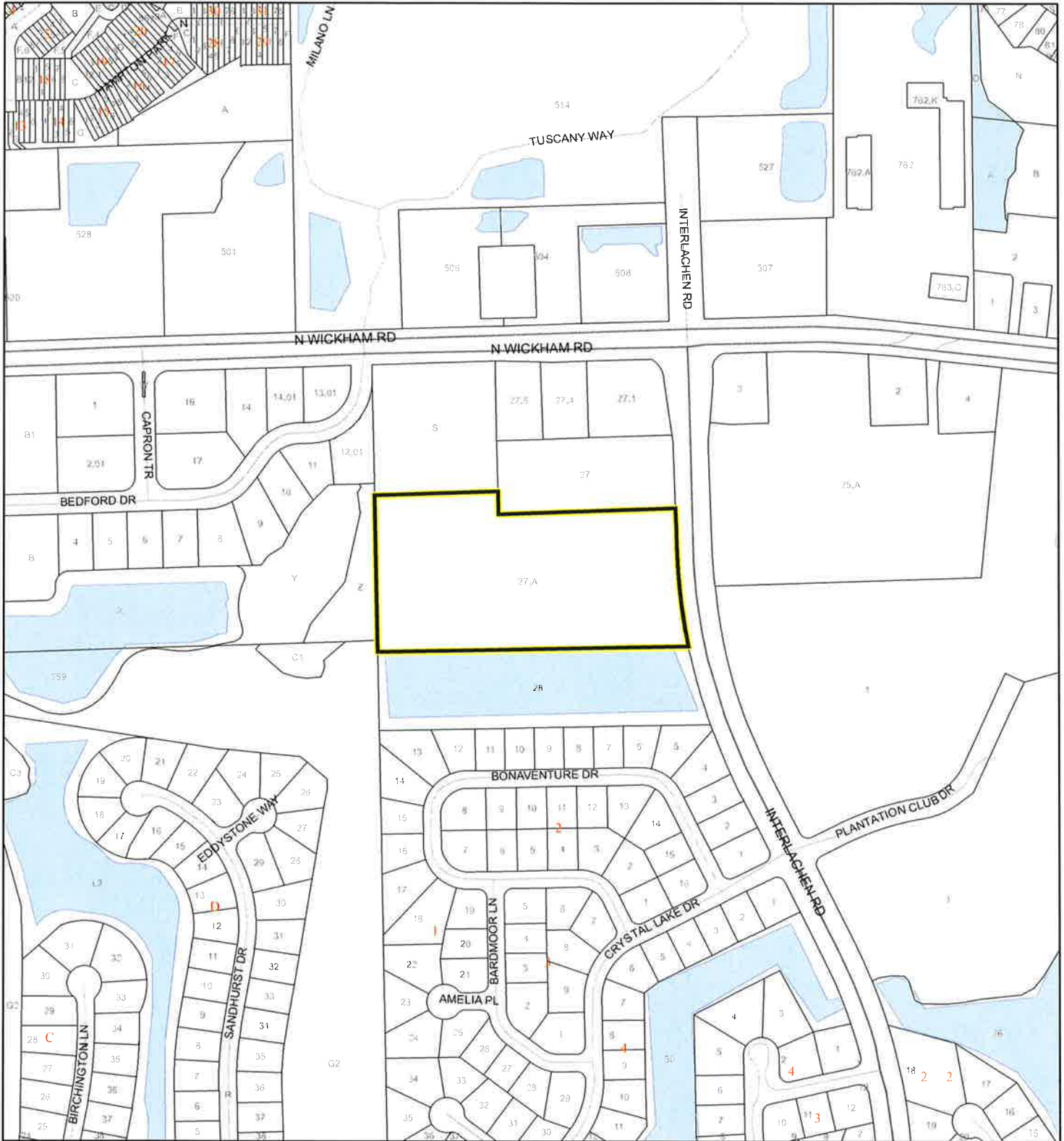


Eagle Nests
FWS

SCRUB JAY OCCUPANCY MAP

Hope Episcopal Church, Inc.

23Z00055



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/14/2023

- Subject Property
- Parcels
- Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

Hope Episcopal Church, Inc.
23Z00055



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/14/2023

SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property

Parcels

Brevard County, Florida
Telecommunications Site Review
New Wireless Telecommunication Tower

CityScape
CONSULTANTS, INC.
2423 S. Orange Avenue, #317
Orlando, FL 32806
Tel. 877.438.2851
Fax. 877.220.4593

August 18, 2023

Mr. Paul Body, Planner
Brevard County Planning & Development
2725 Judge Fran Jamieson Way, A-114
Viera, FL 32940

APPLICANT: Gulfstream Towers, LLC
PROVIDER: T-Mobile USA
SITE NAME: FL224 Wickham Road East
COUNTY PARCEL ID: #26-36-14-29-27.A
ADDRESS: 190 Interlachen Road, Melbourne, FL 32940
LATITUDE: 28° 13' 46.06" N **LONGITUDE:** 80° 42' 02.69" W
STRUCTURE: 120-foot Concealed Monopole Tower

Dear Mr. Body,

At your request, on behalf of Brevard County ("County"), CityScape Consultants, Inc. ("CityScape") in its capacity as telecommunications consultant for the County has considered the merits of the above-referenced application submitted by Gulfstream Towers, LLC ("Applicant"). The Applicant proposes to construct a new one hundred and twenty (120) foot concealed wireless telecommunications support structure and associated 6,050 square foot ground equipment compound located on or near 190 Interlachen Road in Melbourne, see *Figure 1*. The Applicant will lease land from Christ Episcopal Church of Suntree-Viera, Inc. for the purpose of constructing and operating the proposed new facility.

Application Review Timeline

CityScape first received the application from the County on June 16, 2023, and CityScape deemed the application incomplete on June 23, 2023, because the Applicant did not address all the County's Code requirements. On July 24, 2023, after conversations with the Applicant and the County, CityScape sent revised comments to the Applicant. The Applicant provided responses and revised documents for review on July 27, 2023, and CityScape deemed the Application complete on August 8, 2023.

Summary of Request

The Applicant is requesting a Level III Permit to construct the concealed monopole tower on a property zoned Planned Unit Development (PUD), which requires a Conditional Use Permit ("CUP"). The proposed facility is meant for use by personal wireless service providers, although no wireless equipment is proposed in this permit application to be installed on the tower or in the equipment compound. The Applicant states in their narrative, "One carrier will be installing their equipment under separate permit once the CO of the tower permit is completed." With the

application submittal package, are data and documents from T-Mobile USA (“T-Mobile” or “Provider”) inferring that T-Mobile will be the anchor tenant at this site and that T-Mobile will be applying for a separate permit to co-locate on the proposed new facility after the Applicant is granted a CUP. The Applicant states that the proposed facility will be designed to accommodate four (4) tenants including T-Mobile, although the number of possible carriers may be less than what the tower is designed for if future carriers require more than one port on the tower.

Site Justification and Coverage

In order to confirm that the Applicant is qualified to submit a permit application for a new wireless communication facility, CityScape initially refers to the Telecommunications Act of 1996, the Brevard County ordinance as it applies to this application, and all other pertinent federal and state laws and any relevant historic factors that would impact our recommendations. Most important is the Applicant, which must be a licensed or unlicensed personal wireless service provider, as defined by the FCC, or its registered agent. In this case, the Applicant, as a tower company, is not a qualified service provider; however, key engineering documentation in the Application, including that which supports the proposed facility, has been provided by T-Mobile, who is a qualified service provider. Therefore, Gulfstream Towers is deemed qualified to submit an application for this facility and is entitled to provisions of the relevant portions of Part 704 of the Telecommunications Act of 1996 (47 USC §332).

Generally, new wireless communication facilities are roughly equidistant to nearby existing sites. However, network capacity problems and/or other factors may necessitate a facility that it is *not* equally spaced with respect to existing sites. In the case of capacity problems, when siting a new facility, consideration must be given to areas where connection traffic is overwhelming existing sites. In areas where wireless communication is intense and airtime minutes are high (typically in urban/suburban areas and along roads with high traffic levels), high volumes of connection requests will exceed the designed network capacity, resulting in busy signals, dropped calls and slow data speeds. To help remedy this situation, a wireless provider would build a new wireless facility situated in between existing sites that are approaching maximum capacity. The added wireless site is akin to a “relief valve” to which excess wireless traffic in the existing facility’s service areas is offloaded.

The Applicant provided an exhibit from T-Mobile showing before and after construction propagation maps (see *Figures 4 and 5*) and a capacity utilization graph. The capacity graph purportedly shows waning capacity at two T-Mobile sites north and south of the proposed new site. From these documents, CityScape can discern that the primary purpose of the proposed facility is not to increase T-Mobile’s geographic service area in the County but rather to resolve a waning capacity of two nearby existing T-Mobile sites to handle connection requests from T-Mobile subscribers.

The primary purpose of the proposed facility, then, is to provide additional connection capacity for T-Mobile subscribers to maintain their expected level of service. Because of the ever-increasing wireless demand mentioned above, it is reasonable to expect T-Mobile and other carriers to request additional sites in Brevard County. As the number of personal wireless devices

grows and new mobile device applications are introduced, the “minutes” used by wireless devices will increase, all requiring an increase in the number of wireless facilities.

Alternative Sites Analysis

While co-location on an existing structure is preferred over new construction, currently the Applicant states this is not an option. According to the Applicant’s maps showing existing potential co-location sites, there are no viable candidates for co-location within one mile of the proposed site. One of the maps shows a 0.25-mile radius circle, presumably T-Mobile’s search ring, centered near the proposed site and three existing structures within the circle (provided as per Sec. 62-2451(a)(2)b of the County Ordinance). A paragraph at the bottom of the map states that “all three co-locations inside the 0.25mi ring are less than 20ft tall, and therefore useless to T-Mobile for a macro site.” CityScape agrees that 20 feet is an insufficient height for a macro structure. CityScape has verified that there are no known existing tall structures less than one mile from the proposed site, see *Figure 6*. Searching both public and private communication tower databases, CityScape has determined and plotted on a Google Earth map all existing towers within a 2.5-mile radius of the proposed site, see *Figure 6*. The nearest structure, identified by the Applicant, is 1.05 miles west of the proposed site shown in *Figure 6*, which is far beyond the 0.25-mile search ring. This site and other sites within 2.5 miles of the proposed site are existing T-Mobile sites; adding additional equipment on an existing T-Mobile site to solve its capacity problem is neither practical nor beneficial. Thus, the Applicant appears to have met the preponderance of evidence threshold set by the County Ordinance for justifying new construction for the proposed facility.

Fall Zone and Structural

As seen on attached *Figure 2*, there is a 26’5” radius circle around the monopole, designated as the Engineered Fall Zone Radius. An undated letter from the Applicant has general information about a monopole supporting the equipment of “three or more” co-locators and would comply with ANSI/TIA-222-H, Risk Category II, Exposure Category C, and Design Wind Speed 148 MPH (ultimate 3-sec gust) and 115 MPH (nominal 3-sec gust). The letter does not mention the engineered fall radius (a/k/a “breakpoint technology”), but the Applicant’s narrative statement says that the fall radius would be 26’5”. While the application makes references to a structural analysis, until the particulars of the proposal are approved and finalized, submittal of a complete structural analysis would be premature at this time, but nevertheless should be provided to the County before construction commences.

Concealed Monopole and Lighting

The Applicant is proposing a concealed monopole, which means that all future antennas, radios and cables installed on the tower will be placed behind a fiberglass radio frequency transparent shroud making them hidden from view. The Tower Elevation Sketch showing the four (4) carrier arrays on the concealed monopole support structure is provided in *Figure 3*. The

centerline heights of the four carrier arrays are noted in the sketch as 114, 102, 90 and 78 feet AGL. According to the T-Mobile RF engineer documents, T-Mobile requested 114 feet as the centerline of its antennas which correlates with the antenna slot at the top of the tower.

Although the Federal Aviation Administration (“FAA”) does not require the installation of aviation obstruction lights on the tower, the County Ordinance requires dual-red lights at the mid-point of the tower and at the top of the tower, which are specified in the Applicant’s plans, *see Figure 3*. The Applicant states that the top dual-red lights will flash at a rate not to exceed 20 flashes per minute (every three seconds), per the County Ordinance.

Once the tower is constructed, the site becomes an established wireless site according to FCC regulations. Thus, permit applications for the first and subsequent co-locations on this tower can qualify for *streamlined processing* to be approved and not denied, provided that all FCC rules and County ordinance provisions regulating eligible facility co-locations/modifications are followed.

Ground Compound Layout and Elevation Plans

The Applicant submitted a Ground Compound Layout Plan with minimal compound details. The proposed leased parcel is 6,050 square feet (55’ x 110’). Within this leased area, there will be a 25-foot by 80-foot compound to be enclosed by a 6-foot high boarded fence with pre-fabricated pressure-treated wood boards on board fence panels and a 12-foot wide gate on the south side of the fence. The layout plan drawing designates 20’ x 10’ areas for four total service providers within the compound. There are plans for a utility pad-mounted transformer, a telco box and a utility H-frame, all for enabling utility connections. Shown also on the layout plan drawing is a 26’5” radius circle around the tower location, defined as the engineering-designed fall zone radius. The existing access road to the Episcopal Church will be extended north to the south boundary of the leased area. See *Figure 2* depicting the proposed Layout Plan.

Landscape Buffering

The County has the right under its existing Ordinance to require visual screening and/or landscaping that the County deems necessary to minimize the aesthetic impact of this facility. The Applicant included a plan in the application to address landscaping to visually obscure the fenced tower and/or ground compound which entails a 15-foot wide perimeter buffer of a mix of shade trees and shrubs on the north, east and west sides of the compound and a line of shrubs along the south side of the compound fence except where the gate is located. The landscape plan is subject to the approval of the County.

Conclusions and Recommendations

CityScape studied all submitted information to determine if there are any alternatives to the proposed construction of a new tower. Based on the submitted information as well as CityScape’s own investigations, there are no existing towers on which to collocate that are within

one mile of the proposed site, and the proposed tower height is appropriate and is similar to many other Providers' wireless towers serving the County. It has been determined that the Applicant has submitted all of the information required under the County Ordinance.

Should the County approve the subject application, CityScape recommends that the following conditions be required prior to permitting:

1. Applicant should provide final Construction Documents and Site Plans for review, signed and sealed by a Florida Registered Professional Engineer; and
2. Applicant should obtain and provide proof of NEPA and SHPO approvals for the new structure; and,
3. Applicant should provide a Structural Analysis based on the final facility design and addressing the breakpoint, signed and sealed by a Florida Registered Professional Engineer; and,
4. The tower lighting shall conform to FAA standards, the U.S. Fish and Wildlife Service's Recommended Best Practices for Communications Towers and the County Ordinance.

We certify that, to the best of our knowledge, all of the information contained herein is accurate at the time of this report. CityScape only works exclusively for public entities and has unbiased opinions. CityScape does not provide any services or is associated in any way with any entity in the commercial wireless industry and therefore all recommendations are based on technical merits without prejudice per prevailing laws and codes.

Respectfully submitted,



B. Benjamin Evans
Senior Project Engineer
CityScape Consultants, Inc.



Susan Rabold
Project Manager
CityScape Consultants, Inc.

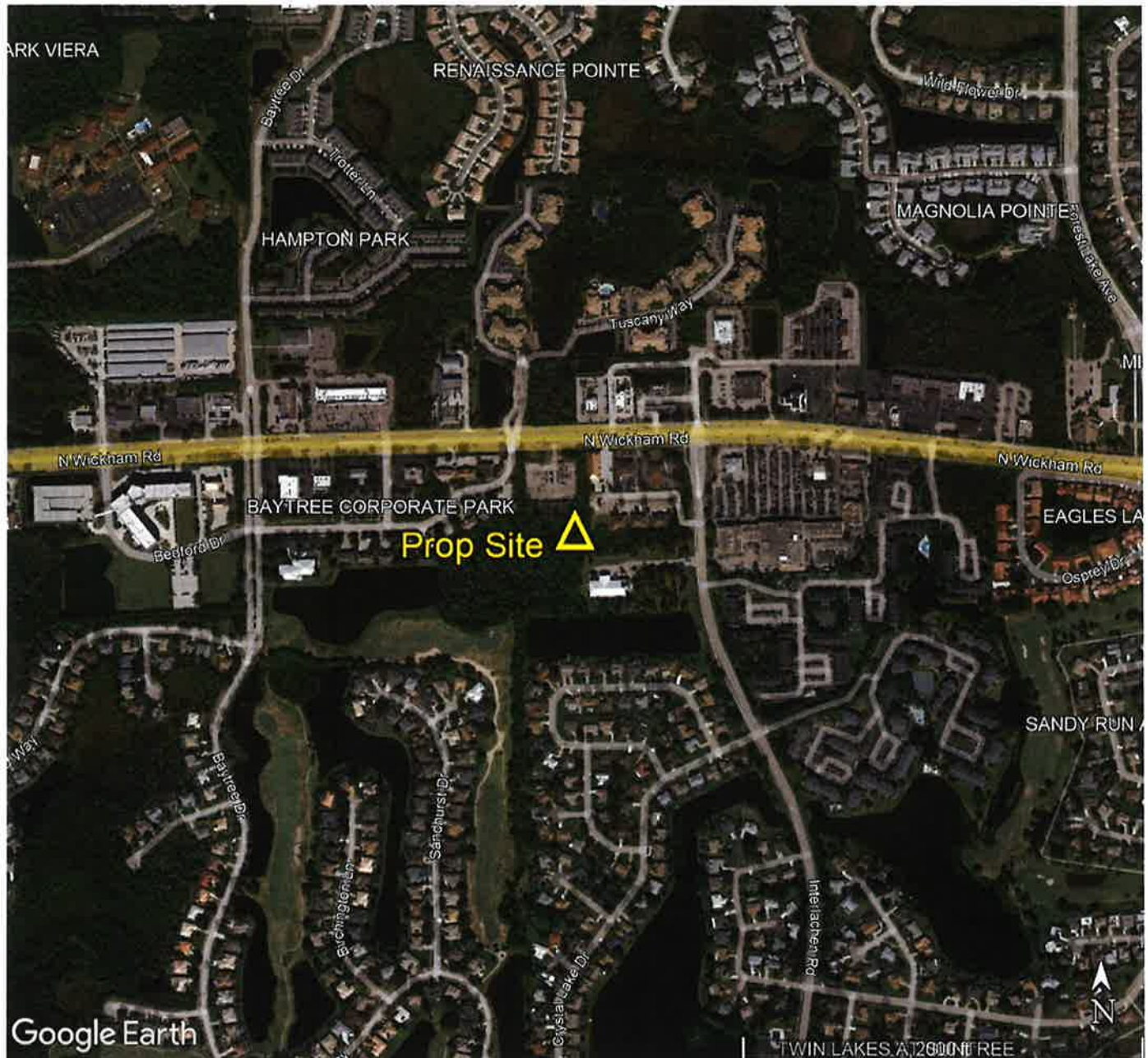


Figure 1 – Google Map of Proposed Site Location



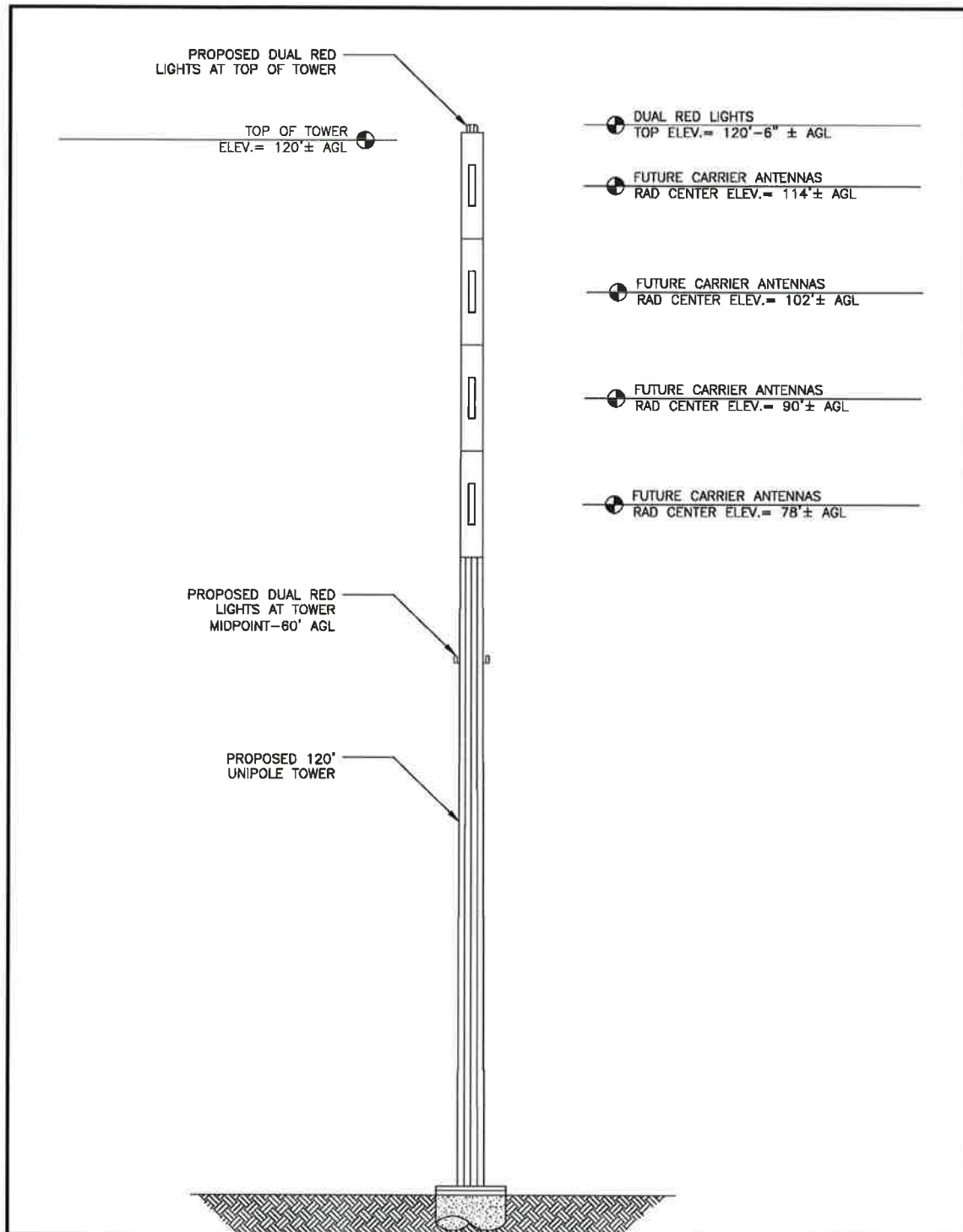


Figure 3 – Elevation Sketch of Proposed Monopole Tower

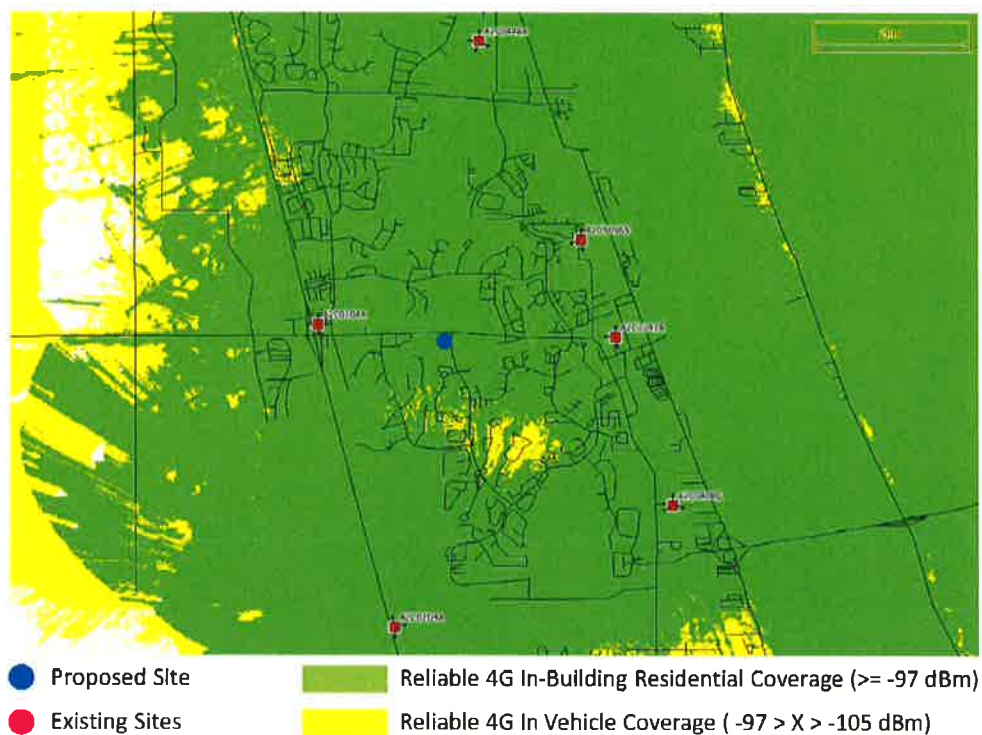


Figure 4 – Existing T-Mobile Coverage

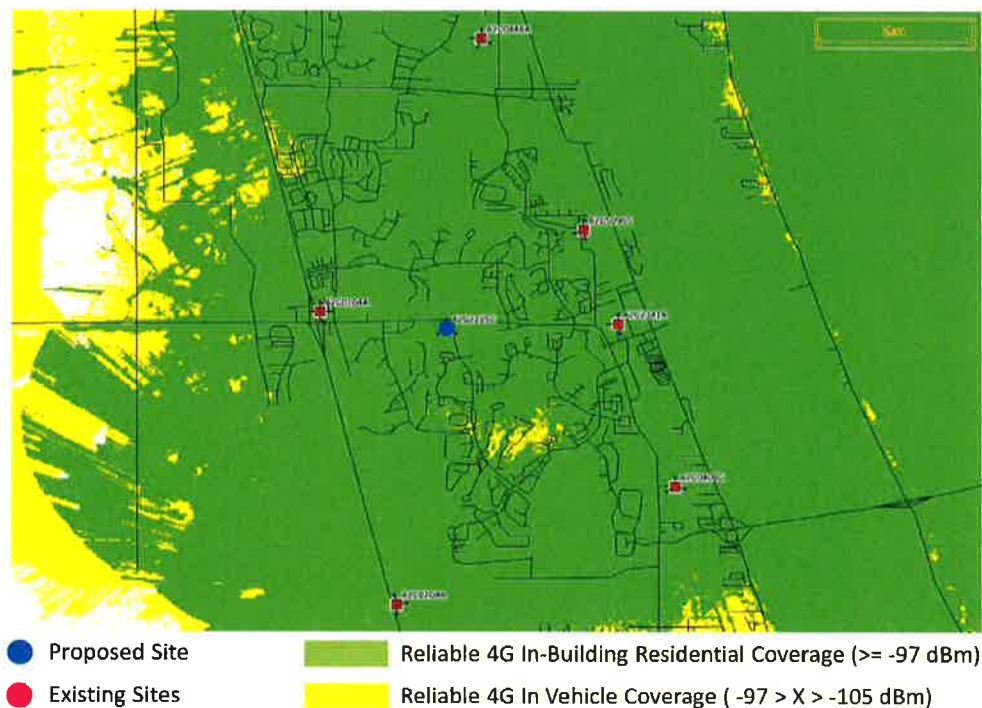


Figure 5 – Proposed T-Mobile Coverage

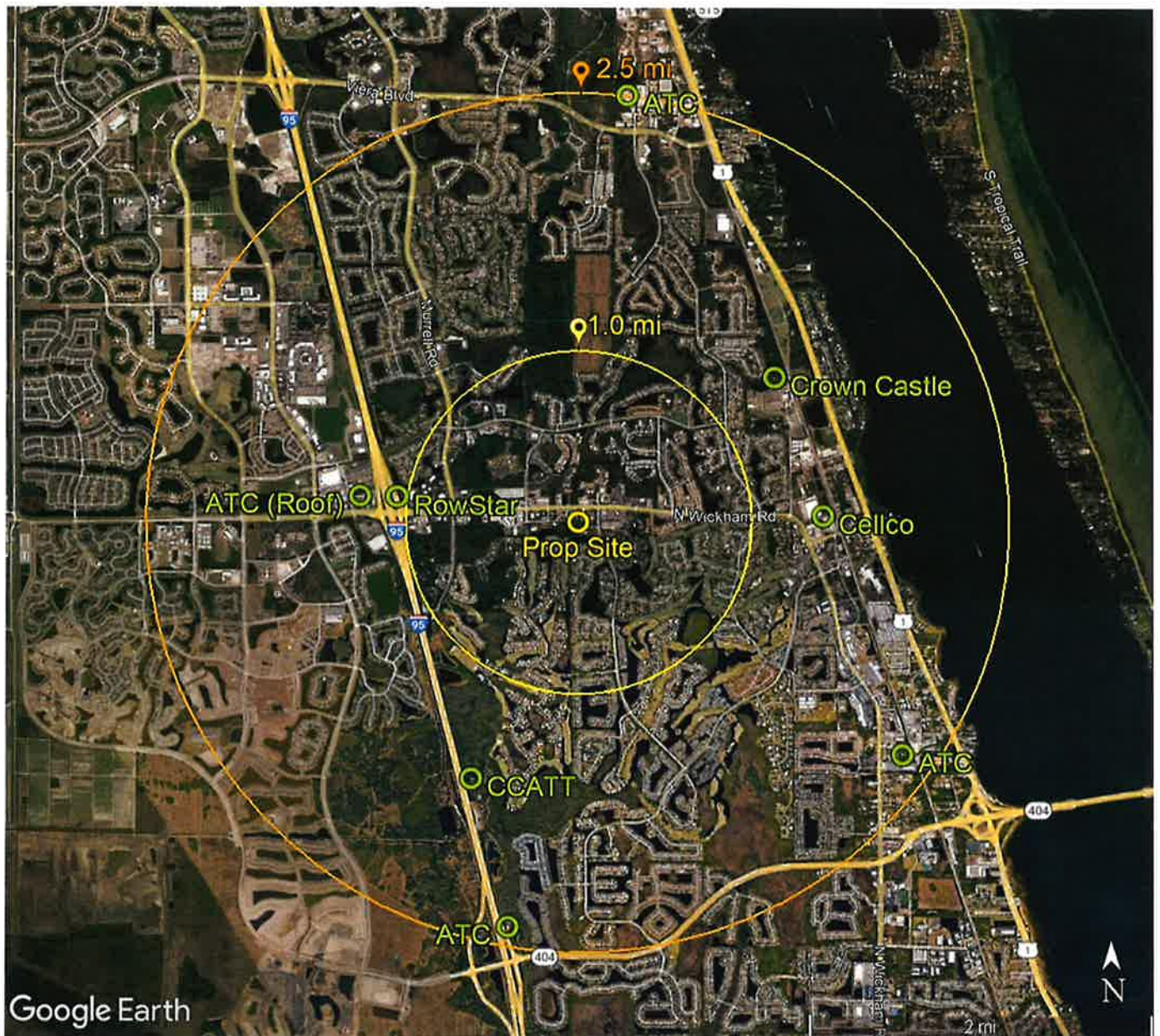


Figure 6 – Proposed Site and Nearby Existing Wireless Sites

FL224 Wickham Road East Site Narrative

Gulfstream Towers is proposing to build a 120' tall unipole tower and equipment compound. The tower and equipment will be located within a 55' x 110' lease area. Within the lease area will be perimeter landscaping around a 25' x 80' opaque wooden fenced compound, a parking space, and a transformer for electrical service. Within the fenced compound will be an electrical service rack for power for each carrier on the tower, and a telco box for fiber connections. The 120' unipole tower will be centered within the fenced compound, and will be surrounded by carrier equipment. The carrier equipment will be installed at a later date, under a separate permit. The tower will utilize breakpoint technology, and will be designed with a 60' fall zone.

