

DPQJ-1



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 20-0627

DPQJ-1

Meeting Date: 5/5/2020

PLACEMENT: Departmental - Quasi-Judicial

APPLICANT
EXHIBIT # 2

TITLE:

KENAI TOWER REQUEST FOR REVISED MAJOR FINAL SITE PLAN APPROVAL

EXECUTIVE SUMMARY:

RG Towers, LLC, requests approval of a revised major final site plan to increase the height of the existing Kenai wireless telecommunications facility tower by twenty feet. The tower is located on an approximate .92-acre parcel on the east side of the terminus of SE Country Club Drive in Tequesta. Included is a request for a certificate of public facility exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden
Title: Principal Planner

REQUESTED BY: RG Tower, LLC, Scott Richards

PRESET:

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/5/2020
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is an application for a major development, revised final site plan, including a request for a Certificate of Public Facilities Exemption. The applicant is proposing to increase the height of an approved wireless telecommunications facility (WTCF) by twenty (20) feet. The project is located on an approximate 0.92-acre parcel located on the east side of the terminus of SE Country Club Drive, approximately 1 mile north of the Martin County south boundary. The applicant proposes the tower extension to be camouflaged as a pine tree, consistent with the previous approval, with no changes proposed to the established lease area, ground compound, access, or landscaping.

The Board of County Commissioners approved, with conditions, the development of an 80-foot high wireless telecommunications facility on May 31, 2016 via Resolution Number 16-5.25 (copy attached). Due to the mounting platform, the as-built construction of the tower resulted in a height of 81.2 feet above grade. The current application proposes to add an additional 20 feet to the height to result in a maximum height of 101.2 feet in order to increase the coverage footprint providing a more robust and reliable service.

The Following supporting documents are attached:

Staff Report
Site Plan

1223

Application Material
Resubmittal
Compound Plan
FAA Letter
Emergency Management Letter
Sheriff Letter
4G Resumes
Disclosure of Interest
Sign Verification

The draft resolutions will be submitted by Supplemental Memorandum.

ISSUES:

There are no unresolved issues related to this application.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and file the agenda item and its attachments as exhibit 1.
Move that the Board approve the revised major final site plan for the Kenai Tower.

ALTERNATIVE RECOMMENDATIONS

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$9,127.00 application fee and the \$290.00 completeness fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

1224

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

KENAI TOWER EXTENSION MAJOR REVISED FINAL SITE PLAN - TOWER

Applicant:	RG Towers, LLC, Scott Richards
Property Owner:	Kenai Properties, LLC, Linda Albrecht
Agent for the Applicant:	Gunster, Robert S. Raynes, Jr.
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	K041-007
Application Type and Number:	DEV2019050003
Report Number:	2020_0407_K041-007_Staff_FINAL.docx
Application Received:	05/30/2019
Transmitted:	06/05/2019
Staff Report:	07/29/2019
Joint Workshop:	08/15/2019
Resubmittal Received:	09/30/2019
Transmitted:	10/01/2019
Staff Report:	12/02/2019
Joint Workshop:	12/05/2019
Resubmittal Received:	02/05/2020
Transmitted:	02/05/2020
Date of report:	04/07/2020
BCC Scheduled meeting:	05/05/2020

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B. Project description and analysis

This is an application for a major development, revised final site plan, including a request for a Certificate of Public Facilities Exemption. The applicant is proposing to extend the height of an approved wireless telecommunications facility (WTCF) from the approved 80 feet maximum height to 100 feet maximum height. The project is located on a parcel consisting of approximately 0.92 of an acre located on the east side of the terminus of SE Country Club Drive, approximately 1 mile north of the Martin County south boundary. The applicant proposes the tower extension to be camouflaged as a pine tree, consistent with the previous approval, with no changes proposed to the established lease area, ground compound, access, or landscaping.

The project property is located within a High Density future land use designation and has existing zoning of HR-2, Multiple-Family Residential District, which is a Category C district. In conformance with the zoning code provisions contained within Section 3.402. of the Land Development Regulations (LDR) the HR-2 zoning district is compatible with the future land use designation of High Density Residential, without requiring rezoning to a Category A district. The applicant has elected to proceed with this application under the HR-2 zoning district development standards.

The Board of County Commissioners approved, with conditions, the development of an 80-foot high wireless telecommunications facility on May 31, 2016, via Resolution Number 16-5.25 (OR Bk 2900 Pg 845). The current application proposes to add an additional 20 feet to the height, to result in a maximum height of 101.2 feet, to increase the coverage footprint providing a more robust and reliable service.

Development of the WTCF must be in conformance with the Land Development Regulations, Comprehensive Growth Management Plan and Martin County Code, including the requirements of Division 18, Article 4, LDR, governing the site development standards specific to wireless telecommunication facilities. The proposed location is classified as a Priority Four site under Section 4.795.E., LDR, due to the residential future land use designation of the site, and is required to be designed as a stealth facility as defined in Section 4.792., LDR, Martin County, Fla. (2005). The closest existing residences include a multifamily building located approximately 78 feet southeast of the subject property boundary (approximately 160 feet from the tower base) and a single-family residential lot located approximately 56 feet west of the subject property boundary (approximately 145 feet from the tower base). Review and verification of the applicant's demonstration of compliance with the applicable County regulations is a function of the County's Development Review Team, including an independent technical consultant contracted pursuant to Section 4.805., LDR. Their findings and recommendations are summarized within this Staff Report.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	288-5667	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Michele Jones	219-4942	N/A

1227

Q	ADA	Stephanie Piche	223-4858	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Exemption

D. Review Board action

This application meets the threshold criteria for a major development, revised final site plan pursuant to Section 10.15.C.4.a., LDR, Martin County, Fla. (2019).

Pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019), this application shall be considered for final action by the Board of County Commissioners at a public meeting.

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel number(s) and address:

22-40-42-000-000-0003.0-60000

No Address

Existing Zoning:

HR-2, Multiple Family Residential

Future land use:

FLU-HDR, Future Land Use High Density Res 10/Acre

Figure 1: Location Map



Adjacent existing or proposed development:

To the north:

State Park

To the south:

Multifamily Residential

To the east: Multifamily Residential
 To the west: Single Family Residential (Across SE Country Club Dr.)

Figure 3: Local Area 2019 Aerial



Zoning district designations of abutting properties:

To the north: PS, Public Servicing District
 To the south: HR-2, Multiple-Family Residential District
 To the east: HR-2, Multiple-Family Residential District
 To the west: RM-5, Low Density Residential District (Across SE Country Club Dr.)

Figure 4: Zoning Map

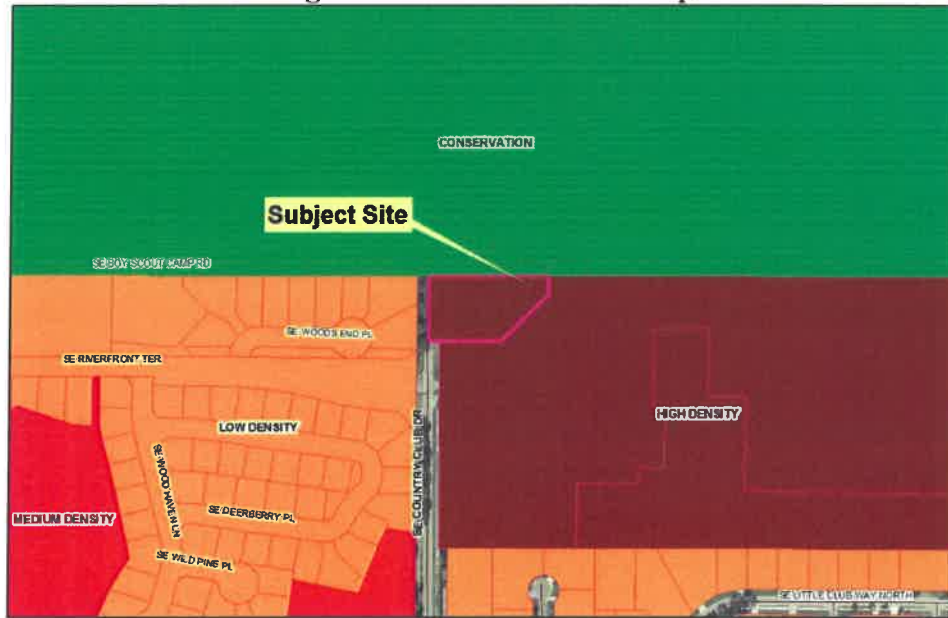


Future land use designations of abutting properties:

To the north: Conservation
 To the south: High Density

To the east: High Density
To the west: Low Density (Across SE Country Club Dr.)

Figure 5: Future Land Use Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

Information #1:

Development Order Conditions

1. The development order shall contain a condition that the County or its designees shall have the right to inspect, upon reasonable notice to the owner and/or permittee, any WTCF or tower for the purpose of determining compliance with this Division 18 Martin County Land Development 1230

Regulations. [Section 4.801., LDR]

2. The development order shall contain a condition that every five years, or within 90 days following a catastrophic act of nature or other emergency that may affect the structural integrity of a tower, the tower owner or permittee shall file with the County Administrator a statement, sealed by a qualified professional engineer, licensed in the State of Florida, that an inspection has been completed and that the tower has not been structurally compromised. [Section 4.802., LDR]
3. The development order shall contain a condition that the tower owner or permittee will correct any deficiencies or remove the tower within 90 days of receipt of a Notice from the County Administrator that the tower is abandoned or declared unsafe in accordance with Section 4.803.B..and Section 4.803.D. [Sections 4.803.A.and C., LDR]
4. The development order shall contain a condition that prohibits any extension, of the tower or appurtenances, beyond the approved maximum height.

Information #2:

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. [Section 10.1 and 5.32, LDR, MCC]

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

Commercial Design

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

I. Determination of compliance with the property management requirements – Engineering Department

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. (2001) which includes Table 4.19.1 that lists the minimum right-of-way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by Real Property Management.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and 1231

finds it in compliance with the applicable land development regulations.

Landscape

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed a height extension of a stealth communications tower currently under construction. The applicant has previously submitted landscape plans that provide 4,880 sq.ft. of landscape area which equates to 67% of the development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped. No modifications of the approved landscape plans are proposed with this revised final site plan. A final landscape inspection and certifications will be required as detailed with the previous approved development order.

Alterations cannot be made to the approved plans. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

The Traffic Division of the Engineering Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

L. Determination of compliance with county surveyor - Engineering Department

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 8- Excavation, Fill, and Mining: This project does not propose excavation, fill, or mining 1232

activities during construction, therefore, Division 8 is not applicable.

2. Division 9- Stormwater Management: Staff has reviewed the applicant's Stormwater Management Statement and Construction Plans signed and sealed by a Professional Engineer. The Engineer has demonstrated that the volume of retention is greater than the volume of runoff from the proposed improvements; thereby providing the required attenuation and water quality treatment in compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area, therefore, Division 10 is not applicable.
4. Division 14 - Parking and Loading: On-site parking is not proposed for this site, therefore, Division 14 is not applicable.
5. Division 19- Roadway Design: The project does not propose any new roadways within the project site. Staff finds this application in compliance with Division 19.

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Development Order Requirements:

1. The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:
2. The Owner is not authorized to haul fill off of the site. The Owner must comply with all County excavation and fill regulations.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic File Submittal

Findings of Compliance

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

O. Determination of compliance with utilities requirements - Utilities Department

1233

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance:

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

The applicant has indicated that the proposed final site plan is for an unmanned wireless telecommunications facility that is not open to the public. Therefore the ADA reviewer was not required to review this application for consistency with Title III of the Americans with Disabilities Act. [Martin County, Fla., LDR, Section 10.1.E. (2019)]

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.E. (2019)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin 1234

County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.E. (2019)

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #4:

Consultant Review Fees:

The applicant is responsible for consultant review costs pursuant to Section 4.805., LDR. The Growth Management Department will contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #5:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #6:

If there has been a property title transfer since the approval, provide an original of the Unity of Title, executed by the new property owner, consistent with the County approved format. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #7:

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #8:

One (1) 24" x 36" copy of the approved site plan.

Item #9:

The original executed surety in the amount of 110% of the certified removal cost for the tower and all associated improvements.

Item #10:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		
Consultant review fees:	\$1,650.00	\$2,500.00	[\$850.00] cr.

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

1236

***Impact fees are required at building permit.

X. General application information

Applicant: RG Towers, LLC
Scott Richards
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
561-748-0302
srichards@rgpartners.com

Owner: Kenai Properties, LLC
Linda Albrecht
19100 SE Jupiter Rd
Jupiter, FL 33458
561-722-4615
albrecht148@aol.com

Agent: Gunster
Robert S. Raynes, Jr.
800 S.E. Monterey Commons Blvd., Suite 200
Stuart, FL 34996
772-288-1980
rraynes@gunster.com

Y. Acronyms

ADA.....Americans with Disability Act
AHJ.....Authority Having Jurisdiction
ARDP.....Active Residential Development Preference
BCC.....Board of County Commissioners
CGMP.....Comprehensive Growth Management Plan
CIE.....Capital Improvements Element
CIP.....Capital Improvements Plan
FACBC.....Florida Accessibility Code for Building Construction
FDEP.....Florida Department of Environmental Protection
FDOT.....Florida Department of Transportation
LDR.....Land Development Regulations
LPA.....Local Planning Agency
MCC.....Martin County Code
MCHD.....Martin County Health Department
NFPA.....National Fire Protection Association
SFWMD.....South Florida Water Management District
W/WWSA....Water/Waste Water Service Agreement

Z. Attachments

Propagation Map Validation report:

Propagation Map Validation Report K041-007

Prepared for

Martin County

Issued on:

November 8th, 2019

Prepared by:

Sonia Ouellet, PE #79319

4G Unwired

1751 Sarno Road Suite 1

Melbourne, FL 32935

Phone: (321) 726-4183

www.4GUnwired.com



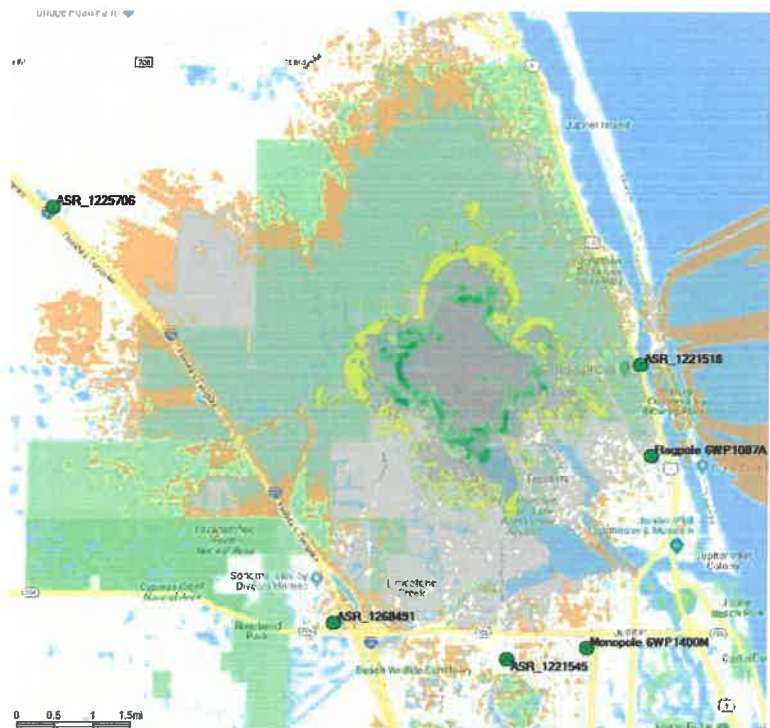
Executive Summary

4G Unwired was hired to perform an analysis of the coverage maps provided by RG Towers, LLC for the Kenai Tower Extension request, submitted to Martin County. The Kenai tower has previously been approved and constructed at 80'. RG Towers, LLC is asking for permission to add a 20' extension to accommodate possible other T-Mobile layers and other cell phone operators interested in collocating on their tower.