The 120' tall unipole tower will be lit per federal government standards. It will have red lights at the tower midpoint, and a flashing strobe at the top. The lights will flash at a rate approved by the FAA. The tower lighting flashes will not exceed 20 flashes per minute, per the Brevard County Land Development Code. (Sec. 62-2422(4)(b))

The antennas and equipment located on the tower will not interfere with any public safety services, and will comply to the fullest extent possible with the rules, regulations, and guidelines of the FCC, and Brevard County Code (Sec. 62-2411). Each owner of an antenna, antenna array or application for a co-location shall demonstrate...compliance with "good engineering practices" as defined by the FCC in its rules and regulations...".

The tower will be designed to support multiple carriers. One carrier will be installing their equipment under separate permit once the CO of the tower permit is completed. The tower will support three more carriers, and they will install their equipment when the budget has been approved by their corporate office. When Gulfstream Towers applies for their permit, signed and sealed structural tower drawings will be submitted showing the capacity for the tower to support 4 carriers.

The electrical power for the site will be 120/240v. Each carrier will use a 200 amp service. The meter rack will have all of the proper signage as required by the electrical code and the Brevard County code. Each carrier has the option of installing a generator. Gulfstream Towers will not be installing a generator under their permit. The future generators (if installed) will meet the noise and electrical requirements of the Brevard County Code. Signs will be located every 20 feet and attached to the fence or wall and will display in large, bold, high contrast letters (minimum height of each letter 4 inches) the following: "HIGH VOLTAGE — DANGER."

In the event the tower becomes abandoned, it will be removed per the Brevard County Land Development Code. "Communication facilities and the equipment compound shall be removed, at the owner's expense, within 180 days of cessation of use". (Sec. 62-2407)

The tower owner shall maintain the tower per the Brevard County Code (Sec. 62-2423), which states " Every five years, the owner of any non-exempt tower and wireless communication facilities over 35 [feet] in height shall submit to the county building official a sealed statement from a registered professional engineer that the structure is sound. The certification shall be due by the end of the month upon each anniversary of the issuance of the building permit. If the report is not provided within 14 days after receipt of written notice by the CUP holder and

FL224 Wickham Road East Site Narrative

property owner, towers which have not been certified shall be considered dilapidated and shall be removed by the property owner. Subject to subsection 62-1953(4), if the property owner fails to remove the tower within 30 days after receiving notice to effect removal, the county shall have the right to remove such tower and impose a lien on the site which was the subject of the application.

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L11000090077

Entity Name: GULFSTREAM TOWERS, LLC

Current Principal Place of Business:

127 WEST FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789

Current Mailing Address:

127 WEST FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789 US

FEI Number: 45-2934028

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BURKHEAD, MICHAEL
127 WEST FAIRBANKS AVENUE, #469
WINTER PARK, FL 32789 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MICHAEL E. BURKHEAD

04/06/2023

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGR	Title	DPST
Name	BURKHEAD, MICHAEL	Name	BURKHEAD, MICHAEL
Address	127 WEST FAIRBANKS AVENUE, #469	Address	127 WEST FAIRBANKS AVENUE, #469
City-State-Zip:	WINTER PARK FL 32789	City-State-Zip:	WINTER PARK FL 32789

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAEL E. BURKHEAD

PRESIDENT

04/06/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

SITE LEASE AGREEMENT

This Site Lease Agreement ("Agreement") is entered into on March 23rd, 2022, between Christ Episcopal Church of Suntree-Viera, Inc., a Florida not-for-profit corporation ("LESSOR") and Gulfstream Towers, LLC, a Florida limited liability company ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

For good and valuable consideration in the amount of \$10.00, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Site. LESSOR is the owner of a parcel of land located at 190 Interlachen Road, Brevard County, Florida, Parcel ID: 26-36-14-29-27.A, as more particularly described in **Exhibit A** annexed hereto (the "Land"). LESSOR leases to LESSEE and LESSEE leases from LESSOR, a portion of the Land consisting of approximately 6,050 square feet, together with non-exclusive easement(s) for reasonable access and utilities, as more particularly described in **Exhibit B** annexed hereto (the "Site").

2. Use. The Site will be used by LESSEE for the construction, installation, operation, maintenance, repair, replacement or removal of, at its expense, a communication tower facility and uses incidental thereto, including, without limitation, tower and foundation, antennas, cables, cabinets, shelters, utility equipment, conduit, back-up power sources (including generators and fuel storage tanks) and related fixtures ("Facilities"). LESSEE will use the Site and Facilities to sublease tower and ground space to wireless communication companies for their respective networks. LESSEE will have access to the Site 24 hours a day, 7 days a week, on foot or motor vehicle, over or along a non-exclusive access easement extending from the nearest public right-of-way to the Site. LESSEE'S non-exclusive utility easement(s) will provide for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along said easement(s) from the Site to a location determined by the servicing utility.

3. Term and Renewal. The initial term of this Agreement ("Initial Term") is 5 years and shall commence upon the date of execution by both Parties ("Commencement Date"). LESSEE shall have the right to extend this Agreement for 6 additional 5-year terms (each a "Renewal Term") on the same terms and conditions as set forth herein. This Agreement shall automatically renew for each successive Renewal Term unless LESSEE provides LESSOR written notice of the intention not to renew the Agreement at least 90 days prior to the expiration of the then current term.

4. Rent.

LESSOR agrees to provide to LESSEE certain documentation required by LESSEE in connection with the payment of rent, including without limitation; (a) documentation acceptable to LESSEE evidencing LESSOR's good and sufficient title to or interest in the Land; and (b) an IRS Form W-9 for any party to whom rent payments are to be made pursuant to this Agreement. Delivery of such documentation to LESSEE shall be a prerequisite for the payment of any rent by LESSEE and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rent payments until such documentation has been supplied to LESSEE as provided herein.

Within 15 days of obtaining an interest in the Land or this Agreement, any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall provide LESSEE with the requested documentation in the manner set forth in the preceding paragraph. Delivery of such documentation to LESSEE by any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rent payments to any assignee(s), transferee(s) or other successor(s) in interest to LESSOR until such documentation has been supplied to LESSEE as provided herein. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer.

5. Authority, Title and Quiet Enjoyment. LESSOR represents and warrants to LESSEE, as of the Commencement Date of this Agreement and throughout the Initial Term and each Renewal Term that; (a) LESSOR has full right, power and authority to enter into, execute and perform this Agreement and that no consent from any other person or entity is necessary; (b) LESSOR has good and unencumbered fee title to the Land, free and clear of any liens, judgments or impediments of title; (c) there are no covenants,

easements or restrictions which would adversely affect or prevent the use of the Site by LESSEE; (d) the execution and performance of this Agreement will not violate any laws, ordinances, covenants, or the provisions of any other agreement binding on LESSOR; (e) LESSEE may obtain title insurance on its interest in the Site and LESSOR agrees to execute such documents as the title company may reasonably require in connection therewith; (f) LESSEE is entitled to access the Site at all times and to the quiet enjoyment of the Site so long as LESSEE is not in default beyond the expiration of any applicable grace or cure period; and (g) LESSOR shall not have unsupervised access to the Site or to the Facilities.

6. Assignment and Subleasing. LESSEE shall have the right to assign or otherwise transfer this Agreement upon written notice to LESSOR, provided, however, that the proposed assignee is in the primary business of operating communication tower facilities, is of equal or better financial condition than LESSEE (as can be reasonably determined and in good faith) and the proposed assignee assumes all of LESSEE'S obligations herein. Upon such assignment, LESSEE shall be relieved of all liabilities and obligations hereunder and LESSOR shall look solely to the assignee for performance under this Agreement.

LESSEE shall have the right to sublease the Site upon written notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties thereto.

LESSOR and LESSEE shall have the right, upon written notice to the other, to grant a security interest in this Agreement (in regards to LESSEE, the Facilities) and may collaterally assign this Agreement (in regards to LESSEE, the Facilities) to any mortgagees or holders of security interests, including their successors or assigns (collectively "Secured Parties"). In such event, LESSOR and LESSEE shall execute such consent to leasehold financing as may be required by Secured Parties.

7. Notices. All notices, requests, demands and other communications shall be in writing and are effective 3 days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by overnight delivery via a nationally recognized courier to the address set forth below. LESSOR and LESSEE may from time to time designate any other address for this purpose by providing written notice to the other Party.

LESSEE: Gulfstream Towers, LLC
127 W. Fairbanks Avenue, #469
Winter Park, FL 32789

LESSOR: Christ Episcopal Church
190 Interlachen Road
Melbourne, FL 32940

8. Improvements, Maintenance and Removal. LESSEE may, at its expense, make such improvements at the Site, as it deems necessary from time to time for the operation of the Facilities. LESSEE shall have the right to replace, repair, add or otherwise modify the Facilities or any portion thereof at any time during the term of this Agreement. LESSEE shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. All improvements shall be at the discretion and option of LESSEE and LESSOR acknowledges that it will neither interfere with any aspects of construction nor attempt to direct construction personnel as to the method of installation of the Facilities. LESSEE'S Facilities shall remain the exclusive personal property of LESSEE and shall not be considered fixtures. LESSOR hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Facilities and improvements or any portion thereof. LESSEE shall have the right to remove the Facilities and improvements at any time during the term of this Agreement and upon expiration or termination thereof.

LESSEE shall, at its expense, maintain the Facilities and any other improvements installed by LESSEE at the Site, in proper operating and reasonably safe condition; provided, however if any such repair or maintenance is required due to the acts of LESSOR, its agents, invitees, or employees, LESSOR shall reimburse LESSEE for the reasonable costs incurred by LESSEE to restore the damaged areas to the condition which existed immediately prior thereto.

LESSEE, within 180 days of expiration or termination of this Agreement, will remove its Facilities and improvements (including footings to 2-feet below grade) and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss. If such time for removal causes LESSEE to remain on the Site after expiration or termination of this

Agreement, LESSEE shall pay rent at the then existing monthly rate until such time as the removal of the Facilities are complete.

9. Government Approvals. LESSEE's ability to use the Site is contingent upon LESSEE obtaining all required zoning approvals, permits and other approvals (collectively "Approvals") that may be required by any governmental authority. LESSOR shall cooperate with LESSEE in its effort to obtain such Approvals and shall take no action which would adversely affect the status of the Land or Site with respect to the proposed use thereof by LESSEE. In the event that (a) any applications for such Approvals should be finally rejected; (b) any Approvals issued to LESSEE are canceled, expires, lapses, or is otherwise withdrawn or terminated by any governmental authority; (c) LESSEE determines that such Approvals may not be obtained in a timely manner; (d) LESSEE determines that the Site is no longer technically compatible for its use; or (e) LESSEE, in its sole discretion, determines that it will be unable to use the Site for its intended purposes, LESSEE shall have the right to terminate this Agreement by providing written notice to LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. All rent paid to said termination date shall be retained by LESSOR, unless such termination is due to LESSOR'S failure of proper ownership or authority, or such termination is a result of LESSOR'S default.

10. Interference. LESSEE will not install or allow any equipment to be installed that causes interference to any equipment of LESSOR which existed on the Land prior to the Commencement Date of this Agreement. In the event any after-installed equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE shall take all reasonable steps necessary to correct and eliminate the interference, including but not limited to, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment so long as LESSEE is making a good faith effort to remedy the interference issue. Likewise, LESSOR will not install or allow any equipment to be installed that causes interference to any then existing equipment of LESSEE or its sublessees. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Section and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance and/or the right to terminate this Agreement immediately upon written notice.

11. Utilities. LESSEE shall have the right to install utilities on the Site or improve the present utilities on the Land for its proposed use. LESSEE will pay for all utilities used by it at the Site. LESSOR agrees to cooperate with LESSEE in LESSEE'S efforts to obtain utilities from any location provided by the servicing utility, including signing any easement or other instrument reasonably required by the servicing utility at no cost to the LESSEE.

12. Default and Remedies. If either Party is in default under this Agreement for a period of (a) 15 days following receipt of notice from the non-defaulting Party with respect to a default which may be cured solely by the payment of money, or (b) 30 days following receipt of notice from the non-defaulting Party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting Party may pursue any remedies available to it against the defaulting Party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30-day period, this Agreement may not be terminated if the defaulting Party commences action to cure the default within such 30-day period and thereafter continuously and diligently pursues the cure to completion.

Upon a default, the non-defaulting Party may at its option, but without obligation to do so, perform the defaulting Party's duty or obligation on the defaulting Party's behalf. The reasonable and actual costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party within 30 days following receipt of an invoice. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the laws or judicial proceedings of the State of Florida. Notwithstanding the foregoing, if LESSOR does not pay LESSEE in full, within 30 days of its receipt of an invoice setting

forth the amount due from LESSOR, LESSEE may offset the amount due against all fees due and owing to LESSOR until the full amount is fully reimbursed to LESSEE.

13. Indemnity. Each Party shall indemnify and hold the other harmless against any and all claims, damages, costs and expenses (including reasonable attorney's fees) resulting from or arising out of the ownership, use and/or occupancy of the Site by the indemnifying Party, its employees, agents, contractors, licensees, tenants and/or subtenants, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, agents, contractors, licensees, tenants and/or subtenants. LESSEE shall not be responsible to LESSOR, or any third party, for any claims, damages, costs or expenses (including fines and penalties) attributable to any pre-existing violations of applicable codes, statutes or other regulations governing the Land. The indemnity obligations under this Section will survive termination of this Agreement.

14. Insurance. LESSEE will maintain commercial general liability insurance, with limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage liability. Each Party hereby releases the other from liability and waives its right of recovery against the other (and their successors or assigns) for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither Party's insurance company shall have a subrogated claim against the other.

15. Subordination and Non-Disturbance. This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. However, within 60 days of full execution of this Agreement, LESSOR will obtain a non-disturbance agreement reasonably acceptable to LESSEE from the holder of any such mortgage or deed of trust, failing of which, LESSEE may terminate this Agreement by providing written notice to LESSOR.

16. Taxes. LESSEE will be responsible for payment of all personal property taxes, real property taxes or other fees and assessments directly attributed to and arising solely from its use of the Site during the term of this Agreement. LESSEE will pay LESSOR any such increase in personal property taxes, real property taxes or other fees and assessments within 60 days after receipt of satisfactory documentation indicating LESSEE'S share of such assessment and payment by LESSOR.

LESSOR will pay when due all other personal property taxes, real property taxes or other fees and assessments attributable to the Land, on which the Site is located. In the event that LESSOR fails to pay any such personal property taxes, real property taxes or other fees and assessments, LESSEE shall have the right, but not the obligation, to pay such owed amounts and deduct them from rent amounts due under this Agreement. If LESSOR receives notice of any personal property taxes, real property taxes or other fees and assessments against LESSOR, which may affect LESSEE and is directly attributable to LESSEE'S use of the Site, LESSOR shall provide timely notice of the assessment to LESSEE sufficient to allow LESSEE to consent to or challenge such assessment, whether in a court, administrative proceeding, or other venue, on behalf of LESSOR and/or LESSEE. Further, LESSOR shall provide to LESSEE any and all documentation associated with such assessment and shall execute any and all documents reasonably necessary to effectuate the intent of this Section.

17. Hazardous Substances. LESSOR represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Land that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. LESSOR and LESSEE will not introduce or use any such Hazardous Substance on the Land in violation of any applicable law. Each Party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence of any Hazardous Substances on the Land or the migration of any Hazardous Substance to other land or the release of any Hazardous Substance into the environment, that relate to or arise from the indemnitor's activities on the Land. The indemnifications in this Section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section shall survive the termination or expiration of this Agreement.

18. Rights Upon Sale. LESSOR may not, during the term of this Agreement (i) sell or otherwise transfer to a third party all or any portion of the Land or (ii) grant to a third party by easement or other legal instrument an interest in all or any portion of the Land for the purpose of owning, leasing, licensing, operating, maintaining or managing communications facilities and/or the leases, licenses, agreements and easements used in connection therewith. Notwithstanding the foregoing, LESSOR may, during the term of this Agreement (i) sell or otherwise transfer to a third party all or any portion of the Land or (ii) grant to a third party by easement or other legal instrument an interest in all or any portion of the Land, with or without an assignment of this Agreement to such third party, provided that such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement.

19. Right of First Refusal. If at any time during the term of this Agreement, LESSOR receives a bona fide written offer from a third party (the "Offer") to sell, assign, convey, lease, factor or otherwise transfer or create any interest in the current or future rent, this Agreement, the Site, or any portion thereof, which LESSOR desires to accept, LESSOR shall first give LESSEE written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving LESSEE the right to acquire the interest described in the Offer on the terms set forth in the Offer. LESSEE shall have a period of thirty (30) days after receipt of LESSOR'S notice and terms to exercise LESSEE'S right of first refusal by notifying LESSOR in writing. If LESSEE has not exercised its right of first refusal in writing to LESSOR within such thirty (30) day period, the terms of the Offer will be deemed rejected. Any action taken by LESSOR as part of a scheme or contrivance to circumvent the intent of this Section will cause the monthly rent payable to LESSOR or its successors or assigns to be reduced by fifty percent (50%) for all terms remaining under this Agreement.

20. Casualty. If the Site or Facilities are destroyed or damaged so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement upon 15 days prior written notice to LESSOR and all rights and obligations of the Parties shall cease. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. If LESSEE elects to continue this Agreement, then all rent shall abate until the Site or Facilities are restored to the condition existing immediately prior to such damage or destruction.

21. Condemnation. In the event of a condemnation of all or any portion of the Site or Facilities so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement within 15 days of the date the condemning authority takes title or possession, whichever occurs first. LESSEE may, on its own behalf, make a claim in any condemnation proceeding involving the Site for losses related to the Facilities, its relocation costs, its damages and its leasehold interest. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement.

22. Miscellaneous. (a) This Agreement shall be binding upon and inure to the benefit of the Parties, their respective heirs, successors, executors, administrators and assigns; (b) this Agreement is governed by the laws of the State of Florida; (c) Lessee may record a Memorandum of this Agreement in the form of Exhibit C annexed hereto; (d) this Agreement (including the Exhibits) constitutes the entire agreement between the Parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the Parties. Any amendments to this Agreement must be in writing and executed by both Parties; (e) in the event any provision of this Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement; (f) the failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement, shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity; (g) the prevailing Party in any action or

Site Number: FL224
Site Name: Suntree Center

proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing Party; (h) this Agreement is not and shall not be binding on either Party until and unless it is fully executed by both Parties; and (i) this Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

LESSOR:

Christ Episcopal Church of Suntree-Viera, Inc., a Florida not-for-profit corporation

By: Cynthia P. Brust
Name: The Rev. Cynthia P. Brust
Title: Rector

LESSEE:

Gulfstream Towers, LLC, a Florida limited liability company

By: MR Bull
Name: Michael Burkhead
Title: Manager

Attach:

Exhibit A – Description of Land

Exhibit B – Description of Site

Exhibit C – Memorandum of Site Lease Agreement

Site Number: FL224
Site Name: Suntree Center

EXHIBIT A

Description of Land

Site situated in the County of Brevard, State of Florida, commonly described as follows:

Tract 27A, SUNTREE CENTER, according to the plat thereof, as recorded in Plat Book 34, at Pages 23 and 24, Public Records of Brevard County, Florida.

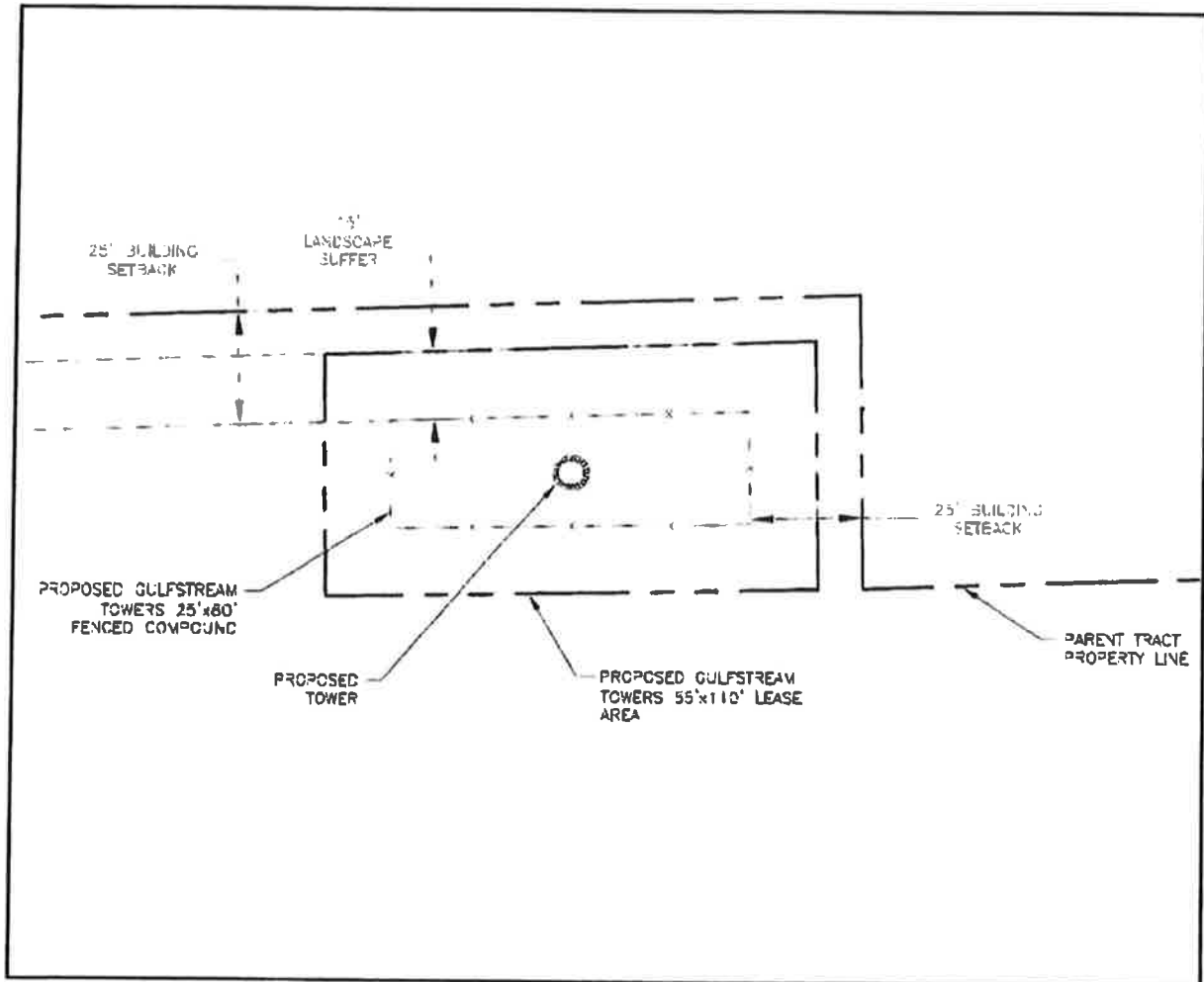
Site Number: FL224
Site Name: Suntree Center

EXHIBIT B

Description of Site

Site situated in the County of Brevard, State of Florida, commonly described as follows:

A 55' x 110' (6,050sf) portion of the Land described in Exhibit A, plus easements for access and utilities. Legal descriptions from survey to replace this Exhibit B.



Site Number: FL224
Site Name: Suntree Center

EXHIBIT C

Prepared by, return to:
Gulfstream Towers, LLC
127 W. Fairbanks Avenue, #469
Winter Park, FL 32789

MEMORANDUM OF SITE LEASE AGREEMENT

This Memorandum of Site Lease Agreement ("Memorandum") is entered into between Christ Episcopal Church of Suntree-Viera, Inc., a Florida not-for-profit corporation ("LESSOR") and Gulfstream Towers, LLC, a Florida limited liability company ("LESSEE"). LESSOR and LESSEE entered into a Site Lease Agreement ("Agreement") on _____, 2022, for the purpose of installing, operating and maintaining a communications tower facility and other improvements. The terms and conditions of which are set forth in the Agreement.

Such Agreement provides in part that LESSOR is the owner of a parcel of land ("Land") located in the County of Brevard, State of Florida, which is described in **Exhibit A** annexed hereto, and LESSOR leases to LESSEE a portion of the Land (the "Site"), together with non-exclusive easement(s) for access and utilities, which is described in **Exhibit B** annexed hereto. The initial term of the Agreement is 5 years, commencing on _____, 2022, and is subject to 6 additional 5-year terms by LESSEE.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the last date set forth below.

LESSOR:

Christ Episcopal Church of Suntree-Viera, Inc., a Florida not-for-profit corporation

By: _____
Name: _____
Title: _____

Witness: _____
Print Name: _____

LESSEE:

Gulfstream Towers, LLC, a Florida limited liability company

By: _____
Name: _____
Title: _____

Witness: _____
Print Name: _____

Attach:
Exhibit A – Description of Land
Exhibit B – Description of Site



127 W. Fairbanks Avenue
Box 469
Winter Park, FL 32789

Brevard County Planning & Development
2725 Judge Fran Jamleson Way
Building A, Room 114
Viera, FL 32940

Re: 190 Interlachen Road, Melbourne, FL 32940
Sec 62-2422(3)(b). General Development Standards

To whom it may concern,

The proposed 120' unipole tower at 190 Interlachen Road, Cocoa, FL 32940 will be designed for the (3) or more tenants in accordance with design criteria:

TIA-222-H

Design Wind Speed: 148 MPH (ultimate 3-sec gust), 115 MPH (nominal 3-sec gust)

Exposure Category: C

Risk Category: II

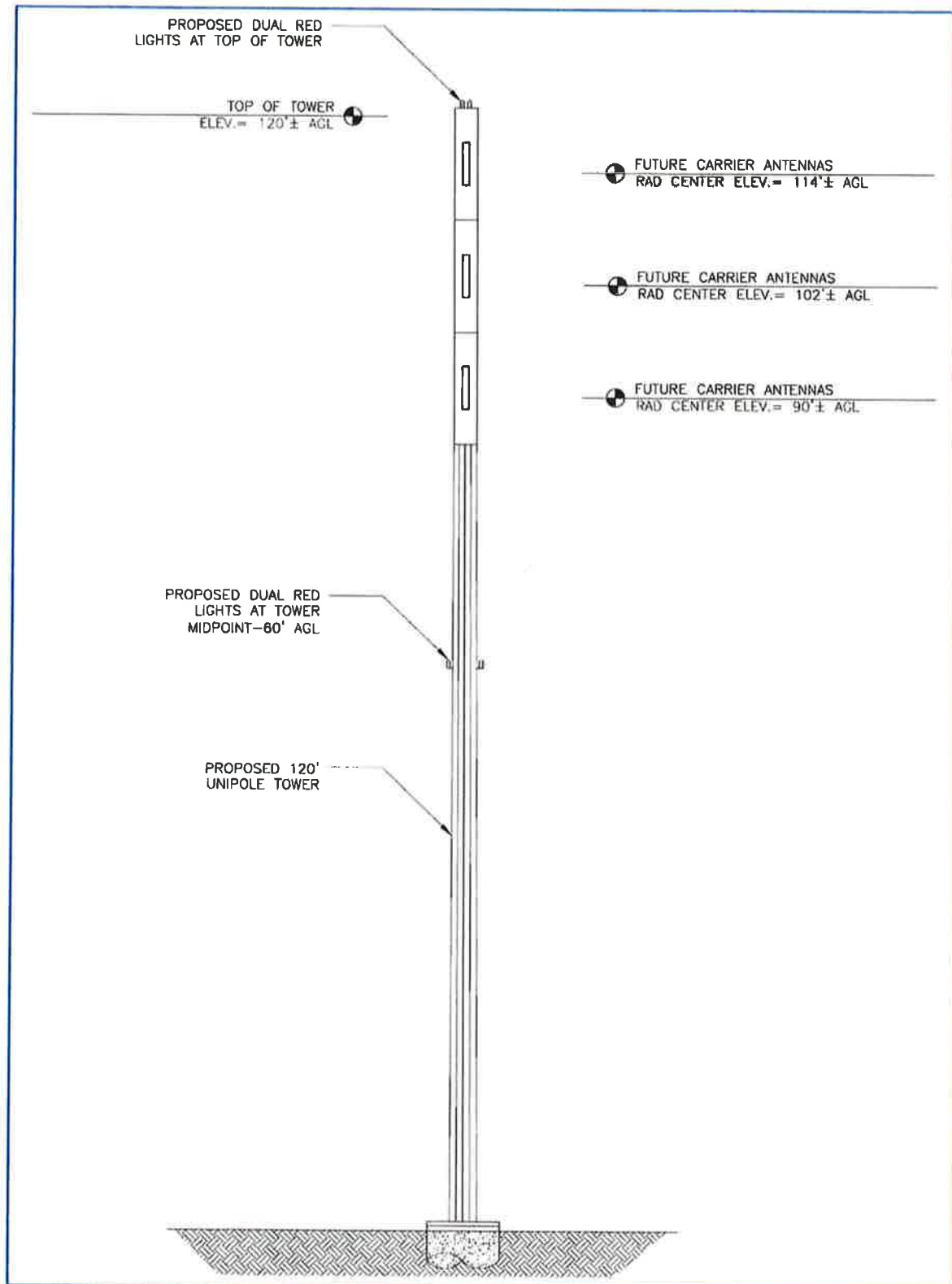
Kind regards,

A handwritten signature in blue ink that reads "Mike Burkhead".