4G Unwired as reviewed the eight (8) original documents provided on July 2nd 2019, the five (5) additional documents provided on October 2nd 2019 and have made these observations:

1. The antenna azimuths provided on T-Mobile's Annex A do not match what is seen on their predictions, but do not impact the conclusions of the study.
2. The results still show that an increase of 20' would provide a significant additional coverage around the Kenai site.

With the information provided, 4GU estimates at the increase of area served by each signal level as follow: 19% increase for the green "Reliable Indoor Service", 24% increase for the yellow "Reliable In Car Service", and 26% for the "Reliable Outdoor Service". The below image shows the increase of area for each of the levels.



Reliable Indoor Service	Reliable In Car Service	Reliable Outdoor Service
Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high-speed data.	Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances.	A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call.
>= -88dBm	>= -97dBm	>= -114dBm

1239

1. Documents Provided

Martin County provided eight (8) documents through their FTP site on July 22nd 2019. The eight (8) documents are listed below with a description of the information considered during the review.

- 2019_0604_K041-007_FCC.pdf
FCC official antenna structure registration #1309916 for Kenai from 04-05-2019. Note that there was a granted modification on 7-17-2019 modifying the Overall Height AGL from 30.5m to 24.4m and modifying the Overall Height AMSL from 33.4m to 27.3m.
- Narrative_Pages from 2019_0530_K041-007_APP.pdf
Letter from RG Towers, LLC explaining the request for the 20ft tower extension at the Kenai site. Mention of T-Mobile between 70'-80' at 75'. Mention of AT&T maps between 70' and 100'.
- LocationMap_Pages from 2019_0530_K041-007_APP-2.pdf
Detail of the parcel where the Kenai tower is located.
- EngineeringReport_Pages from 2019_0530_K041-007_APP-3.pdf
Civil Engineering report for the 20' extension on Kenai.
- RFPropagation_Pages from 2019_0530_K041-007_APP-4.pdf
ATT maps at 70' and 100'. T-Mobile existing sites around the Kenai site. Propagation with no mention of RSRP levels in dBm or antenna heights.
- FCCLicenses_Pages from 2019_0530_K041-007_APP-5.pdf
FCC license for the CW PCS Broadband radio service.
- InventoryInfo_Pages from 2019_0530_K041-007_APP-6.pdf
Letter from RG Towers, LLC on 3-28-2019 providing information on the Kenai tower for the requirement #56.
- Tower Map Historical.pdf
Map with dots identifying previous inventory of towers in Martin County.

Martin County provided five (5) additional documents through their FTP site on October 2nd 2019. The five (5) additional documents are listed below with a description of the information considered during the review.

- 2019_0729_K041-007_DRT_Staff_FINAL.pdf
Martin County's staff report on the original 20ft extension request stating the missing items in the request.
- Written Response.pdf
RG Towers, LLC's response to the 2019_0729_K041-007_DRT_Staff_FINAL.pdf document stating attached documents have been modified to provide answers to the staff report.
- Priority Siting Analysis.pdf
Demonstration that Priorities 1-2-3 are not possible options. So Priority 4 is used to request a 20ft extension to the existing 80ft tower.
- Tower Inventory.pdf
Addition of RG Towers' ASR 1293777 to the inventory of towers, which is 7 miles away from Kenai tower.
- Propagation Map.pdf

2. Search Ring Area

T-Mobile identified available towers (green) around the Kenai area as shown on the picture on the left below. They are all over two miles away or more from the Kenai location (pink). The image on the right below shows the available ASR in the area. Note that the green ones are the ones used by T-Mobile. The blue ones are other Antenna Structure Registration (ASR) that do not affect the results.



Image 1 Available sites around Kenai from T-Mobile

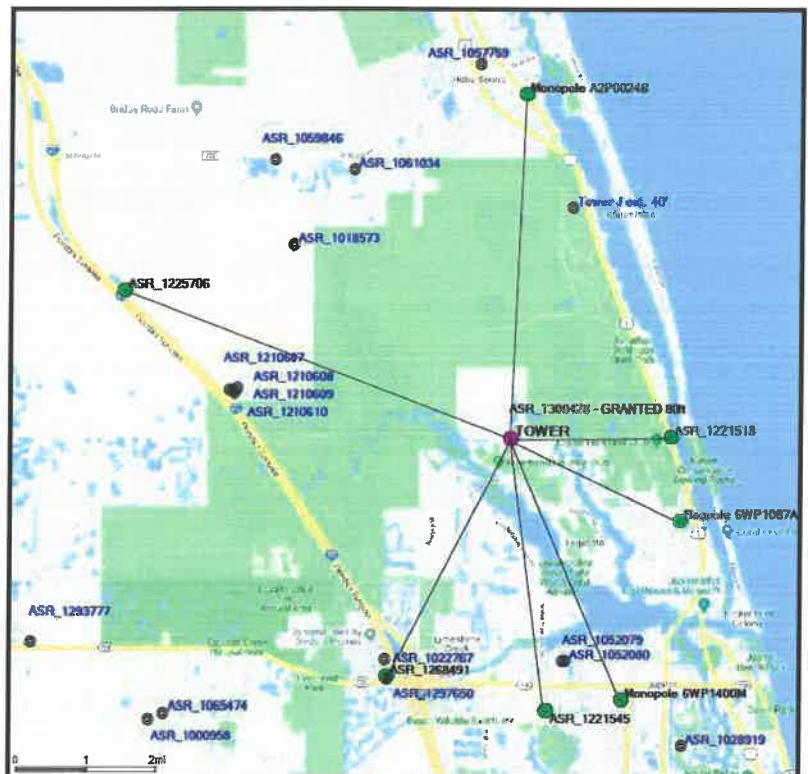


Image 2 Available ASR from the FCC database around Kenai

3. Sites Used In The Study

Here is part of the table provided by T-Mobile in their Appendix A with the corresponding ASR number and details in green.

Parent ID	Maximum TX Power (dBm)	Antenna Model	Antenna Gain	Antenna Vendor	Antenna FR	Height Inv (m)	Abs Lon	Abs Lat	Azimuth
GWP1002G	50.8	CMA-8DHH/6521	20.2	Cellmax	2.0	42.672	080°09'27.29"W	26°56'10.49"N	60
	50.8	CMA-8DHH/6521	20.4	Cellmax	4.0	42.672	080°09'27.31"W	26°56'10.41"N	180
	50.8	CMA-8DHH/6521	20.2	Cellmax	2.0	42.672	080°09'27.40"W	26°56'10.49"N	300
ASR_1260493 Owner: RTI US Development Sites, LLC Tower Height: 145' / 44m 080°09'27.1"W 26°56'10.6"N									
GWP1057B	50.8	SBNHH-1D65B_040T	18.2	Commscope	4.0	36.58	080°07'15.22"W	26°55'44.73"N	60
	50.8	SBNHH-1D65B_030T	18.1	Commscope	2.0	36.58	080°07'15.22"W	26°55'44.73"N	180
	50.8	SBNHH-1D65B_050T	18.1	Commscope	3.0	36.58	080°07'15.22"W	26°55'44.73"N	300
ASR_1221848 Owner: SBA Properties, LLC Tower Height: 145' / 50m 080°07'15.2"W 26°55'44.8"N									
GWP1087A	50.8	APX17DWW-17DWW-S-E-A20	19.5	RFS	3.0	35.662	080°05'23.39"W	26°58'5.20"N	60
	50.8	APX17DWW-17DWW-S-E-A20	19.5	RFS	3.0	35.662	080°05'23.38"W	26°58'5.19"N	180
	50.8	APX17DWW-17DWW-S-E-A20	19.5	RFS	3.0	35.662	080°05'23.39"W	26°58'5.20"N	300
Flagpole's GWP1087A Owner: Tower Height: 129' / 39m 080°05'23.4"W 26°58'5.0"N									
GWP1267G	49.01	CMA-8DHH/6520	19	Cellmax	5.0	22.87	080°07'43.81"W	26°59'7.60"N	0
	49.01	CMA-8DHH/6520	19	Cellmax	5.0	22.87	080°07'43.81"W	26°59'7.60"N	90
	49.01	CMA-8DHH/6520	19	Cellmax	5.0	22.87	080°07'43.81"W	26°59'7.60"N	180
	49.01	CMA-8DHH/6520	19	Cellmax	5.0	22.87	080°07'43.81"W	26°59'7.60"N	270
Kenai 1300428 / 1300916 Owner: RF Towers, LLC Tower Height: 30' / 28m 080°07'44.3"W 26°59'08.6"N									
GWP1400M	50.8	ADFD1820-3333B-XDM	20.4	Commscope	2.0	28.96	080°06'12.89"W	26°55'52.22"N	0
	50.8	ADFD1820-3333B-XDM	20.4	Commscope	3.0	28.96	080°06'12.88"W	26°55'52.20"N	60
	50.8	ADFD1820-3333B-XDM	20.4	Commscope	3.0	28.96	080°06'12.87"W	26°55'52.19"N	120
	50.8	ADFD1820-3333B-XDM	20.4	Commscope	3.0	28.96	080°06'12.88"W	26°55'52.20"N	180
	50.8	ADFD1820-3333B-XDM	20.4	Commscope	3.0	28.96	080°06'13.91"W	26°55'52.21"N	240
	50.8	ADFD1820-3333B-XDM	20.4	Commscope	2.0	28.96	080°06'12.94"W	26°55'52.24"N	300
Monopole GWP1400M Owner: Tower Height: 136' / 41m 080°06'12.94"W 26°55'52.02"N									
A2P0022A	50.8	CMA-8DHH/6520	18.9	Cellmax	2.0	48.77	080°13'3.06"W	27°00'58.28"N	60
	50.8	CMA-8DHH/6520	18.9	Cellmax	2.0	48.77	080°13'3.10"W	27°00'58.16"N	180
	50.8	CMA-8DHH/6520	18.9	Cellmax	2.0	48.77	080°13'3.12"W	27°00'58.30"N	325
ASR_1225706 Owner: Growth Castle South LLC Tower Height: 215' / 65m 080°13'3.2"W 27°00'58.5"N									
A2P0023A	50.8	CMA-8DHH/6520	19	Cellmax	5.0	39.63	080°05'31.00"W	26°59'7.59"N	60
	50.8	CMA-8DHH/6520	19	Cellmax	5.0	39.63	080°05'31.04"W	26°59'7.51"N	180
	50.8	CMA-8DHH/6520	18.9	Cellmax	2.0	39.63	080°05'31.11"W	26°59'7.55"N	270
ASR_1221518 Owner: SBA Properties, LLC Tower Height: 170' / 52m 080°05'31.1"W 26°59'7.4"N									
A2P0024B	50.8	CMA-8DHH/6520	18.9	Cellmax	0.0	36.58	080°07'30.68"W	27°03'23.31"N	40
	50.8	CMA-8DHH/6520	18.9	Cellmax	2.0	36.58	080°07'30.68"W	27°03'23.24"N	150
	50.8	CMA-8DHH/6520	18.9	Cellmax	3.0	36.58	080°07'30.74"W	27°03'23.22"N	250
Monopole A2P0024B Owner: Tower Height: 150' / 46m 080°07'30.62"W 27°03'23.31"N									

4. Current Cell Site Coverage And Predicted Improvements

Using the sites considered by T-Mobile surrounding the Kenai Tower, the image on the left shows the signal prediction provided by T-Mobile. The image on the right shows the signal prediction verification using the Atoll software, 30m terrain elevation and 30m clutter data. The two images are similar and identify a clear lack of signal around the Kenai Tower, especially in the Tequesta area.

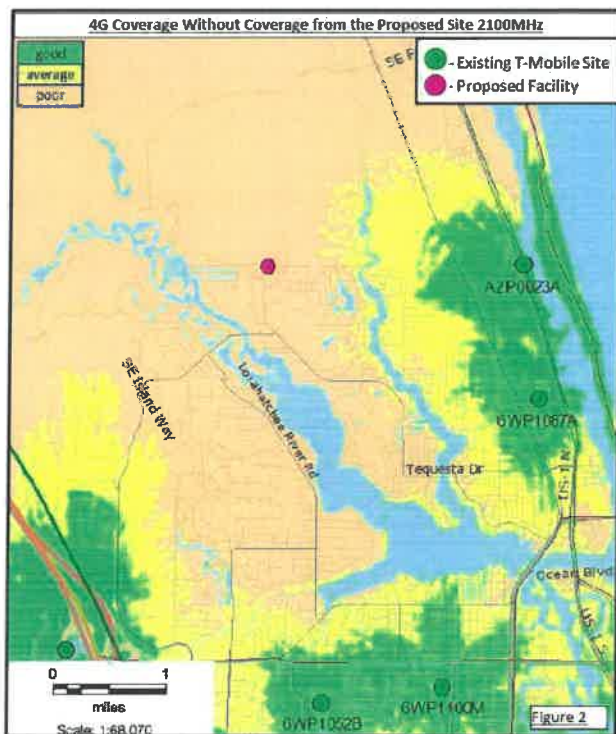


Image 3 T-Mobile coverage from surrounding sites

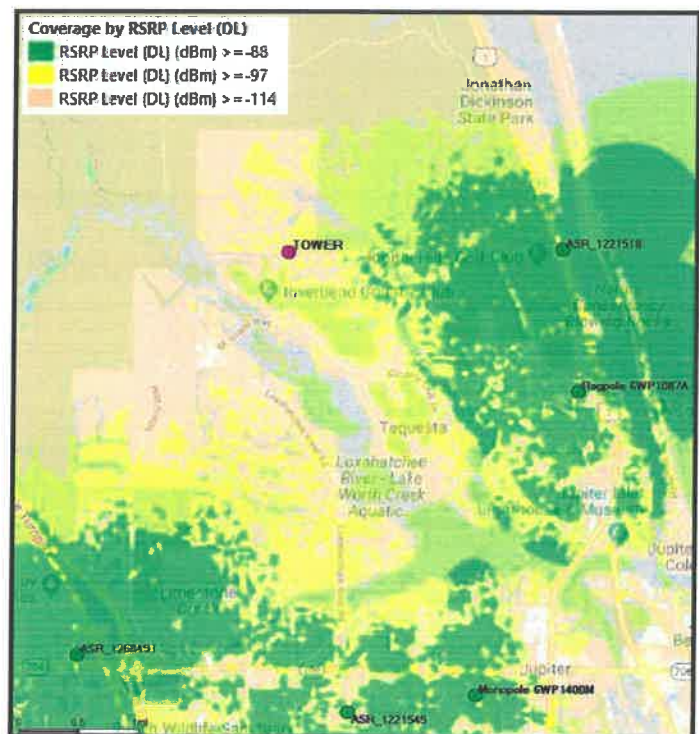


Image 4 Coverage validation from surrounding sites

5. 4G Coverage With Coverage From The Proposed Site 2100MHz (75')

The two images below show coverage predictions with Kenai antennas at 75', currently approved height. On the left is the T-Mobile prediction, and on the right is the prediction validation. The azimuths provided on T-Mobile's Annex A do not match what is seen on their predictions, but the results remain that this site is providing coverage in the area around Kenai.