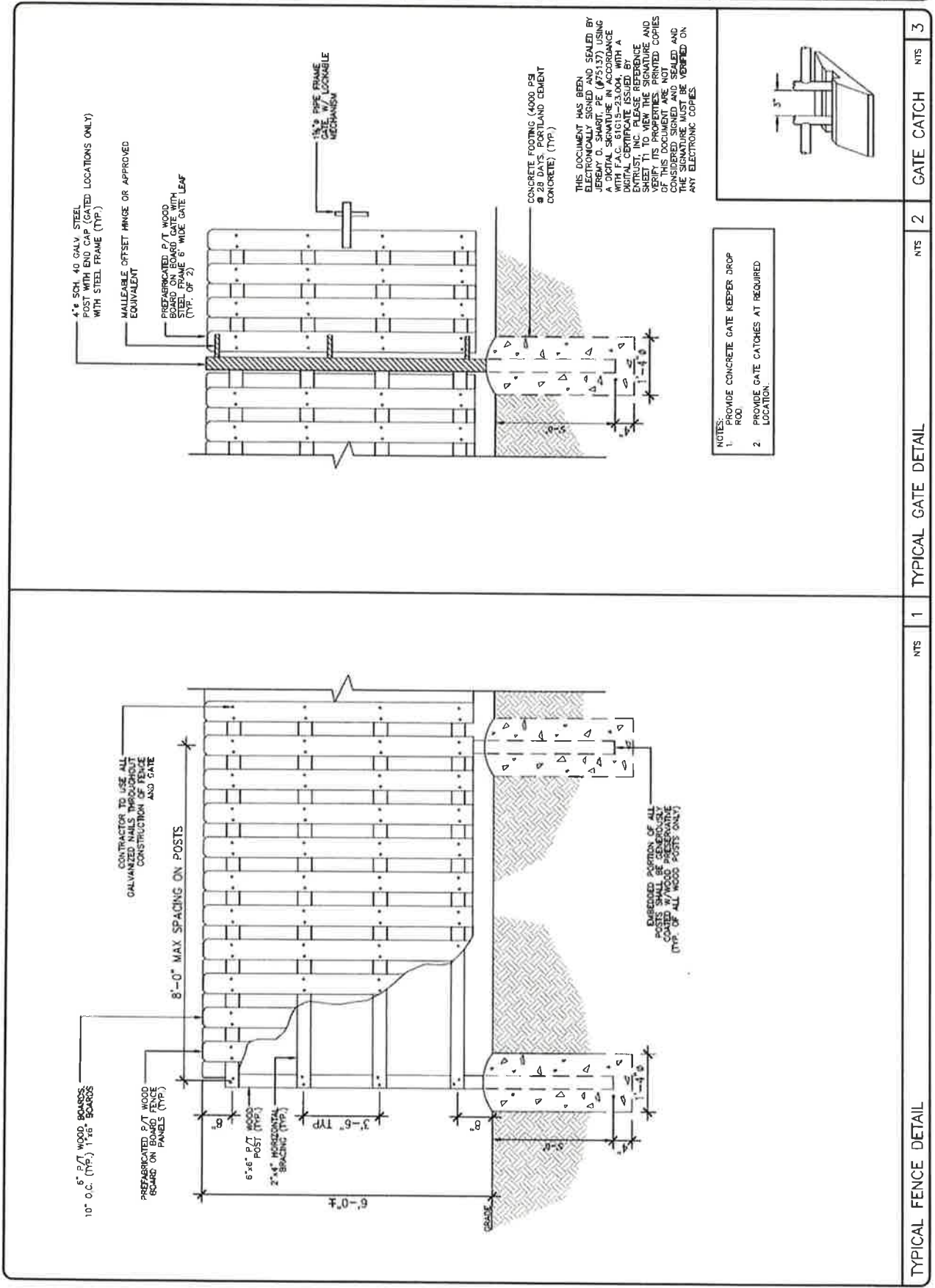
Mike Burkhead
(407) 617-0167
mike@gulfstreamtowers.com

GULFSTREAM TOWERS

127 W. Fairbanks Avenue
Box 469
Winter Park, FL 32789







REV.	DATE	DESCRIPTION	PERMIT
0	10/07/23		
PROJECT NO.: 22-0300			
DRAWN BY: R. LOMAROT			
CHECKED BY: R. LOMAROT			

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SHAW ENGINEERING GROUP, INC.
12076 N. BELCON PARKWAY
TAMPA, FLORIDA 33613
(813) 815-1423
CERTIFICATE OF AUTHORIZATION: 20043

J. D. SHARTT, P.E.
127 W. PARKWAY AVE., STE. 400
WINTER PARK, FLORIDA 32789

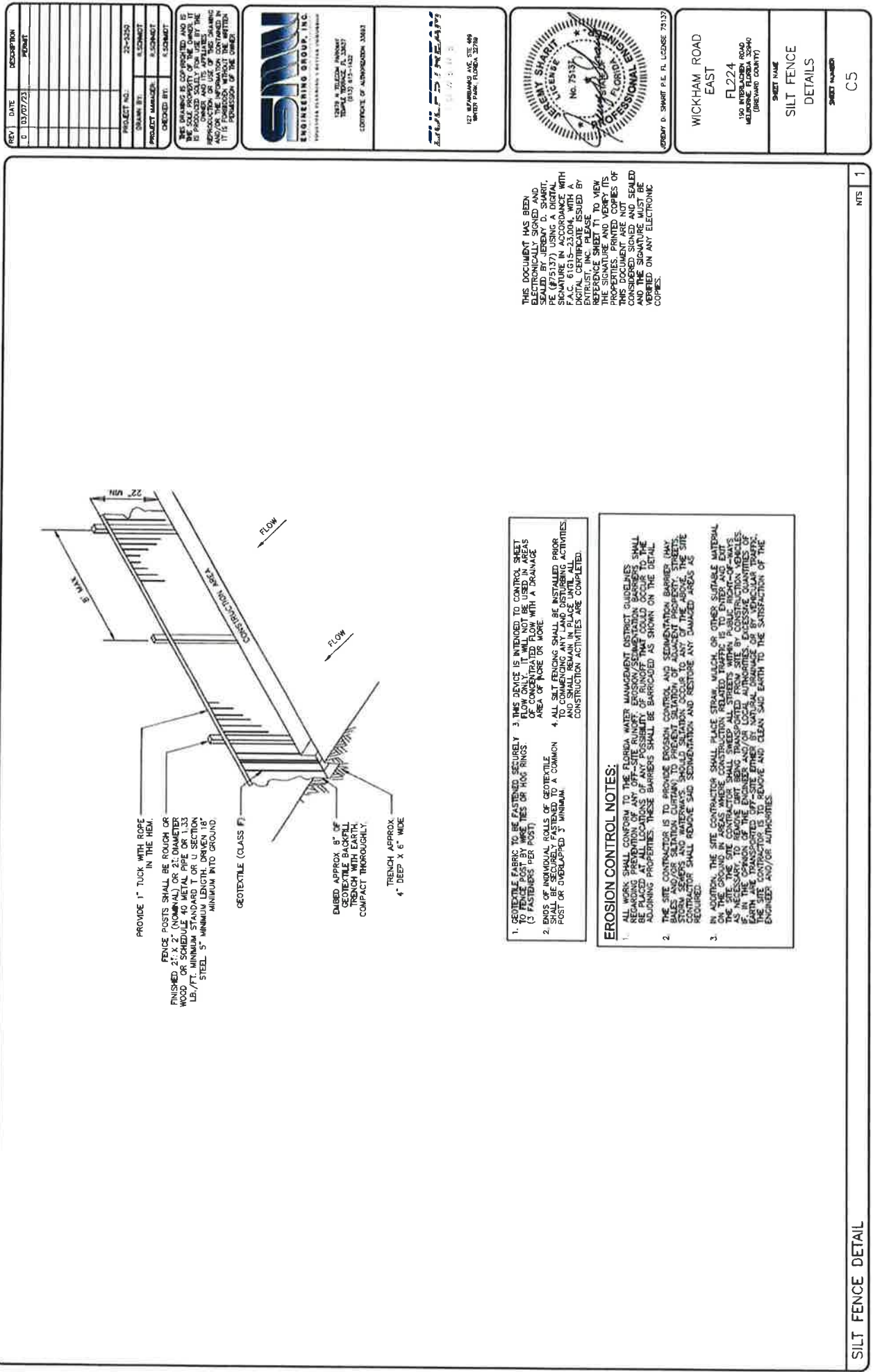
FLORIDA PROFESSIONAL ENGINEER
No. 75137

CREATED BY: J. D. SHARTT, P.E. FL. LICENSE #75137

WICKHAM ROAD EAST
FL224
100 W. PARKWAY ROAD
WINTER PARK, FLORIDA 32789
(BREVARD COUNTY)

SHEET NAME
FENCE & GATE DETAILS

SHEET NUMBER
C4



REV	DATE	DESCRIPTION
0	03/07/23	REVISION

PROJECT NO.	22-2255
DRAWN BY:	K. SCHMIDT
CHECKED BY:	K. SCHMIDT

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ENGINEERING GROUP, INC.
1307 S. WILSON AVENUE
TAMPA, FLORIDA 33607
(813) 873-1127
CERTIFICATE OF AUTHORIZATION 33682

FLUSTRATE
127 W. 10TH AVE. STE. 400
MIAMI BEACH, FLORIDA 33139

JEREMY SHARTT
No. 75137
PROFESSIONAL ENGINEER
FLORIDA

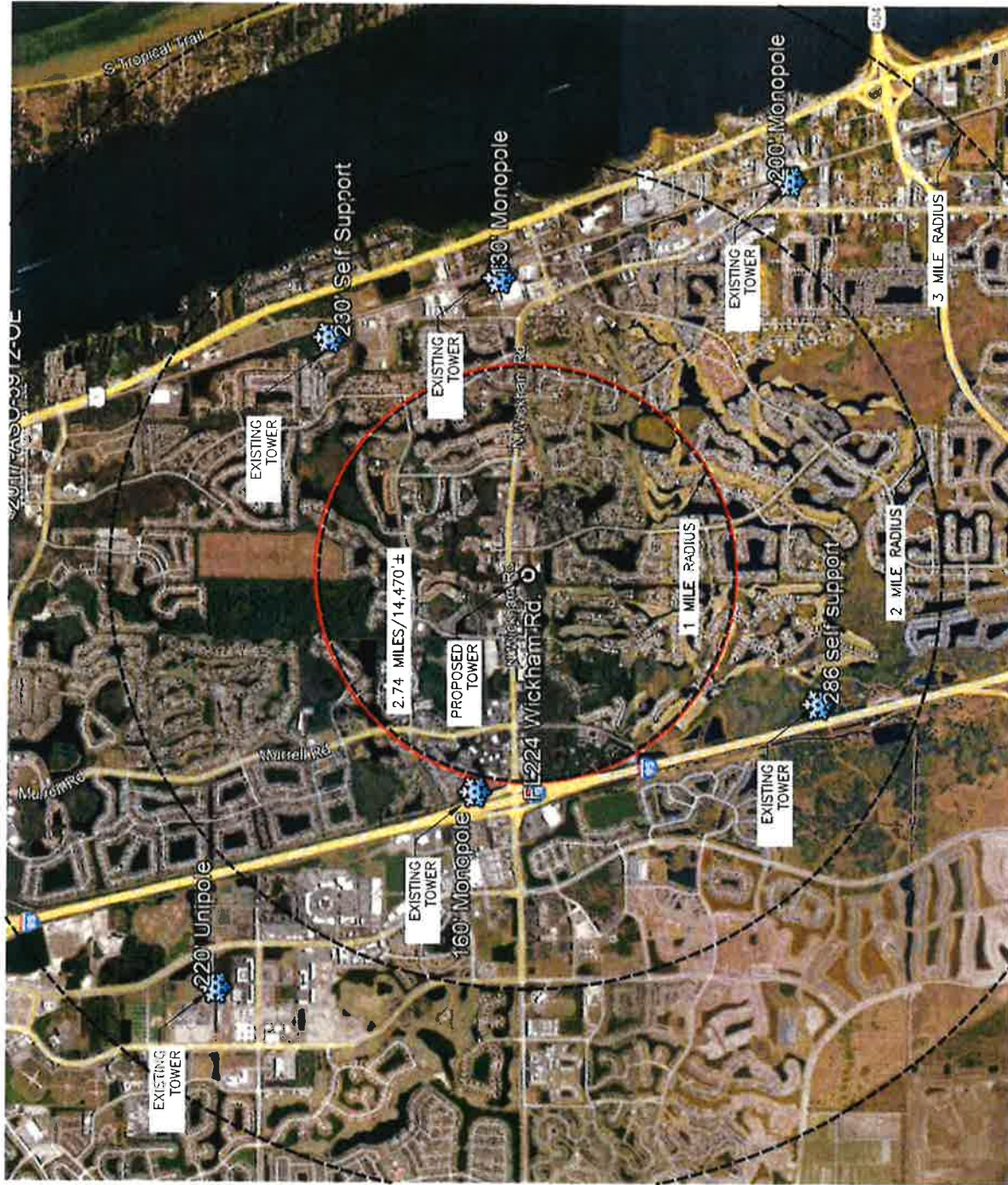
JEREMY D. SHARTT P.E. FL. LICENSE 75137

WICKHAM ROAD
EAST
FL224
190 INTERLACHEN ROAD
MIAMI BEACH, FLORIDA 33140
(BROWARD COUNTY)

SHEET NAME
SILT FENCE
DETAILS

SHEET NUMBER
C5

WICKHAM ROAD EAST	
190 INTERLACHEN ROAD MELBORNE, FLORIDA 32940 (BREVARD COUNTY)	
#FL224	
PROPOSED 120' UNIPOLE TOWER	
TOWERS	
LOCAL MAP	
VICINITY MAP	
APPROVALS	
DESIGN CRITERIA	
INDEX OF DRAWINGS	
PROPERTY OWNER	
CONSTRUCTION	
SITE ACQUISITION	
ZONING	
NETWORK	
OPERATIONS	
CONTRACTOR	
PROPERTY SUMMARY	
FOLD #:	
LATITUDE:	
LONGITUDE:	
ZONING JURISDICTION:	
DESIGN WIND SPEED:	
EXPOSURE CATEGORY:	
RISK CATEGORY:	
CONTACTS	
PROPERTY OWNER CONTACT:	
LANDLORD:	
ADDRESS:	
CITY, STATE, ZIP:	
TOWER OWNER:	
NAME:	
ADDRESS:	
CITY, STATE, ZIP:	
SHAW ENGINEERING GROUP INC. PROJECT MANAGER:	
CURTIS OCHOA	
813-610-5737	
APPLICABLE CODES	
THE CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) OVER THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.	
BUILDING CODE: FLORIDA BUILDING CODE (FBC), 7TH EDITION (2020).	
NATIONAL ELECTRICAL CODE: 2017 EDITION.	
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), 70	
MECHANICAL CODE: MECHANICAL CODE, 7TH EDITION.	
FIRE CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION.	
LIFE SAFETY CODE: NFPA-101-2018	
THE CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI)-308-R-16 REINFORCED CONCRETE STRUCTURES; AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)-14-16 STEEL ERECTORS' GUIDE TO THE DESIGN AND CONSTRUCTION OF STEEL STRUCTURES; AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE)-10-16 STRUCTURAL ANALYSIS OF BUILDINGS AND NON-BUILDING STRUCTURES; AMERICAN INSTITUTE OF TELECOMMUNICATIONS (AIT) 222-1 STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; TA-607-B, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.	
INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND SURFACE POTENTIAL DIFFERENCES; IEEE 1100 (2005) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.	
IEEE C62.41, GUIDE ON THE SURGE ENVIRONMENT IN LOW-VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").	
TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS; TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS; ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION.	
REV NO. DESCRIPTION	
0 03/07/23 PERMIT	
PROJECT NO. 22-1202	
DRAWN BY: R. SHAMUT	
PROJECT MANAGER: R. SHAMUT	
CHECKED BY: R. SHAMUT	
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SHAW ENGINEERING GROUP, INC. 127 W FAIRBANKS AVENUE SUITE 100 MELBORNE, FLORIDA 32940 (813) 610-5737 CERTIFICATE OF AUTHORIZATION 12061	
SHAW ENGINEERING GROUP, INC. 127 W FAIRBANKS AVENUE SUITE 100 MELBORNE, FLORIDA 32940 (813) 610-5737	
LEGATY SHARIT No. 75152 Professional Engineer Florida	
WICKHAM ROAD EAST FL224 190 INTERLACHEN ROAD MELBORNE, FLORIDA 32940 (BREVARD COUNTY) SHEET NAME	
TITLE SHEET SHEET NUMBER	
T1	



EXISTING TOWER LOCATIONS

GULFSTREAM
TOWERS

SITE NUMBER / NAME
FL224 / WICKHAM ROAD EAST



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-ASO-25731-OE

Issued Date: 11/09/2022

Michael Burkhead
Gulfstream Towers, LLC
127 W. Fairbanks Avenue
#469
Winter Park, FL 32789

**** 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 FL224
Location:	Melbourne, FL
Latitude:	28-13-46.06N NAD 83
Longitude:	80-42-02.69W
Heights:	32 feet site elevation (SE) 125 feet above ground level (AGL) 157 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.

This determination expires on 05/09/2024 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, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ASO-25731-OE.

Signature Control No: 540742998-560796189

(DNE)

Michael Blaich
Specialist

Attachment(s)
Frequency Data
Map(s)

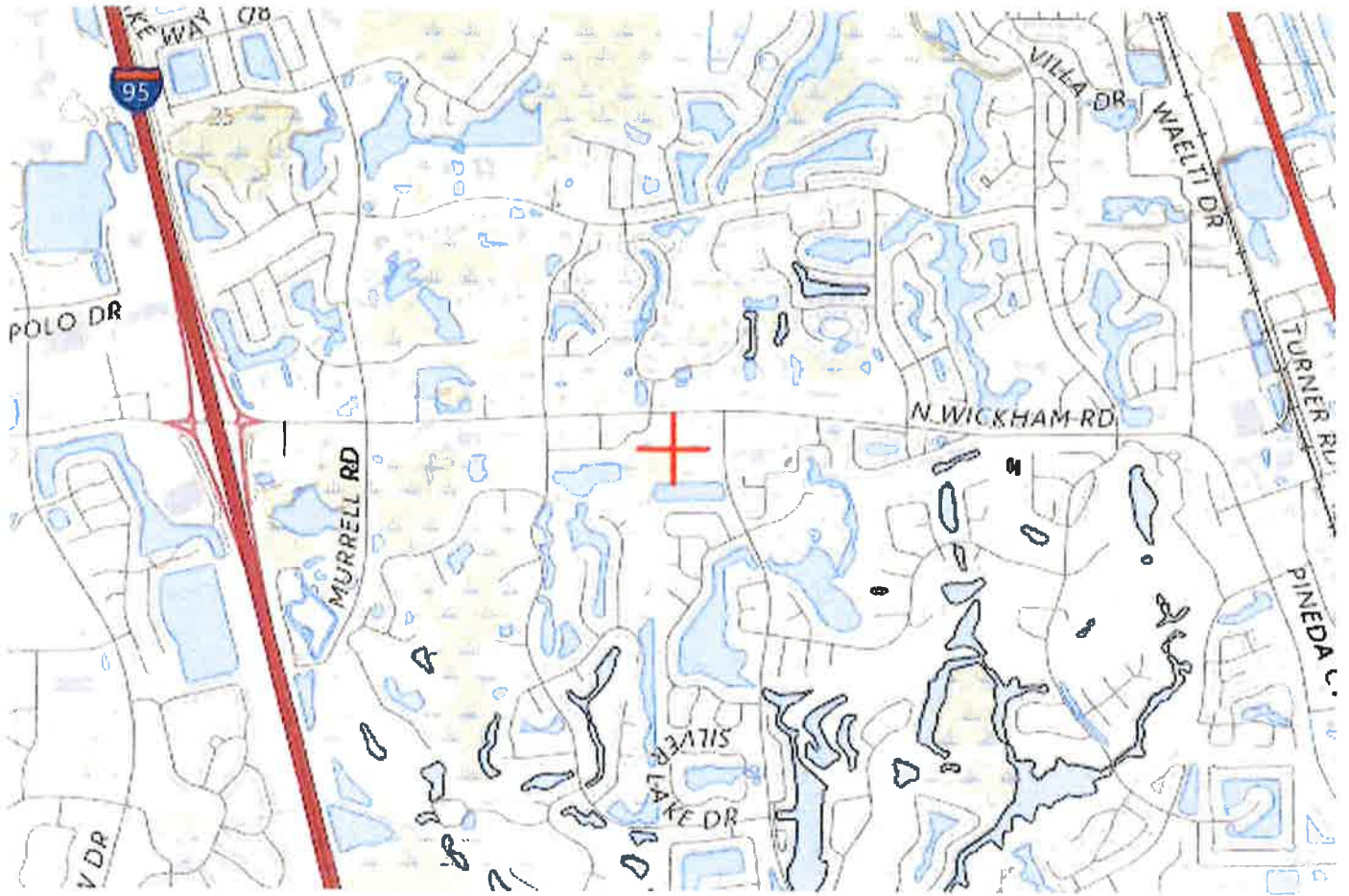
cc: FCC

Frequency Data for ASN 2022-ASO-25731-OE

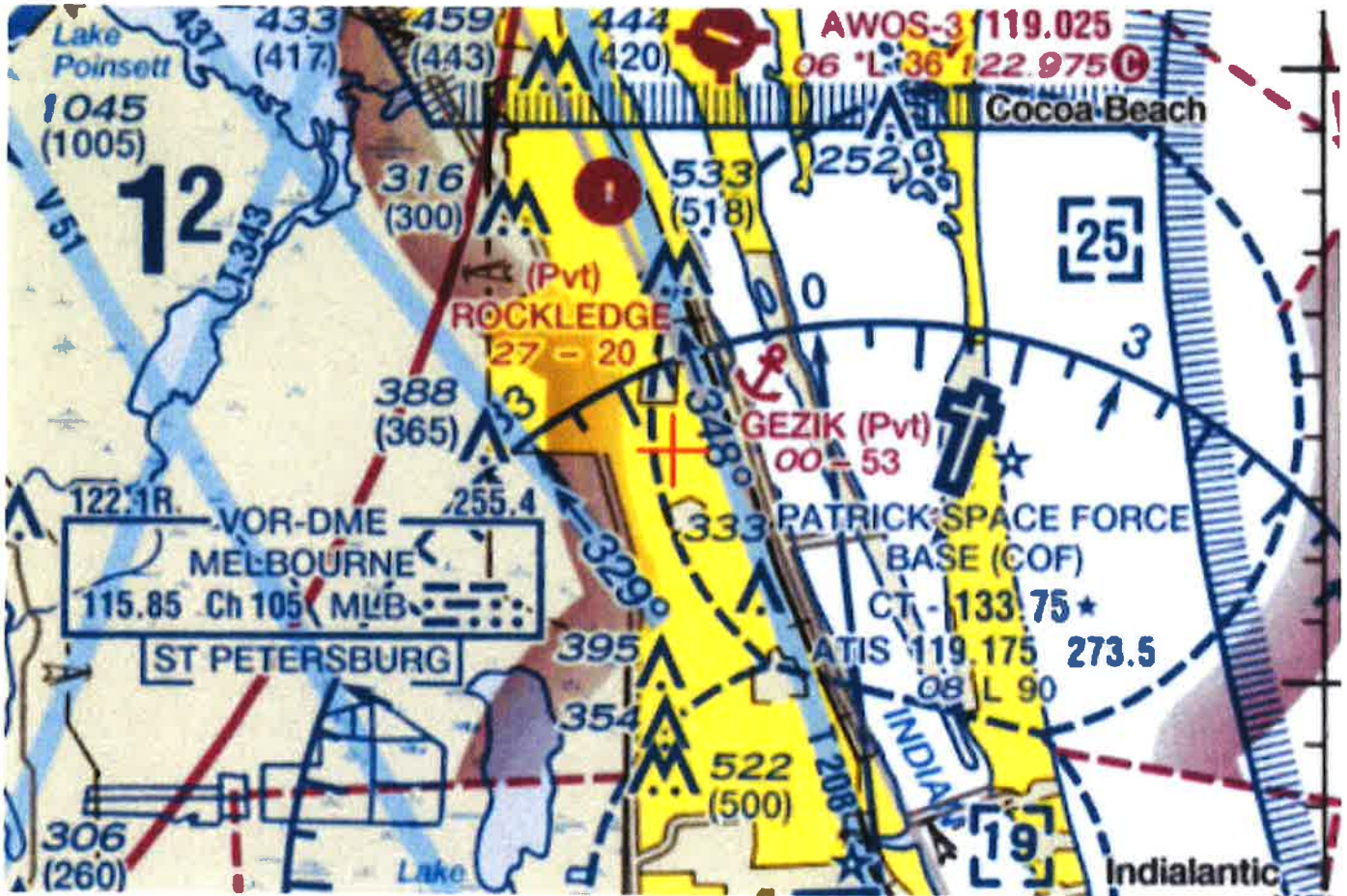
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
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

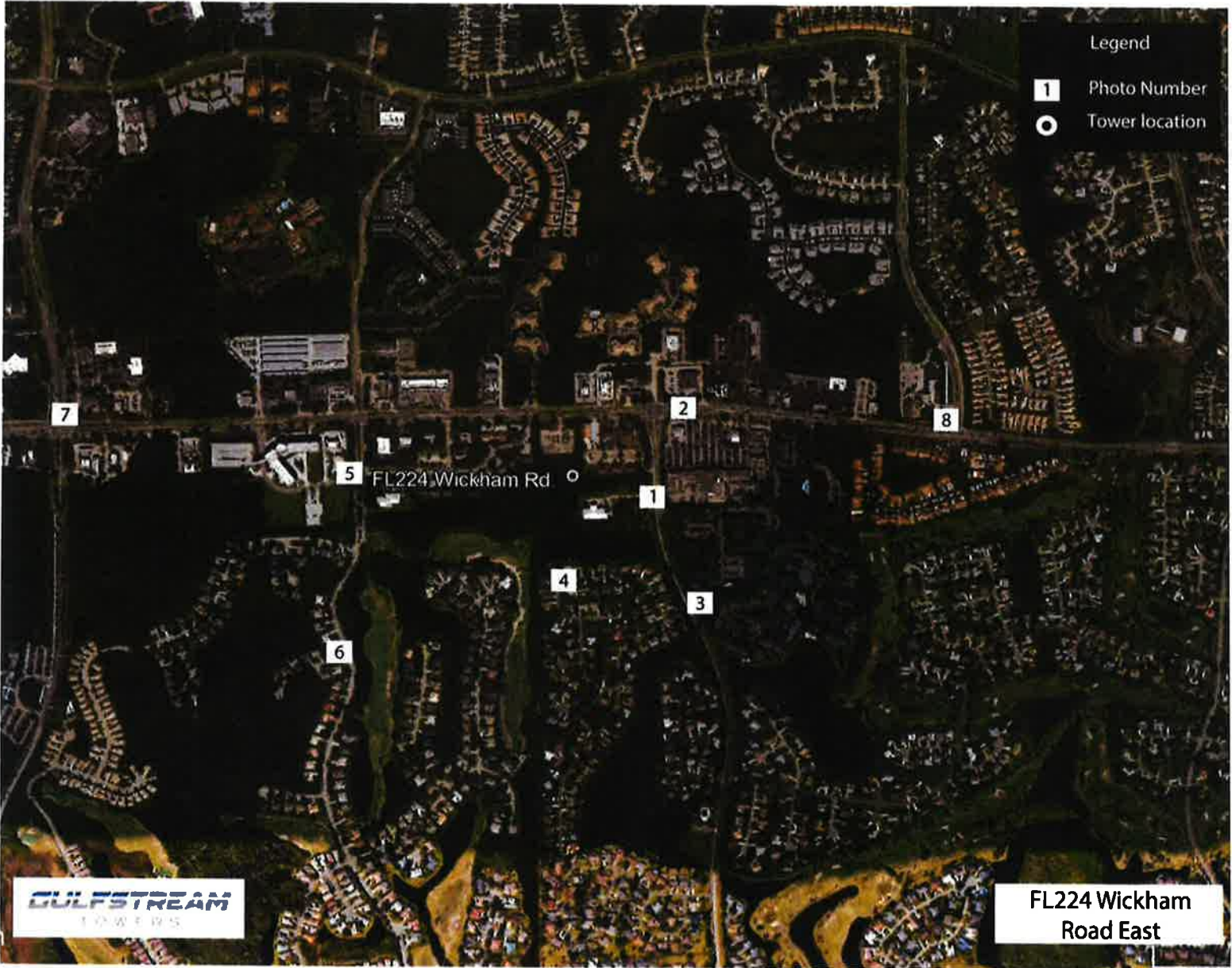


TOPO Map for ASN 2022-ASO-25731-OE



Sectional Map for ASN 2022-ASO-25731-OE





Legend

- 1 Photo Number
- Tower location

GULFSTREAM
TOWNS

FL224 Wickham
Road East



Proposed 120'
Unipole Tower

Gulfstream Towers
FL224 Wickham Road East
View 1
Looking northwest from
Interlatchen Road



Proposed 120'
Unipole Tower

Intrischen Rd

Gulfstream Towers
FL 224 Wickham Road East
View 2
Looking southwest from
the intersection of
Interlatchen Road and
Wickham Road




Proposed 120'
Unipole Tower

Gulfstream Towers
FL224 Wickham Road East
View 3
Looking northwest from
the intersection of
Interlatchen Road and
Crystal Lake Drive

A photograph of a residential property. In the foreground is a dark asphalt road. Behind it is a concrete driveway leading to a white garage with a dark roof. To the left of the driveway is a yellow fire hydrant and some landscaping. To the right is a landscaped area with small palm trees. In the background, there are more trees and a clear blue sky with some clouds. A thin line points from the text 'Proposed 120' Unipole Tower' to a point on the roofline of the building.

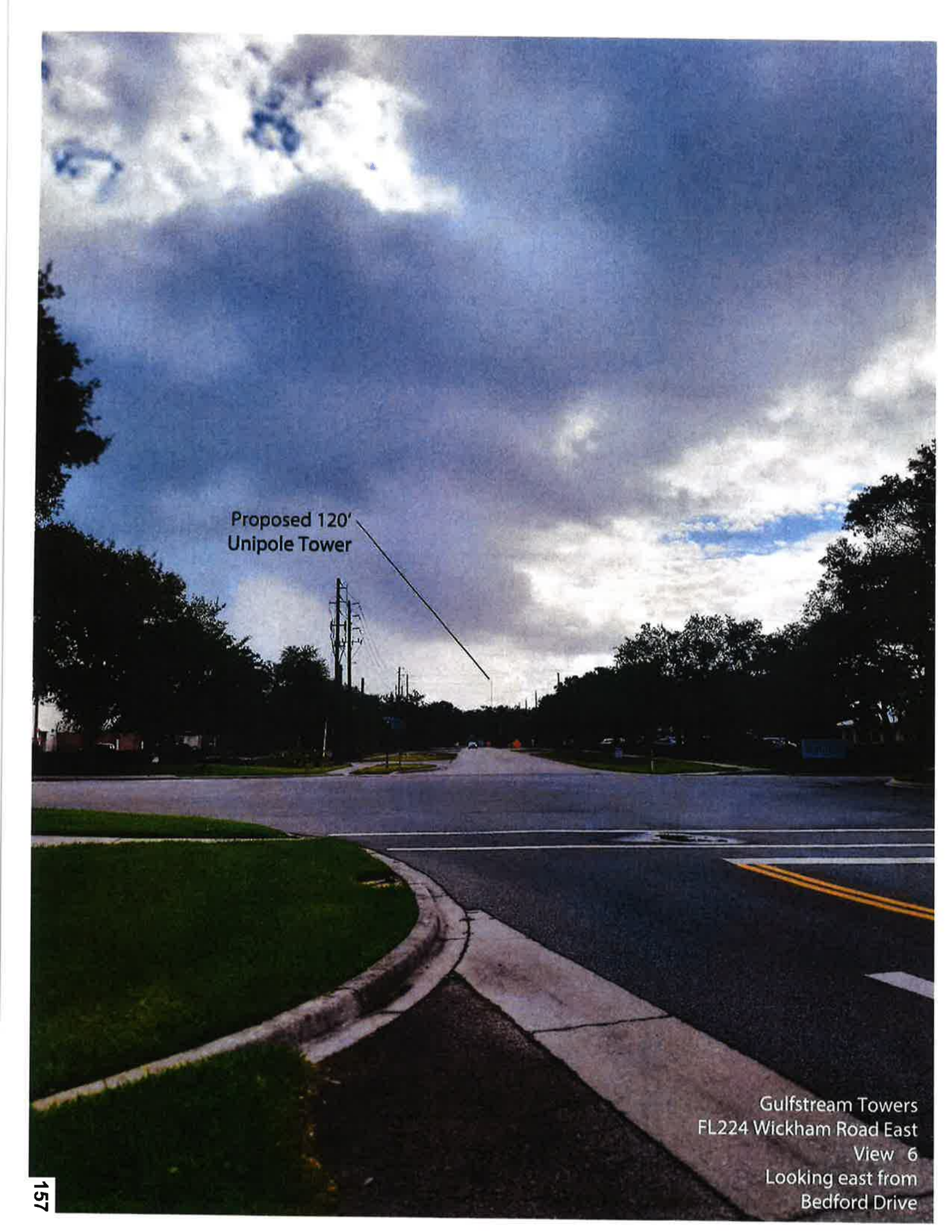
Proposed 120'
Unipole Tower

Gulfstream Towers
FL224 Wickham Road East
View 4
Looking north from
Bonaventure Drive



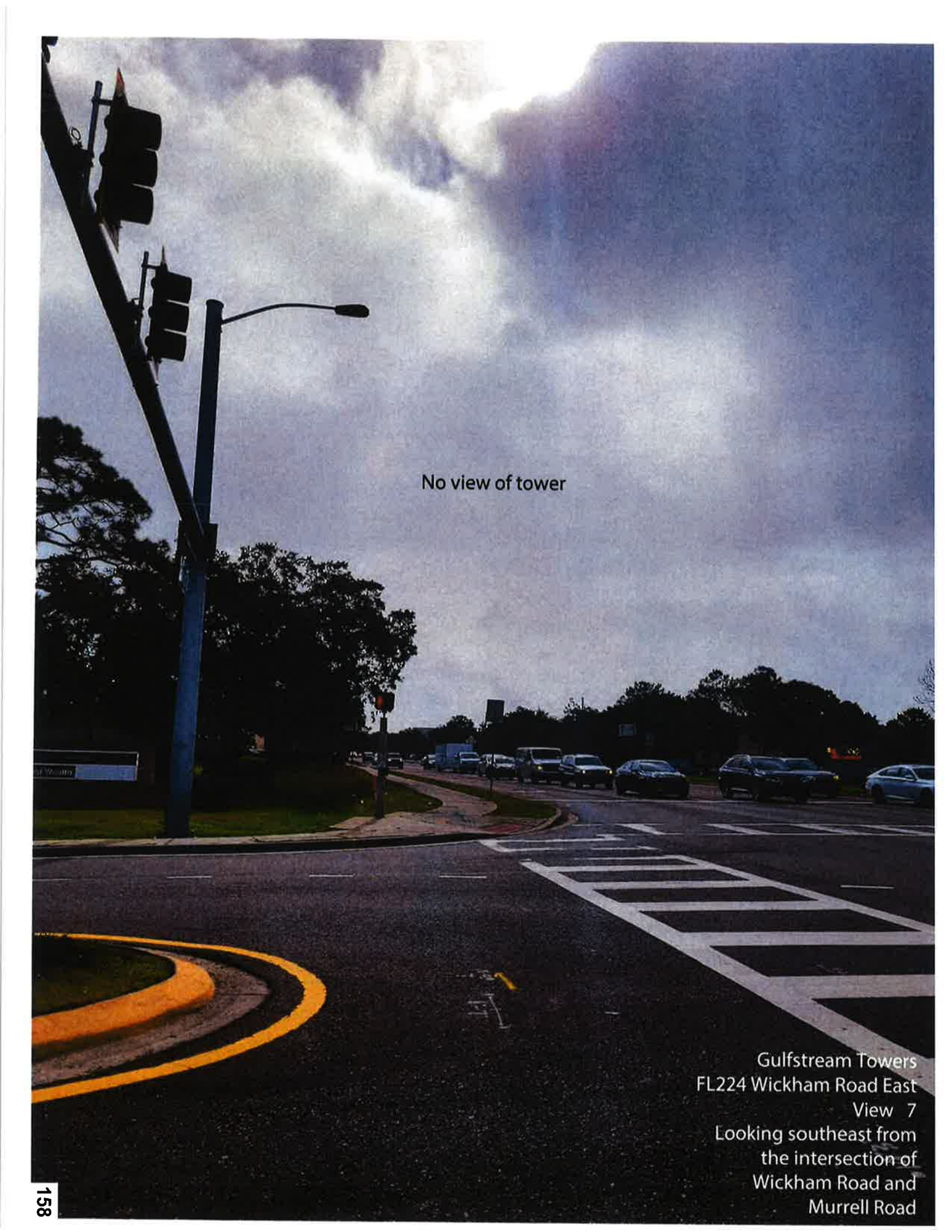
Proposed 120'
Unipole Tower

Gulfstream Towers
FL224 Wickham Road East
View 5
Looking northeast from
Glastonbury Place

A photograph of a road intersection. In the foreground, a paved road with a concrete curb and grassy area curves from the bottom left towards the center. The road continues straight ahead into the distance. On the left side of the road, there are trees and a utility pole. A thin black line originates from the text 'Proposed 120' Unipole Tower' and points towards a spot on the horizon, indicating the location of a proposed tower. The sky is filled with large, white, fluffy clouds against a blue background. The overall scene is captured from a low angle, looking down the road.