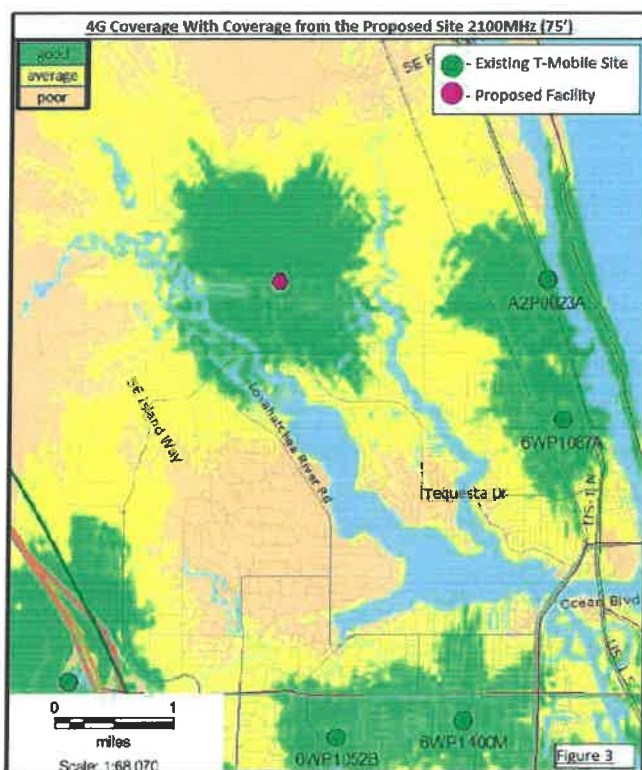


Image 5 T-Mobile coverage with Kenai antennas at 75'

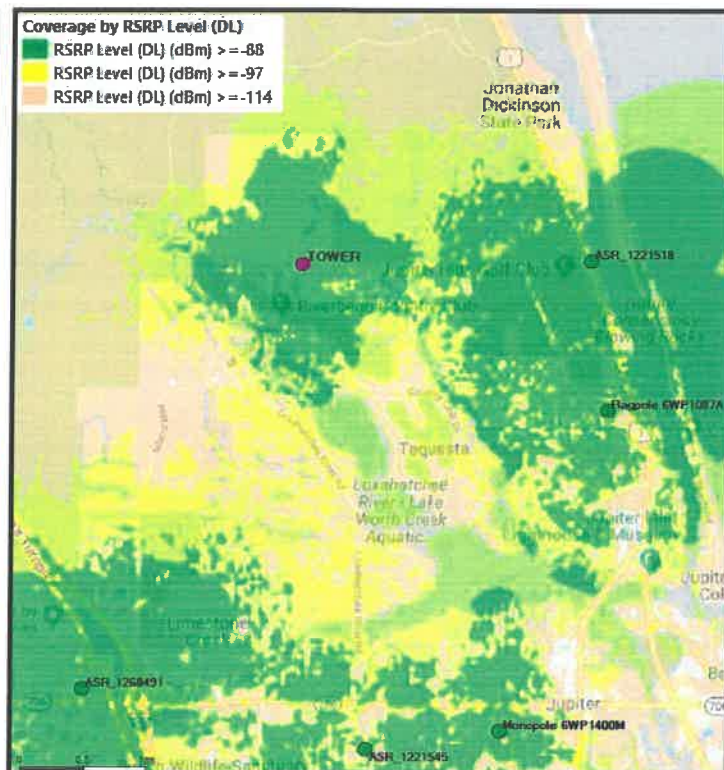


Image 6 Coverage validation with Kenai antennas at 75'

6. Increased Antenna Height (95') And Predicted Improvements

The two images below show coverage predictions with Kenai antennas at 95', which would be the antenna height with the 20' extension. On the left is the T-Mobile prediction, and on the right is the prediction validation. The azimuths provided on T-Mobile's Annex A do not match what is seen on their predictions, but the results remain that this site with a 20ft extension is providing improved coverage in the area around Kenai.

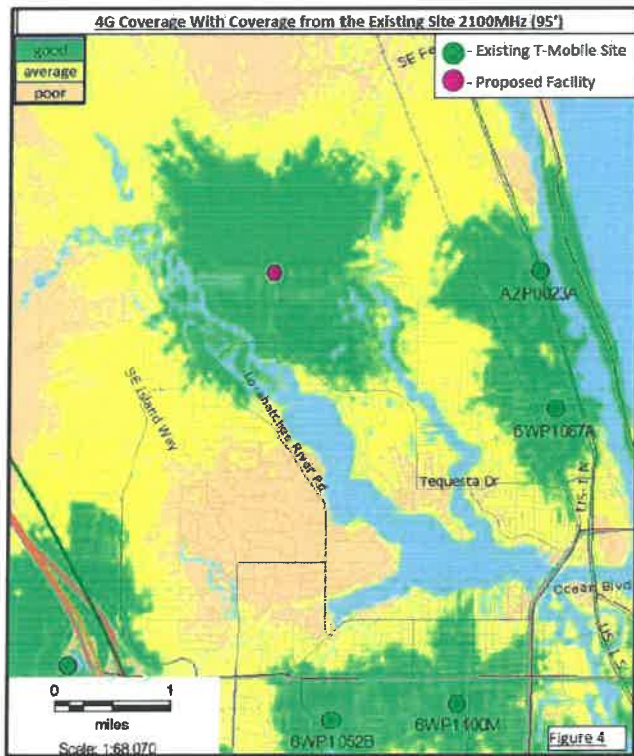


Image 7 T-Mobile coverage with Kenai antennas at 95'

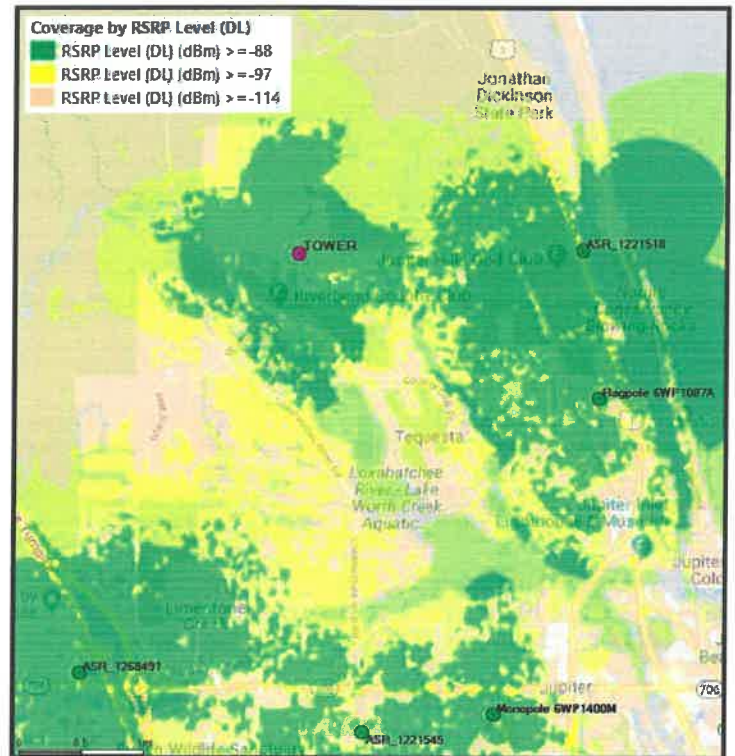


Image 8 Coverage validation with Kenai antennas at 95'

7. Coverage Footprint

The image 9 shows the coverage footprint estimated for the Kenai site at 75' and 95'. The image 10 provides a validation of the coverage footprint for Kenai at 75' and 95'. The azimuths provided on T-Mobile's Annex A do not match what is seen on their predictions, but the results remain that the site provides good coverage currently and would provide better coverage with a 20' extension.

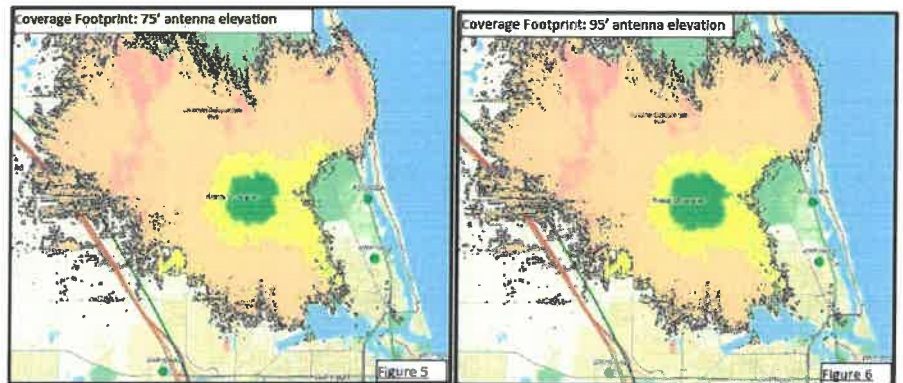


Image 9 T-Mobile Figures 5-6 showing the coverage footprint for Kenai at 75' and 95'

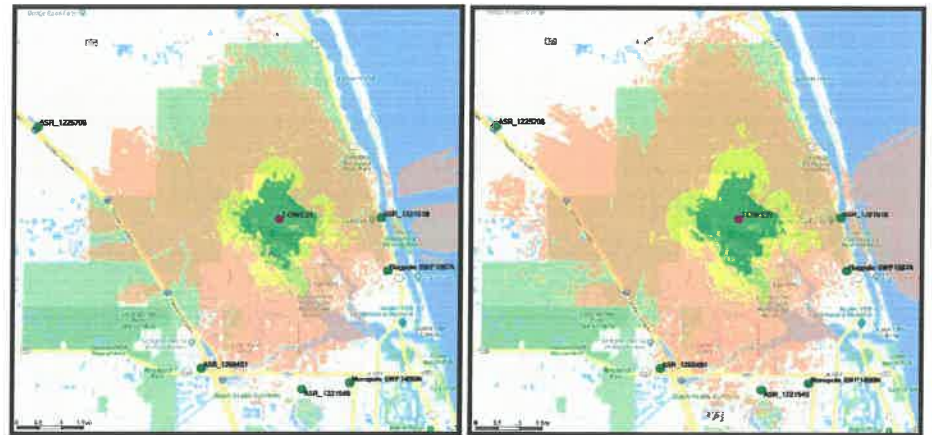


Image 10 Validation of coverage footprint for Kenai at 75' and 95'

8. Differences In Coverage Between Antennas At 75' And 95' For The Kenai Site

Reliable Indoor Service

Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high-speed data.

>= -88dBm

Reliable In Car Service

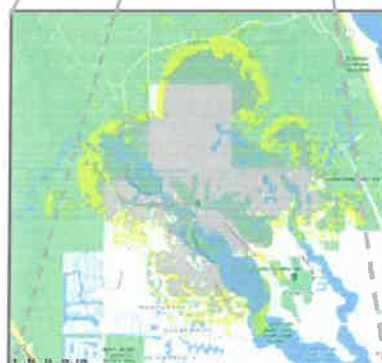
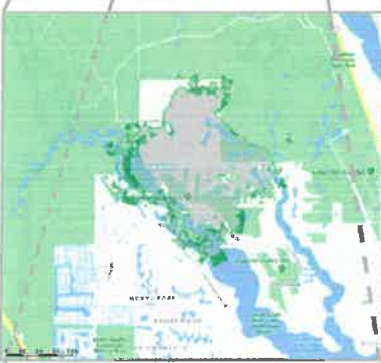
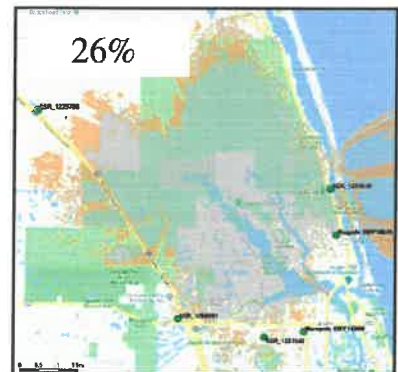
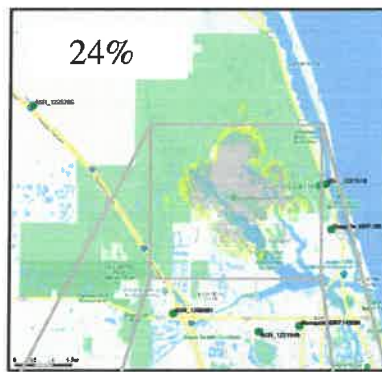
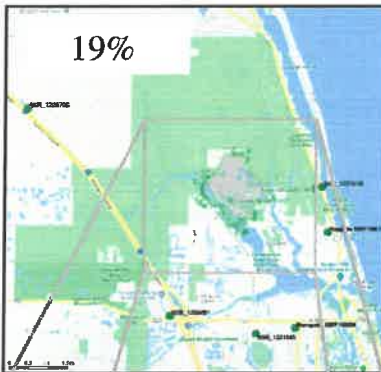
Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances.

>= -97dBm

Reliable Outdoor Service

A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call.

>= -114dBm



These images show the extra coverage that the 20' tower extension will provide at each signal level. With the information provided, 4GU estimates the increase of area served by each signal level as follow: 19% increase for the green "Reliable Indoor Service", 24% increase for the yellow "Reliable In Car Service", and 26% for the "Reliable Outdoor Service". The 20' extension will provide a significant coverage improvement.

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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OR BK 2900 PG 845
(10 Pgs)
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CAROLYN TIMMANN
MARTIN COUNTY CLERK

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER 16-5.25

**REGARDING A MAJOR DEVELOPMENT FINAL SITE PLAN APPROVAL
FOR KENAI TC03 WTCF TOWER
WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

WHEREAS, this Board has made the following determinations of fact:

1. Kenai Properties, LLC and RG Towers, LLC ("Applicants") submitted an application for final site plan approval for the Kenai TC03 WTCF Tower project, located on lands legally described in Exhibit A, attached hereto.
2. Construction of a new tower within any future land use designation other than industrial or agricultural, except as otherwise provided in section 4.806., shall be reviewed as a major development pursuant to Section 4.793., LDR, Martin County, Fla. The lands legally described in Exhibit A are designated as High Density Residential on the future land use map.
3. Pursuant to Section 10.4.A.1., LDR, Martin County, Fla., major development final site plans for projects which have not received master site plan approval shall be reviewed by the LPA at a public hearing for compliance with the Comprehensive Plan, the LDR and the Code. Applications which are not consistent with the Comprehensive Plan, the LDR and the Code shall not be recommended for approval by the LPA. After the conclusion of the public hearing, pursuant to Section 10.4.A.3., LDR, Martin County, Fla., the LPA shall issue a recommendation for approval, for approval with modifications or for denial.
4. With the Applicants' consent, this application was scheduled to be considered by the LPA at a public hearing on February 18, 2016, and was continued to March 17, 2016. A letter was received from the Applicants on March 1, 2017, agreeing to a second continuance of the LPA hearing to April 7, 2016.
5. The LPA considered the application at a public hearing on April 7, 2016. The Applicants' presentation on April 7, 2016, included materials that had not been previously submitted as part of the application or reviewed by staff and were therefore not considered in the staff recommendation for denial documented in the March 31, 2016, staff report. At the April 7, 2016, public hearing, an intervenor and a member of the public spoke in opposition to the approval of the application. At the conclusion of the public hearing, the LPA voted unanimously by a vote of 4-0 to support staff's recommendation of denial based on the fact that staff had not had an opportunity to review the



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MARTIN CO., FL

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CAROLYN TIMMANN
CLERK OF CIRCUIT COURT

documentation presented on April 7, 2016. The LPA's recommendation has been forwarded to the Board of County Commissioners for its consideration.

6. Pursuant to Section 10.5.A.1., LDR, Martin County, Fla., major development final site plans for projects which have not received master site plan approval shall be considered by the BCC at a public hearing. At the conclusion of the public hearing, the BCC shall approve, approve with modifications or deny the development application, which shall constitute the final action of the BCC. Applications which are not consistent with the Comprehensive Plan, the LDR and the Code shall not be approved.

7. The BCC held a public hearing on May 10, 2016, to consider the final site plan application for the Kenai TC03 WTCF Tower project. The Applicant agreed to extend the "shot clock" schedule and consented to the scheduling of this hearing.

8. At the May 10, 2016, public hearing, all interested persons were given an opportunity to be heard.

9. At the May 10, 2016, public hearing, the BCC considered the recommendation of the LPA.

10. The May 10, 2016, public hearing was continued to May 31, 2016, with the consent of the Applicants. At the May 10 and May 31, public hearings, the BCC considered the testimony and evidence presented by Martin County staff and the Applicants regarding the final site plan application for the Kenai TC03 WTCF Tower project. The BCC also considered testimony and evidence presented by the intervenors and other persons in opposition to the approval of the application as well as public comments in opposition to the approval of the application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The foregoing findings are incorporated herein.

B. Pursuant to the requirements of Section 4.796.B.6., LDR, Martin County, Fla., towers and structure-mounted WTCFs within lands designated for residential use on the future land use map shall be stealth facilities. Because the lands legally described in Exhibit A are designated as High Density Residential on the future land use map, the Kenai TC03 Tower must be stealth. Pursuant to Section 4.792. Glossary, LDR, Martin County, Fla. stealth facility means any tower or WTCF which is designed to blend into the surrounding environment to the extent that an average person would be unaware of its presence as a tower or WTCF. Neither the Applicants nor any other person objected to the requirement that the Tower must be stealth nor to the County's definition of stealth.

C. The Applicants proposed to construct a Tower in the design of a one-hundred twenty foot (120') monopine to blend into the surrounding environment as a pine tree. At the May 10, hearing, Martin County staff provided an opinion that the proposed 120' monopine tower would be too tall to blend into the environment and that the Applicants did not

1249



propose sufficient landscaping so that equipment and other conditions at the base of the Tower would sufficiently blend into the environment.

D. At the May 10, hearing, Martin County staff suggested conditions, which if approved, may make the Tower and associated equipment stealth. At the May 10, hearing, the Applicants agreed to all the conditions proposed by Martin County staff, including reducing the height of the Tower to eighty feet (80') and adding more landscaping. The Applicants, Intervenor and Martin County staff agreed to address the limited question as to whether the proposed Tower and associated equipment would be stealth, which was addressed at the May 31, hearing.

E. Based on the application, testimony and other materials considered at the hearings, the Board finds that a Monopine Tower of a height no greater than eighty (80) feet above existing ground level, that meets the conditions set forth in this Resolution, which have been accepted by the Applicants, would sufficiently blend into the surrounding environment to the extent that an average person would be unaware of its presence as a tower or WTCF and thus would be a stealth facility. The Board approves the application as revised by the Applicants subject to the following conditions, which have been accepted by the Applicants:

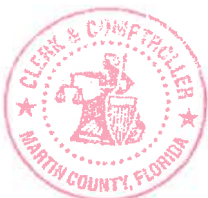
1. The Tower shall be constructed to no more than a maximum height of eighty (80) feet as determined by the vertical distance from the base elevation of the Tower site prior to construction to the highest point of the Tower, including all antennas and other attachments except lightning rods.

2. The project plan shall be modified to include additional landscaping and other necessary measures sufficient for the height of the fenced compound to screen from view ground equipment and structures from the surrounding residential properties and the adjoining street at the time of installation and anytime thereafter to ensure the facility remains consistent with the requirements for stealth in perpetuity, recognizing the gate and driveway to the compound cannot be obstructed with landscaping.

3. The project shall implement measures for noise mitigation from equipment and construction activities so as to comply with Martin County Code, including but not limited to, Section 67.306 of the Martin County Noise Control Ordinance, Article 10, Chapter 67.

4. The camouflaging faux branch materials shall be increased in size, density and vertical extent and/or living vegetation shall be increased in height or density such that:

- i. Visibility of the central monopole structure shall be camouflaged by the faux branches or living vegetation at the time of installation and anytime thereafter to ensure the facility remains consistent with the requirements for stealth in perpetuity, recognizing the gate and driveway to the compound cannot be obstructed with landscaping, and



- ii. Visibility of external appurtenances and portions thereof, including antennas and mounting equipment, shall be screened by faux branches or living vegetation to ensure the facility remains consistent with the requirements for stealth in perpetuity, recognizing the gate and driveway to the compound cannot be obstructed with landscaping.

5. The landscape plan that is to be modified and submitted shall include irrigation and maintenance requirements, above the minimum code requirements of Division 15, Article 4, LDR, Martin County, Fla., and subject to staff review and approval.

F. Pursuant to Section 4.793, LDR, Martin County, Fla., no WTCF or tower shall be constructed, reconstructed, structurally altered or moved except pursuant to the provisions of Article 4, Division 18, Wireless Telecommunication Facilities, LDR, Martin County, Fla. and pursuant to a development order issued in accordance with Article 10, Development Review Procedures, LDR, Martin County, Fla.

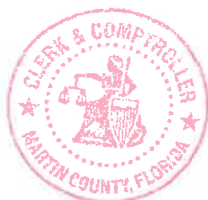
G. Upon submittal of an amended final site plan, including all code-required plans, reports or supporting analyses with revision for consistency with the amended proposal, demonstrating compliance with the conditions set forth herein and all other applicable provisions of Article 4, Division 18, Wireless Telecommunication Facilities, LDR, Martin County, Fla. and Article 10, Development Review Procedures, LDR, Martin County, Fla. as determined by County staff, the Kenai TC03 WTCF Tower application is approved. Development of the Kenai TC03 WTCF Tower project shall be in accordance with the amended final site plan and subject to the following additional conditions:

1. The County or its designees shall have the right to inspect, upon reasonable notice to the owner and/or permittee, any WTCF or Tower for the purpose of determining compliance with Division 18 of the Martin County Land Development Regulations.

2. Every five years, and within 90 days following a catastrophic act of nature or other emergency that may affect the structural integrity of a tower, the Tower owner or permittee shall file with the County Administrator a statement, sealed by a qualified professional engineer, licensed in the State of Florida, that an inspection has been completed and that the Tower has not been structurally compromised.

3. The Tower owner or permittee will correct any deficiencies or remove the Tower within 90 days of receipt of a Notice from the County Administrator that the Tower is abandoned or declared unsafe in accordance with Section 4.803.B. and Section 4.803.D.

4. The maximum height of the Tower, including any appurtenances, shall not exceed 80 feet in height (90.0' NAVD88). Any extension of the Tower or appurtenances, beyond the approved maximum 80-foot height is prohibited unless approved by the Martin County Board of County Commissioners.



5. In lieu of constructing a sidewalk, the Applicants shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of the construction is \$25 per linear foot; the frontage is 160 feet; therefore the total cost is \$4,000.
6. The thirty (30) foot right-of-way on SE Country Club Drive is to be conveyed to the County within sixty (60) days of the approval of the Final Site Plan.
- H. Approval of the development order is conditioned upon the Applicants' submittal of all required applicable state and federal permits and approval by the Growth Management Department (GMD) prior to the commencement of any construction.
- I. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, LDR, Martin County, Fla., including, but not limited to, the following fees:
1. The balance of fees incurred by the consultant review as provided pursuant to Sec. 365.172(13) (b) 4, Florida Statutes.
 2. A bond in the amount of 110% of the estimated cost for removal of the monopole structure, as certified by the Engineer of Record.
- J. Failure to submit the required documents, plans and fees as required by Section 10.9, Land Development Regulations, Martin County, Fla., within sixty (60) days of the date of this Resolution shall render approval of the final site plan for Kenai TC03 WTCF Tower project null and void. If the Applicants do not comply with the terms and conditions established within this Resolution, the application shall be denied.
- K. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Exemption as set forth in Section 5.32.B., LDR, Martin County, Fla.
- L. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.
- M. All permits for the Kenai TC03 WTCF Tower final site plan must be obtained within one year, by May 31, 2017. Development of the entire project, including infrastructure and




vertical construction, must be completed within two (2) years of final site plan approval, by May 31, 2018. The conditions for approval of the application set forth in this Resolution shall be incorporated within and set forth in any permits and other authorizations issued by the County. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of approval, pursuant to Section 5.32.D.4.c.(3), LDR, Martin County, Fla.

- N. This Resolution shall be recorded in the public records of Martin County. A copy of this Resolution shall be forwarded to the Applicants by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 31st DAY OF MAY, 2016.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: 
JOHN HADDOX, VICE CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

FOR: 
BY: MICHAEL D. DURHAM
COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description



**EXHIBIT A
LEGAL DESCRIPTION**

KENAI - TC 03

PARENT TRACT

(PER OFFICIAL RECORD BOOK 2633, PAGE 1144 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA)

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42, AND THE NORTH BOUNDARY OF SAID SECTION 22-40-42;

THENCE EASTERLY, ALONG THE NORTH BOUNDARY OF SAID SECTION 22-40-42, A DISTANCE OF 294 FEET TO A POINT;

THENCE, SOUTHERLY, PERPENDICULAR TO THE PREVIOUS LINE, 45 FEET TO A POINT;

THENCE, SOUTHWESTERLY, ALONG A LINE TURNED AT AN ANGLE OF 135°00'00" IN THE NORTHWEST QUADRANT FROM THE PREVIOUS LINE, 162.63 FEET TO A POINT;

THENCE, WESTERLY, ALONG A LINE PARALLEL WITH AND 160 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 22-40-42, A DISTANCE OF 178.28 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42;

THENCE, NORTHERLY, ALONG SAID WEST BOUNDARY OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING;

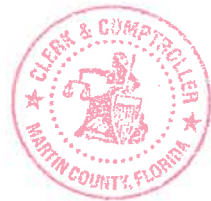
RG TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE S89°48'00"E CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 60.00 FEET;



**EXHIBIT A
LEGAL DESCRIPTION**

THENCE S00°03'00"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 40.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA
CONTAINING 2,400.0 SQUARE FEET MORE OR LESS.

RG TOWERS ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4)
OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH,
RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER
(1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL &
DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE
NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF
SAID SECTION 22, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE S89°48'00"E CONTINUING ALONG THE NORTH LINE OF THE
NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF
SAID SECTION 22, A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 100.00 FEET;

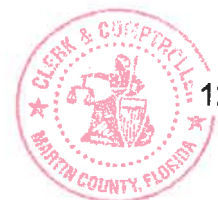
THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 40.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET TO A POINT ON A LINE 30.00 FEET
EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-
QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22,



**EXHIBIT A
LEGAL DESCRIPTION**

SAID LINE ALSO BEING THE PROPOSED EAST RIGHT-OF-WAY LINE OF S.E. COUNTRY CLUB DRIVE (PUBLIC RIGHT-OF-WAY);

THENCE N00°03'00"W ALONG SAID PARALLEL LINE AND PROPOSED EAST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA CONTAINING 1,200.0 SQUARE FEET MORE OR LESS.

RIGHT-OF-WAY DEDICATION PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22;

THENCE S00°03'00"E ALONG SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET TO A POINT ON A LINE 160.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22;

THENCE N89°48'00"W ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE N00°03'00"W ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA CONTAINING 4,800.0 SQUARE FEET MORE OR LESS.

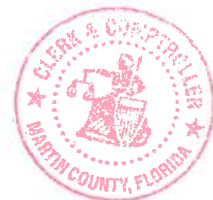


EXHIBIT A
LEGAL DESCRIPTION

RG TOWERS LANDSCAPE BUFFER EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE S89°48'00"E CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 40.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 10.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 10.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 20.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 80.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 100.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 80.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 60.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 10.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA CONTAINING 5,400.0 SQUARE FEET MORE OR LESS.

STATE OF FLORIDA
MARTIN COUNTY
THIS IS TO CERTIFY THAT THE
FOREGOING 10 PAGE(S) IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
DOCUMENT AS FILED IN THIS OFFICE.
CAROLYN THIMANN, CLERK
D.C.
BY: HK
DATE 07-15-2010





LOCATION MAP

SITE DATA
 TOTAL SITE AREA: 35,571 sq ft (0.82 acres)
 ZONING: HR-2 MULTI-FAMILY
 FUTURE LAND USE: HIGH DENSITY
 EXISTING USE: WIRELESS TELECOMMUNICATIONS TOWER
 TOWER HEIGHT = 101.2'

OPEN SPACE
 TOTAL OPEN SPACE: 32,328 sq ft (0.74 acres), 90.6%
 PRESERVATIVE AREA: N/A
 WETLAND: N/A
 UPLAND: N/A

IMPERVIOUS AREA
 TOTAL DEVELOPED AREA: 2,400 sq ft (0.055 acres)
 EXISTING TOWER FOUNDATION = 50 sq ft
 PROPOSED EQUIPMENT SLABS = 800 sq ft, 4 CARRIER @ 200 sq ft
 TOTAL IMPERVIOUS AREA = 850 sq ft

PAVEMENT, ROADS: N/A
SIDEWALKS: N/A
SURFACE WATER: N/A

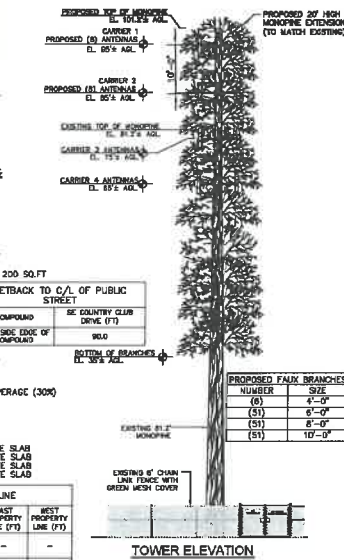
BUILDING DATA
 TOTAL GROSS FLOOR AREA: 800 sq ft
 BUILDING COVERAGE: 1.8%, 800 sq ft, 0.0184 acres
 HR-2 MAXIMUM ALLOWABLE PERCENTAGE OF BUILDING COVERAGE (30%)
 CARRIER 1 UTILITY CABINETS HEIGHT= 8'-1"
 CARRIER 2 UTILITY CABINETS HEIGHT= 8'
 CARRIER 3 UTILITY CABINETS HEIGHT= 8'
 CARRIER 4 UTILITY CABINETS HEIGHT= 8'