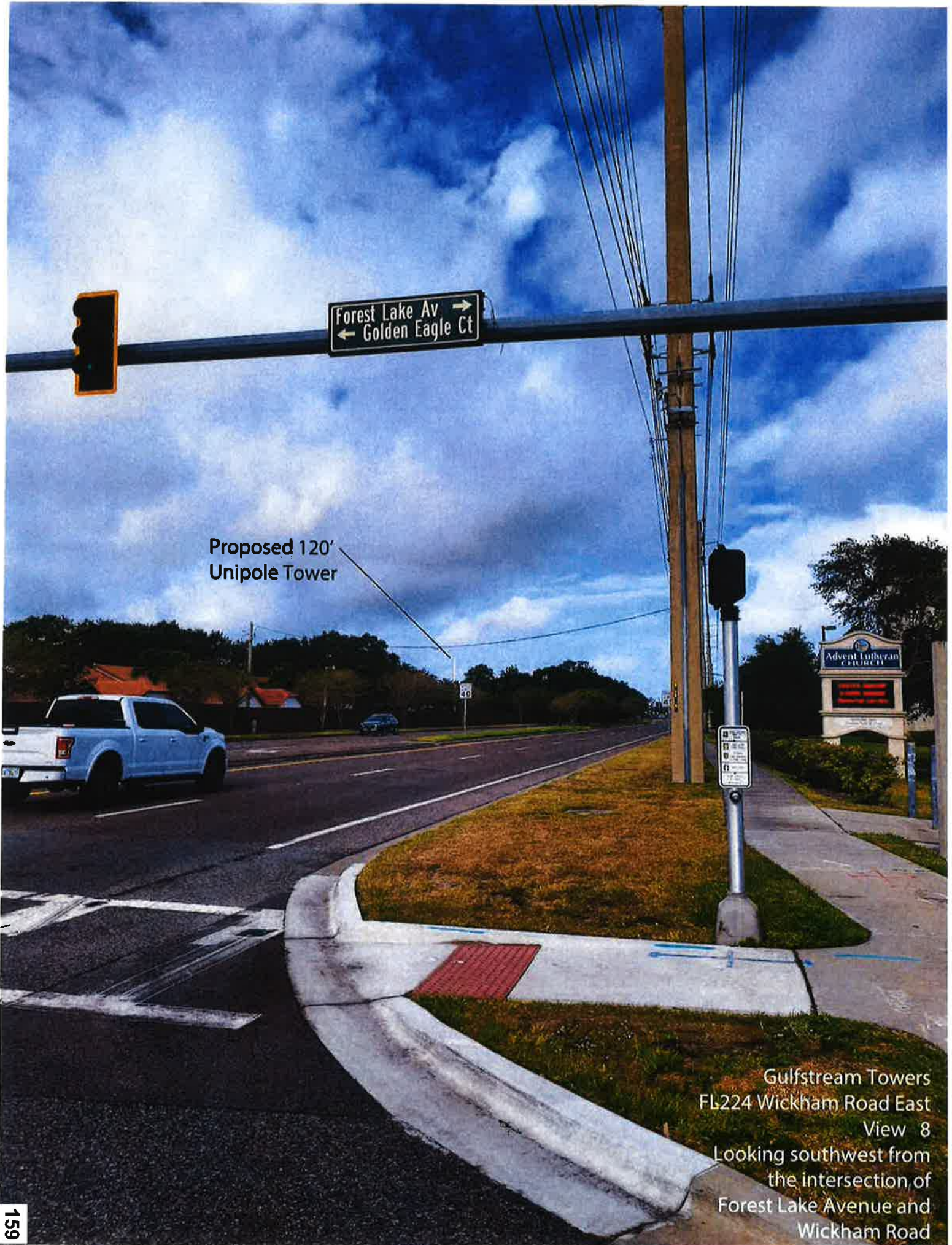
Proposed 120'
Unipole Tower

Gulfstream Towers
FL224 Wickham Road East
View 6
Looking east from
Bedford Drive



No view of tower

Gulfstream Towers
FL224 Wickham Road East
View 7
Looking southeast from
the intersection of
Wickham Road and
Murrell Road



Proposed 120'
Unipole Tower

Gulfstream Towers
FL224 Wickham Road East
View 8
Looking southwest from
the intersection of
Forest Lake Avenue and
Wickham Road

2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N25098

Entity Name: CHRIST EPISCOPAL CHURCH OF SUNTREE-VIERA INC.

Current Principal Place of Business:

190 INTERLACHEN RD
MELBOURNE, FL 32940

Current Mailing Address:

190 INTERLACHEN RD
MELBOURNE, FL 32940 US

FEI Number: 59-2846637

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SWITZER, ROBIN
190 INTERLACHEN RD
MELBOURNE, FL 32940 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROBIN SWITZER

01/26/2023

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title TREASURER
Name BALDWIN, BOB
Address 190 INTERLACHEN ROAD
City-State-Zip: MELBOURNE FL 32940

Title RECTOR
Name BRUST, CYNTHIA
Address 190 INTERLACHEN RD
City-State-Zip: MELBOURNE FL 32940

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

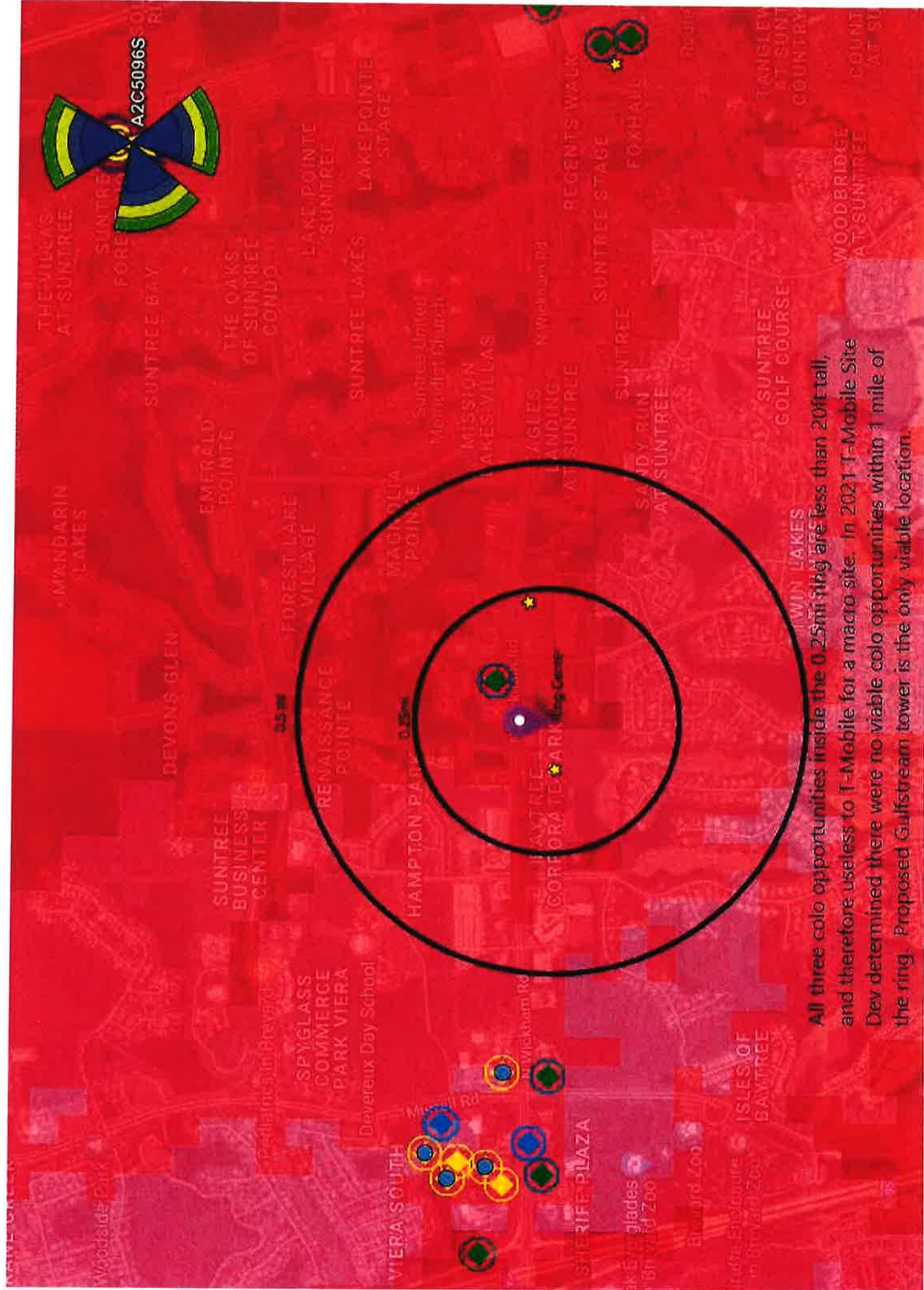
SIGNATURE: BOB BALDWIN

TREASURER

01/26/2023

Electronic Signature of Signing Officer/Director Detail

Date



All three colo opportunities inside the 0.25mi ring are less than 20ft tall, and therefore useless to T-Mobile for a macro site. In 2021 T-Mobile Site Dev determined there were no viable colo opportunities within 1 mile of the ring. Proposed Gulfstream tower is the only viable location.



Monday, December 12, 2022

To Whom It May Concern:

RE: Frequencies available for use by T-Mobile US – Project: **A2C2185C**

T-Mobile has submitted an application to install equipment on a planned communications tower located at: **190 Interlachen Rd., Melbourne, FL 32940.**

This letter addresses: (1) the frequency band allocations licensed or transferred to T-Mobile by the Federal Communications Commission (FCC); (2) to show the reasons why the T-Mobile frequency bands will not interfere with or obstruct any public safety telecommunications.

1. T-Mobile operates on FCC licensed spectrum as follows:

Band	Transmit	Receive
2500 MHz	2496-2690 MHz	2496-2690 MHz
AWS	2130-2155 MHz	1730-1755 MHz
PCS	1930-1950 MHz	1850-1870 MHz
PCS	1980-1995 MHz	1900-1915 MHz
700 MHz	728-734 MHz	698-704 MHz
600 MHz	627-637 MHz	673-683 MHz

2. The bands allocated by the FCC for public safety telecommunications are (a): well-guarded by the "Guard Band" separation, dictated by the FCC; and (b): transmission and reception of Public Safety telecommunication takes place in a separate portion of the RF spectrum from AWS, PCS, 700 MHz and 600 MHz operations.

Equipment used by T-Mobile complies with strict standards contained in Code of Federal Regulations 47 part 24. This sets limits on emissions out of T-Mobile's licensed band to ensure no adverse effects to any other frequency band.

In summary, by transmitting only in the designated spectrum, T-Mobile will not cause interference to any other communications carrier, radio, television, or public safety communications facilities.

Respectfully,

Jason Paulley
RF Engineer, T-Mobile US

The background of the slide is a black field filled with a dense, intricate pattern of red dots. These dots are arranged in a way that suggests a complex, organic structure, possibly representing a network or a biological system. The dots are more concentrated in certain areas, forming a central, brighter region that fades into the darker periphery. The overall effect is one of a vast, interconnected space.

T-Mobile

A2C2185C Pre and Post Propagations

Existing and Proposed Sites

Proposed site:

A2C2185C Lat: 28.229461 Long: -80.700747 ACL: 114ft

Existing sites:

A2C0448A Lat: 28.265364 Long: -80.696036 ACL: 208ft

A2C5096S Lat: 28.241667 Long: -80.682222 ACL: 120ft

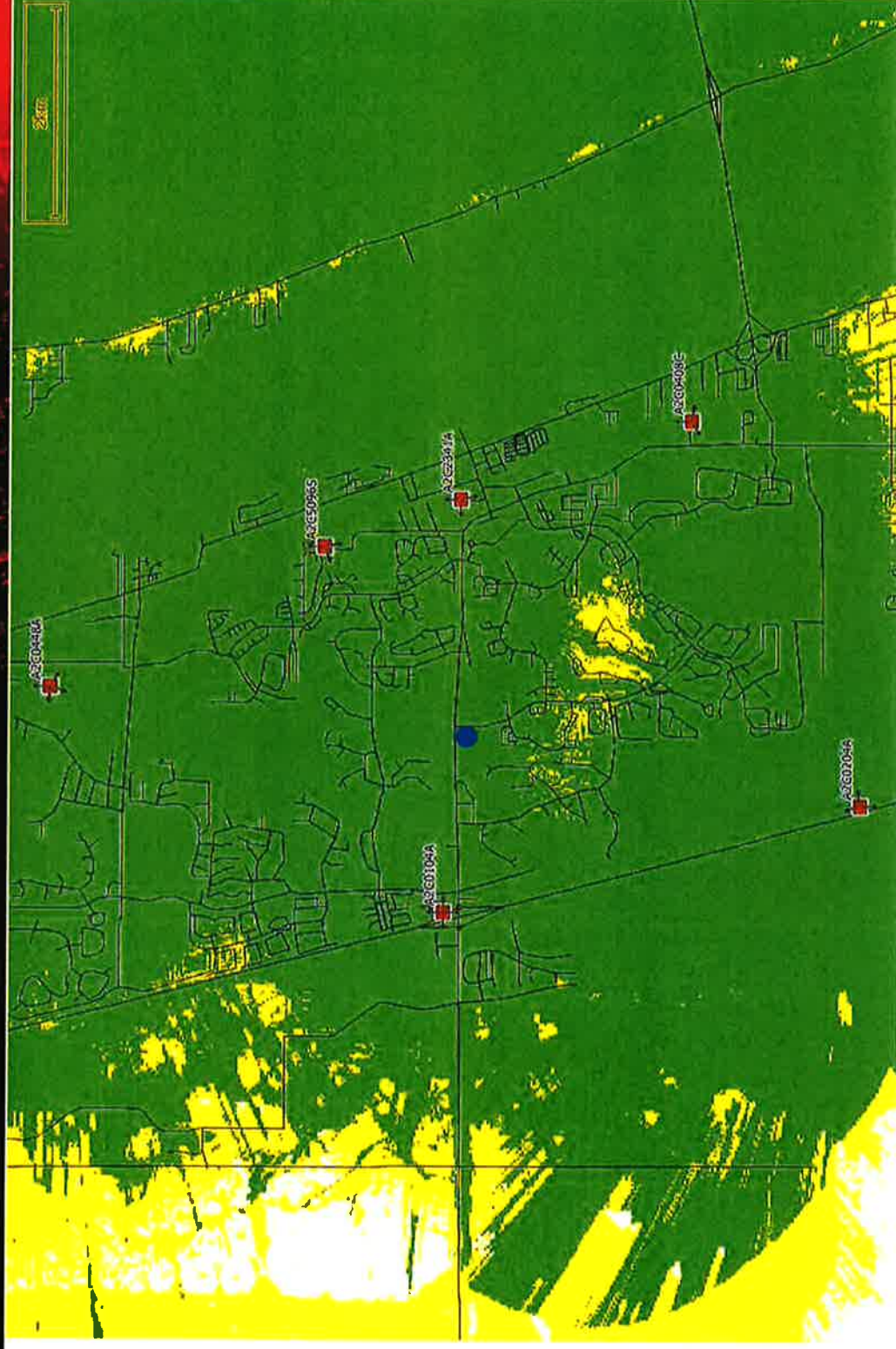
A2C0408C Lat: 28.209951 Long: -80.669859 ACL: 169ft

A2C0204A Lat: 28.19546 Long: -80.707468 ACL: 190ft

A2C0104A Lat: 28.23158 Long: -80.71789 ACL: 120ft

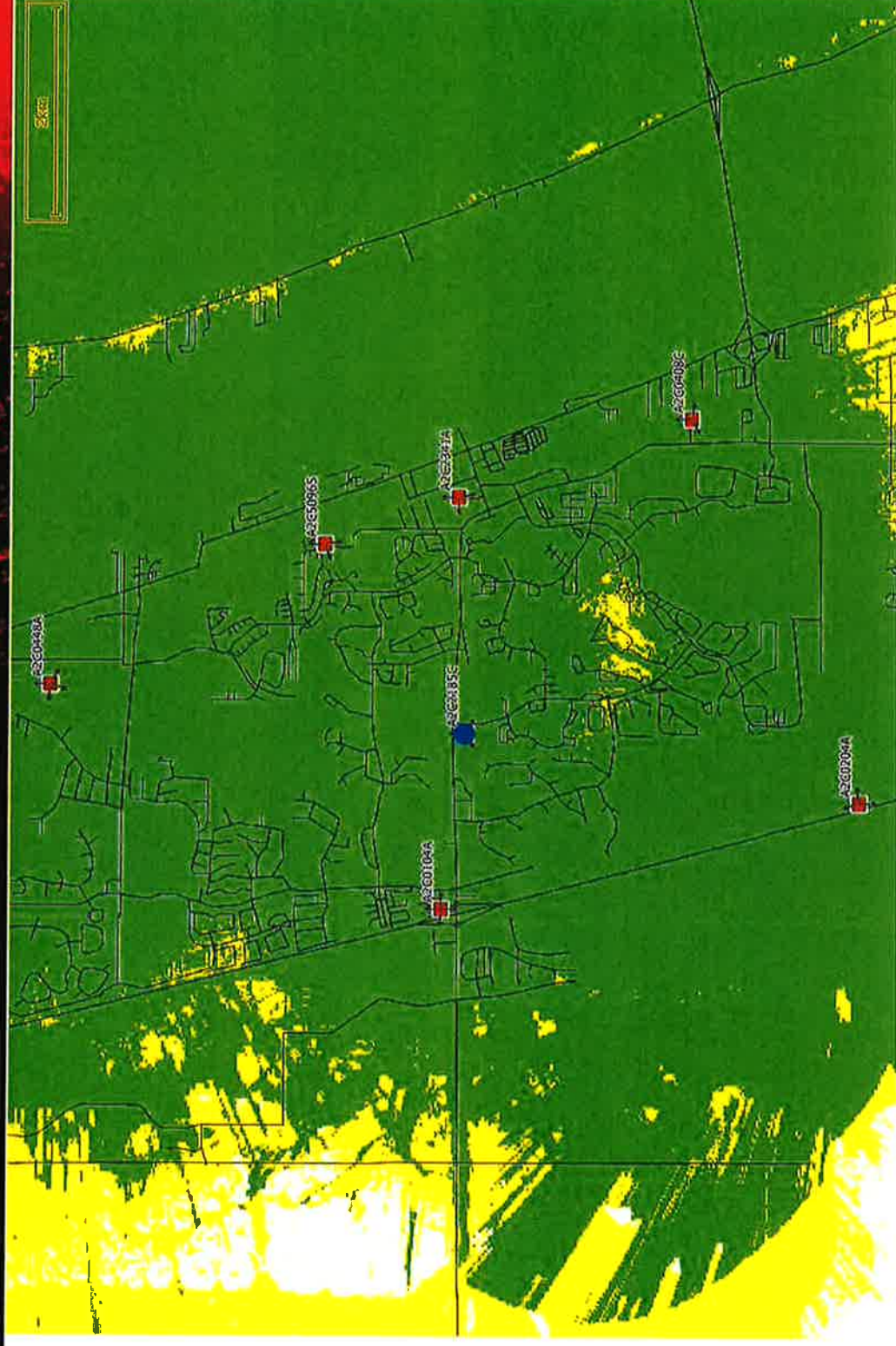
A2C2341A Lat: 28.23 Long: -80.67756 ACL: 95ft

4G Coverage Without A2C2185C Mid-Band (B41-2500MHz) LTE Service Map (RSRP)



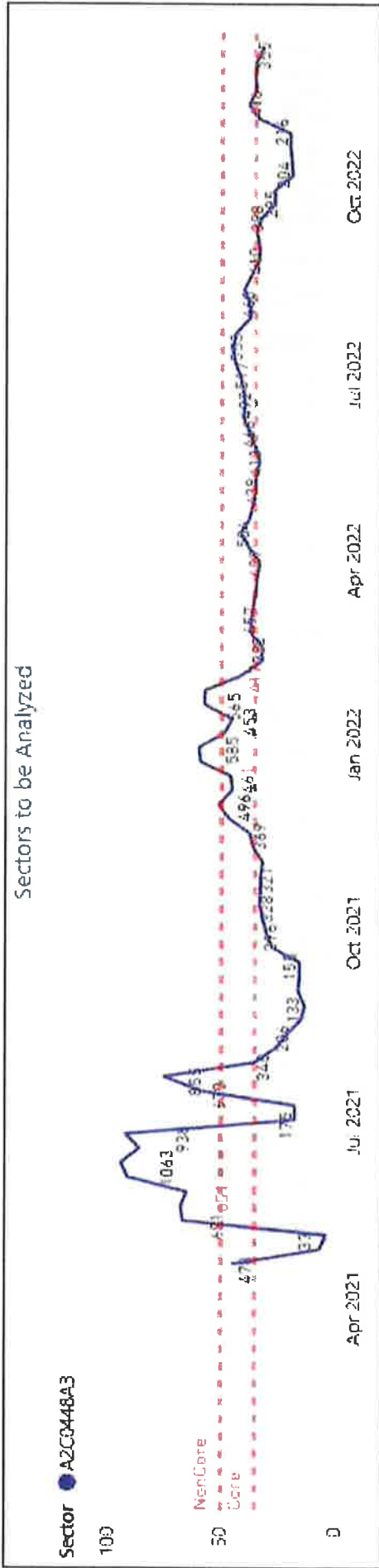
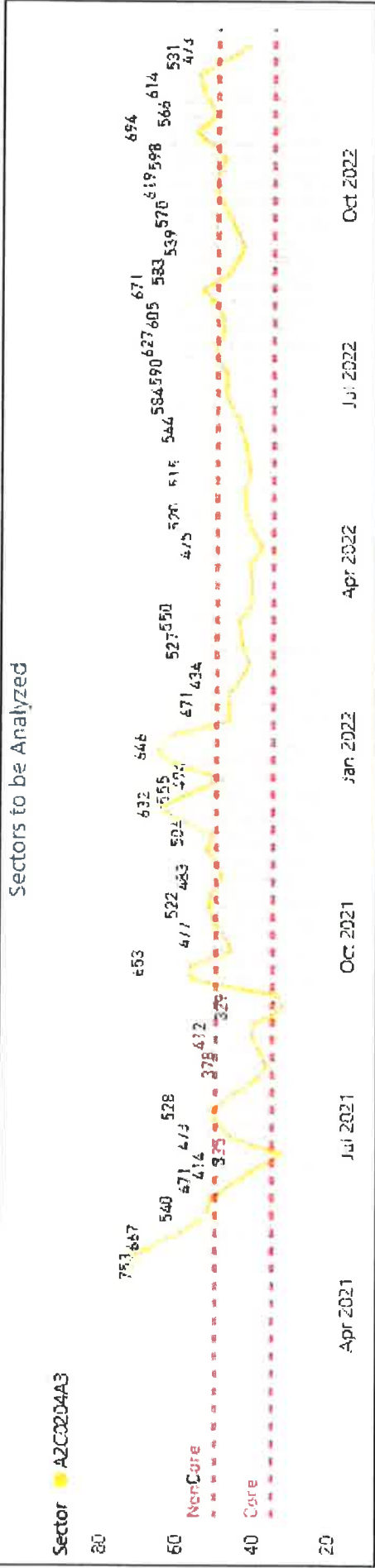
- Proposed Site
- Existing Sites
- Reliable 4G In-Building Residential Coverage (≥ -97 dBm)
- Reliable 4G In Vehicle Coverage ($-97 > X > -105$ dBm)

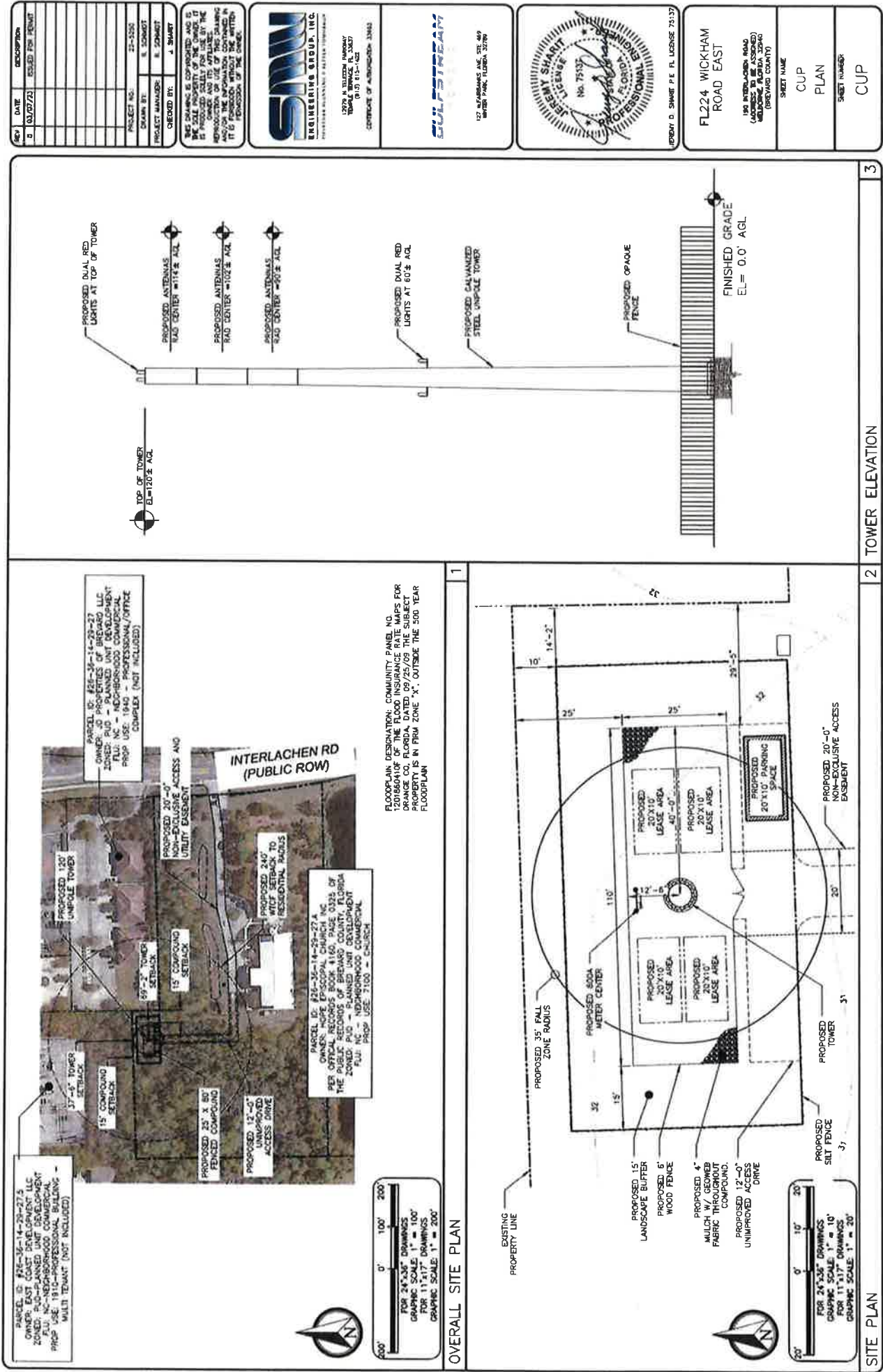
4G Coverage With A2C2185C Mid-Band (B41-2500MHz) LTE Service Map (RSRP)

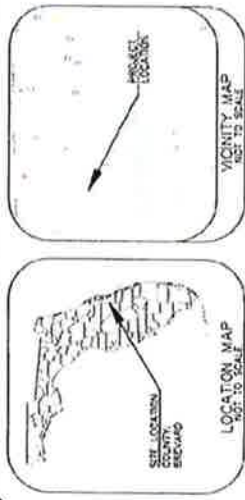


- Proposed Site
- Existing Sites
- Reliable 4G In-Building Residential Coverage (≥ -97 dBm)
- Reliable 4G In Vehicle Coverage ($-97 > X > -105$ dBm)

Existing Sectors at Capacity; A2C2185C will offload







DESCRIPTION: PARENT TRACT (OFFICIAL RECORDS BOOK 4160 PAGE 0375 PUBLIC RECORDS OF CREVARD COUNTY, FLORIDA)

TRACT: 27A, SUNTREE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, AT PAGES 23 AND 24, PUBLIC RECORDS OF CREVARD COUNTY, FLORIDA.