SETBACKS TO PROPERTY LINE

COMPOUND	NORTH PROPERTY LINE (FT)	SOUTH PROPERTY LINE (FT)	EAST PROPERTY LINE (FT)	WEST PROPERTY LINE (FT)
NORTH SIDE OF COMPOUND	100.0	-	-	-
SOUTH SIDE OF COMPOUND	-	32.0	-	-
EAST SIDE OF COMPOUND	-	-	34.8	-
WEST SIDE OF COMPOUND	-	-	-	60.0

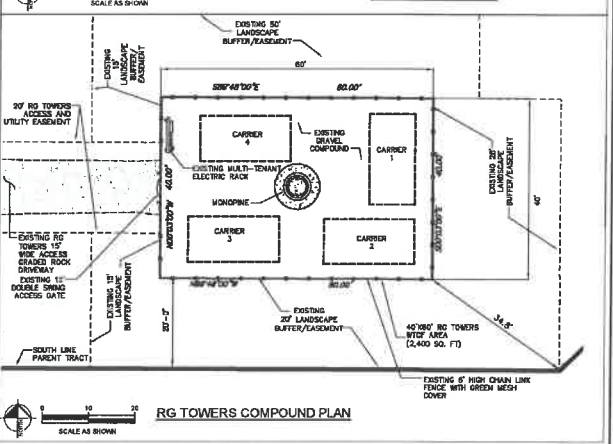
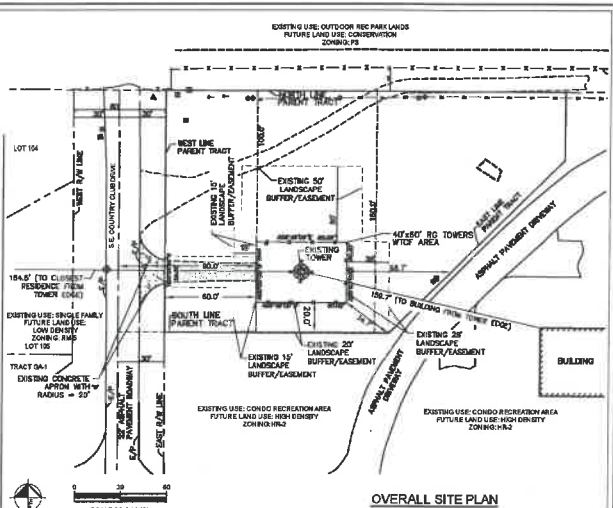
PROVIDED: N/A
REQUIRED: N/A

NOTES:
 1. ALL EXISTING ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS.
 2. TOWER IS DESIGNED FOR A TOTAL OF FOUR WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
 3. CONTRACTOR TO COORDINATE ANTENNA HEIGHTS BY OWNER.
 4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS.
 5. OWNER SHALL NOT BE RETRIFIED LOADED EXCEPT AS MAY BE REQUIRED BY FEDERAL OR STATE REGULATION.
 6. REBAR/RODS OF WIRELESS DESIGNED AS A STUPEL FACILITY, TOWERS SHALL BE PAINTED OR HAVE A NONCONTRASTING FINISH THAT UNIMPAIRS THE VISIBILITY OF THE FACILITY FROM PUBLIC VIEW. COUPLET WHERE CONTRASTING COLOR IS REQUIRED BY FEDERAL OR STATE REGULATION. IN ADDITION, THE EXTERIOR OF SUPPORT STRUCTURES SHALL BE COLORED TO BE COMPATIBLE WITH THE ARCHITECTURAL DESIGN PROMINENTLY GENERALY AROUND THE STRUCTURES IN THE SURROUNDING DEVELOPED AREA.
 7. THE MAIN ACCESS GATE TO THE TOWER SHALL HAVE A SIGN NOT TO EXCEED TWO FEET BY THREE FEET IN SIZE WHICH DISPLAYS THE OWNER'S HOUSING PERMITTEE'S NAME AND AN EMERGENCY TELEPHONE NUMBER.
 8. ANTENNAS INCLUDING MOUNTING EQUIPMENT AND ALL EXTERNAL APPURTENANCES SHALL BE PAINTED GREEN TO CAMOUFLAGE.
 9. GREEN MESH COVER TO BE INSTALLED AND MAINTAINED ON EXTERIOR OF CHAIN LINK FENCE, INCLUDING ACCESS GATES.
 10. CONTRACTOR TO INSTALL SIGNS WITHIN BARRIER PANELS ON ALL GROUND EQUIPMENT NECESSARY TO COMPLY WITH SECTION 87.304, MARTIN COUNTY CODE, MARTIN COUNTY, FLA. (2018)



PROPOSED PALM BRANCHES

NUMBER	SIZE
(6)	4'-0"
(51)	6'-0"
(51)	8'-0"
(51)	10'-0"



RG Towers, LLC
 2141 Alternate A1A South, Suite 440
 Jupiter, FL 33477

PROJECT INFORMATION:
 KENAI TC03 TELECOMMUNICATIONS
 TOWER EXTENSION
 18071 SE COUNTRY CLUB DRIVE
 TEQUESTA, FL 33468
 MARTIN COUNTY

CURRENT ISSUE DATE:
 MARCH 2020

ISSUED FOR:
 POLE EXTENSION

PREPARED BY:
 Maria V. Martin
 Araujo
 2020.03.24
 14:04:36 - 04:00

Kimley-Horn
 1830 NEMPA WAY, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 845-0805
 FIFE 04000008

PROVIDER:
 CHICK
 CD LF CM

LICENSURE:
 MARIA VICTORIA MARTIN
 PE 72867
 PE 83039

SHEET TITLE:
 REVISED FINAL
 SITE PLAN

SHEET NUMBER:
 1 OF 1

144042033



**Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

Major Final Site Plan Checklist - Tower

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☒ 1. APPLICATION: Please use the new application form.
[Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission.
[Affidavit for digital submission](#)
- ☐ NA 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.
[Digital website](#)
- ☒ 4. If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
[Digital website](#)
- ☐ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
[Development review fee schedule](#)
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- ☐ NA 11. UNITY OF TITLE: A draft unity of title including the full legal description, total site acreage, and parcel control number(s).
[Unity of title form](#)
- ☒ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☐ NA 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; a reservation, deferral or an exemption.
- ☒ 14. If available, land dedication documentation.

- ☐ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
[Excavation fill and hauling](#)
- ☒ 16. STORMWATER REPORT OR CALCULATIONS: A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☒ 17. STORMWATER MAINTENANCE PLAN: A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR § 4.386
- ☒ 18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☐ 19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.
[Hurricane surge map](#)
- ☒ 20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.
[Wildfire risk assessment scoresheet](#)
- ☐ 21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- ☒ 22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
- ☐ 23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.
[Environmental waiver checklist](#)
- ☐ 24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☐ 29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☐ 30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☐ 31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- ☐ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)

- ☐ NA 33. AGENCY PERMITS:(OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.
- ☒ 34. AGENCY PERMITS:(OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized by the County development order.
- ☒ 35. Electronic files of the final site plan in AutoCAD 2004 to 2007 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 36. Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.
- ☒ 37. A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 38. A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 39. The proposed final site plan.
[Site plan template](#)
- ☐ NA 40. Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☒ 41. Copies of any previously approved master site plan.
- ☐ NA 42. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 43. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☐ NA 44. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s).
- ☒ 45. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☐ NA 46. A landscape plan.
- ☐ NA 47. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.
[Section 4.666](#)
- ☐ NA 48. A lighting plan.

- ☒ 49. TOWER ENGINEERING REPORT: A report from a licensed professional providing:
1. Design of the tower height including a cross section view and elevation;
 2. Design of the tower's structural capacity, including the number and types of antennas that it can accommodate;
 3. Documentation of the height above grade for all potential mounting positions for all potential co-located antennas and the minimum separation distances between potential antennas;
 4. An analysis and/or other data documentation that certifies that, in the event of a catastrophic failure or collapse of the tower, it will collapse within the engineered fall zone;
 5. Written technical documentation of any Federal Aviation Administration ("FAA") approvals and lighting requirements and, if applicable, documentation of approval or denial of lighting and a statement whether an FAA "Determination of No Hazard to Aviation" is required by 47 C.F.R. part 17 for the tower. If such a determination is required, no building permit for the tower shall be issued until a copy of the determination is filed with the County.
 6. If Applicable: If the application is for an emergency or "911" tower or WCT, then the engineering report in compliance with 4.794.A shall also include documentation, including propagation studies analyzing whether the emergency and "911" service can be adequately provided using towers at the standard height allowed by this land development regulation, as well as the lowest possible height at which such emergency and "911" service can be provided. If the service can be adequately provided using towers at the standard height allowed by this land development regulation, or at a lower height than requested in the application, then the board shall deny the application or approve the application as modified in accordance with such findings. [Section 4.807.A.1, LDR]
 7. If Applicable: If the application is for an emergency or "911" tower or WCT, then the report in compliance with 4.794.A shall also include an acceptable plan for reducing the height of the tower in the future if technological advances make deployment at a lower level feasible, or if the entity or agency changes to a different service which can be deployed at a lower level. Any agreement for co-location on such tower shall include appropriate provisions to assure implementation of this plan. MARTIN COUNTY, FLA., LDR SECTION 4.807.A.2
- ☒ 50. TOWER COLOR ILLUSTRATIONS: Color photo digitized simulations showing the proposed site of the tower including all attached or associated WTCF equipment, with a photo-realistic representation of the proposed tower as it would appear viewed from the closest residential property or properties and from adjacent roadways.
- ☒ 51. TOWERS SHARED USE: An application for a tower shall include a letter of intent, in a form approved by the County, committing the tower owner and successors to allow the shared use of the tower if additional users agree in writing to meet reasonable terms and conditions for shared use.

- ☒ 52. TOWER CO-LOCATION INFEASIBILITY: Documentation of the infeasibility of tower co-location. An application for a tower shall contain adequate documentation that co-location on an existing approved tower, of any type, or on an existing building or structure, has been attempted and is not feasible. Such documentation shall include:
1. The results of a propagation study demonstrating to the satisfaction of the County that the equipment planned for a proposed tower cannot be accommodated on an existing or approved and unbuilt structure.
 2. A propagation study analysis shall be based upon a search radius* of three-quarters of a mile minimum distance from the proposed location of the intended tower, including areas lying outside of the unincorporated area of Martin County. At the discretion of the County, based on the County's knowledge of existing co-location opportunities, the County may allow an applicant to provide an affidavit from a professional radio frequency engineer which establishes the search area diameter for the proposed WTCF location and identifies all other alternatives in such search area. Even if the latter methodology is utilized, further information may be required by the County on the ability of the WTCF to be accommodated on specific sites within three-quarters of a mile of the proposed WTCF.
- *Note: Search radius for broadcast and/or television towers must use a search radius of two miles. [Section 4.808.B., LDR]
3. When co-location is determined by staff to be infeasible, the determination shall be based upon the results of the propagation study and other evidence provided by the applicant documenting one or more of the following reasons:
 - a. Structural limitation. The proposed equipment would exceed the structural capacity of the existing or approved structure, as documented by a qualified and licensed professional engineer, and the existing or approved structure cannot be reinforced, modified, or replaced to accommodate the planned or equivalent equipment at a reasonable cost.
 - b. Interference. The proposed equipment would cause interference or obstruction materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified professional and the interference or obstruction cannot be prevented at a reasonable cost.
 - c. Insufficient height. Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed, if applicable, professional.
 - d. Lack of space. Evidence from the applicant, verified by a licensed professional, of the lack of space on existing towers or other structures within the search radius to accommodate the proposed facility.
 - e. Other factors. Other reasons that make it unfeasible to locate the planned equipment upon an existing or approved tower or building as documented by a qualified and licensed, if applicable, professional.

☒ 53. TOWER FAA RESPONSE: A copy of the Federal Aviation Administration response to the submitted "Notice of Proposed Construction or Alteration," or its replacement, or certification from a qualified professional engineer that FAA review and approval is not required.

☒ 54. A sealed statement from a qualified professional engineer, licensed in the State of Florida, that the design of the proposed tower complies with the tower design standards as set forth in Section 4.797.B.1, LDR.

☒ 55. TOWER FCC LICENSES: Copies of all currently valid FCC licenses for the proposed facility.

- ☒ 56. TOWER INVENTORY: Each applicant for a WTCF shall provide the County with an inventory report of the applicant's existing WTCFs located within the county and for a distance of one mile beyond the County limits. By requiring this information, the county does not warrant its accuracy or its applicability. The inventory report shall specify the following:

The location, type and design of each tower or antenna support structure;
The ability of the tower or antenna support structure to accommodate additional antennas;
The longitude and latitude of each tower or antenna support structure; and
Where applicable, the height of the support structures on which the applicant's existing WTCFs are located. [Section 4.811, LDR]

- ☒ 57. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]

[Disclosure of Interest Affidavit](#)



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Revised Major Final Site Plan- Tower

Name or Title of Proposed Project: Kenai Tower Extension

Brief Project Description: Developer is seeking 20 foot extension to existing tower

Was a Pre-Application Held? NO **Pre-Application Meeting Date:** _____

Is there Previous Project Information? YES

Previous Project Number if applicable: K041-002

Previous Project Name if applicable: Kenai TC03

Parcel Control Number(s)

<u>22-40-42-000-00030-6</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Kenai Properties, LLC

Company Representative: Linda Albrecht

Address: 19100 SE Jupiter Road

City: Jupiter, **State:** FL **Zip:** 33458

Phone: 561-772-4615 **Email:** albrecht148@aol.com

1265

C. PROJECT PROFESSIONALS

Applicant (Name or Company): RG Towers, LLC
Company Representative: Scott Richards
Address: 2141 Alternate A1A South, Suite 440
City: Jupiter, **State:** FL **Zip:** 33477
Phone: 561-748-0302 **Email:** srichards@rgpartners.com

Agent (Name or Company): Gunster
Company Representative: Robert S. Raynes, Jr
Address: 800 SE Monterey Commons Blvd, Suite 200
City: Stuart, **State:** FL **Zip:** 34996
Phone: 772-268-1980 **Email:** rraynes@gunster.com

Contract Purchaser (Name or Company): NA
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Land Planner (Name or Company): Same as Civil Engineer
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Landscape Architect (Name or Company): Kimley- Horn and Associates
Company Representative: Jonathan Haigh
Address: 1920 Wekiva Way Suite 200
City: West Palm Beach, **State:** FL **Zip:** _____
Phone: 561-840-0233 **Email:** jonathan.haigh@kimley-horn.com

Surveyor (Name or Company): WSP Consultants, Inc
Company Representative: William S. Payne
Address: 18815 Annelis Drive
City: Lutz, **State:** FL **Zip:** 33548
Phone: 813-909-2420 **Email:** wspayne@wspconsultants.com

Civil Engineer (Name or Company): Kimley-Horn & Associates
Company Representative: Maria Martin
Address: 1920 Wekiva Way
City: West Palm Beach, **State:** FL **Zip:** 33411
Phone: 561-840-0818 **Email:** maria.martin@kimley-horn.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): NA
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Architect (Name or Company): NA
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Attorney (Name or Company): Same as Agent Gunster
Company Representative: Robert S Raynes Jr
Address: 800 SE Monterey Commons Blvd, Suite 200
City: Stuart, **State:** FL **Zip:** 34996
Phone: 772-288-1980 **Email:** rraynes@gunster.com

Environmental Planner (Name or Company): NA
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Other Professional (Name or Company): NA
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be check if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Robert S. Raynes, Jr.
Applicant Signature

5/17/19
Date

Robert S. Raynes, Jr.
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

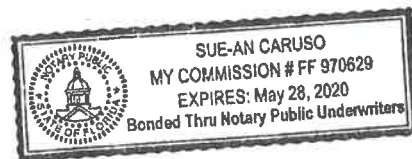
I hereby certify that the foregoing instrument was acknowledged before me this 17th day of MAY, 20 19, by ROBERT S. RAYNES, JR.