[illegible]

DESCRIPTION: PROPOSED 20' WIDE NON-EXCLUSIVE OULSTREAN TOWERS ACCESS EASEMENT (AS REQUESTED BY CLIENT)

STARTING FROM LAND LING WITH SECTION 14, TOWNSHIP 25 SOUTH, RANGE 15 EAST, BREVARD COUNTY, FLORIDA, TRAVELING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO THE COMMENCEMENT AT THE NORTHEAST CORNER OF TRACT 274, SURVEY ENTERS PLAT BOOK 23A, PAGE 213 OF "THE COMPANION RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S87°03'11" ALONG THE NORTH LINE OF SAID TRACT 274, A DISTANCE OF 506.75 FEET; TO THE SOUTHWEST CORNER OF TRACT 274 OF SAID SURVEY, CENTER, THENCE S87°03'11" ALONG THE WEST LINE OF SAID TRACT 274, A DISTANCE OF 160.20 FEET; THENCE N87°03'11" A DISTANCE OF 143.86 FEET; THENCE N77°03'11" A DISTANCE OF 112.27 FEET; THENCE N87°03'11" A DISTANCE OF 191.47 FEET; THENCE S87°03'11" A DISTANCE OF 80.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSECTION ROAD, BEING THE WEST LINE OF SAID TRACT 274, A DISTANCE OF 10.00 FEET; THENCE S87°03'11" ALONG SAID RIGHT-OF-WAY LINE OF INTERSECTION ROAD AND SAID CURVE TO THE WEST, HAVING A CENTRAL ANGLE OF 20°14'54", AND AN ARC DISTANCE OF 20.12 FEET; BEING SUBSIDED BY A DITCH BEARING S87°03'11" OF SAID DISTANCE OF 20.12 FEET; THENCE S87°03'11" DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INTERSECTION ROAD, A DISTANCE OF 79.54 FEET; THENCE S87°03'55" A DISTANCE OF 150.80 FEET; THENCE S77°03'11" A DISTANCE OF 112.3 FEET; THENCE S87°03'11" A DISTANCE OF 223.75 FEET TO THE POINT OF BEGINNING, A DISTANCE OF 100.00 FEET; THENCE N87°03'11" A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PROPOSED 20' WIDE NON-EXCLUSIVE OULSTREAN TOWERS ACCESS EASEMENT CONTAINING 14,991 SQUARE FEET OR LESS.

LEGEND:

10 - CALIFORNIA	11 - ARIZONA	12 - TEXAS	13 - NEW YORK
14 - ILLINOIS	15 - MISSISSIPPI	16 - ALABAMA	17 - MISSOURI
18 - KANSAS	19 - OREGON	20 - WASHINGTON	21 - IDAHO
22 - MONTANA	23 - WYOMING	24 - NEVADA	25 - COLORADO
26 - UTAH	27 - NEBRASKA	28 - IOWA	29 - MINNESOTA
30 - WISCONSIN	31 - INDIANA	32 - OHIO	33 - PENNSYLVANIA
34 - MARYLAND	35 - DELAWARE	36 - VIRGINIA	37 - NORTH CAROLINA
38 - SOUTH CAROLINA	39 - GEORGIA	40 - FLORIDA	41 - ALASKA
42 - HAWAII	43 - GUAM	44 - P.R.	45 - CANADA
46 - MEXICO	47 - JAPAN	48 - SOUTH KOREA	49 - HONG KONG
50 - TAIWAN	51 - THAILAND	52 - SINGAPORE	53 - MALAYSIA
54 - PHILIPPINES	55 - VIETNAM	56 - LAOS	57 - CAMBODIA
58 - BURMA	59 - SRI LANKA	60 - INDIA	61 - PAKISTAN
62 - BANGLADESH	63 - NEPAL	64 - BHUTAN	65 - SRI LANKA
66 - MALDIVES	67 - MYANMAR	68 - THAILAND	69 - SINGAPORE
70 - MALAYSIA	71 - PHILIPPINES	72 - VIETNAM	73 - LAOS
74 - CAMBODIA	75 - BURMA	76 - SRI LANKA	77 - PAKISTAN
78 - BANGLADESH	79 - NEPAL	80 - BHUTAN	81 - SRI LANKA
82 - MALDIVES	83 - MYANMAR	84 - THAILAND	85 - SINGAPORE
86 - MALAYSIA	87 - PHILIPPINES	88 - VIETNAM	89 - LAOS
90 - CAMBODIA	91 - BURMA	92 - SRI LANKA	93 - PAKISTAN
94 - BANGLADESH	95 - NEPAL	96 - BHUTAN	97 - SRI LANKA
98 - MALDIVES	99 - MYANMAR	100 - THAILAND	101 - SINGAPORE
102 - MALAYSIA	103 - PHILIPPINES	104 - VIETNAM	105 - LAOS
106 - CAMBODIA	107 - BURMA	108 - SRI LANKA	109 - PAKISTAN
110 - BANGLADESH	111 - NEPAL	112 - BHUTAN	113 - SRI LANKA
114 - MALDIVES	115 - MYANMAR	116 - THAILAND	117 - SINGAPORE
118 - MALAYSIA	119 - PHILIPPINES	120 - VIETNAM	121 - LAOS
122 - CAMBODIA	123 - BURMA	124 - SRI LANKA	125 - PAKISTAN
126 - BANGLADESH	127 - NEPAL	128 - BHUTAN	129 - SRI LANKA
130 - MALDIVES	131 - MYANMAR	132 - THAILAND	133 - SINGAPORE
134 - MALAYSIA	135 - PHILIPPINES	136 - VIETNAM	137 - LAOS
138 - CAMBODIA	139 - BURMA	140 - SRI LANKA	141 - PAKISTAN
142 - BANGLADESH	143 - NEPAL	144 - BHUTAN	145 - SRI LANKA
146 - MALDIVES	147 - MYANMAR	148 - THAILAND	149 - SINGAPORE
150 - MALAYSIA	151 - PHILIPPINES	152 - VIETNAM	153 - LAOS
154 - CAMBODIA	155 - BURMA	156 - SRI LANKA	157 - PAKISTAN
158 - BANGLADESH	159 - NEPAL	160 - BHUTAN	161 - SRI LANKA
162 - MALDIVES	163 - MYANMAR	164 - THAILAND	165 - SINGAPORE
166 - MALAYSIA	167 - PHILIPPINES	168 - VIETNAM	169 - LAOS
170 - CAMBODIA	171 - BURMA	172 - SRI LANKA	173 - PAKISTAN
174 - BANGLADESH	175 - NEPAL	176 - BHUTAN	177 - SRI LANKA
178 - MALDIVES	179 - MYANMAR	180 - THAILAND	181 - SINGAPORE
182 - MALAYSIA	183 - PHILIPPINES	184 - VIETNAM	185 - LAOS
186 - CAMBODIA	187 - BURMA	188 - SRI LANKA	189 - PAKISTAN
190 - BANGLADESH	191 - NEPAL	192 - BHUTAN	193 - SRI LANKA
194 - MALDIVES	195 - MYANMAR	196 - THAILAND	197 - SINGAPORE
198 - MALAYSIA	199 - PHILIPPINES	200 - VIETNAM	201 - LAOS
202 - CAMBODIA	203 - BURMA	204 - SRI LANKA	205 - PAKISTAN
206 - BANGLADESH	207 - NEPAL	208 - BHUTAN	209 - SRI LANKA
210 - MALDIVES	211 - MYANMAR	212 - THAILAND	213 - SINGAPORE
214 - MALAYSIA	215 - PHILIPPINES	216 - VIETNAM	217 - LAOS
218 - CAMBODIA	219 - BURMA	220 - SRI LANKA	221 - PAKISTAN
222 - BANGLADESH	223 - NEPAL	224 - BHUTAN	225 - SRI LANKA
226 - MALDIVES	227 - MYANMAR	228 - THAILAND	229 - SINGAPORE
230 - MALAYSIA	231 - PHILIPPINES	232 - VIETNAM	233 - LAOS
234 - CAMBODIA	235 - BURMA	236 - SRI LANKA	237 - PAKISTAN
238 - BANGLADESH	239 - NEPAL	240 - BHUTAN	241 - SRI LANKA
242 - MALDIVES	243 - MYANMAR	244 - THAILAND	245 - SINGAPORE
246 - MALAYSIA	247 - PHILIPPINES	248 - VIETNAM	249 - LAOS
250 - CAMBODIA	251 - BURMA	252 - SRI LANKA	253 - PAKISTAN
254 - BANGLADESH	255 - NEPAL	256 - BHUTAN	257 - SRI LANKA
258 - MALDIVES	259 - MYANMAR	260 - THAILAND	261 - SINGAPORE
262 - MALAYSIA	263 - PHILIPPINES	264 - VIETNAM	265 - LAOS
266 - CAMBODIA	267 - BURMA	268 - SRI LANKA	269 - PAKISTAN
270 - BANGLADESH	271 - NEPAL	272 - BHUTAN	273 - SRI LANKA
274 - MALDIVES	275 - MYANMAR	276 - THAILAND	277 - SINGAPORE
278 - MALAYSIA	279 - PHILIPPINES	280 - VIETNAM	281 - LAOS
282 - CAMBODIA	283 - BURMA	284 - SRI LANKA	285 - PAKISTAN
286 - BAN			



12975 N TELECOM PARKWAY
TAMPA, FLORIDA 33637
(813) 615-1422
FLORIDA LICENSED BUSINESS 7906

REVISIONS

PREPARED FOR

127 W FARMERS AVE. C 6455
MAY 20 1964 C.B.N. 7700

NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR & MAPPER

CHARLY L. FUSKAMP
FLORIDA PROFESSIONAL SURVEYOR
#12045-1712

SURVEYOR'S NOTES:

- THIS SURVEY WAS PERFORMED ON THE GROUND ON MAY 11, 2022 UNDER THE SUPERVISION OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
- THE SUBJECT PROPERTY AREA APPEARS TO BE WITHIN ZONE 11A, PARCEL NUMBER 1205C320500, COUNTY NUMBER 122033, PARCEL NUMBER 0005, SOUTHERN CROSS WITH AN EFFECTIVE DATE OF 03/31/2014.
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- NO UTILITIES (UNDERGROUND OR ABOVE-GROUND) WERE LOCATED EXCEPT AS SHOWN HEREON.
- THE BOUNDARIES OF PLAZAS AND AREAS ARE BASED ON FINDER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED THE USE OF
- NO WETLAND AREAS OR UNDESIRABLE WETLANDS WERE LOCATED OR ARE SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PERFORMED BY THE FOLLOWING: JAMES E. HARRIS, LICENSED PROFESSIONAL SURVEYOR, LICENSE NUMBER 122033, COUNTY NUMBER 122033, PARCEL NUMBER 0005, SOUTHERN CROSS WITH AN EFFECTIVE DATE OF 03/31/2014.

- (4) THROUGH EXCEPTIONS CONTAINS NO SURVEY MATTER.
- 5) EASEMENT, OFFICIAL RECORDS BOOK 2942, PAGE 2678. (DOES NOT AFFECT THE PROPOSED CULSTUM TOWERS LEASE AREA/ACCESS AFTER THE PROPOSED CULSTUM TOWERS ACCESS EASEMENT/TROPOID (HEREIN)).
- 6) EASEMENT, OFFICIAL RECORDS BOOK 2485, PAGE 2044. (DOES NOT AFFECT THE PROPOSED CULSTUM TOWERS LEASE AREA/ACCESS AFTER THE PROPOSED CULSTUM TOWERS ACCESS EASEMENT/TROPOID (HEREIN)).
- 7) SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, SURVEY CENTER 341-5003, 31- PAGE 23. (SEE ITEM 9 FOR FLORIDA POWER & LIGHT EASEMENT DEDICATED IN PLAT).
- 8) SURVEY CENTER 341-5003, 31- PAGE 283. (DOES NOT AFFECT THE PROPOSED CULSTUM TOWERS LEASE AREA OF EASEMENT).
- 9) DECLARATION OF COVENANTS OFFICIAL RECORDS BOOK 2871, PAGE 1883. (DOES NOT AFFECT THE PROPOSED CULSTUM TOWERS LEASE AREA OF EASEMENT).
- 10) EASEMENT, OFFICIAL RECORDS BOOK 2871, PAGE 2672. (DOES NOT AFFECT THE PROPOSED CULSTUM TOWERS LEASE AREA OF EASEMENT).
- 11) EASEMENT, OFFICIAL RECORDS BOOK 2871, PAGE 1698. (DOES NOT AFFECT THE PROPOSED CULSTUM TOWERS LEASE AREA OF EASEMENT).
- 12) DECLARATION OF COVENANTS AND AGREEMENT REGARDING MAINTENANCE, OFFICIAL RECORDS BOOK 3413, PAGE 3215.
- 13) MORTGAGE DEED, OFFICIAL RECORDS BOOK 2649, PAGE 2669. (COLLATERAL ASSIGNMENT OF LEASE OR LEASES, OFFICIAL RECORDS BOOK 3413, PAGE 3217. NOT APPLICABLE TO COLLATERAL ASSIGNMENT OF LEASE OR LEASES).
- 14) SECOND ADDITION AGREEMENT, OFFICIAL RECORDS BOOK 4232, PAGE 313. (CONCERNING THE PARENT TRACT).
- 15) ALL SURVEY MATTERS OF RECORD CONTAINED WITHIN THE ABOVE REFERENCED REPORT HAVE BEEN SHOWN OR NOTED ON THIS SURVEY. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT AFFECT THE CULSTUM TOWERS LEASE AREA OF EASEMENT THAT WERE NOT PROVIDED TO THIS SURVEYOR AT THIS TIME.
- THIS SURVEY REDUCES THE DESCRIPTION PROVIDED BY THE CLIENT
- 2) REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED AND SEALED WITH AN ORIGINAL, RUBBED SURVEYOR'S SEAL AND NOTATIONS OF THIS SURVEY ARE TO THIS SURVEY MAP BY ANY OTHER THAN THE SIGNED SURVEYOR ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR OR HIS SUCCESSORS.
- 3) THIS SURVEY IS NOT TO BE CONSIDERED A BASIS FOR THE CONSTRUCTION OF A RECORDING OF ANY TYPE, WITHIN THE PARENT TRACT, NOR SHALL THIS SURVEY BE CONSIDERED A BASIS FOR THE CONSTRUCTION OF ANY EASEMENTS PROPOSED TO RELEVANT PARTIES. IT DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT.
- THIS SURVEY HAS BEEN INTENDED TO BE DISPLAYED AT A SCALE AS NOTED
- 4) THE PROPOSED CULSTUM TOWERS LEASE AREA, AND THE PROPOSED 30 ACRE NON-EXCLUSIVE ACCESS EASEMENT ARE LOCATED ENTIRELY WITHIN THE PARENT TRACT SHOWN HEREON.
- 5) THE COORDINATES SHOWN HEREON ARE IN NORTH AMERICAN DATUM OF 1983 ARE TO THE 3420 ORDER OF ACCURACY, AND IS BASED ON PLAT FREQUENCY DATA CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CORRELATIONS DEDUCED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) GEOREFERENCE COORDINATES REPORT (1994).
- 6) THE ELEVATIONS AND CONTIGUOUS SMOKE HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1983 IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON PLAT FREQUENCY DATA CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CORRELATIONS DEDUCED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) GEOREFERENCE COORDINATES REPORT (1994).
- 7) THE ELEVATIONS AND CONTIGUOUS SMOKE HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1983 IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON PLAT FREQUENCY DATA CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CORRELATIONS DEDUCED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) GEOREFERENCE COORDINATES REPORT (1994).

THIS SURVEY IS NOT VALID OR COMPLETE WITHOUT SHEETS 1, 2 & 3 BEING BOUND TOGETHER.

SPECIFIC PURPOSE: SURVEY OF PROPOSED GULFSTREAM TOWERS LEASE AREA

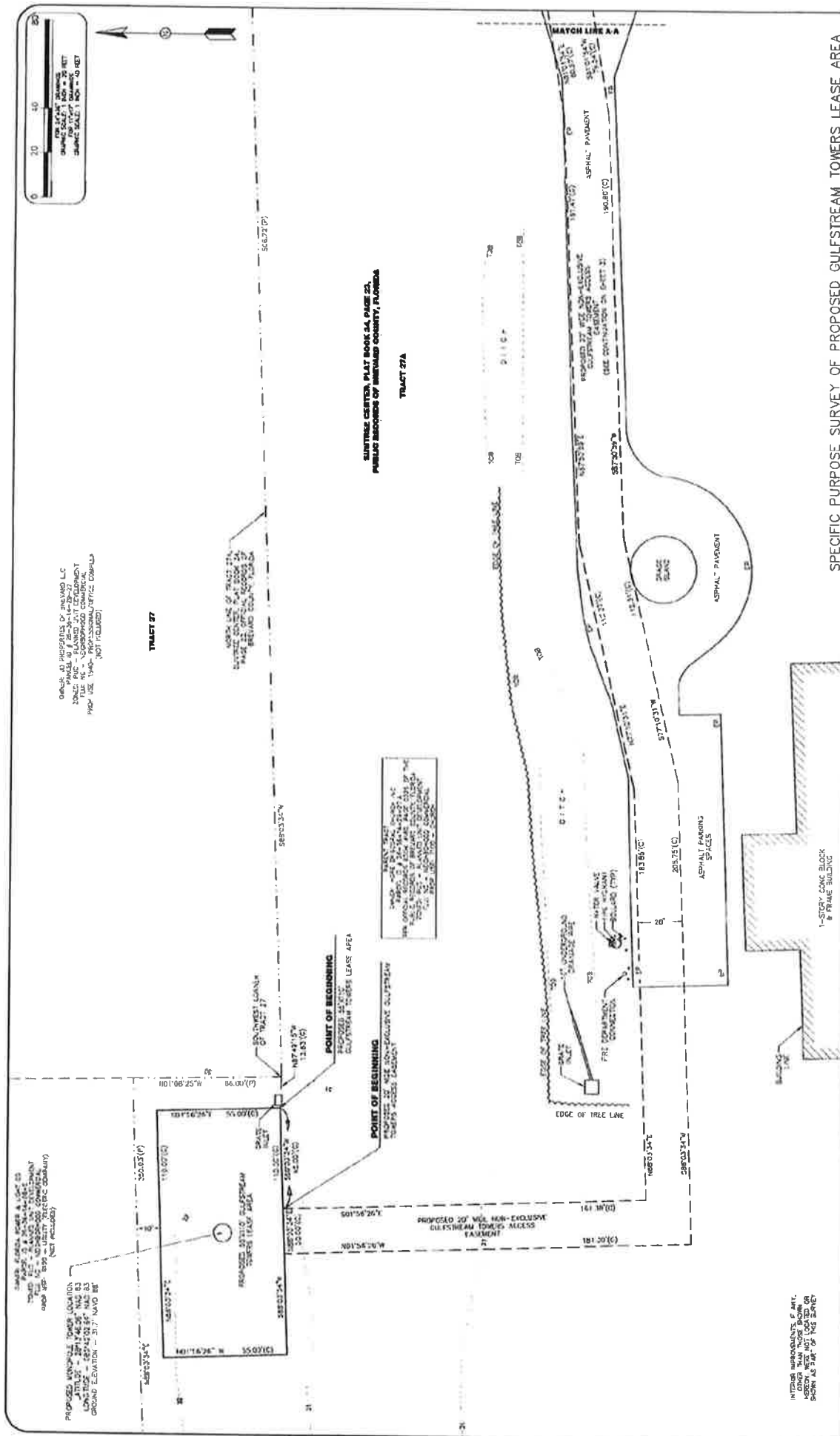
DRAWING INFORMATION:	SITE INFORMATION:
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FL224 WICKHAM ROAD EAST
190 INTERLACHEN ROAD
MELBOURNE, FLORIDA 32940
(BREVARD COUNTY)

PROJECT NUMBER:

5 50 1 133H 3

22-5250



THIS SURVEY IS NOT VALID OR COMPLETE WITHOUT SHEETS 1, 2 & 3 BEING BOUND TOGETHER. SEE SHEET 1 FOR SURVEYORS SIGNATURE AND SEAL, SURVEYORS NOTES, DESCRIPTIONS, LEGEND, AND VICINITY MAP. SEE SHEET THREE FOR SKETCH OF THE PROPOSED ACCESS & UTILITY EASEMENT, AND FOR SKETCH OF THE PARENT TRACT.

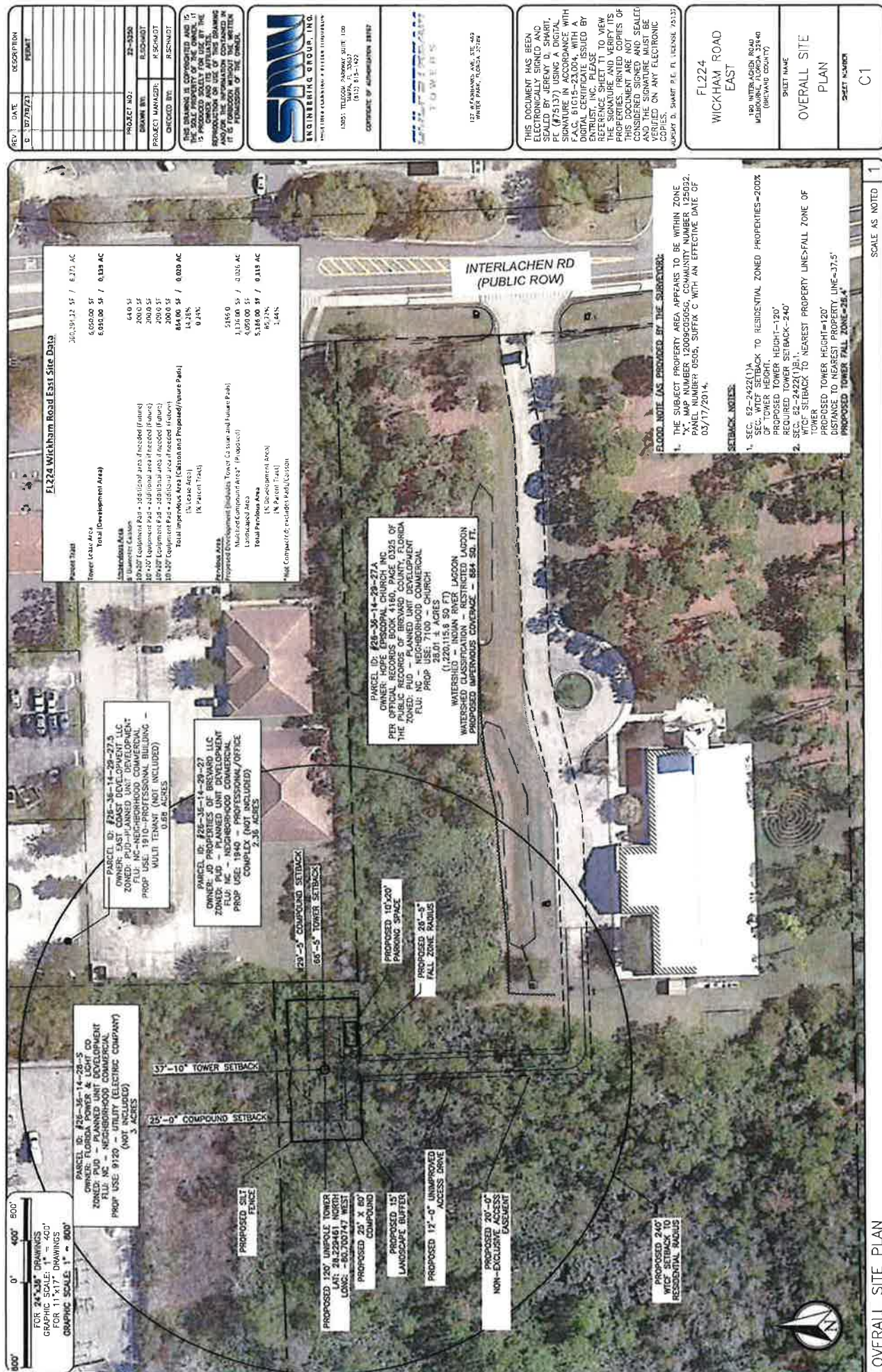
SITE INFORMATION:	
FL224 WICKHAM ROAD EAST	
90 INTERLARCHEN ROAD WILMINGTON, MA 01897-0340 (GREGG COUNTY)	
DRAWING INFORMATION:	
FIELD DATE:	05-11-2022
DRAWN DATE:	05-23-2022
CHECK DATE:	06-07-2022
SEC. 1 MAP:	1E-295-006
SWM PROJECT NUMBER:	22-3250
SURVEY SHEET 2 OF 3	

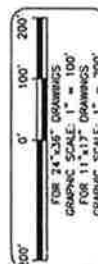
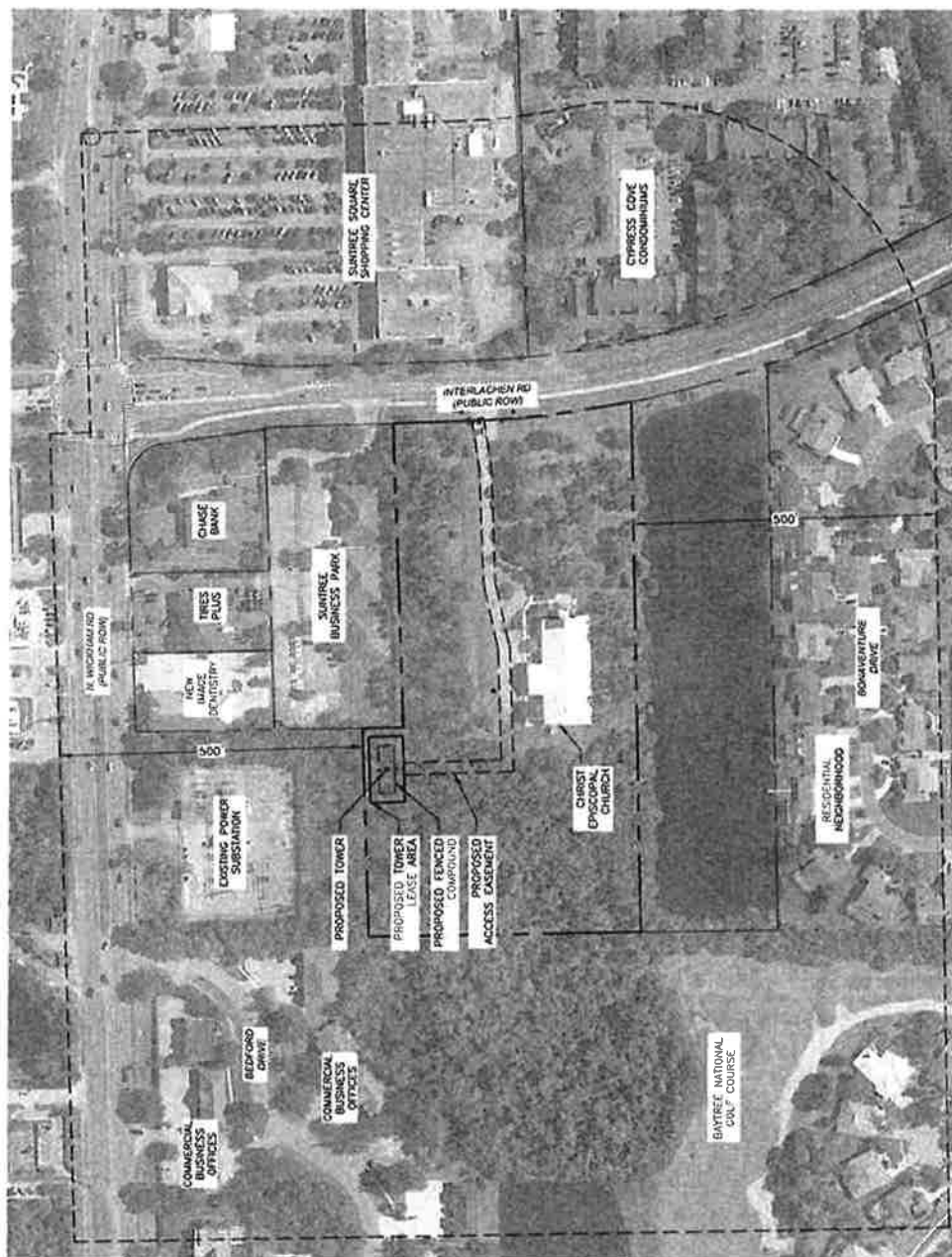
PREPARED FOR:

127 W. FARBENAS AVE. E. 1456
WINTER PARK, FLORIDA 32789

[illegible]

SPRINT
SPRINT GROUP, INC.
12975 N. TELECOM PARKWAY
TAMPA, FLORIDA 33637
(813) 615-1422





ADJACENT PROPERTY INFORMATION

SCALE AS NOTED

1

DATE	PROJECT	DESCRIPTION
07/29/2013	P0001	
SHEET NO.	DRAWN BY	PROJECT NO.
1	R.SCHMIDT	13-15562
	PROJECT MANAGER	REVISIONS
	ON-CALLER BY:	R.SCHMIDT

THIS DRAWING IS COPYRIGHTED AND IS THE PROPERTY OF GULFSTREAM TOWERS. IT IS PRODUCED SOLELY FOR USE BY THE CLIENT AND NOT TO BE REPRODUCED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

**GULFSTREAM
TOWERS**

ENGINEERING GROUP, INC.
1800 BELLOWS PARKWAY SUITE 100
DALLAS TEXAS 75244
(972) 414-1022
COPYRIGHT © 2013 GULFSTREAM TOWERS

127 NEADAMANS AVE., SLL 469
WINTER PARK, FLORIDA 32789

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET TT1 TO VIEW THE SIGNATURE AND CERTIFICATE. THIS DOCUMENT ARE NOT TO BE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE APPLIED ON ANY ELECTRONIC COPIES.

JEREMY D. SHARIT P.E. TX LICENSE 75137

FL224
WICKHAM ROAD
EAST
180 INTERLACHY ROAD
MELBOURNE, FLORIDA 32940
(BREVARD COUNTY)

SHEET NAME

ADJACENT PROPERTY INFORMATION

SHEET NUMBER

C1A

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, October 16, 2023**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Board members present were: Ron Bartcher (D1); Robert Sullivan (D2); Brian Rodgers (D2); Ben Glover (D3); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Logan Luse (D4 Alt); Bruce Moia; (D5); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Alex Esseeesse, Deputy County Attorney; Billy Prasad, Strategic Operations Manager; Paul Body, Senior Planner; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Agenda

Hope Episcopal Church, Inc. (Mike Burkhead/Gulfstream Towers)

A CUP (Conditional Use Permit) for Wireless Telecommunication Facilities and Broadcast Towers, in a PUD (Planned Unit Development) zoning classification. The property is 8.27 acres, located on the west side of Interlachen Rd. approx. 440 ft. south of N. Wickham Rd. (190 Interlachen Rd., Melbourne) (Tax Account 2604194) (District 4)

Attorney Mary Solik, 121 S. Orange Avenue, Suite 1500, Orlando, representing the applicant, stated Gulfstream Towers proposes to erect a 120-foot monopole telecommunications tower on property currently developed with Christ Episcopal Church. The location of the tower will be in the northeast corner of the property. The subject property is surrounded by PUD zoning and commercial uses. Directly to the north is an FPL substation; to the east are three office buildings; and to the south are additional office buildings. The closest residential development is the Suntree neighborhood to the south. The parent tract of the property is part of the Suntree PUD and the Future Land Use designation is Community Commercial, so the property was always envisioned to have a commercial use. She said Gulfstream has met all performance criteria under the Code for towers, and is utilizing a mitigating design, which means all cables and antennas will be internal to the pole. She said the proposed tower will be outside of the 240-foot separation requirement from towers to residential structures. She concluded by saying County staff has determined Gulfstream meets the requirements of the code, and is consistent with the Comprehensive Plan, the general conditional use criteria, the specific criteria for towers, and the eight administrative criteria.

John Hopengarten asked the County's policy for spacing of towers from each other.

Ms. Solik replied the code requires demonstration that there are no existing structures within a mile of the tower that can be used as a co-location, and Gulfstream submitted that documentation to staff. She said staff reviewed it, as well as the outside consultant, and determined there are no structures within a mile of the proposed site that could be used to co-locate.

Mr. Hopengarten stated he read that the primary carrier, T-Mobile, is having problems with capacity on their other towers, and asked if T-Mobile could upgrade their existing towers to have more coverage for the increasing number of users.

Ms. Solik replied there is a limit to the amount of capacity on the antennas. She said T-Mobile does what they can to maximize the capacity of existing sites, but at some point they have to have a tower

in between to offload, and Gulfstream submitted that offloading information and determined there is a capacity issue and the proposed tower is needed.

Mr. Hopengarten stated he noticed the frequencies do not include 5G, they only deal with 4G capacity, but everybody is moving to 5G, and asked why they are not going to have 5G, which is a stronger signal but is unproven technology as far as radiation to nearby residents.