He or She ☒ is personally known to me or has produced as identification.

Sue-An Caruso
Notary Public Signature

Sue-An Caruso
Printed name

STATE OF: FLORIDA at-large



original



**Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION**
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Scott Richards, attest that the electronic version included for the project Kenai Tower Extension is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

S Richards
Applicant Signature

5/23/19
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

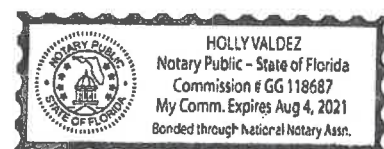
I hereby certify that the foregoing instrument was acknowledged before me this 23rd day of May, 20 19, by Scott Richards.

He or She x is personally known to me or has produced as identification.

Holly Valdez
Notary Public Signature

Holly Valdez
Printed name

STATE OF: Florida at-large





RG Towers, LLC

3/27/19

Martin County Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

RE: Kenai Tower Extension Major Final Site Plan Checklist #3

Attached please find the following statement to complete checklist item #3 regarding our application for Major Final Site Plan in relation to:

Kenai Tower Extension Parcel # 22-40-42-000-00030-6

Requirement number 3 states, "If submitting the 8 1/2 by 11- or 14-inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission."

This requirement does not pertain to this application as all documents submitted are greater than 8 1/2 x 11 or 8 1/2 x 14.

Please let me know if you need any additional information.

Sincerely,

Holly Valdez

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC

1270

2141 Alternate A1A South, Suite 440, Jupiter FL 33477 561-748-0302



RG Towers, LLC

3/27/19

Martin County Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

RE: Kenai Tower Extension Major Final Site Plan Checklist #4

Attached please find the following statement to complete checklist item #4 regarding our application for Major Final Site Plan in relation to:

Kenai Tower Extension Parcel # 22-40-42-000-00030-6

Requirement number 4 states, *"If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans but save the original .dwg or other file type as a .pdf at a minimum of 24x 36inches and 300 dpi"*

Our package for Kenai Tower Extension contains two sets of paper plans as well as digital copy on a disk as .pdf and .dwf. in 24 x 36

Please let me know if you need any additional information.

Sincerely,

Holly Valdez

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC

1271



RG Towers, LLC

4/29/19

Martin County Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

RE: Kenai Tower Extension Major Final Site Plan Checklist #5- Narrative

Attached please find the following narrative to complete checklist item #5 regarding our application for Major Final Site Plan in relation to:

Kenai Tower Extension Parcel # 22-40-42-000-000-00030-6

RG Towers, LLC is proposing a twenty-foot increase in height only of the eighty-foot stealth communication tower located on the above referenced parcel. The proposed extension will be an extension of a stealth monopine with camouflaged antennas for a continuous tree like appearance. No changes on the ground are proposed. RG Towers has a long-term ground lease with Kenai Properties, LLC and a tower lease with T-Mobile, who currently has colocation rights at 70'-80' elevations with antennas at 75' centerline, with interest from two additional carriers.

As can be seen in the T-Mobile's RF propagation study, not all the residential areas have a minimum of average service levels at 75' centerline. Due to this relatively low tower elevation the facility provides only a modest service footprint considering scale of the coverage deficiencies. Users at a distance still experience unsatisfactory service levels. As antenna elevation is one of the primary factors in the range of a wireless facility, the higher the antenna, the further the signal range, a twenty-foot extension would simply provide wider coverage than a tower of 80'. An additional 20' in elevation produces approximately 33% increase in area covered.

While considering elevation we also look at obstructing factors at such elevations. At the 75' centerline elevation, the T-Mobile antennas will be above the foliage but future technology deployments at lower elevations may not be. Because T-Mobile may require a second elevation in order to achieve the introduction of 5G and broadband, the next elevation installation puts the antennas in the tree line and will experience more clutter.

As evidenced in the RF report supplied by T-Mobile, this 80' tower is the lowest in the area. There are 7 other towers ranging in height from 95' to 140'. There are no towers within a two-mile radius. RG Towers initially proposed a 120-foot tower; the maximum height allowed for the zoning district but was only approved for 80 feet. In order to have clear line of sight, it

1272



RG Towers, LLC

would be more beneficial if there was an increase in height here in order to have improved handoff and communication between towers. With this additional 20 feet of height it would eliminate the need for building additional towers and would lessen the proliferation of towers. As mentioned we have had interest from two additional carriers, one being AT&T and they have provided a propagation map showing the difference in coverage between 70' and 100'. While service at 70' produced reliable service, it was for a relatively small footprint. What could be expected with an increase in height is considerable improvement of indoor and outdoor coverage with a larger footprint. The increase was able to significantly reduce the areas with weak outdoor and unlikely indoor coverage as well. The important point to be made here is that no matter which carrier an individual has for a cell provider ALL calls channel through whichever carrier has closest coverage leading to the ability for an individual(s) who are alone and are hurt inside their dwelling to be able to dial 911 without having to go outside even if physically able.

In summary, with one committed and two interested co-locators on the existing 80' tower, taking into consideration the anticipated growth and inception of 5G by the carriers, the existing tower will quickly become inadequate and undesirable by interested parties.

With an increased tower height, the coverage footprint will increase, providing a more robust and reliable service that extends farther and penetrates more in building. With increased height future installations and upgrade intentions will be more successful as radio waves will not be quite as absorbed and blocked by trees at a lower elevation.

We must plan for three service providers and, at the same time, anticipate public service and emergency antennas. A tower that is only eighty-feet tall may not have adequate space for each of the service providers to install the necessary equipment, such as radios transceivers, antennas and the associated supporting gear to achieve 5G and reliable service and clear the clutter of the foliage at the lower elevations.

In order for all carriers (committed and interested) to be able to successfully co-locate on this tower, hence mitigating the proliferation of towers in the area, it is recommended that an extension be added to increase the antenna elevations, clear the line of sight and provide additional equipment mounting locations for carriers and public and life safety antennas.

Please let me know if you need any additional information.

Sincerely,

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC

OWNER CONSENT

Date: 4/2/19

To Whom It May Concern:

KENAI PROPERTIES, LLC (the "Owner"), does hereby authorize:

1. Gunster, Yoakley & Stewart, P.A. to represent the Owner in any and all matters pertaining to the Kenai – TC03 Extension ("Application") as it relates to Owner's property identified by Exhibit "A," including but not limited to, the filing and processing of all required development orders, site plans or any other applications in connection with the Application.

2. This authorization shall continue throughout the review of the Application and issuance of related local government development orders and final action on the Application.

KENAI PROPERTIES, LLC

BY: **KENAI PROPERTIES, LLC**

By:

Name: EUGENE ALBRECHT

Title: OWNER

*Linda J. Albrecht
Linda J. Albrecht
owner/mgr*

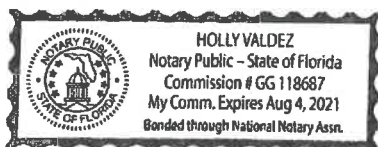
STATE OF FL

COUNTY OF Palm Beach

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Linda Albrecht of **KENAI PROPERTIES, LLC**, to me known to be the person described herein and who executed the foregoing, and acknowledged before me that he executed same, on behalf of the company. He/She is ☒ personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of April 2019.,

(NOTARIAL STAMP)



Holly Valdez
Notary Public

My Commission Expires: 8/4/21

KENAI – TC 03

PARENT TRACT

(PER OFFICIAL RECORD BOOK 2633, PAGE 1144 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA)

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42, AND THE NORTH BOUNDARY OF SAID SECTION 22-40-42;

THENCE EASTERLY, ALONG THE NORTH BOUNDARY OF SAID SECTION 22-40-42, A DISTANCE OF 294 FEET TO A POINT;

THENCE, SOUTHERLY, PERPENDICULAR TO THE PREVIOUS LINE, 45 FEET TO A POINT;

THENCE, SOUTHWESTERLY, ALONG A LINE TURNED AT AN ANGLE OF 135°00'00" IN THE NORTHWEST QUADRANT FROM THE PREVIOUS LINE, 162.63 FEET TO A POINT;

THENCE, WESTERLY, ALONG A LINE PARALLEL WITH AND 160 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 22-40-42, A DISTANCE OF 178.28 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42;

THENCE, NORTHERLY, ALONG SAID WEST BOUNDARY OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING;

RG TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE S89°48'00"E CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 40.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA CONTAINING 2,400.0 SQUARE FEET MORE OR LESS.

RG TOWERS ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE S89°48'00"E CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 100.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 40.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22,

SAID LINE ALSO BEING THE PROPOSED EAST RIGHT-OF-WAY LINE OF S.E. COUNTRY CLUB DRIVE (PUBLIC RIGHT-OF-WAY);

THENCE N00°03'00"W ALONG SAID PARALLEL LINE AND PROPOSED EAST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA CONTAINING 1,200.0 SQUARE FEET MORE OR LESS.

RIGHT-OF-WAY DEDICATION PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22;

THENCE S00°03'00"E ALONG SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET TO A POINT ON A LINE 160.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22;

THENCE N89°48'00"W ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE N00°03'00"W ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA CONTAINING 4,800.0 SQUARE FEET MORE OR LESS.

RG TOWERS LANDSCAPE BUFFER EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE S89°48'00"E CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 40.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 10.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 15.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 30.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 103.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 60.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 18.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 50.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 80.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 30.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 5.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 30.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 15.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA
CONTAINING 7,580.0 SQUARE FEET MORE OR LESS.

TAX DEED

Carolyn Timmann
Clerk

STATE OF FLORIDA

COUNTY OF MARTIN



The following Tax Sale Certificate Numbered 3606 issued on May 27, 2010 was filed on the Office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 28th day of February, 2013 offered for sale as required by law for cash to the highest bidder and was sold to:

KENAI PROPERTIES LLC

ADDRESS:

19100 SE JUPITER RD
JUPITER, FL 33458

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 28th day of February, 2013 in the County of Martin, State of Florida, in consideration of the sum of (\$ 32,000.00) THIRTY TWO THOUSAND AND 00 / 100 ----- Dollars, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the county and state aforesaid and described as follows:

BEG NW COR OF NE 1/4 OF NE 1/4
SEC 22-40-42: E ALG SEC LN 294', S 45',
SW 162.63', W 178.28' & N 160' TO POB

CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
MARTIN COUNTY



PROPERTY ID NUMBER 22-40-42-000-000-00030.60000

WITNESS:

GINGER STALLS

JANE GREISEN

STATE OF FLORIDA

COUNTY OF MARTIN

BY:
CHRISTINA HUNTER

On this 28th day of February, 2013 before me TAMMY COPUS personally appeared CHRISTINA HUNTER a Deputy Clerk for Clerk of the Circuit Court in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purpose therein mentioned, who is personally known to me and who did not take an oath.

Witness my hand and official seal date aforesaid.

NOTARY PUBLIC STATE OF FLORIDA



INSTR # 2404647 OR BK 2662 PG 2360 RECD 07/09/2013 02:48:54 PM
(2 Pgs)
CAROLYN TIMMANN MARTIN COUNTY CLERK
DEED DOC 40.00 HTG DOC \$0.00, INTAN

IN THE CIRCUIT COURT OF THE
19TH JUDICIAL CIRCUIT IN AND FOR
MARTIN COUNTY, FLORIDA
CASE NO.:13-607CAAXMX

KENAI PROPERTIES LLC,
Plaintiff,
ELIZABETH H. KIRK A/K/A ELIZABETH
H. KRIK, WILLIAM G. HAMILTON,
and CATHERINE EDWARDS,
Defendants.

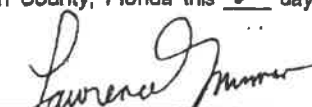
FILED FOR RECORD
MARTIN COUNTY FL.
13 JUL -9 AM 11:10
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
D.C.

FINAL DEFAULT JUDGMENT QUIETING TITLE

THIS CAUSE came before the Court upon the Complaint to Quiet Title filed by the Plaintiff, KENAI PROPERTIES LLC ("Plaintiff"), against the Defendants, ELIZABETH H. KIRK a/k/a ELIZABETH H. KRIK, WILLIAM G. HAMILTON, and CATHERINE EDWARDS ("Defendants"). The court finds that ELIZABETH H. KIRK a/k/a ELIZABETH H. KRIK was served with the complaint on April 18, 2013, that WILLIAM G. HAMILTON was served with the complaint on April 29, 2013, and that CATHERINE EDWARDS was served with the complaint on April 23, 2013 and no answers were filed. The clerk has entered defaults. Therefore, it is ORDERED AND ADJUDGED as follows.

1. That the Final Judgment to Quiet Title is hereby entered in favor of Plaintiff, KENAI PROPERTIES LLC.
2. That any and all interest held by Defendants relating to the real property described as
BEG NW COR OF NE 1/4 OF NE 1/4 SEC 22-40-42: E ALG SEC LN 294', S 45', SW 162.63', W 178.28' & N 160' TO POB
(For a full legal description, please see Exhibit "A" attached)
is hereby declared to be null and void.
3. As such, title is quieted to said property owned by Plaintiff against Defendants and all persons claiming under Defendants.

DONE AND ORDERED in Chambers, in Stuart, Martin County, Florida this 9th day of July, 2013.


JUDGE LAWRENCE MIRMAN
CIRCUIT JUDGE

Brennan Grogan, Esq., 3300 PGA Blvd., Suite 570, Palm Beach Gardens, FL 33410
William G. Hamilton, 343 West 58th Street, NY, NY 10019
Elizabeth Kirk, 729 Morningstar Drive, #2, Portage, WI 53901
Catherine Edwards, 8012 Laurel Mountain Road, Raleigh, NC 27613

Copies Provided
JUL 08 2013
By: S. Rose, J.A.

LEGAL DESCRIPTION

PARCEL 1:

Begin at the Northeast corner of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 22-40-42, and the North boundary of said Section 22-40-42; thence easterly, along the North boundary of said Section 22-40-42, a distance of 294 feet to a point; thence, southerly, perpendicular to the previous line, 45 feet to a point; thence, southeasterly, along a line turned at an angle of 135 degrees 00 minutes 00 seconds in the Northwest Quadrant from the previous line, 162.63 feet to a point; thence, westerly, along a line parallel with and 160 feet South of the North boundary of said Section 22-40-42, a distance of 178.28 feet, more or less, to the West boundary of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 22-40-42; thence, northerly, along said West boundary of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 22-40-42, a distance of 160 feet to the point of beginning, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Martin County, Florida, in Plat Book 3, Page 127, Martin County, Florida, public records.