Ms. Solik replied she cannot answer that question for T-Mobile, but the required information was provided and not questioned by the County's consultant.

Logan Luse stated there is a tower on church property in Palm Bay and the carrier put a cross on it, and there are similar towers in neighborhoods throughout the county.

Mr. Hopengarten stated because of the lack of 5G noted in the documentation, he doesn't feel comfortable with the request.

Public comment.

Doug Knight, 7667 N. Wickham Road, Unit 723, stated he is the Vice President of Cypress Cove Condominium Association, and has lived there for the last 15 years. One of the main attractions of Cypress Cove is that it is an established neighborhood with curb appeal. On one side of the corner of Interlachen Road and Wickham Road is Wells Fargo Bank and on the other side is Chase Bank, and then Publix, but after that is all residential. He said most people would believe a church is not commercial or industrial. He said the church is a nice addition the residential area, but he sees the tower as a detractor from that.

Peter Gardner, 7667 N. Wickham Road, Unit 1310, stated he is against the request is for a commercial enterprise in a residential neighborhood.

Marla Veit, 430 Carmel Drive, Melbourne, stated she bought a house in Suntree seven months ago because Suntree is a beautiful neighborhood, and she moved there for the serenity and the developed neighborhood.

Joseph Gurtta, 1060 Parkridge Place, Melbourne, stated it is his understanding that homes near cell towers have lower property values and he thinks most people would rather not live in proximity to a cell tower. He said the proposal would allow a private company to profit at the expense of the surrounding community, and lower property values would lower property taxes for the County. He stated the comment about 5G is a valid point because no one knows what's going there in the future. He said the attorney presented the area as primarily commercial, but Suntree is a large residential community with approximately 4,500 homes. On the other side of Suntree is the Baytree neighborhood, which is also a very large community, so there is a very large number of residential homes that would be in close proximity to the tower.

Ms. Solik reiterated that the church property is part of a commercial tract within the Suntree PUD and it has been a commercial tract since the creation of the PUD. The code requires towers to be separated from residential structures by 240 feet and the proposed tower is over 600 feet from the closest residence. She stated most zoning codes do not regulate the impact of property values on uses; the County's Comprehensive Plan and Land Development Code addresses impact to property values but it very specifically limits the consideration of the impact to abutting properties. There is a

4.72-acre retention pond between the church property and residential homes. She said the tower will be placed on the northeast corner of the property as far away from any homes as possible, which also allows the onsite vegetation on the church property to help screen and buffer the view of the tower. She stated as far as health effects, this is not the first tower the board has heard, and the Telecom Act prevents the board from either approving or denying towers based on health effects, no matter the equipment on the tower; the FCC has pre-empted the board on that issue and it's not part of the code. She added that none of the residents brought forth any specific evidence of what the viewshed would be from their sites to the tower.

Robert Sullivan asked if the tower is a for-profit commercial enterprise. Ms. Solik replied yes, there will be a lease with the church. She said the Property Appraiser's Office will tax the small area as a commercial use, and under the terms of the lease, her client will pay the taxes. She added that the church will benefit from the income from the tower.

Ben Glover stated he believes the additional load needed for the tower is coming from the growth in the area, which is probably not coming from the well-established communities of Suntree and Baytree, it's probably coming from Viera where there are more homes being built. He said he doesn't know if this is a good location considering Suntree has been there for a long time and have been functioning with internet and phone calls just fine. He stated he doesn't know if the residents of Suntree should be penalized by having a 120-foot tower in their neighborhood when they have been there for 20 years.

Debbie Thomas stated she agrees with Mr. Glover. She said property values are important and the Suntree area has been built for a very long time and should not be penalized because of the growth that has happened over and above the Baytree area.

Bruce Moia asked if there is anything in the Suntree PUD that allows or prohibits this type of use. Mr. Ball replied no, a CUP can be requested as part of the PUD zoning.

Mr. Moia asked if there needs to be a hearing from the Suntree Association. Mr. Ball replied there is no requirement for that to happen. Mr. Moia asked if the Suntree board has submitted a letter regarding the tower. Mr. Ball replied no, not that he is aware.

Brian Hodggers asked where the next nearest tower is located.

Ms. Solik replied from the County's consultant's report there are no towers within one mile. She stated there seems to be a concern from the board about the need of a tower outside of this community, but the cell signal does not travel that far. She said the need is because there is a lack of coverage in the Suntree area because of over-capacity, and part of the need for the tower is the travel along Wickham Road. She stated T-Mobile gave the traffic data to the consultant to demonstrate they have a need for an additional location in this area to handle the cell phone traffic. It's not traffic coming from a mile away, it's the cell phone traffic in that specific area. She said people use cell phones and wireless devices more than ever; years ago, there might have been only two cell phones in a household, and now there are two or more, plus other devices and people working from home, so the demand is ever-increasing, and just because a community has been built for 30 years doesn't mean it's not driving greater traffic.

Mr. Glover asked if there are other towers in the area that can be leased.

Ms. Solik replied the proposed tower will be capable of supporting the needs of three other carriers in addition to T-Mobile. The applicant is required to demonstrate there is not a structure within one mile that can be used. The County's consultant did his own independent research and his report confirms there are no available structures in the area on which T-Mobile could co-locate. She added, the County's code allows towers in every zoning classification, up to certain heights, and 120 feet is the cap.

Motion by Ron Bartcher, seconded by Brian Hodgess, to recommend approval a CUP for Wireless Telecommunication Facilities and Broadcast Towers, in a PUD zoning classification, with the following conditions: 1.) Applicant should provide final Construction Documents and Site Plans for review; 2.) Applicant should obtain, and provide proof of, NEPA and SHPO approvals for the new structure, prior to Building permit approval; 3.) Applicant should provide a Structural Analysis based on the final construction parameters with the monopole elevation at 120 feet, signed and sealed by a Florida Registered Professional Engineer prior to Building Permits; 4.) All antennas and equipment shall be mounted internally, with installation of aviation obstruction lights on the tower, dual-red lights at the mid-point and at the top of the tower. The motion passed 5:4, with Sullivan, Glover, Thomas, and Hopengarten voting nay.

From: [Nicole Kraemer](#)
To: [Jones, Jennifer](#)
Subject: Re: Brevard County Informational Notice
Date: Friday, October 13, 2023 10:16:46 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Ms. Jones,

I am writing in reference to a recent notification ID#23Z00055 regarding a telecommunications tower to be constructed within the Suntree PUD. I have come to the conclusion that this 120 foot tall tower would not be good for our community. It would be a terrible eyesore and negatively impact the property values of homes with line of sight to the tower. Many of the residents of Crystal Lake residing on Bonaventure Dr have a lovely lake view across to the church and this tower would be a blight on their vista. I suspect residents of the homes which back up to Interlachen Rd and are situated on Pauma Valley Way and Granada Ct would also object to such an eyesore. While my home would likely not be impacted, I do not want other residents of Suntree to be adversely impacted.

I understand these towers may provide better reception and communication in the area but the cost is too high. This is an established residential community with strict standards for appearances. Allowing this tower would change the landscape of our community. The residents of this community purchased their homes with an understanding of these standards and an expectation that their property values could not be easily destroyed by the efforts of a neighbor. It is not neighborly for Hope Episcopal Church to even request a CUP for something that would negatively impact the property values of their neighbors.

It is my hope that the Planning and Zoning Board and Brevard County Board of Commissioners will vote against this CUP.

Regards,
Nicole Kraemer
1031 Inverness Ave
Melbourne, FL 32940

On Thu, Oct 12, 2023 at 3:11 PM Suntree Master Homeowners Association, Inc. <no-reply@suntreeflorida.com> wrote:

Please Click the Link Below
for the Brevard County Informational Notice

[Brevard County Informational Notice.pdf](#)

From: [John Myers](#)
To: [Jones, Jennifer](#)
Subject: ID# 23Z00055
Date: Sunday, October 15, 2023 10:23:48 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I received an email from the SMHA with a link to a poorly copied notice of a proposed zoning change noted above.

First question, as a legally registered property owner in the affected area why didn't I receive a letter directly from your office?

Second question. Why would the zoning board approve such a change for a religious institution that is exempt from property taxes when doing so would clearly benefit a very large business?

Third question, if this is presented to the County Commissioners for approval will it also include a 50% reduction in taxable assessed values of all nearby homes? That will be the immediate impact on residents where this proposed tower will be literally on top of them.

This proposal has no place being approved in a clearly residential area for the benefit of a non profit religious organization and ultimately a very large for profit business.

Unfortunately I will be unable to attend the meeting scheduled for tomorrow afternoon due to late notice and prior commitments.

Please pass my questions and concerns to the full zoning board

Sincerely

John Myers, owner
401 Crystal Lake Dr

From: [Heidi Jones](#)
To: [Jones, Jennifer](#)
Subject: Proposed tower at Hope Episcopal Church
Date: Sunday, October 15, 2023 1:41:54 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ms. Jones,

I am a resident living on Crystal Lake Drive, and I would like to let you know that I am opposed to the tower that is seeking approval to be placed on the Hope Episcopal Church property. The placement of this tower is too close to many residential homes, which causes a concern for our health and our property values. Unfortunately, I am unable to make the scheduled meeting on Monday, October 16th, however I wanted to voice my concern and ask that you please oppose this request on the behalf of my neighbors and myself. Thank you for your time.

Heidi Jones
863-409-6216

From: [BERNIE BROOKS](#)
To: [Jones, Jennifer](#)
Subject: Reference ID # 23Z00055
Date: Monday, October 16, 2023 9:56:50 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Jennifer - I am a homeowner in the Crystal Lake Subdivision of Suntree. I am writing to beg the Planning and Zoning Board to **not allow** the change in zoning from PUD to CUP to allow for this wireless telecommunication facility and tower. My home borders this property and not only will my property value be negatively affected by this change in zoning but there is great and reputable evident that there are many health hazards associated with living in close proximity to these towers. I have just now become aware of the hearing that is being held today and am out of town otherwise I would be in attendance. **PLEASE** ask the board to vote no and not allow this to happen in our Suntree neighborhood.

Thank you for making sure my voice is hear.

Take care,

Bernie Brooks
1334 Aventura Way
Melbourne, FL. 32940
321.794.2206

Bernie Brooks
321-794-2206

From: [Steven R. Bruck](#)
To: [Jones, Jennifer](#)
Subject: Cell tower placement at Episcopal Church on Interlachen Road, Suntree development, Melbourne
Date: Monday, October 16, 2023 10:31:48 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ms. Jones,

I live at 1273 Bonaventure Drive, which is directly across the lake at the back of this church, well within 500 feet of their location.

Having done research on cell towers and the detrimental effects of living too close to a cell tower, I would like to state that *I vehemently oppose erecting a cell tower in this neighborhood.*

Using this website, www.antennasearch.com, I found that there is already a cell tower only 1/10 of a mile from our location, and there are no less than 50 cell towers, as well as some 92 antennas within a 3 mile radius of my house.

My wife is a cancer survivor and has been in remission for 20 years, but since every study I have researched states there is a significantly higher percentage of contracting cancer for anyone living with **400 METERS** of a cell tower (the requested tower will be less than half of that distance from my house), then this tower isn't just an eyesore for me, it is a dangerous and potentially lethal element in our lives.

Two studies I found on the Internet (one German and the other Israeli-[Cell Phone Towers. What Distance is Safe to Live? | Healthy Home Economist \(thehealthyhomeeconomist.com\)](#)), as well as other websites I visited, all have determined that living closer than 400 meters to a cell tower **IS** dangerous.

These studies have found that living within 400 meters will increase the risk of cancer, as well as causing headaches, memory loss (I have enough of that already), cardiovascular stress, low sperm count and birth defects (not that I have to worry about these at my age, but we do have many young couples with children living in the danger zone).

Considering that I wasn't even aware of the already too-close-for-comfort cell tower that was erected in 2022, I certainly don't need another one close enough to me that I could reach it with a 7-iron.

I appreciate this opportunity to voice my concerns, and am hoping that many others in the Crystal Lake section of the Suntree development, as well as the businesses and doctor's offices located within the danger zone, will voice their concerns as succinctly as I have.

With all due respect to the leadership of the church making this request, I pray they will withdraw their request to add this potential danger to the community and find some other source of income.

Perhaps they could preach more enthusiastically about tithing?

Thank you, again, for your time and consideration of my vote to reject this request to add a cell tower to our community.

Respectfully,
Steven R. Bruck

--

Steven R. Bruck

Retired (and....loving it!)

Subscribe to my website: <http://messianicmoment.com>

From: [Commissioner, D4](#)
To: [Jones, Jennifer](#)
Cc: [Commissioner, D4](#)
Subject: FW: Wireless broadcast
Date: Monday, October 16, 2023 2:36:32 PM

Jennifer,

On behalf of Commissioner Feltner, our office is forwarding the below email which pertains to 23Z00055. Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
Viera, FL 32940
PH: 321-633-2044
www.brevardfl.gov

Please note: Florida has a very broad public records law. Most written communications to and from the offices of elected officials are public records available to the public and media upon request. Your email communications may, therefore, be subject to public disclosure.

-----Original Message-----

From: C E <ctampaengi@yahoo.com>
Sent: Sunday, October 15, 2023 3:41 PM
To: Commissioner, D4 <D4.Commissioner@brevardfl.gov>
Subject: Wireless broadcast

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr Feltner,

I am deeply concerned about a cell tower going into Suntree. The radiation that is emitted, causes concerns for safety. It is just too close to neighboring homes. There is a nice park on Interlochen for the children to play, there is also a condominium building right across from where that cell tower would be. So, besides the questionable, radiation emission, they are just plain ugly to look at in a neighborhood development. Home owners in Suntree work hard to keep up their property values and this I fear could cause a decrease in property values. It belongs on a big empty field in the middle of nowhere or along the expressway.

Thank you for your consideration -

Carole Engi

Sent from my iPhone

From: [Commissioner, D4](#)
To: [Jones, Jennifer](#)
Cc: [Commissioner, D4](#)
Subject: FW: Proposed Wireless Broadcast Tower in Suntree
Date: Tuesday, October 17, 2023 3:58:53 PM
Attachments: [image001.png](#)
[image002.png](#)

Jennifer,

On behalf of Commissioner Feltner, please see the below email pertaining to 23Z00055. Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
Viera, FL 32940
PH: 321-633-2044
www.brevardfl.gov

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From: Nicole Kraemer <nkraemer@gmail.com>
Sent: Monday, October 16, 2023 10:15 PM
To: Commissioner, D4 <D4.Commissioner@brevardfl.gov>
Subject: Proposed Wireless Broadcast Tower in Suntree

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Commissioner Feltner,

I am writing in reference to a recent notification ID#23Z00055 regarding a telecommunications tower to be constructed within the Suntree PUD. I have come to the conclusion that this 120 foot tall tower would not be good for our community. It would be a terrible eyesore and negatively impact the property values of homes with line of sight to the tower. Many of the residents of Crystal Lake residing on Bonaventure Dr have a lovely lake view across to the church and this tower would be a blight on their vista. I suspect

residents of the homes which backup to Interlachen Rd and are situated on Pauma Valley Way and Granada Ct would also object to such an eyesore.

I understand these towers may provide better reception and communication in the area but the cost is too high. This is an established residential community with strict standards for appearances. Allowing this tower would change the landscape of our community. The residents of this community purchased their homes with an understanding of these standards and an expectation that their property values could not be easily destroyed by the efforts of a neighbor. It is not neighborly for Hope Episcopal Church to even request a CUP for something that would negatively impact the property values of their neighbors.

It is my hope that the Brevard County Board of Commissioners will vote against this CUP.

Regards,
Nicole Kraemer
1031 Inverness Ave
Melbourne, FL 32940

From: [Commissioner, D4](#)
To: [Jones, Jennifer](#)
Cc: [Commissioner, D4](#)
Subject: FW: Proposed Cell Tower
Date: Tuesday, October 17, 2023 5:31:54 PM
Attachments: [image001.png](#)
[image002.png](#)

Jennifer,

On behalf of Commissioner Feltner, please see the below email pertaining to 23Z00055. Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
Viera, FL 32940
PH: 321-633-2044
www.brevardfl.gov

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From: Heidi Jones <heidi_0619@yahoo.com>
Sent: Tuesday, October 17, 2023 12:20 PM
To: Commissioner, D4 <D4.Commissioner@brevardfl.gov>
Subject: Proposed Cell Tower

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am a resident of the Crystal Lake community in Suntree. I would like to voice my concern about the proposed cell tower at the Episcopal Church located off Interlachen Rd near Wickham. This location is adjacent to many homes and should not be approved. The health risks that are associated with these towers is not worth any improved cell service from the tower. I urge you to please vote

against approving this tower in my community.

Thank you,

Heidi Jones
863-409-6216

Oct, 17, 2023

Good day,

I am writing to go on record as opposing the erecting of a 120-foot telecommunication tower within the Suntime PUD.

The zoning board approved the request by a 5 to 4 vote on 10/16/2023. ID# 23Z00055

The installation of this tower will forever change the look and character of the Suntime neighborhood and not for the better.

I must question the need for such a tower at this location. It was stated by the applicant's attorney at the Planning and Zoning Board meeting the cellular service in the surrounding area is less than satisfactory. Well, my experience is the opposite, we are very pleased with both cellular and internet services. Service disruptions are very rare. I do not recall not having cellular phone service, ever. The applicants' position that connecting with 911 is at risk is in my opinion a scare tactic.

Cynically, I feel this is a money grab by the Church because they are leasing the land and will receive income (taxable) from the owner. For what other reason would be their motivation to change the landscape permanently forever?

Suntime is a well-established community. New homes are not adding to wireless service requirements. As a result, I question the applicants claim the increase in wireless demand is the justification for this tower. Additionally, it was confirmed the 5G technology will not be included with this structure. Really? Is there eventually risk of so-called mission creep when 5G will be added thus requiring modifications to the existing structure? Their argument would then be...the tower is already in place, there is no other option...

Since 1996 we live at 1266 Bonaventure Drive with a direct view of the applicant's property from my front yard. Many times, children could be heard playing on church grounds across from the retention pond providing the pleasant back drop that defines this community. Although classified as commercial property, a structure this tall is not appropriate for this area.

Selfishly, I am also concerned about the impact on property values.

Respectfully,

Douglas and Denise Schilling
1266 Bonaventure Drive
Melbourne 32940

Mascellino, Carol

From: elena@oursecuremail.com elena@oursecuremail.com <elena@oursecuremail.com>
Sent: Friday, October 20, 2023 12:51 PM
To: Commissioner, D4
Subject: Petition to reject construction of broadcast tower on the corner of Interlachen and N. Wickham - RESPONSE NEEDED URGENTLY

Importance: High

Categories: Carol

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

following the proposed construction of new cell tower on the corner of Interlachen and N. Wickham, I, as a representative of Silver lake homeowners working together with Crystal lake homeowners, would to object to the construction of the tower.

We are concerned about potential health risks associated with the installation of new 4/5G tower in the middle of residential neighborhood. There are houses that located less than 100 feet away, there is a playground (less than 200 feet away) and a school (less than 700 feet away). **BY APPROVING THE CONSTRUCTION OF THIS BROADCAST TOWER IN THE MIDDLE OF THE RESIDENTIAL NEIGHBORHOOD, YOU ARE PUTTING OUR CHILDREN AT RISK!**

Since non of us have any experience in the matter, we would like to know how many signatures we need to collect on our petition to reject the construction to be considered? What information from each homeowner do you need to be listed on the petition?

Also, we would like to have a copy of the ordonnances dealing with land development regulations regarding celltower installation.

We would appreciate it if you respond in a timely manner.

Best regards,

Elena Khlyabich
321-266-6681

Mascellino, Carol

From: John Myers <MyersJohnC@hotmail.com>
Sent: Tuesday, October 24, 2023 1:40 PM
To: Commissioner, D4
Subject: Proposed Zoning Change in Suntree for Cell Tower

Categories: Carol

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Commissioner,

I recently purchased a home in the Crystal Lake area as a major investment in the community. One of the things that mattered most in my decision was how stable the area was for residential living, fully developed with no chance of drastic changes that would affect the neighborhood or property values. I pay close attention to what properties are nearby, environmental hazards, noise issues from either highways or trains as well as how the area is zoned.

To my chagrin, I now see there's a proposed change in zoning for a property owned by a church to allow 120' Cell tower, just a few hundred feet from my new purchase. This is wrong on so many levels and must be flatly rejected.

There are plenty of cell towers in the Suntree area along both I95 and US 1 that provide for more than adequate cell service. The area is fully built out so the prospects of large increases in population needing more coverage here is non-existent. That is of course unless you're planning to change zoning to allow high rise apartments on existing residential properties nearby.

Why would you allow a telecommunications company to add to their profits by taking advantage of the tax free status of a church?

Why would you not put the interests of the residents of Suntree who are well known for voting ahead of a huge telecommunications company?

Should you ignore the residents of Suntree, are you prepared to simultaneously cut the Property Tax assessments by 50% for all nearby residents? After all, that's what's going to happen to market values the moment this tower is erected.

I will not be able to attend the meeting of November 2nd and can only hope you do the right thing for this community.

Sincerely,

John Myers

From: [Commissioner, D4](#)
To: [Jones, Jennifer](#)
Cc: [Feltner, Rob](#); [Commissioner, D4](#)
Subject: FW: cell tower in Suntree
Date: Wednesday, November 1, 2023 3:54:15 PM
Attachments: [image001.png](#)
[image002.png](#)

Jennifer,

On behalf of Commissioner Feltner, please see the below public comment our office received.

Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
Viera, FL 32940
PH: 321-633-2044
www.brevardfl.gov

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From: Jason Shamroski <jshamroski@gmail.com>
Sent: Wednesday, November 1, 2023 3:25 PM
To: Commissioner, D4 <D4.Commissioner@brevardfl.gov>
Subject: cell tower in Suntree

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Commissioner,

I know many people oppose the new tower for T-Mobile stating "we don't need another tower", these are probably the same people complaining about train horns and rocket launch noise.

We absolutely need more towers to cover the increased population and proliferation of mobile devices, smart cars and people working from home. The additional capacity is essential to cellular based safety networks as well.

Please vote in favor of this tower.

Jason Shamroski

Mascellino, Carol

From: Jason Shamroski <jshamroski@gmail.com>
Sent: Wednesday, November 1, 2023 3:25 PM
To: Commissioner, D4
Subject: cell tower in Suntree

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Commissioner,

I know many people oppose the new tower for T-Mobile stating "we don't need another tower", these are probably the same people complaining about train horns and rocket launch noise.

We absolutely need more towers to cover the increased population and proliferation of mobile devices, smart cars and people working from home. The additional capacity is essential to cellular based safety networks as well.

Please vote in favor of this tower.

Jason Shamroski

Mascellino, Carol

From: Douglas Schilling <schillingdd@att.net>
Sent: Wednesday, November 1, 2023 3:10 PM
To: Commissioner, D4
Subject: Suntree Telecommunication Tower

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good day
Commissioner Rob Feltner

I am writing to go on record as opposing the erecting of a 120-foot telecommunication tower within the Suntree PUD.

The zoning board approved the request by a 5 to 4 vote on 10/16/2023. ID# 23Z00055

The installation of this tower will forever change the look and character of the Suntree neighborhood and not for the better.

I must question the need for such a tower at this location. It was stated by the applicant's attorney at the Planning and Zoning Board meeting the cellular service in the surrounding area is less than satisfactory. My experience is the opposite, we are very pleased with both cellular and internet services. Service disruptions are very rare. I do not recall never having cellular phone service, ever. The applicants' position that connecting with 911 is at risk is in my opinion a scare tactic.

Cynically, I feel this is a money grab by the Church because they are leasing the land and will receive income (taxable) from the owner. For what other reason would be their motivation to change the landscape permanently forever?

Suntree is a well-established community. New homes are not adding to wireless service requirements. As a result, I question the applicants claim the increase in wireless demand is the justification for this tower. Additionally, it was confirmed the 5G technology will not be included with this structure. Really?

Is there eventually risk of so-called mission creep when 5G will be added thus requiring modifications to the existing structure? Their argument would then be...the tower is already in place, there is no other option...

Since 1996 we live at 1266 Bonaventure Drive with a direct view of the applicant's property from my front yard. Many times, children could be heard playing on church grounds across from the retention pond providing the pleasant back drop that defines this community. Although classified as commercial property, a structure this tall is not appropriate for this area.

Selfishly, I am also concerned about the impact on property values.

Respectfully,

Douglas and Denise Schilling

1266 Bonaventure Drive

Melbourne 32940

Mascellino, Carol

From: Anne Tinelli-Thompson <anneth@cfl.rr.com>
Sent: Wednesday, November 1, 2023 2:58 PM
To: Commissioner, D4
Subject: Zoning request for a Cell tower in Suntree

Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

My name is Delores Anne Tinelli-Thompson I live at 963 Fostoria Dr, Melbourne FL 32940

I am vehemently opposed to the construction of a cell tower in Suntree.

Thank you
Delores Anne Tinelli-Thompson

Sent from my T-Mobile 5G Device

Objection
23Z00055
Hope Episcopal

From: [Commissioner, D4](#)
To: [Jones, Jennifer](#)
Cc: [Feltner, Rob](#); [Commissioner, D4](#)
Subject: FW: Cellphone tower proposed on interlachen
Date: Wednesday, November 1, 2023 6:08:24 PM
Attachments: [image001.png](#)
[image002.png](#)

Jennifer,

On behalf of Commissioner Feltner, please see below the public comment pertaining to 23Z00055.
Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214
Viera, FL 32940
PH: 321-633-2044
www.brevardfl.gov

Please note: Florida has a very broad public records law. Most written communications to and from the offices of elected officials are public records available to the public and media upon request. Your email communications may, therefore, be subject to public disclosure.

From: Suzann Williams <cjwsaw36@bellsouth.net>
Sent: Wednesday, November 1, 2023 4:07 PM
To: Commissioner, D4 <D4.Commissioner@brevardfl.gov>
Subject: Cellphone tower proposed on interlachen

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am opposed to cellphone tower being built on church property. There are enough towers that TMobile can rent from.

I live appropriately 1/2 mile from proposed site. I don't believe it belongs in this area

Suzann Williams

Sent from AT&T Yahoo Mail for iPad

Objection
23Z00055
Hope Episcopal

From: [Anissa Smith](#)
To: [Commissioner, D4](#)
Subject: Proposed Cell Tower
Date: Wednesday, November 1, 2023 6:22:57 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Commissioner,

I am writing to ask that you vote against the addition of this proposed cell tower on North Wickham Rd abutting residential properties in the Baytree & Suntree neighborhoods.

There is ample coverage, provided by several towers in the area. From my property, I can already observe the flashing lights of 2 towers every evening.

Both my husband & myself work from home and have no issues connecting throughout the day.

The need simply is not there. This disruption to the area neighborhoods, property owners and abundant wildlife is unnecessary and unacceptable.

Thank you,
Anissa Smith
Twin Lakes Subdivision
Suntree

Sent from my iPhone

From: [Nicole Kraemer](#)
To: [Commissioner, D4](#)
Cc: [Feltner, Rob](#); [Bellak, Christine](#); [Wines, Katie](#)
Subject: Re: Proposed Wireless Broadcast Tower in Suntree
Date: Wednesday, November 1, 2023 10:26:07 PM
Attachments: [image003.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Feltner,

After considering my initial concerns I submitted regarding the proposed cell tower in Suntree off Interlachen Rd I realized I omitted another detail of importance. The photos submitted with the application for the tower approval with the county seem disingenuous. All of the photos show a monopole tower without any lights or antennae on it. The actual tower would be more of an eyesore than the submitted photos indicate. I drove past one of the existing towers in Suntree between Wickham Rd and US 1 just south of Fresh Market and it is large, very noticeable and unattractive. Additionally, every single time I pass that exact location, the radio station I am listening to cuts out. How many residents in the immediate vicinity of the tower would experience EMF interference which could keep them from listening to FM radio stations? Has anyone considered this impact?

I hope you will seriously consider the negative impact of this tower to the residents of Suntree at the meeting this Thursday. Our household cannot be in attendance due to a volunteer commitment at the same time but we hope our written correspondence will be sufficient to convey our strong disapproval of this tower.

Regards,
Nicole Kraemer
1031 Inverness Ave
Melbourne, FL 32940

On Tue, Oct 17, 2023 at 3:57 PM Commissioner, D4 <D4.Commissioner@brevardfl.gov> wrote:

Ms. Kraemer,

On behalf of Commissioner Feltner, thank you for contacting our office. The Commissioner will take your comments into consideration. Thank you.



Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building C, Suite 214

Viera, FL 32940

PH: 321-633-2044

www.brevardfl.gov

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From: Nicole Kraemer <nlkraemer@gmail.com>
Sent: Monday, October 16, 2023 10:15 PM
To: Commissioner, D4 <D4.Commissioner@brevardfl.gov>
Subject: Proposed Wireless Broadcast Tower in Suntree

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Commissioner Feltner,

I am writing in reference to a recent notification ID#23Z00055 regarding a telecommunications tower to be constructed within the Suntree PUD. I have come to the conclusion that this 120 foot tall tower

would not be good for our community. It would be a terrible eyesore and negatively impact the property values of homes with line of sight to the tower. Many of the residents of Crystal Lake residing on Bonaventure Dr have a lovely lake view across to the church and this tower would be a blight on their vista. I suspect residents of the homes which backup to Interlachen Rd and are situated on Pauma Valley Way and Granada Ct would also object to such an eyesore.

I understand these towers may provide better reception and communication in the area but the cost is too high. This is an established residential community with strict standards for appearances. Allowing this tower would change the landscape of our community. The residents of this community purchased their homes with an understanding of these standards and an expectation that their property values could not be easily destroyed by the efforts of a neighbor. It is not neighborly for Hope Episcopal Church to even request a CUP for something that would negatively impact the property values of their neighbors.

It is my hope that the Brevard County Board of Commissioners will vote against this CUP.

Regards,

Nicole Kraemer

1031 Inverness Ave

Melbourne, FL 32940

**Hope Episcopal Church INC, Gulf Stream Towers
23Z00055**

November 2023 - Brevard County Commissioners Zoning Meeting.

We the undersigned owners and residents, - Brevard County , on behalf of the Suntree community in District 4 hereby request the denial of the proposed CELL TOWER.

We ask such Towers not be built near homes. Suntree is an established PUD master community of 5,000 homes , our close master community has had complaints none of which is Cell Service, although growing community's OUTSIDE of Suntree may have complaints and a need , We all have concerns of health, safety, exposure, property values, additional to an eyesore. Suntree should not be punished with a cell tower because there is a growing need OUTSIDE of our community.

Via social media, it is known existing towers in Viera (example Spectrum) has available space on existing towers, which Tmobile refuses to utilize as an option. It is also known 2 additional churches (example Calvary) has been approached by Tmobile. Utilizing community churches in neighborhoods should not be a business option residential owners should encounter & endure.

We ask our Commissioner Feltner and fellow Commissioners to please deny on behalf of the people.

Signatures- attached

NO TO CELL TOWER

OPPOSED TO CELL TOWER	Crystal	Suntree	Resident
CARA BAUMAN	✓		
Robin Steiner	✓		
Steve Steiner	✓		
Mammun Jones	✓		
Christie Belleak	✓		
Darlene Campbell		✓	
Shelby Roemer	✓		
Ray King		✓	
James Roemer	✓		
William Patrick Cindell		✓	
Joe Seda		✓	
Ch. Saxe		✓	
Ch. Saxe			✓
Brielle Nash			✓
Ch. Saxe			✓
Ch. Saxe			✓
Dan Simon		✓	
JESSICA SIMON			✓
Dan A. Simon			✓
R. Simon	✓		
Danieli Reigemburg	✓		
Ch. Saxe	✓		
Ch. Saxe	✓		
Ch. Saxe	✓		
Ch. Saxe	✓	✓	✓
Ch. Saxe	✓	✓	✓
Ch. Saxe	✓		✓
Ch. Saxe			✓

G.3

Objection
23Z00055
Hope Episcopal

From: Commissioner, D4
To: Jones, Jennifer
Cc: Feltner, Rob; Commissioner, D4
Subject: FW: Cellphone tower proposed on interlachen
Date: Wednesday, November 1, 2023 6:08:24 PM
Attachments: image001.png
image002.png

Jennifer,

On behalf of Commissioner Feltner, please see below the public comment pertaining to 23Z00055.
Thank you.

Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
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From: Suzann Williams <cjwsaw36@bellsouth.net>
Sent: Wednesday, November 1, 2023 4:07 PM
To: Commissioner, D4 <D4.Commissioner@brevardfl.gov>
Subject: Cellphone tower proposed on interlachen

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I am opposed to cellphone tower being built on church property. There are enough towers that TMobile can rent from.

I live appropriately 1/2 mile from proposed site. I don't believe it belongs in this area

Suzann Williams

Sent from AT&T Yahoo Mail for iPad

Objection
23Z00055
Hope Episcopal

From: Anissa Smith
To: Commissioner, D4
Subject: Proposed Cell Tower
Date: Wednesday, November 1, 2023 6:22:57 PM

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Dear Commissioner,

I am writing to ask that you vote against the addition of this proposed cell tower on North Wickham Rd abutting residential properties in the Baytree & Suntime neighborhoods.

There is ample coverage, provided by several towers in the area. From my property, I can already observe the flashing lights of 2 towers every evening.

Both my husband & myself work from home and have no issues connecting throughout the day.

The need simply is not there. This disruption to the area neighborhoods, property owners and abundant wildlife is unnecessary and unacceptable.

Thank you,
Anissa Smith
Twin Lakes Subdivision
Suntime

Sent from my iPhone

From: [Nicole Kraemer](#)
To: [Commissioner, D4](#)
Cc: [Feltner, Rob](#); [Bellak, Christine](#); [Wines, Katie](#)
Subject: Re: Proposed Wireless Broadcast Tower in Suntree
Date: Wednesday, November 1, 2023 10:26:07 PM
Attachments: [image003.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Feltner,

After considering my initial concerns I submitted regarding the proposed cell tower in Suntree off Interlachen Rd I realized I omitted another detail of importance. The photos submitted with the application for the tower approval with the county seem disingenuous. All of the photos show a monopole tower without any lights or antennae on it. The actual tower would be more of an eyesore than the submitted photos indicate. I drove past one of the existing towers in Suntree between Wickham Rd and US 1 just south of Fresh Market and it is large, very noticeable and unattractive. Additionally, every single time I pass that exact location, the radio station I am listening to cuts out. How many residents in the immediate vicinity of the tower would experience EMF interference which could keep them from listening to FM radio stations? Has anyone considered this impact?

I hope you will seriously consider the negative impact of this tower to the residents of Suntree at the meeting this Thursday. Our household cannot be in attendance due to a volunteer commitment at the same time but we hope our written correspondence will be sufficient to convey our strong disapproval of this tower.

Regards,
Nicole Kraemer
1031 Inverness Ave
Melbourne, FL 32940

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Ms. Kraemer,

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Carol Mascellino, Chief of Staff
County Commissioner Rob Feltner, District 4
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
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Viera, FL 32940

PH: 321-633-2044

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Sent: Monday, October 16, 2023 10:15 PM
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Subject: Proposed Wireless Broadcast Tower in Suntree

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Hello Commissioner Feltner,

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would not be good for our community. It would be a terrible eyesore and negatively impact the property values of homes with line of sight to the tower. Many of the residents of Crystal Lake residing on Bonaventure Dr have a lovely lake view across to the church and this tower would be a blight on their vista. I suspect residents of the homes which backup to Interlachen Rd and are situated on Pauma Valley Way and Granada Ct would also object to such an eyesore.

I understand these towers may provide better reception and communication in the area but the cost is too high. This is an established residential community with strict standards for appearances. Allowing this tower would change the landscape of our community. The residents of this community purchased their homes with an understanding of these standards and an expectation that their property values could not be easily destroyed by the efforts of a neighbor. It is not neighborly for Hope Episcopal Church to even request a CUP for something that would negatively impact the property values of their neighbors.

It is my hope that the Brevard County Board of Commissioners will vote against this CUP.

Regards,

Nicole Kraemer

1031 Inverness Ave

Melbourne, FL 32940

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23Z00055**

November 2023 - Brevard County Commissioners Zoning Meeting.

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We ask such Towers not be built near homes. Suntree is an established PUD master community of 5,000 homes , our close master community has had complaints none of which is Cell Service, although growing community's OUTSIDE of Suntree may have complaints and a need , We all have concerns of health, safety, exposure, property values, additional to an eyesore. Suntree should not be punished with a cell tower because there is a growing need OUTSIDE of our community.

Via social media, it is known existing towers in Viera (example Spectrum) has available space on existing towers, which Tmobile refuses to utilize as an option. It is also known 2 additional churches (example Calvary) has been approached by Tmobile. Utilizing community churches in neighborhoods should not be a business option residential owners should encounter & endure.

We ask our Commissioner Feltner and fellow Commissioners to please deny on behalf of the people.

Signatures- attached

NO TO CELL TOWER

	OPPOSED TO CELL TOWER	Crystal	Suntree	Resident
CARA BAUMAN		✓		
Robin Steiner		✓		
Steve Steiner		✓		
Mammun Jones		✓		
Christie Bleeck		✓		
Darlene Campbell			✓	
Shelby Roemer		✓		
Ray Sims			✓	
James Roemer		✓		
William Patrick Carroll			✓	
Foe Seda			✓	
Ch Saxe			✓	
Channon				✓
Brooke Nash				✓
Barbara				✓
Officer Glen				✓
DJ			✓	
JESSICA SIMON				✓
Don A				✓
R. G.		✓		
Amelia Reigensberg		✓		
John		✓		
Frank		✓		
Christopher		✓		
Wendy		✓		
John		✓		
Ken Bailey				✓

Objection
23Z00055
Hope Episcopal

From: peoplemove@aol.com
To: [Jones, Jennifer](#)
Subject: Tower planned for Suntree
Date: Thursday, November 2, 2023 1:27:01 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

I do not want the planned tower in Suntree.

Carol Ellis

Carol Ellis
429 Renaissance Avenue
Melbourne, FL 32940
Cell: 321-258-6158
peoplemove@aol.com

"Remember, the greatest gift is not found in a store nor under a tree, but in the hearts of true friends."

Objection
23Z00055
Hope Episcopal

From: joan harris
To: Jones, Jennifer
Subject: ID "23Z00055"
Date: Thursday, November 2, 2023 2:25:19 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Jennifer,

I am letting you know that I completely disagree with the implementation of the CUP for Wireless Telecommunication Facilities and Broadcast Tower.

Implementing this provides a drastic health hazard to all in this community. A study shows that developing cancer was three times higher for those living within 1300 feet of a transmitter compared to those living further away. They also found patients became ill with cancer on average eight years earlier. This is just one study. There are many many more.

I do not understand how Hope Episcopal Church could or would allow this. It goes against so very much.

I live within 500 feet of the proposal. I am fully against this implementation. The church should be as well.

Thank you.

Joan Harris
7667 N Wickham RD, Melbourne,
952-484-9781

Sent from my iPhone

From: jen tinelli
To: Commissioner, D4
Subject: Zoning request for a Cell tower in Suntree
Date: Thursday, November 02, 2023 2:12:03 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Rob Feltner,

My name is Jennifer Tinelli and I live at 963 Fostoria Dr, Melbourne FL 32940. I live with my mother, Delores Anne Tinelli-Thompson, who is the homeowner.

I am vehemently opposed to the construction of a cell tower in Suntree. She has written to express her opposition, as well, and I am submitting these additional concerns, on our behalf.

Please consider our concerns as residents of Suntree, regarding another tower installation in this area. There are already **50 towers and 98 antennas within a 3.0 mile radius of 8225 N Wickham Rd, Melbourne, FL 32940, United States.**

That's 50 TOWERS, already within only a THREE mile radius of this area! Link included below.

How many do we need and what are these 50 towers doing if that's somehow not enough to not provide adequate coverage for three miles?

Please see this information for yourself: <https://www.antennasearch.com/HTML/search/search.php?address=32940>

As we are all aware, there is an unknown health and safety component to this continued, constant and rapid expansion of cell towers and the associated radiation exposures.

Additionally, AT&T recently had a huge neighborhood wide installation project of cables laid throughout the entire Suntree neighborhood, just with this last year. This was installed along each street, right in all of our front yards.

How much of this radiation is safe to humans, wildlife and the environment?? Are there long-term studies to prove and explore the safety and/or potential effects on health?
How much of this is proven to be necessary? We have zero issues with connectivity where we are. Is anyone concerned about long term repercussions to this level of radiation exposure? We are on a wildlife preserve, how about effects on nature and to our wildlife?

Thank you for your attention to this matter.

Sincerely,

Jennifer Tinelli

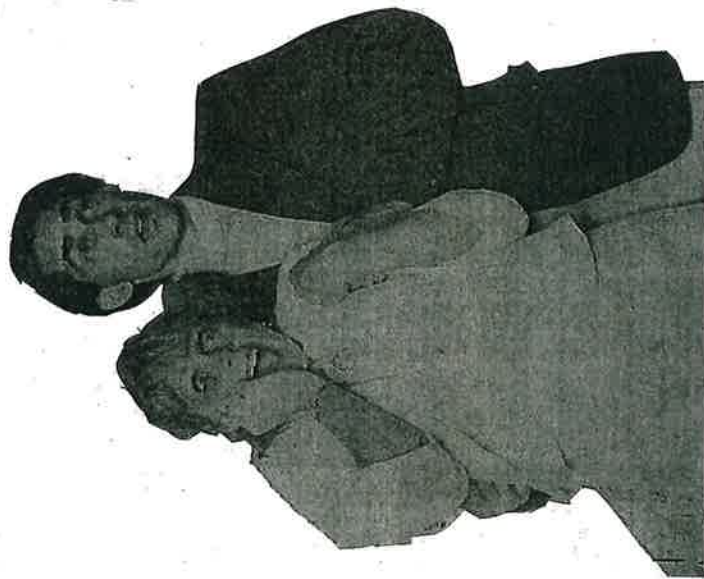
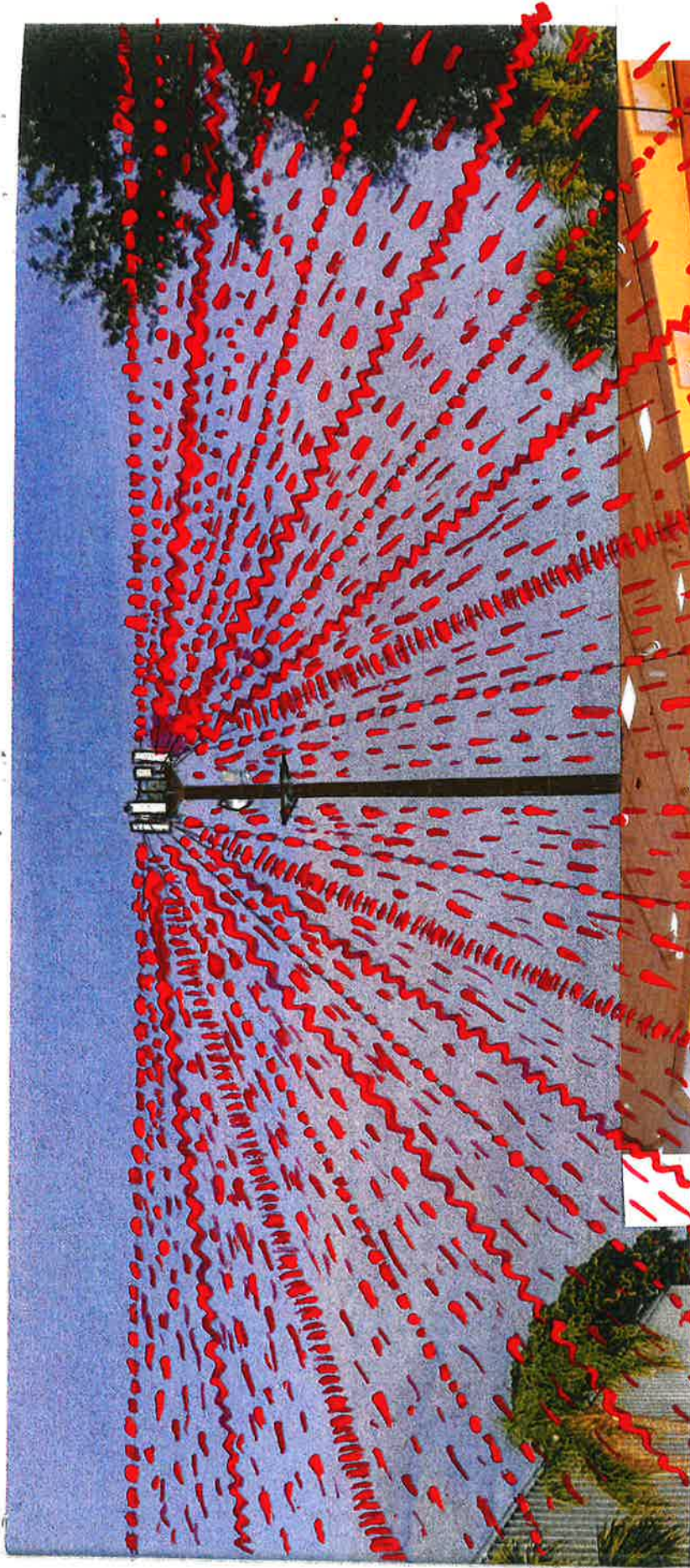
Get [Outlook for iOS](#)

Get [Outlook for iOS](#)

construction of

6.3

[illegible]



Not The Food !!!!

My name is Art Levy and I purchased my home in Suntree in August 2021. I'm electrosensitive to microwave and radio frequency radiation. I don't have a computer, Digital TV, Wi-fi, or use Blue tooth at home. While house hunting I used a meter to determine if that house was close to a cell tower. I turned down many fine homes because my meter registered a cautious Yellow or Red light flashing on my meter. I finally located a home, paid \$ 30 k in cash over the asking price, and the house and my street registered green on the meter. I was happy.

I observed cell towers spring up like mushrooms from the mid 1990's thru about 2015, eight years ago. Then the market became saturated and construction stopped. I had reasonable expectations that no more new towers would be built as saturation had occurred. So imagine my shock, anger and disgust when I learned T – Mobile was planning to build a tower 0.4 miles from my home and only 800 feet from Publix.

After reading City Scape Consultants information they reveal that the proposed tower is in the wrong location and the needs of T Mobile could be better met by adding individual antennas to existing structures along I-95 and US- 1.

City Scape says coverage is NOT an issue. Everyone within their maps has adequate ability to get a dial tone and access the internet. Their case is that in the Future they will need more antennas to meet capacity. However they state this extra capacity will be needed along roads with high traffic levels like I-95 and US -1 **NOT IN THE MIDDLE OF SUNTREE.**

There are already 4 antennas each along I-95 and US 1. And each one has space on the tower to add several more levels of individual antennas. City Scape says that Co-location on an existing structure is preferred over new construction, but T-Mobile states this is not an option.

" Adding additional equipment on an existing site to solve its capacity problems is neither beneficial nor practical." To Who ???? T- Mobile obviously, not the residents of Sun tree,

who currently have no cell towers located within the center of our community. All the towers are in the perimeter, exposing home owners to less radiation.

This is corporate speak for them saying we would rather build a new tower then pay for the engineering to add capacity at existing towers. And they're more concerned about renting space to additional carriers, than they are about needlessly exposing our neighbors to excessive radiation at home and in our neighborhood shopping areas.

T – Mobile just spent \$ 26 Billion Dollars purchasing Sprint.

They damn well can afford to pay for this engineering on existing towers and too damn bad if they cant collect additional rent.

From 2001 thru 2021 I worked as a Park Ranger and lived next to a 300 foot tall cell tower at Cape Florida State Park on Key Biscayne off Miami. Every few years there were additions made to this tower of new antenna structures. They also added a complete exo – skeleton to the tower while it was in operation, to strengthen it and allow it to support more antennas. So this can be done here as well in Suntree.

The City Scape report says the tower will be located next to a “ *Commercial location* “. Hey its not a ball bearing factory, Its Suntree Square, home to Publix, The Great Wall Restaurant, Times Square Diner and Pizza, and the ever busy UPS shipping Center. It's the essential center of our community !!!!

And Publix would be located only 862 feet from the tower.

Its definitely a bad idea to bathe the entire Shopping Center with microwaves 24 /7, especially the grocery store. I expect my meter would be recording a steady RED DANGER LIGHT from the moment the tower becomes operational till doomsday.

You don't have to be a scientist to figure out that in addition to whatever DNA deformation and enzyme damage will occur in the food, the “ Life Force Energy” is going to be severely depleted by days and weeks of continuous irradiation. It wont be a picnic either for all the employees of the stores and restaurants who likewise will be exposed to this radiation. I

expect them to be extra stressed out and have their individual life force energies diminished as well.

So Commissioners please don't green light this project. Its counterproductive to our health and absolutely unnecessary. Insist that T- Mobile upgrade their EXISTING towers, or construct several new ones along the busy roads where they expect to see an increase in volume in future years.

WE shouldn't have to sacrifice the relative peace and low background radiation levels in our community because some Billionaire Corporation decides that its more important to provide lip service about supporting the community they do business in, rather than ACTUALLY Supporting our Community's safety and health.

My home that currently register " All clear GREEN " on my Radio Frequency meter should not be inundated with continuous " YELLOW Caution Energy"

I went to the Cellco tower where Wickham Road turns north behind the Furniture Now store. Its about the same height and configuration of the proposed tower by the church. Then I measured the same distance between it and what the proposed tower would be to my home. I measured a Yellow Light Caution reading of 4285 microwatts per square meter. On the Building Biology Institutes " Severe level category " its half way up the scale !!!!

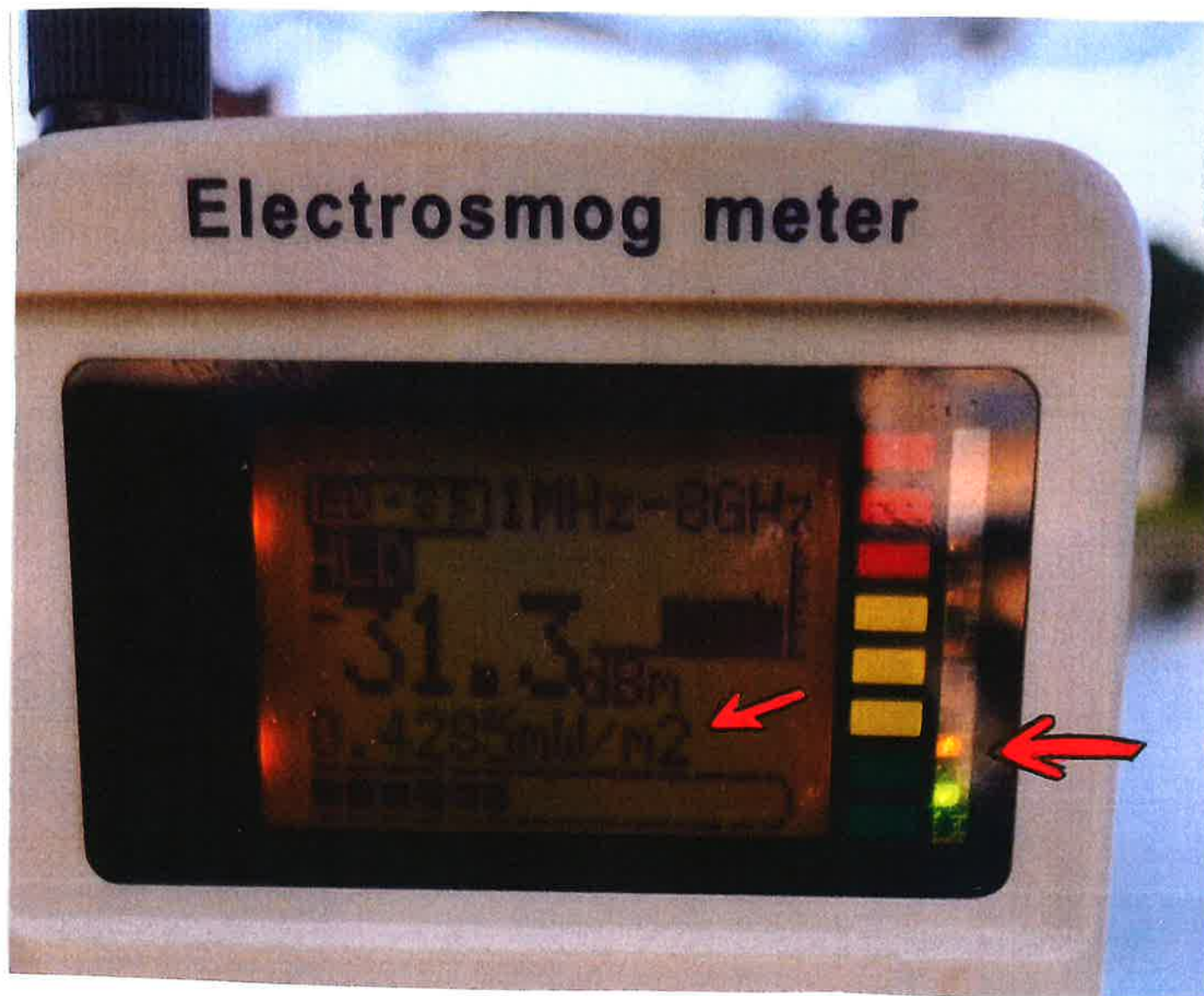
I don't want the calm peacefully energy of my home and neighborhood ruined forever so some teenager can download a movie 15 seconds faster while driving on I-95 to Jacksonville.

Sincerely,

Art Levy

408 Renaissance Avenue 32940

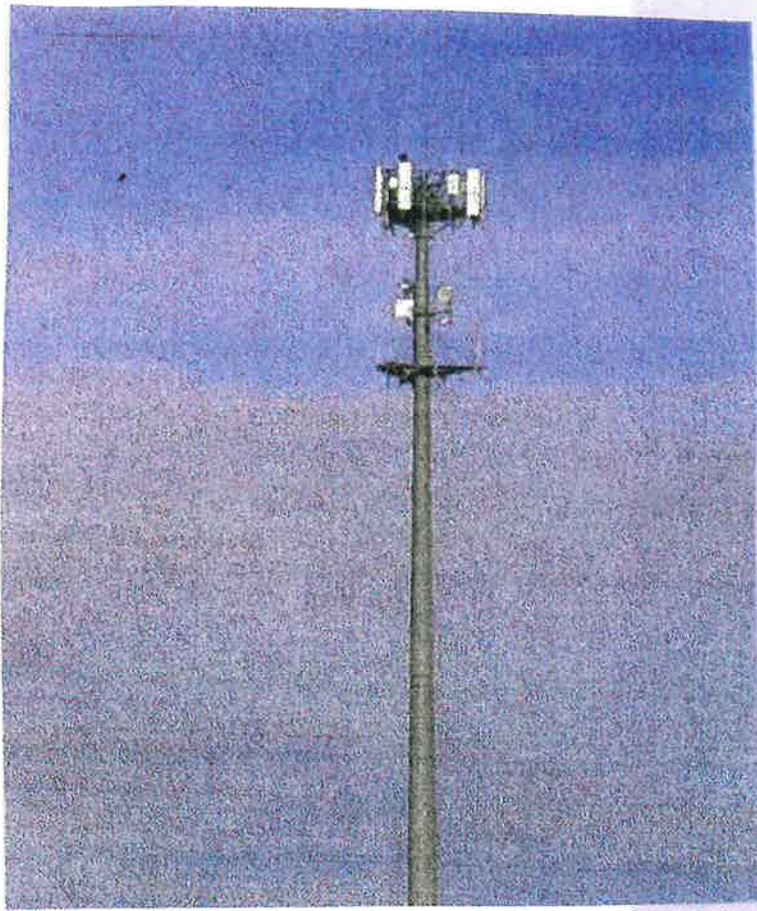
Artlevy 1953 @ gmail.com



At my home and neighborhood my meter reads solid **GREEN**, indicating a safe level of Radio Frequency. But if the proposed tower is built the meter will read solid **YELLOW** indicating **CAUTION**, and **DANGER**.

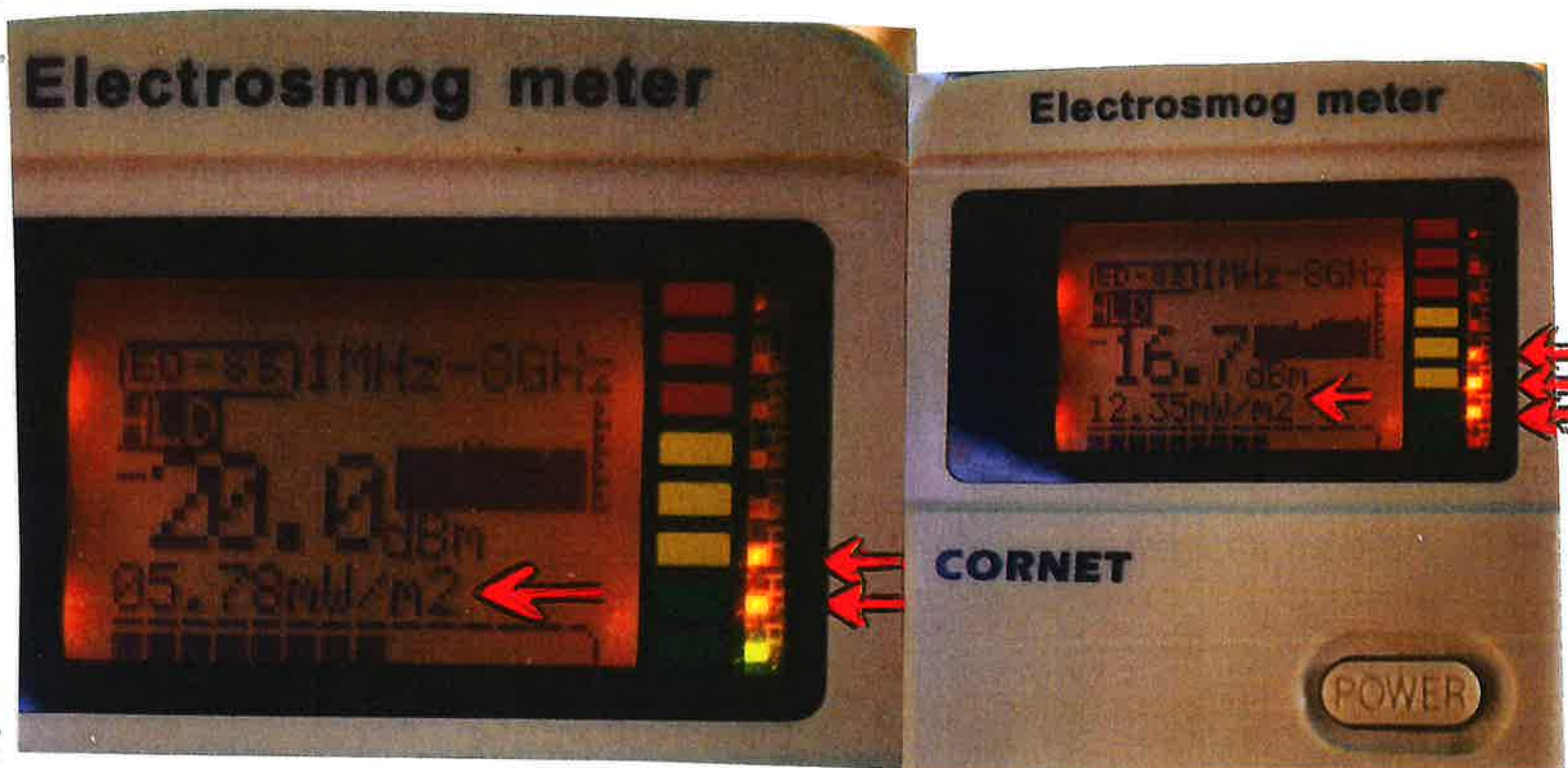
This reading falls on the Building Biology Institute "SEVERE Level Category" **428.5 Microwatts per meter squared.**

** I measured 640 meters from the Cellco Tower, a tower of similar size to the proposed Church tower. My house is 640 meters from the Church site.



There is plenty of additional room on the towers along U.S. 1 and I – 95.

Cellco (Left) Crown Castle (Right)



Building Biology Evaluation Guidelines for Sleeping Areas (SBM-2015)

High Frequency	Anomaly	No	Slight	Severe	Extreme
RF	$\mu\text{W}/\text{m}^2$ (Peak)	<0.1	0.1-10	10-1000	>1000

These are potential future radio frequency readings from inside Publix should the proposed tower be built. These readings were measured by the Cellco tower at the same distance between tower and Publix as the church tower would be.

5780 and 12,350 microwatts per meter squared.

These readings fall within the "EXTREEME READINGS" Category of the Building Biology Institute. Long duration exposure to high levels of Radio Frequency can't be good for the employees or the groceries.

11/2/2023 Zoning 5:00 p.m.

Item G.3. Verbatim

23:52

Jeffrey Ball: Thank you madam Chair. G.3. is Hope Episcopal Church, Inc., Mike Burkhead/Gulfstream Towers, request a CUP for wireless telecommunication facilities and broadcast tower in a PUD zoning classification. Application number is 23Z00055, tax account number 2604194, located in District 4.

Chair Pritchett: Thank you. I'm going to call up the applicant Ms. Mary...

Mary Solik: (pronounced) Solik.

Chair Pritchett: Thank you. Ma'am, you have 15 minutes, if you take a pause, I'll save your time till the end if you want to...there's a few cards, if you want to respond to them as well.

Mary Solik: Ok, I'll be very brief and reserve my time to respond to the commu...uh, the community. Mary Solik, 121 South Orange Ave, suite 1500, Orlando, Florida. I am legal counsel for Gulfstream Towers. This is a proposed 120 foot unipole, or camouflage tower on the Christ Episcopal Church property on, uh, off of Interlachen Road, just south of the intersection of Wi..., of uh, Wickham Road. (Map displayed) The uh, church property is 8.27 acres in size. It has a neighborhood commercial future land use designation and PD, PUD zoning, which does allow for a variety of commercial uses. The property is improved with the church, and, um, we have a FPL substation to the north, up here. We have a commercial shopping center on the other side of Interlachen Road. We have a business park on the west, and to the south of the church property is a 4.72 acre retention pond. We have tucked this tower all the way up in the corner of the church property. It is going all the way up here. Uh, the substation is just right up here. So we have put it as far to the north as we can. We are required under your code to have a 240 foot or two-times a tower height setback from any residential structures. We are over 600 feet from the closest residential building. We meet all of the criteria in your code. Your staff report is very thorough. It goes through all of the future land use, uh, requirements. We need to meet the general conditional use criteria and the specific conditional use criteria in your, um, wireless ordinance. Your wireless consultant has reviewed our application and has determined that we have met our proof of need both for the location and a new structure and we meet the code requirements for, um, 100, your, you, you cap towers at 120 feet in urban areas, and, um, that the wireless carrier that is anchoring this tower, T-Mobile has submitted proof of their need of the facility. I will stand for questions and then I'd like to reserve my time, for the remainder, for the, uh, to respond to the citizen comments.

Chair Pritchett: Thank you. Thank you ma'am. I'm going to write that down. 12:46 because it disappeared it. Commissioners do you have any questions before I call cards?

Commissioner Feltner: I'd like to do the cards first.

Chair Pritchett: Ok. We're going to call cards...

Mary Solik: Ok, I'll sit do...

Chair Pritchett: and if you want to...

Mary Solik: Oh, I'm sorry, can you set the timer again? I'm going to put one more little document in here. (diagram displayed) I mentioned this is a monopole or a camouflage tower. We call it a unipole. It will be a white pole. This is the, um, the profile picture of it. All of the antenna and cabling are internal to the pole. That is all you will ever see, no antennas on outside, no broad arrays, no platforms, that's it. Everything is inside and it will be white. It does have lights on it, that's a requirement of the Brevard County code.

Chair Pritchett: Thank you. Alright, Ms. Melissa Roberts.