PARCEL 2:

Commencing at a point on the West boundary of Section 23-40-42, said point being the Southwest corner of the North One Half (N 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 23-40-42; thence, easterly, along the South boundary of the North One Half (N 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 23-40-42, (said line also being the North boundary of ISBOQUES PARK as recorded in Plat Book 3, Page 127, Martin County Records) a distance of 1044.14 feet to the point of beginning; thence, northerly, perpendicular to the previous line a distance of 73 feet to a point; thence, easterly, on a line parallel with and 73 feet North of the South boundary of the North One Half (N 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 23, Township 40 South, Range 42 East a distance of 283 feet, more or less, to a point on a line parallel with and 30 feet West of the East boundary of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 23-40-42; thence, southerly, along said line a distance of 73 feet, more or less, to the point of intersection with the South boundary of the North One Half (N 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 23-40-42; thence, westerly, along the South boundary of the North One Half (N 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of said Section 23-40-42, a distance of 253 feet, more or less, to the point of beginning. Said lands lying in Martin County, Florida.

Exhibit A



RG Towers, LLC

3/27/19

Martin County Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

RE: Kenai Tower Extension Major Final Site Plan Checklist #9

Attached please find the following statement to complete checklist item #9 regarding our application for Major Final Site Plan in relation to:

Kenai Tower Extension Parcel # 22-40-42-000-00030-6

Requirement number 9 requests, *A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.*"

Property is owned in fee simple by Kenai Properties, LLC. There was a dedication to Martin county consisting of thirty-foot strip of land containing approximately .11 acres located along S.E. Country Club Drive. The Dedication was accepted by Martin County and witnessed in Resolution 16-5.26. The Deed and Resolution are hereby attached for ease of reference.

Please let me know if you need any additional information.

Sincerely,

Holly Valdez

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC

1283

INSTR # 2613234
OR BK 2900 PG 855
(1 Pgs)
RECORDED 01/05/2017 09:37:41 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 16 -5.26

WHEREAS, Martin County will receive a Warranty Deed for a right-of-way donation from Kenai Properties, LLC, a Florida limited liability company. Said donation consisting of a 30 foot wide strip of land containing approximately .11 acres located along S.E. Country Club Drive; and

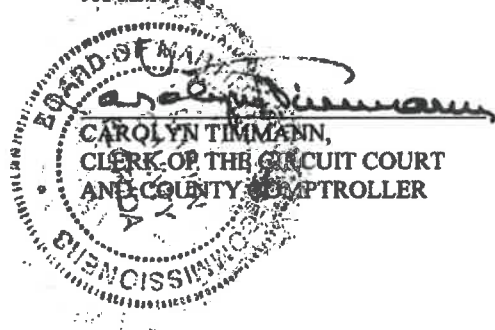
WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

Martin County hereby accepts and approves the conveyance of additional right-of-way for S.E. Country Club Drive from Kenai Properties, LLC, a Florida limited liability company.

DULY PASSED AND ADOPTED THIS 31ST DAY OF MAY, 2016.

ATTEST:



BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Anne Scott
ANNE SCOTT, CHAIR

APPROVED AS TO FORM AND
CORRECTNESS:

Michael D. Durham
FOR: MICHAEL D. DURHAM, COUNTY ATTORNEY


 INSTR # 2613235
 OR BK 2900 PG 856
 (3 Pgs)
 RECORDED 01/05/2017 09:37:41 AM
 CAROLYN TIMMANN
 MARTIN COUNTY CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:
 NANCIE G. PASSAFIUME
 PREMIER TITLE COMPANY, LTD.
 151 Royal Palm Way
 Palm Beach, FL 33480
 (Incident to the issuance of title insurance)

Property Appraisal Parcel Identification (Folio) Number: a portion of 22-48-42-000-00000-6

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30th day of December, 2016 by KENAI PROPERTIES, LLC, a Florida limited liability company, whose post office address is 19100 SE Jupiter Rd., Jupiter, FL 33458, herein called the Grantor, to Martin County, a political subdivision of the State of Florida, whose post office address is 2401 SE Monterey Road, Stuart, FL 34996, hereinafter called the Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in MARTIN County, Florida, more particularly described as:

See Legal Description attached hereto and made a part hereof

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years; all applicable governmental, zoning and land use ordinances; restrictions and prohibitions and other requirements imposed by governmental authority; and restrictions, reservations and easements of record, without reimposing same by this recitation.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever:

AND, the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This deed has been accepted by the Martin County Board of County Commissioners by Resolution Number 16-526.

IN WITNESS WHEREOF, the Grantor has set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

Hazel Marsha
Witness #1 Signature

HAZEL MARSHA
Witness #1 Printed Name

Eugene B. Albrecht
Witness #2 Signature

Eugene B. Albrecht
Witness #2 Printed Name

KENAI PROPERTIES, LLC, a Florida limited liability company

By: Eugene B. Albrecht
Eugene B. Albrecht, Manager

By: Linda Albrecht
Linda Albrecht, Manager

Unofficial Copy

STATE OF ~~FLORIDA~~ Alaska
COUNTY OF ~~MARTIN~~ Kenai Peninsula

The foregoing instrument was acknowledged before me this 23rd day of July, 2016, by Eugene B. Albrecht and Linda Albrecht, as managers of KENAI PROPERTIES, LLC, a Florida limited liability company ☐ who are personally known to me; or ☐ who produced FLORIDA Drivers License as identification.

STATE OF ALASKA
NOTARY PUBLIC
LEA STUBER
My Comm. Exp: 03-18-19

Lea Stuber
Notary Public
Stamped Commission:

LEGAL DESCRIPTION

A parcel of land being a portion of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 22, Township 40 South, Range 42 East, Martin County, Florida, said parcel being more particularly described as follows:

Begin at the Northwest corner of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22 (found nail and disk - no I.D.);

Thence on a grid bearing of S 89°48'00" E along the North line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22, a distance of 30.00 feet to a point on a line 30.00 feet East of and parallel with the West line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22;

Thence S 00°03'00" E along said parallel line, a distance of 160.00 feet to a point on a line 160.00 feet South of and parallel with the North line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22;

Thence N 89°48'00" W along said parallel line, a distance of 30.00 feet to a point on the West line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22 (found nail and disk - no I.D.);

Thence N 00°03'00" W along the West line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22, a distance of 160.00 feet to the Point of Beginning.

KENAI – TC 03

PARENT TRACT

(PER OFFICIAL RECORD BOOK 2633, PAGE 1144 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA)

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42, AND THE NORTH BOUNDARY OF SAID SECTION 22-40-42;

THENCE EASTERLY, ALONG THE NORTH BOUNDARY OF SAID SECTION 22-40-42, A DISTANCE OF 294 FEET TO A POINT;

THENCE, SOUTHERLY, PERPENDICULAR TO THE PREVIOUS LINE, 45 FEET TO A POINT;

THENCE, SOUTHWESTERLY, ALONG A LINE TURNED AT AN ANGLE OF 135°00'00" IN THE NORTHWEST QUADRANT FROM THE PREVIOUS LINE, 162.63 FEET TO A POINT;

THENCE, WESTERLY, ALONG A LINE PARALLEL WITH AND 160 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 22-40-42, A DISTANCE OF 178.28 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42;

THENCE, NORTHERLY, ALONG SAID WEST BOUNDARY OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING;

RG TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE S89°48'00"E CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 40.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA CONTAINING 2,400.0 SQUARE FEET MORE OR LESS.

RG TOWERS ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE S89°48'00"E CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 100.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 40.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22,

SAID LINE ALSO BEING THE PROPOSED EAST RIGHT-OF-WAY LINE OF S.E. COUNTRY CLUB DRIVE (PUBLIC RIGHT-OF-WAY);

THENCE N00°03'00"W ALONG SAID PARALLEL LINE AND PROPOSED EAST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA CONTAINING 1,200.0 SQUARE FEET MORE OR LESS.

RIGHT-OF-WAY DEDICATION PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22;

THENCE S00°03'00"E ALONG SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET TO A POINT ON A LINE 160.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22;

THENCE N89°48'00"W ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE N00°03'00"W ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA CONTAINING 4,800.0 SQUARE FEET MORE OR LESS.

RG TOWERS LANDSCAPE BUFFER EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND NAIL & DISK - NO I.D.);

THENCE ON A GRID BEARING OF S89°48'00"E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE S89°48'00"E CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°48'00"E A DISTANCE OF 60.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 40.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 60.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 10.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 15.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 30.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 103.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 60.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 18.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 50.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 80.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 30.00 FEET;

THENCE N89°48'00"W A DISTANCE OF 5.00 FEET;

THENCE S00°03'00"E A DISTANCE OF 30.00 FEET;

THENCE S89°48'00"E A DISTANCE OF 15.00 FEET;

THENCE N00°03'00"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN MARTIN COUNTY, FLORIDA
CONTAINING 7,580.0 SQUARE FEET MORE OR LESS.

Martin County, Florida
 2701 S. W. 1st St. Suite 101, 32906
 352-255-2500

Return to:
 Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to Linda Albrecht and Eugene Albrecht, as Owner(s) for the construction of extend 80' communication tower to 100' in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☒ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

☐ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of _____, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

INDIVIDUAL(S)

Signed, acknowledged and notarized on this 22 day of May, 2019

WITNESSES:

Sign: [Signature]
Print: Scott Richards
Sign: [Signature]
Print: Holly Valdez
Sign: [Signature]
Print: Scott Richards
Sign: [Signature]
Print: Holly Valdez

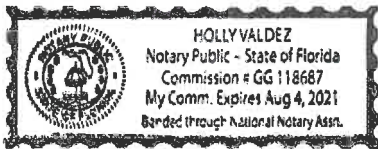
OWNER(S):

Sign: [Signature] 5/22/19
Print: Eugene Benton ALBRECHT
Sign: [Signature] 5/22/19
Print: Linda S Albrecht
Owner(s) Address:

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.

STATE OF FL
COUNTY OF Palm Beach

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 22 day of May, 2019, by Linda Albrecht. He or she (✓) is personally known to me or () has produced _____ as identification.



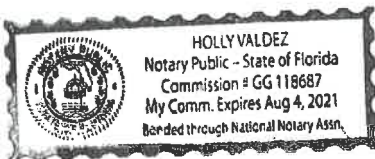
STATE OF FL
COUNTY OF Palm Beach

NOTARY PUBLIC

Name: [Signature]
State of FL at large
My commission expires: 8/4/21

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 22 day of May, 2019, by Eugene Albrecht. He or she (✓) is personally known to me or () has produced _____ as identification.

[STAMP]



NOTARY PUBLIC

Name: [Signature]
State of FL at large
My commission expires: 8/4/21

EXHIBIT A
(Legal Description)

PARENT TRACT

(PER OFFICIAL RECORD BOOK 2633, PAGE 1144 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA)

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42, AND THE NORTH BOUNDARY OF SAID SECTION 22-40-42;

THENCE EASTERLY, ALONG THE NORTH BOUNDARY OF SAID SECTION 22-40-42, A DISTANCE OF 294 FEET TO A POINT;

THENCE, SOUTHERLY, PERPENDICULAR TO THE PREVIOUS LINE, 45 FEET TO A POINT;

THENCE, SOUTHWESTERLY, ALONG A LINE TURNED AT AN ANGLE OF 135°00'00" IN THE NORTHWEST QUADRANT FROM THE PREVIOUS LINE, 162.63 FEET TO A POINT;

THENCE, WESTERLY, ALONG A LINE PARALLEL WITH AND 160 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 22-40-42, A DISTANCE OF 178.28 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42;

THENCE, NORTHERLY, ALONG SAID WEST BOUNDARY OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 22-40-42, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING;



RG Towers, LLC

3/27/19

Martin County Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

RE: Kenai Tower Extension Major Final Site Plan Checklist #12

Attached please find the following location map to complete checklist item #12 regarding our application for Major Final Site Plan in relation to:

Kenai Tower Extension Parcel # 22-40-42-000-000-00030-6

Requirement number 12 requests a, *"location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined."*



Please let me know if you need any additional information.

Sincerely,

Holly Valdez

Holly Valdez

V.P. Leasing and Operations

RG Towers, LLC

1297

2141 Alternate A1A South, Suite 440, Jupiter FL 33477 561-748-0302



March 27, 2019

RG Towers LLC
Attn: Scott Richards
2141 Alternate A1A, South
Suite 440
Jupiter, FL 33477

Re: **Public Facilities Exemption Statement for Kenia-TC03 Site**
Parcel ID: 22-40-42-000-00030-6
18071 SE Country Club Drive
Tequesta, FL 33469

Dear Sir:

A certificate of Public Facility Exemption should be granted for the proposed upgrade at the Kenia-TC03 Site. The proposed tower extension will consist of an additional 20' high Monopine extension to an existing communication 80' Monopine tower. Future improvements will be made within the fenced area consisting of concrete slabs with cabinets, or telecommunication shelters.

All improvements will consist of unmanned equipment only. The improvement will **NOT** require any potable water, any sanitary sewer, any solid waste removal, or any storm water facilities. The impact to the local traffic will be minimal, and the site will have no impact on mass transit or public safety.

Please call me with any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Chelsea M. Marajh
Florida P.E. # 84300





RG Towers, LLC

3/27/19

Martin County Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

RE: Kenai Tower Extension Major Final Site Plan Checklist #14

Attached please find the following statement to complete checklist item #14 regarding our application for Major Final Site Plan in relation to:

Kenai Tower Extension Parcel # 22-40-42-000-00030-6

Requirement number 14 requests, *If available, land dedication documentation.*"

There was a dedication to Martin county consisting of thirty-foot strip of land containing approximately .11 acres located along S.E. Country Club Drive. The Dedication was accepted by Martin County and witnessed in Resolution 16-5.26. The Deed and Resolution are hereby attached for ease of reference.

Please let me know if you need any additional information.

Sincerely,

Holly Valdez

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC

1299

2141 Alternate A1A South, Suite 440, Jupiter FL 33477 561-748-0302

INSTR # 2613235
OR BK 2900 PG 856
(3 Pgs)
RECORDED 01/05/2017 09:37:41 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Nanette G. Passafiume
PREMIER TITLE COMPANY, LTD.
151 Royal Palm Way
Palm Beach, FL 33480
(Incident to the issuance of title insurance)

Property Appraiser Parcel Identification (Folio) Number: a portion of 22-40-42-000-00030-6

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30th day of December 2016 by KENAI PROPERTIES, LLC, a Florida limited liability company, whose post office address is 19100 SE Jupiter Rd., Jupiter, FL 33458, herein called the Grantor, to Martin County, a political subdivision of the State of Florida, whose post office address is 2401 SE Monterey Road, Stuart, FL 34996, hereinafter called the Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in MARTIN County, Florida, more particularly described as:

See Legal Description attached hereto and made a part hereof

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years; all applicable governmental, zoning and land use ordinances; restrictions and prohibitions and other requirements imposed by governmental authority; and restrictions, reservations and easements of record, without reimposing same by this recitation.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever:

AND, the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This deed has been accepted by the Martin County Board of County Commissioners by Resolution Number 16-5.26.