Melissa Roberts: Hi, good evening everyone. I'm a marine biologist and I live just 500 feet from where this proposed tower would be put up, and I have just a few points. I know I only have a couple of minutes to speak with you guys. I have just a couple of points that I want to point out. 4G and 5G towers increase the possibility of colonial, uh, colony collapse disorder by over 200 percent to honeybees and other pollinators that are within four miles of the tower. So that would destroy honeybees that are trying to pollinate our fruits and our vegetables that we grow in our backyards, also our trees and our wild flowers. 5G will also increase the amount of electromagnetic radiation in the atmosphere, leading to an increased risk for disease and a high risk of cancer in humans. These towers are very dangerous in our communities and I honestly do not want it in my community. The frequency of 5G is high enough to disrupt the human body's circadian rhythms which will regulate sleep and reproduction. We already have a 5G tower less than a mile from where this one is proposed. It's just off of the interstate of 95 and Wickham. I don't understand why we need another one. It doesn't make a lot of sense to me. A study by the Paris Science and Lettres, PSL Research University in Paris has found that sparrows exposed to cell tower radiation for 5 to 30 minutes, produced disfigured eggs and they were unable to mate. Another study in Spain showed that electromagnetic radiation from cell towers interfered with birds' breeding and nesting habits, this includes birds that are protect...protected by Federal law like the Sandhill Cranes. According to Joel Moskowitz, a leading researcher in the School of Public Health and Director of the Center for Family and Community Health at UC Berkeley, research has shown significant adverse biological and health effects including brain cancer in humans associated with the use of 5G towers within 5 miles of people's homes. The animals this tower will affect are protected by Federal Law, as I have mentioned. Honeybees and many different kinds of birds, like the Cardinal, Sandhill Crane, and many others. These animals are highly sensitive to exogenous EMF in ways that surpass human reactivity. So that's all I have for you today and I really hope that you take these things seriously. As a marine biologist, these are really close to my heart and I, I see babies walking every day, and the park that is right behind my house, the kids are playing and, um, the, um schools pick up people every day, little children that are still developing their brains. And the radiation that they're going to be exposed to is detrimental to their development. Thank you for your time today, and I hope you take that into consideration.

Chair Pritchett: Thank you. Commissioner Tobia you put your light on sir, do you have something specific?

Commissioner Tobia: yeah, real quickly, I, I didn't know the harm of, of all of these towers. Do you use cell phones yourself?

Melissa Roberts: I do.

Commissioner Tobia: Okay.

Melissa Roberts: Unfortunately. I wish I couldn't but I do, I have to, for my work I do.

Chair Pritchett: Thank you ma'am.

Melissa Roberts: Thank you.

Chair Pritchett: Mr. Henry Eckstein...

Henry Eckstein: Hi, thank you for letting me speak.

Chair Pritchett: If you'd state your name for me, and the city...

Henry Eckstein: My name is Henry Eckstein. I live at 530 Shell Cove Drive in Viera. It's about 2500 feet from the tower. Uh, I have a master's degree in electrical engineering and I've worked in the aerospace industry for many years as a telecommunications engineer before becoming a CIO for a large corporation for 20 years. I'm also a certified electromagnetic radiation specialist. I currently work with businesses and residential customers who are concerned about the impact of high levels of EMR on their health. I've been finding an ever-increasing number of people who are experiencing severe symptoms from their exposure to nearby cell towers, wi-fi, cell phones, and other sources of electromagnetic radiation. Uh, there have been many hundreds of peer-reviewed studies over the last few decades proving the dangers of high levels of non-ionizing RF radiation, despite the fact that the FCC claims that high levels of non-ionizing radiation are perfectly safe. The FCC even lost a lawsuit in Federal court about this, yet they failed to comply with the orders of the Federal judge. Exposure to levels, even many, many times less than the pulsed radio frequencies produces by cell towers, et cetera, have been proven to cause sleeplessness, memory loss, Alzheimer's, chronic fatigue, diabetes, heart palpitations, heart attacks, stroke, anxiety, high blood pressure, weight gain, double and single strand DNA breaks, learning difficulties, miscarriages, low sperm count, infertility, breast cancer, blood brain barrier leakage, abnormal EEG waveforms, depressed melatonin, leukemia, burning eyes, cancer, and brain tumors. And pretty much repeating what the last speaker said. Anyway, if you want more information, I can be reached via my website at healthyindoorconsultants.com, where there are also links to many of these, or some of these research studies and I'd be happy to discuss this further with you. I also have some business cards if you like, if anybody wants them. And I urge all of you to rethink this tower, as it will lead to ill health of the population. I feel very worried about the employees of the Publix right next to it and whoever works at that church, not to mention all the neighbors, including myself and my wife. Thank you very much.

Chair Pritchett: Thank you sir. Commissioner Tobia I usually wait for the end, but do have something for the gentleman?

Commissioner Tobia: Yeah, sorry, this gentleman. Quick question, are you speaking on your, uh, clearly you have a business that tries to limit this type of, these cell towers.

Henry Eckstein: I don't try to limit...

Commissioner Tobia: You do consulting, right?

Henry Eckstein: I try to help people deal with the situation, like...

Commissioner Tobia: So you do consulting right?

Henry Eckstein: I do consulting. I measure, see, cuz people worry about things.

Commissioner Tobia: That's fine, my question is are you, are you acting as capacity as a consultant right now, or are you acting as a resident, right now?

Henry Eckstein: As a resident.

Commissioner Tobia: Okay, thank you. That's all.

Chair Pritchett: Robin Steiner. Thank you ma'am.

Robin Steiner: Hi. Good evening. Um, we moved to Suntimee about, uh, 25 years ago and we live in Crystal Lake. Uh, Crystal Lake is the first subdivision which houses are directly behind where this tower is going to be going, approximately about 500 feet as the lady was, uh, saying earlier. Um, our neighborhood is great. When we first moved here, we were one of the first families, or one of the only families that had teenagers and now we have a community and that was, uh, at that time, mostly retired. Much has changed, now all the retire...now we are the retirees and our neighborhood is filled with children. It's, it's a great neighborhood. According to Businesswire survey for the National Institute on science and law public policy, in a recent question to potential home buyers, over 94 percent that were questioned said that they would not even consider a home near a cell phone, or near a cell tower. The New York Times reported that realtors find it harder to move properties listed near cell towers, especially to those families with children. Children are highly affected by these kind of radio...radio...at these radiation waves. In the same New York Times article (inaudible) California also saw a 20 percent drop in home values in their community, uh, when AT&T erected a tower and Savannah, Georgia has reported a 7.4 percent drop in value in home values near cell installations. CBS Sacramento, June 28th, 2019, broadcast a preschool that had once been a thriving business was abandoned when parents and, when the parents and the children decided to go elsewhere due to the fact that a cell tower was unexpectedly built with no notice to the community behind the...the preschool. Businesses are also affected by these things going up with no notice or given any information to the community. In Liberty Township, Ohio just recently, with no notice, Verizon started digging up front lawns to install poles for repeaters and transmitters, another item that goes along with the expansion of 5G. Like Suntimee, this beautiful community outside of Cincinnati had spent years improving the community. They had succeeded in moving all of their utility lines underground. This was a safety move to improve connectivity and the biggest overall improvement was to the aesthetics of their community which increased the value of their biggest asset and investment, their homes. Sound familiar? Sounds like Suntimee, no more unsightly poles and wires, but we'll now have a cell phone tower booming over us. But now we'll have this 5G tower at the tip of our community. Nice welcome sign don't you think? Let me ask all of you sitting here, would you have that tower put in your backyard? I don't think so. To the health dangers, as many have mentioned, the rapid expansion report say they don't have conclusive data and they think it will be okay. They have no idea about the 5G expansion. They're going off of previous reporting of 2G, 3G, uh, and 4G.

Chair Pritchett: Thank you ma'am.

Robin Steiner: I really hope you consider this please as a no vote, alright.

Chair Pritchett: Thank you ma'am.

Robin Steiner: Alright, this is a great community that's going to be destroyed...

Chair Pritchett: You're Robin Steiner of Melbourne. Thank you ma'am. Christina Lapak. (inaudible) you're going to pass? Okay ma'am. Mr. John Lapak. Commissioner Tobia is that a new light?

Commissioner Tobia: No.

Chair Pritchett: Okay. If you'd state your name and city.

John Lapak: Yes, my name is John Lapak and I live at 7912 Eddystone Way in Baytree and I received a card in the mail that I had property that was within 500 feet of the property line, so I have a real interest in this, of course. Um, I want to talk about, of course, the fact that to attain this, uh, conditional use, is a four-page document and it seems to be very difficult to attain one because the burden is placed squarely on the applicant to prove that every one of the, uh, criteria to pass this must be passed and if any of them do not, then it cannot be passed. So, let's start with neighborhood because throughout this whole process it's talking about what it will do to a neighborhood. We have a neighborhood that from the south, the southeast, the southwest is all surrounded by two of the most beautiful, uh, development communities, both Baytree and Suntree, and they contain well over a thousand homes and there's nothing more than a one or two-story, um, on all this property. And it's been there for 20 or 30 years, and by the way, the church, you know, has been there for like 26 years on their property as a church and in the same zoning type. So, here we are faced with a...in one of the most beautiful areas, and we have, uh, now we're going to be faced with this tower. If we were applying for a permit to put a taller tower, probably the limit, according to the code, would be somewhere around 50-60 feet, so actually, if it was a...we're now 90 feet higher in the air, highly visible from all of these beautiful neighborhoods. And I want to say also that to say that there is no impact by putting this tower next to all this residential area, it just doesn't make any sense. And I want to also say that lighting, let's talk about the lighting. In the original, uh, application, that I have a copy of where they were filling it out, they never even mentioned the lighting and I guess that came later when they realized that, yes, there's a Brevard, uh, requirement by Brevard actually, to put lighting on this tower. And what they failed to mention is that the very top, 120 feet in the air, is a strobe light, that is not just a light, it's two strobe lights that flash and can be seen for miles. And so, at night time when I look out my backyard right now, I see nothing but black sky and stars and all this. And now, it's very likely that I will be looking at a flashing red light. So for the...I'm sorry if I don't have any more time. I could go on, but that's just the beginning of the things that I have.

Chair Pritchett: You do not want it, I gotcha.

John Lapak: No.

Chair Pritchett: Mr. Luke Cremerius, and after that I have Mr. Art Levy. Sir, if you would state your name and your city for me.

Luke Cremerius: Yes. Luke Cremerius, Melbourne, Florida. So I just wanted to take a minute to speak, um, as a Suntree resident. I also live about a half a mile from where this proposed cell tower is going to go, um, and I'd like to mention that I can empathize with others that might not necessarily have the same opinion as me, but um, I personally am excited and in favor of this cell tower. I actually didn't realize that it was a T-Mobile tower until the lady just spoke at the beginning of the, the section. But um, I personally have T-Mobile cell service and can't hold a call in my house unless I'm right next to my window or standing outside, and I often work from home, um, a day or two a week and this can impact

my ability to do my job. Um, I also have noticed I've lived here for seven years and, um, I have Spectrum as my home internet provider and we all know how Spectrum does their thing. You sign up with a particular rate and then they hike it over a period of years and you can switch providers to, um, get that come back as a new resident type rate, but in my specific area there's really no other usable option. So my hope is that, with this tower going in, there will be options for either Verizon or T-Mobile home internet coming to play in this area. Um, and I actually brought a paper of the cell coverage right in that same Interlachen area...let me flip it around...so where I circled is the Wickham/Interlachen boundary and you can see all going down Interlachen into St. Andrews is in that red/grey, not the best signal coverage area, um, so my hope is that that would improve that and give me more options for, uh, for home internet providers. And I know a few of my neighbors are also in the same boat as me where they have young kids, they work from home sometimes. Um, I would imagine that they would be able to take advantage of the same opportunities provided by the improved coverage in this area. So I just wanted to state my opinion as a member of that general area. That was all, thank you.

Chair Pritchett: Thank you. You, um, just for someone who lives up in God's country North Brevard, Deerfield, is this close to the area?

Luke Cremerius: Yes, so it's, um, right off of Crystal Lake Drive in that Crystal Lake neighborhood.

Chair Pritchett: Okay. Thank you sir. Mr. Art Levy. And then I have Dr. Joanna Bass. If you'd state your name and your city for me?

Art Levy: Art Levy and I live in Viera Suntree. And thank you very much. I guess I'm not going to have, uh, time to read everything I wrote but I gave this handout to you all and I hope to get a chance to read through it. I happen to be electro-sensitive. Um, I wasn't able to get a cell, uh, cell phone until 2011, got my first smart phone seven years later. Um, my tongue burns and I feel like somebody's punching me in the gut when I come in contact with this stuff. I don't have a computer at home, no wi-fi, no digital TV. I'm living back in the 1970's. And, uh, I was really shocked when I found out about this, uh, antenna coming in. When I was house hunting two years ago, I took my meter and I went from house to house and I had to pass up on at least a dozen homes that I really liked because I was getting an orange or even a red reading on this, that it was too close to a tower. Often you could see the tower right out the back yard. Um, now Cityscape is saying that there is, the coverage in this area is not a problem, everyone has coverage. They're just anticipating in the future. And, uh, they said ideally it would be good to put more antennas on existing structures, um, but T-Mobile states "oh, that's not an option" um, "adding additional equipment on an existing site to solve its capacity is neither beneficial, nor practical." To who, T-Mobile obviously, and not the citizens of Suntree who, uh, who would have to be living here and exposing them to a lot more radiation. That's corporate speak for them saying we would rather build a new tower than pay for the engineering to add capacity at existing towers. Now they just spent \$26 billion buying Sprint, so they can damn-well afford to pay for the engineering to get that done. Now, uh, I took my meter out, and I, uh, if you look on page five of this handout that I gave you, you can see I went to the distance that this tower will be. I went up to another tower that's about 120 feet tall and I measured the distance, and you can see that I got a steady yellow light in there, which is unacceptable. That's, that caused me to turn down a lot of homes as I was looking for them. So now, all of a sudden, it's going to be there and it's even worse over at Publix, which is going to be a lot closer. So all those people are going to be irradiated. But there's plenty of towers along I-95 and US-1 where they expect all their growth. They specifically mention major roads and, uh, I don't want the calm in my area, in my

specific area to be ruined so that somebody driving down I-95 can, uh, download a movie 15 seconds faster. So I hope you will read through what I wrote and thank you very much for giving me a chance to present this to you.

Chair Pritchett: Thank you sir, appreciate it. Dr. Joanna Bass. Commissioner Feltner?

Commissioner Feltner: Madam Chair, uh, Commissioners, I just want to say that I did talk to Joanna Bass on my way in here. I think she's going to tell you all the same things that she said to me.

Chair Pritchett: Thank you ma'am. State your name and your city for me?

Dr. Joanna Bass: I am Dr. Joanna Bass, I live in Suntree, Melbourne, Florida. I have an undergraduate degree in electrical engineering and a Ph.D. in engineering and computer science. My comments are: Viera has two fully-operational towers and the Viera organization has offered Hope church a reception platform on either tower. There is no justification for a separate private communication tower that serves a private non-taxable entity of which they can charge users for a non-taxable profit. I question what entity has studied the communication frequencies of this communication system to ensure there will be no interference with commercial cell phone communication and most importantly, with our fire, police, and our medical helicopter system. Thank you.

Chair Pritchett: Thank you ma'am. Ms. Elena Klyabich. Was I close? Okay, if you would just state your name and city, it'd be great.

Elena Klyabich: Hi, my name is Elena Klyabich. I am from Melbourne. I'm a teacher. Uh, so I received that notice what like that the representative from the cell tower she clearly said that there's no home between 640 feet from the tower. Correct? She said that, however, in all our notice, that's the notice I got, and I live in Silver Lake. It says 500 feet, so how is she saying 640 minimum to the house and I am not even closest to it. So I am within 500 feet, so that means people who live in neighborhood before me, they are closer. They're probably 300 feet, okay, so this is an official note mailed to us, so there's a discrepancy. I'm also listening to Commissioner Tobia who asked a question which kind of sneaky, do we use the phones. Yes, we do, how about the baby, baby doesn't use the phone. I'm not going to put the telephone next to the baby's head at night and just, you know, put it on. I know I have a right and freedom to turn off my phone during night, and I do because I have two children. I, I have the control over my phone. I have no control over that tower. As the doctor mentioned, there are several other towers which are offering the space to T-Mobile. So what we are now doing is we are taking the companies (inaudible) they want to make money, they want to make profit. And they're saying, well, forget about the value of the homes in the neighborhood. There's about 2,000 homes, we don't care about those, that company going to make money and the church going to make money. So 2,000 properties and a lot of people who count on that money over huge corporation who will make a good buck. How about there's a school within maybe a mile and a half. There's a park which is 400 feet from the tower, 400 feet. She said there's no homes which we already mentioned according to the letter that's not true there's a...and if you drive there any day of the week you will see little league soccer playing. You will see kids morning and afternoon, babies swinging on the thing. You will see their nannies, you will see the kids there all the time. They have no phones, Commissioner, they have no phones but they will be now forced to be under this radiation and maybe we a little bit exaggerating, maybe not, but are we making that risk. Are we going to risk our children, our grandchildren, exposing them day and night to the radiation, which we do know influences our bodies. We don't know if that will

cause us cancer but we do know it will influence something. So, if then 40 years from now they cannot have children, or the children...or they have cancer to the brain or what not. That is going...we're going to say "oops, we just want the T-Mobile to make some money and the church too." So, I would like you to consider...I also have 53 signatures from the neighborhood. I was going to get more but I got sick. So, I have the proof of the signatures with the people's names and address and saying that they do not want it.

Chair Pritchett: Thank you ma'am. Thank you.

Elena Khlyabich: Uh, I would like to...

Chair Pritchett: You can turn those in to the Clerk. Thank you. Ms. Claudia Schirripa.

Claudia Schirripa: Hi, I'm Claudia Schirripa and I am from Suntree and I just, just recently found out about this notice and I came here running because to me, this is so important as far as the health hazards that are concerned with this. Like I'm just reiterating what everybody is saying is, um, the risk of health hazards, headaches, memory loss, disab...congenital disabilities and cardiovascular stress. Many studies also show that cell towers may lead to cancer as they emit non-ionizing high radio frequency waves. Cell towers have wireless antennas that emit radio frequency non-ionizing radiation when these antennas are close to our homes and schools, our daily exposure to the radiation is increased. And, um, the radiation is considered a new form of environmental pollution. And, so, I am totally against this. And when the woman says "oh, we can camouflage it," I don't really care about camouflaging it, I care about the health effects that it has for everybody. So, like the woman just said, 40 years from now we're going to find out, oops, and then what are we going to do about that. So, this is a really important decision to make and I don't think it should be made in the sense of... the research has to be shown to you guys, and you have to read the research, but just to say yay, nay, I don't...I'm totally against it. And the community, a lot of the people in the community are against it. So, that's just, just my statement. Thank you.

Chair Pritchett: Thank you ma'am. Okay, I have one more card. Michelle Smith. And then after Ms. Michelle Smith I'm going to close the, um, public comment for the applicant to come back up. You brought a secret weapon.

Michelle Smith: Okay, they came with me. Um, hi, my name is Michelle Smith and I am also from Melbourne and I live in the community directly behind where the proposed tower is going to go. Um, I don't know a lot about these towers, obviously, but I don't think many people know the long-term effects and I know that I do my best as a mom to make good choices for my children and, and have them raised in environments that are safe. And since we don't know the effects of the tower, I don't really want my kids subject to sleeping under that every night and playing with it every day. They don't have cell phones. My oldest is 11, almost 12, he doesn't have a cell phone and we can turn those off at night. And I don't think a cell phone would emit the level of a booster tower. Um, so I'm just here as a mom who is concerned for her babies and hope that is taken into consideration, so, thank you.

Chair Pritchett: Thank you ma'am. Um, Mary Solik. While waiting for her to come up, County Attorney, can you please let us know what we are allowed to do as far as the law, State of Florida, concerning, um, Towers? 'Cause, cause I think there are certain things that we're not allowed to consider in this, correct?

Morris Richardson: Under, uh, under Federal Regulations applicable to this, you're not allowed to consider the environmental effects of the emissions from a wireless, uh, communications facility. And that's Federal law that preempts your ability to consider those emissions-based arguments, uh, on environmental and health factors. You can consider certain criteria that's set forth in the code, regarding the sighting, uh, location of these, uh, aesthetic considerations and, uh, subjects of that nature and the things that are covered in the consultant's report as well.

Chair Pritchett: Thank you sir. So, um, I, I share in some concerns but I don't know what with all the technology we're doing and changing, there's trouble with electric poles of what they give off as well. It's just, um, an interesting day we're living in and, um, but we're, we're not allowed to consider those things right now when we're, we're deciding this. We have other criteria that we have to comply with. Commissioner Tobia, a new light?

Commissioner Tobia: Yes, Madam Chair, and it dovetails to the County Attorney on the question, uh, two speakers brought up the fact that they were worried about the property values; I know we're allowed to consider property values but, uh, my understanding is that would require some sort of evidence of, uh, a decrease in property val, values. Have you seen that evidence presented? Could that be used as a rationale to vote no on this?

Morris Richardson: Generally, to satisfy that criteria, you need some kind of expert testimony, an appraiser or something like that showing that there would be a significant negative effect on property valuation.

Commissioner Tobia: Thank you.

Chair Pritchett: I know, um, with the Commission up here, the...through the past, we have, um, tried to maintain a, a distinction between commercial and residential. So, um, taking all these things into consideration, it's going to be, um...love to hear what the Commissioner has to say after you, you speak ma'am.

Mary Solik: Okay, and, um, thank you County Attorney Richardson for mentioning the Telecom Act. I was going to bring that up. And thank you commissioner Tobia for mentioning the, uh, property values issue. I'm going to add just one more little piece of information that's in your code on the property values issue. Your code very specifically limits that property values impact to abutting properties and none of these....there aren't any abutting residential properties to this particular site. We're surrounded by commercial properties and the retention pond on the south side.

Chair Pritchett: (to the audience) Excuse me, we cannot talk out there at all, okay? Thank you ma'am, go ahead.

Mary Solik: So, that, that's, I mean, I'm just telling you what, that's the limitation in your code. Um, I'll also address the notice issue. The uh, the diagrams and the site plans in your package do demonstrate that we are over 600 feet away from the closet residential structure. Some of the neighbors told you they got a card because they're within 500 feet. The 500 feet is measured from the boundary of the subject property so, um, it captures more people than are actually within that 600 feet of tower. Did, did that, did I make sense? Did I say that right? It, that's measured from outside the property. Um, I heard mostly health effects, a little bit on property values. Um, I don't think you, you saw any evidence of what the view shed would be from any of these residential homes to the tower. We're over 600 feet away.

The church property is wooded. We're all the way up as far north as we can be. This wooded area all stays. The, this tower will have very little visibility off-site and you didn't see any evidence brought before you that would substantiate what the view shed would be. The, you have a very competent outside consulting firm, Cityscapes, I run into them all over the State of Florida representing different jurisdictions. Sometimes they agree with us, sometimes they don't. They're fair, they've evaluated this particular application against the requirements of your code and have found that we meet all of them. We meet the, um, we, we, demonstrated the need. There was a speaker that mentioned the tower at Wickham and 95, and why don't we go there, it's a mile away. Well, T-Mobile is on that tower, the information is in your packet. The T-Mobile RF package is in there. We're, they're on that tower. They need, they need another location because of the capacity issue and they, they gave that capacity information to the consultant who reviewed it and did determine that T-Mobile had a capacity issue out there. This tower is a four-carrier pole so it won't be only T-Mobile that uses it, it will be available to the other licensed wireless carriers in your marketplace. And they will not be able to build another tower if they, unless they can prove that they can't use this one. They'll have to come here first. Um, building, uh, the cheapest, fastest way for a carrier to get on air to improve their service is to put antenna on an existing structure. We do that when we can. A new build that draws this kind of attention is the last thing, it's really a last resort. It's expensive, the neighbors come out opposed, and we only do it when there is no other option. Cityscapes looked at the existing environment, looked at the existing towers, and found no other options for us. So, um, I think I've addressed everything raised by the community. Do you have any questions for me?

Chair Pritchett: Um, let me ask you one quick question. I'm going to pass it off. The church property that you're on, are they operating just as a church, do they have a daycare or school or anything there as well during the week?

Mary Solik: Oh, you, the rev...the Reverend just left. This is a church member...

Chair Pritchett: Hi, how are you?

Mary Solik: You may need to come up. I don't think so.

Chair Pritchett: So, it's just like a Sunday service?

Mary Solik: Right.

Chair Pritchett: Thank you.

Mary Solik: And let me, there was a lot of animosity directed towards the church. Let me just tell you how, explain to you, how that works. The church leases that small area of property to Gulfstream Tower, that's my client. Gulfstream is a, um, vertical, we call it vertical real estate, builder. We build the infrastructure and the wireless carriers then lease space on the tower from Gulfstream. Your property appraiser will carve-out that little portion of property on the church property and then tax it like it's not church property. It will get taxed like it's commercial property and the church just gets the revenue from the ground lease. Gulfstream gets the revenue from the tower. Um, we do a lot of towers on church properties. There are a lot of church sites that are large and have excess capacity. It's a good, um, you know, mainstream. Churches are struggling, it's a good revenue source for them.

Chair Pritchett: Thank you.

Mary Solik: And we put towers on schools too. I heard...I'm doing a bunch of elementary schools in Pasco County right now.

Chair Pritchett: Yeah, I would cringe at that one, but anyways. Commissioner Tobia is that a old light or new light?

Commissioner Tobia: No.

Chair Pritchett: Mr. Richardson, okay, Mr. Richardson and then I'm going to go to you Commissioner Goodson next, because I think...

Morris Richardson: I just want to clarify that under your code, um, the Board does have the ability to consider the visual aesthetic impact on the surrounding landscape and surrounding area and adjacent properties, not exclusively adjacent properties.

Chair Pritchett: Thank you sir. Commissioner Goodson, sir.

Commissioner Goodson: Thank you, thank you Madam Chair. Um, you made a comment that the church is on a downcline. Did you not say something like that?

Mary Solik: Well, I just said mainstream churches are looking for revenue sources. This church is, I don't believe this church is in a down...

Commissioner Goodson: So, you don't know?

Mary Solik: I don't know, that was just a broad...

Commissioner Goodson: Does the lady know? 'Cause...yeah, ask...I don't know, that's alright. Here's my next question: how long is your lease?

Mary Solik: Um, I have not seen the lease. My client did the lease himself. I'm, it's probably a minimum of 30 years.

Commissioner Goodson: I would imagine. So, therefore the church is going to get paid monthly or yearly. What kind of fee are they going to get paid?

Mary Solik: I don't know.

Commissioner Goodson: You don't know, or you just don't, maybe that's confidential right?

Mary Solik: I don't know. I haven't seen the lease.

Commissioner Goodson: Huh, looks like...

Mary Solik: I do Gulfstream zoning work, I don't do leasing.

Commissioner Goodson: You know what I find amazing, here's another question: all these people came out and spoke against it, but one. Where is your church membership?

(inaudible from the audience)

Mary Solik: She's for it, she's for it, she's for it. I had the Reverend here. She had to leave. She...

Commissioner Goodson: Where are the church members if they're for it?

(inaudible from the audience)

Mary Solik: They, they...you need to come to the microphone.

Commissioner Goodson: They had no problem but they didn't show up.

(inaudible from the audience)

Chair Pritchett: I'm sorry ma'am, you have to come to the mic. If everybody just let everybody talk...everybody, that way...good conversation.

Mary Solik: Do you want me to...say your name and address.

Nancy Williams: Nancy Williams, I live in Suntree, near, in the Willows which is right there off Interlachen. I can see probably where...I can probably see the tower when it's put up. Um, unless I have...I don't like to base things on "well, it's gonna do this, it's gonna do that," I like to have 100 percent proof. And so far, no one's been able to show it. Yes, it might cause these, but so does everything else. Our wildlife...I can't see that being affected. We're mowing down our life, wildlife because of the building, so I don't think this is going to...and that's all I want to say.

Chair Pritchett: Mr. Goodson, you still have the mic, sir.

Commissioner Goodson: Um, is your congregation growing or doing...

Nancy Williams: Yes.

Commissioner Goodson: It is growing?

Nancy Williams: Yes, we're very happy about that.

Commissioner Goodson: Okay, was the church given a vote on this? Were they able to vote?

Nancy Williams: The vestry...at the vestry. We told...we brought it in front of the, um, the church, the congregation, and there were no objections. Well, most of them don't live there. They go to church there, though.

Commissioner Goodson: Oooh, okay.

Nancy Williams: Well, I mean, they live in Suntree but maybe in the other side...you know Suntree's got 5,000 homes.

Commissioner Goodson: Okay, just one more to you. Why would you not have gone down Wickham to the industrial site there on the left where the furniture store is and the big buildings are? Why would you have not gone there?

Mary Solik: Um, because we get a search area that is...

Chair Pritchett: Excuse me, I'm sorry you guys, I'm, I'm, really...it's rude. I need you to just allow the lady to answer the questions. Ma'am go ahead.

Mary Solik: We get a very small search area and it's dictated by T-Mobile's current footprint. I'm just looking for the right map to show you. So, those pink dots are all current T-Mobile locations. The blue dot is the proposed location at the church, and it's a capacity site. And your expert consultant has

reviewed all of this information and determined that within a mile of our proposed location, there is no available structure for us to use and has concurred with our findings, T-Mobile's findings that it has a capacity issue in this particular area.

Commissioner Goodson: One last question, and I'll leave her alone. Who is our expert consultant?

Mary Solik: Cityscapes.

Commissioner Goodson: Oh, that's our expert consultant? Oh...

Mary Solik: Yes. Yes. You have a wireless consultant that's done a master plan for your County.

Commissioner Goodson: I'm sorry, I did not know that, but might want to check on them. Thank you Ma'am. I'm through Madam Chair.

Chair Pritchett: Thank you sir. I have no more lights. Commissioner Feltner, this is your district, I think you need to chime-in, sir.

Commissioner Feltner: I don't think this is a good fit. Um, Administrative Policy 4 says that we can consider the aesthetic. And just to be clear, I think when we're talking about 120 feet, might not sound so bad, but it's 12 stories. It's a 12-story structure in Suntree and everyone is going to see that, um, for, from a long distance. So, um, I would make a motion to deny this based on...

Commissioner Goodson: Second it.

Commissioner Feltner: Okay.

Chair Pritchett: Okay, Commissioner Tobia were you getting ready to hit (applause in the audience)
Commissioner Tobia were you getting ready to hit your mic?

Commissioner Tobia: No, Madam Chair.

Chair Pritchett: Okay, um, I'm going to just weigh-in here real quick. Um, I, we typically give more weight to the Commissioner of the district because he's the one that lives there. Again, I, I probably have concerns about the impacts, but we're not allowed to consider that. It has to totally be as far as how it's going to affect on the area and the residential areas. And, so, I'm going to leave that into the hands of the Commissioner of that district, that he feels like it's, it's not a good fit. So, I will be supporting the Commissioner with that vote due to the physical location could be a hindrance to the appearance of the entrance in the residential area. So, we have a motion and a second. All in favor say Aye.

(all Commissioners say Aye)

Chair Pritchett: Opposed? Passes 4-0. And I know County Attorney you want us to have you go do finding of facts.

Commissioner Feltner: That's what I understood and maybe Morris can explain that better. But, to come back to the Board next meeting with a finding of fact.

Morris Richardson: Um, yes. If it's your direction, I'll prepare a findings of fact and return...

Commissioner Feltner: Do you need that as a separate motion?

Morris Richardson: Yes (inaudible)

Commissioner Feltner: So, I'll make that motion that County Attorney comes back with a finding of fact at, uh, the next regularly scheduled Commission meeting.

Commissioner Goodson: Okay, I'll second that.

Chair Pritchett: Okay, I have a motion and a second, all in favor say Aye.

(all Commissioners say Aye)

Chair Pritchett: Opposed? Passes 4-0. Okay, thank you. Thank you ma'am, and you, you've been a very good sport here. Thank you.