IN WITNESS WHEREOF, the Grantor has set Grantor's hand and seal on the day and year first above written:

Signed, sealed and delivered in the presence of:

Hazel Marsha
Witness #1 Signature

HAZEL MARSHA
Witness #1 Printed Name

Eugene B. Albrecht
Witness #2 Signature

Eugene B. Albrecht
Witness #2 Printed Name

KENAI PROPERTIES, LLC, a Florida limited liability company

By: Eugene B. Albrecht
Eugene B. Albrecht, Manager

By: Linda Albrecht
Linda Albrecht, Manager

Unofficial Copy

STATE OF ~~FLORIDA~~ Alaska
COUNTY OF ~~MARTIN~~ Kenai Peninsula

The foregoing instrument was acknowledged before me this 23rd day of July, 2016, by Eugene B. Albrecht and Linda Albrecht, as managers of KENAI PROPERTIES, LLC, a Florida limited liability company ☐ who are personally known to me; or ☐ who produced FLORIDA Drivers License as identification.

STATE OF ALASKA
NOTARY PUBLIC
LEA STUBER
My Comm. Exp: 03-18-19

Lea Stuber
Notary Public
Stamped Commission:

LEGAL DESCRIPTION

A parcel of land being a portion of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 22, Township 40 South, Range 42 East, Martin County, Florida, said parcel being more particularly described as follows:

Begin at the Northwest corner of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22 (found nail and disk - no I.D.);

Thence on a grid bearing of S 89°48'00" E along the North line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22, a distance of 30.00 feet to a point on a line 30.00 feet East of and parallel with the West line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22;

Thence S 00°03'00" E along said parallel line, a distance of 160.00 feet to a point on a line 160.00 feet South of and parallel with the North line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22;

Thence N 89°48'00" W along said parallel line, a distance of 30.00 feet to a point on the West line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22 (found nail and disk - no I.D.);

Thence N 00°03'00" W along the West line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 22, a distance of 160.00 feet to the Point of Beginning.

INSTR # 2613234
 OR BK 2900 PG 855
 (1 Pgs)
 RECORDED 01/05/2017 09:37:41 AM
 CAROLYN TIMMANN
 MARTIN COUNTY CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

BEFORE THE BOARD OF COUNTY COMMISSIONERS
 MARTIN COUNTY, FLORIDA

RESOLUTION NO. 16 -5.26

WHEREAS, Martin County will receive a Warranty Deed for a right-of-way donation from Kenai Properties, LLC, a Florida limited liability company. Said donation consisting of a 30 foot wide strip of land containing approximately .11 acres located along S.E. Country Club Drive; and

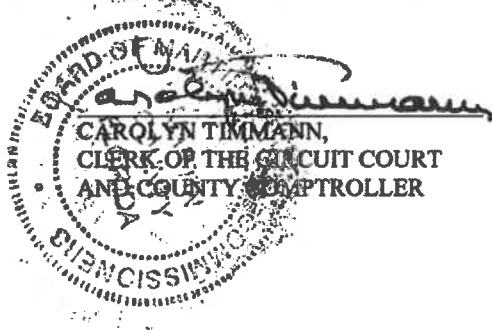
WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

NOW, THEREFORE, BE IT RESOLVED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, THAT:

Martin County hereby accepts and approves the conveyance of additional right-of-way for S.E. Country Club Drive from Kenai Properties, LLC, a Florida limited liability company.

DULY PASSED AND ADOPTED THIS 31ST DAY OF MAY, 2016.

ATTEST:



BOARD OF COUNTY COMMISSIONERS
 MARTIN COUNTY, FLORIDA

Anne Scott
 ANNE SCOTT, CHAIR

APPROVED AS TO FORM AND
 CORRECTNESS:

Michael D. Durham
 For: MICHAEL D. DURHAM, COUNTY ATTORNEY



RG Towers, LLC

3/27/19

Martin County Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

RE: Kenai Tower Extension Major Final Site Plan Checklist #15

Attached please find the following statement to complete checklist item #15 regarding our application for Major Final Site Plan in relation to:

Kenai Tower Extension Parcel # 22-40-42-000-00030-6

Requirement number 15 states, *"EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business."*

This requirement does not pertain to this application as there will be no excavation or filling associated with the extension of height.

Please let me know if you need any additional information.

Sincerely,

Holly Valdez

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC

1304



March 27, 2019

RG Towers LLC
Attn: Scott Richards
2141 Alternate A1A, South
Suite 440
Jupiter, FL 33477

Re: **Storm Water Management Statement for Kenia-TC03 Site**
18071 SE Country Club Drive
Tequesta, FL 33469

Dear Sir:

The proposed tower extension will consist of an additional 20' high Monopine communication tower extension to an existing 80' high Monopine communication tower. Future improvements will be made within the fenced area consisting of concrete slabs with cabinets, or telecommunication shelters.

Current Conditions:

The proposed construction area will be located on the northwest corner of Parcel ID: 22-40-42-000-000-00030-6. The parcel is located east of Country Club Drive, south of Jonathan Dickinson State Park, and west of the driveway serving The Little Club Condominium. The existing compound is located on the northeast corner of the parcel. The compound will have minimal impact on retention area storage capacity. Per the survey, provided by WSP Consultants, Inc. dated 8-18-15, the existing grade at the existing pole/compound location is

9.95' NAVD 88 (see attached survey). Per the elevations shown on the survey, the compound area and adjacent area drains to the southeast.

Existing Conditions:

The facility is a fenced compound with a 10' landscape buffer. The compound area is slightly regarded to allow the compound to drain to the grassy area to the southwest of the compound. The impervious area within the compound is approximately 650 sf. The existing compound has 4" of #57 stone allowing much of the rainfall to perk into the existing ground below. A 14' wide gravel access driveway will be installed from Country Club Drive to the east side of the existing compound. All other areas of the parent tract will remain unchanged. The existing compound has negligible effects on the existing drainage patterns at the site.

Storm Water Management Calculations

i. General site plan information:

Gravel Compound area: 2,657.35 SF

Compound area = 2,657.35 SF

Impervious area:

Existing tower foundation: 50 SF

Proposed future equipment slabs: 600 SF equipment slabs, 4 carrier @ 150 SF each

Total Impervious area: 650 SF

Total pervious area: 2,007.35 SF

ii. Calculate Required storage runoff:

1. 1" of runoff over total site

$$Q = 2,657.35 \text{ SF} \times 1" \times 1'/12"$$

$$Q = 221.45 \text{ CF} \times 50\% \text{ (Allowable Reduction)}$$

$$Q = 110.72 \text{ CF}$$

2. Runoff of 3" x % impervious over the total site

$$\% \text{ Impervious} = 650 \text{ SF} / 2,657.35 \text{ SF} = 0.244$$

$$Q = 3" \times 1'/12" \times 0.244 \times 2,657.35$$

$$Q = 162.5 \text{ CF}$$

$$162.5 \text{ CF} > 110.72 \text{ CF, so utilize } 162.5 \text{ CF}$$

iii. Storage Volume Provided:

No.57 stone compound, 4" layer, 2,657.35 SF compound. Assume 40% voids ratio.

$$\text{Retention Volume provided} = (2,657.35 - 650 \text{ sf}) \times 0.4 \times 4"/12" = 267.64 \text{ CF}$$

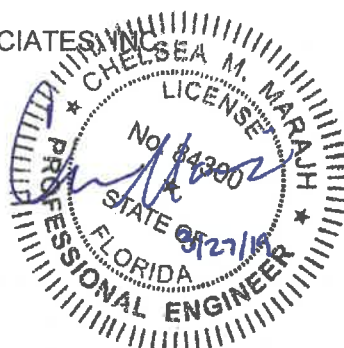
Retention Volume provided is greater than required volume.

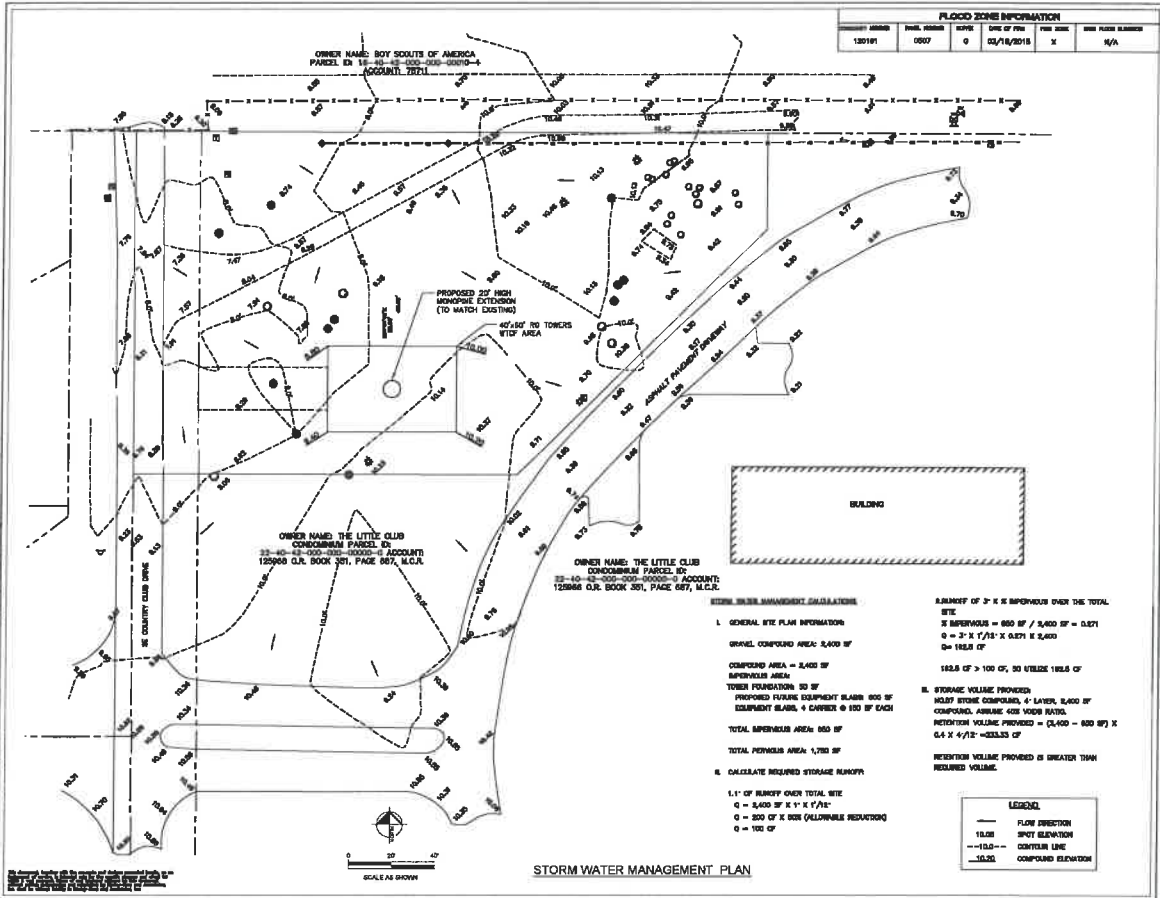
Please call me with any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Chelsea M. Marajh
Florida P.E. # 84300





FLOOD ZONE INFORMATION					
PROJECT NUMBER	DATE	REVISION	DATE	REVISION	DATE
130191	0007	0	02/18/2018	X	N/A

RG Towers, LLC 2141 Alternate A1A South, Suite 440 Jupiter, FL 33477		
PROJECT INFORMATION		
KENA 1003 TELECOMMUNICATIONS TOWER 18071 SE COUNTRY CLUB DRIVE TEQUESTA, FL 33469 MARTIN COUNTY		
CURRENT ISSUE DATE: MARCH 2019		
ISSUED FOR: CONSTRUCTION DRAWINGS		
DATE: DESCRIPTION:		
SEAL:		
MAY 22, 2019		
PLANS PREPARED BY: Kimley-Horn 1820 WEDDIE WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33411 (561) 616-0863		
PROVIDER:		
DESIGNED BY: CHK: APV:		
CD	LF	CM
CENSURE:		
SHEA VICKORIA WALKER CHERIEA L. WALKER		
PE 70307 PE 64000		
SHEET TITLE: STORM WATER MANAGEMENT PLAN		
SHEET NUMBER: REVISION:		
2		
KHA Job #: 144042033		



February 21, 2019

Mr. Paul Shilling
Principal Planner
Martin County Planning Division
2401 SE Monterey Road, Stuart, FL 34996

**RE: *Proposed Kenai Tower Extension
Tequesta, Florida
Traffic Statement***

Kimley-Horn and Associates, Inc. was retained to prepare a traffic impact statement for a proposed wireless tower extension to be located at northeast corner of SE Boy Scout Camp Road and SE Country Club Drive Tequesta, Florida. The existing tower accesses SE Country Club Drive.

Because the trip generation characteristics of the site are comprised of infrequent visits by a service technician and/or engineer, it is estimated that the site will not generate more than 4 semi-annual trips (2 in, 2 out) per carrier. Pass-by capture for the site is not applicable. For concurrency analysis purposes, we have conservatively assumed the site's maximum impact to be 4 trips (2 in, 2 out) during the AM and PM peak hours. Based on the trip generation potential assumed, only the directly accessed links were analyzed.

The project traffic was then compared to the generalized level of service (LOS) D generalized service volumes. As shown in *Table 1*, project traffic comprises less than 1% of the LOS D service volume on the directly accessed links. Because the project traffic comprises less than 1% of the LOS D generalized service volume, no further analysis is needed.

The foregoing letter demonstrates that the proposed expansion will not significantly impact the surrounding roadway network. Should you have any questions regarding this analysis please contact me at (561) 840-0852 or stephanie.kinlen@kimley-horn.com.

Sincerely,

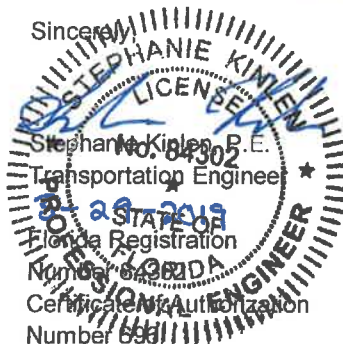


TABLE 1
TEST 1 SIGNIFICANCE ANALYSIS
KENA TOWER

ROADWAY SEGMENT From SE Country Club Drive North of Project Site Project Site	COMMITTED NUMBER OF LANES	FACILITY TYPE	LOS D GEN. SVC. VOLUME	% ASSIGN- MENT	NB/EB IN/OUT?	PROJECT TRIPS						PM PEAK HOUR					
						TRIPS			% IMPACT			TRIPS			% IMPACT		
						NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
2L	2L	Class II	810	50%	0	1	1	0.12%	No	0.12%	No	1	1	0.12%	No	0.12%	No
2L	2L	Class II	810	50%	1	1	1	0.12%	No	0.12%	No	1	1	0.12%	No	0.12%	No



RG Towers, LLC

3/27/19

Martin County Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

RE: Kenai Tower Extension Major Final Site Plan Checklist #19

Attached please find the following map to complete checklist item #19 regarding our application for Major Final Site Plan in relation to:

Kenai Tower Extension Parcel # 22-40-42-000-00030-6

Requirement number 19 requests, *An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3. ."*

This property is in the CD zone per the Martin County Hurricane Surge Evacuation Map. Per the Florida division of emergency management evacuation route map, the proposed development is in the evacuation zone D. The evacuation route is suggested per such map.

This project is an extension of height of a developed tower which is unmanned and as such an evacuation plan is not necessary.

Please let me know if you need any additional information.

Sincerely,

Holly Valdez

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC

1311



Map Tile 50



Evacuation Zones

- Evacuation Zone AB
Evacuation Zone CD
Evacuation Zone E

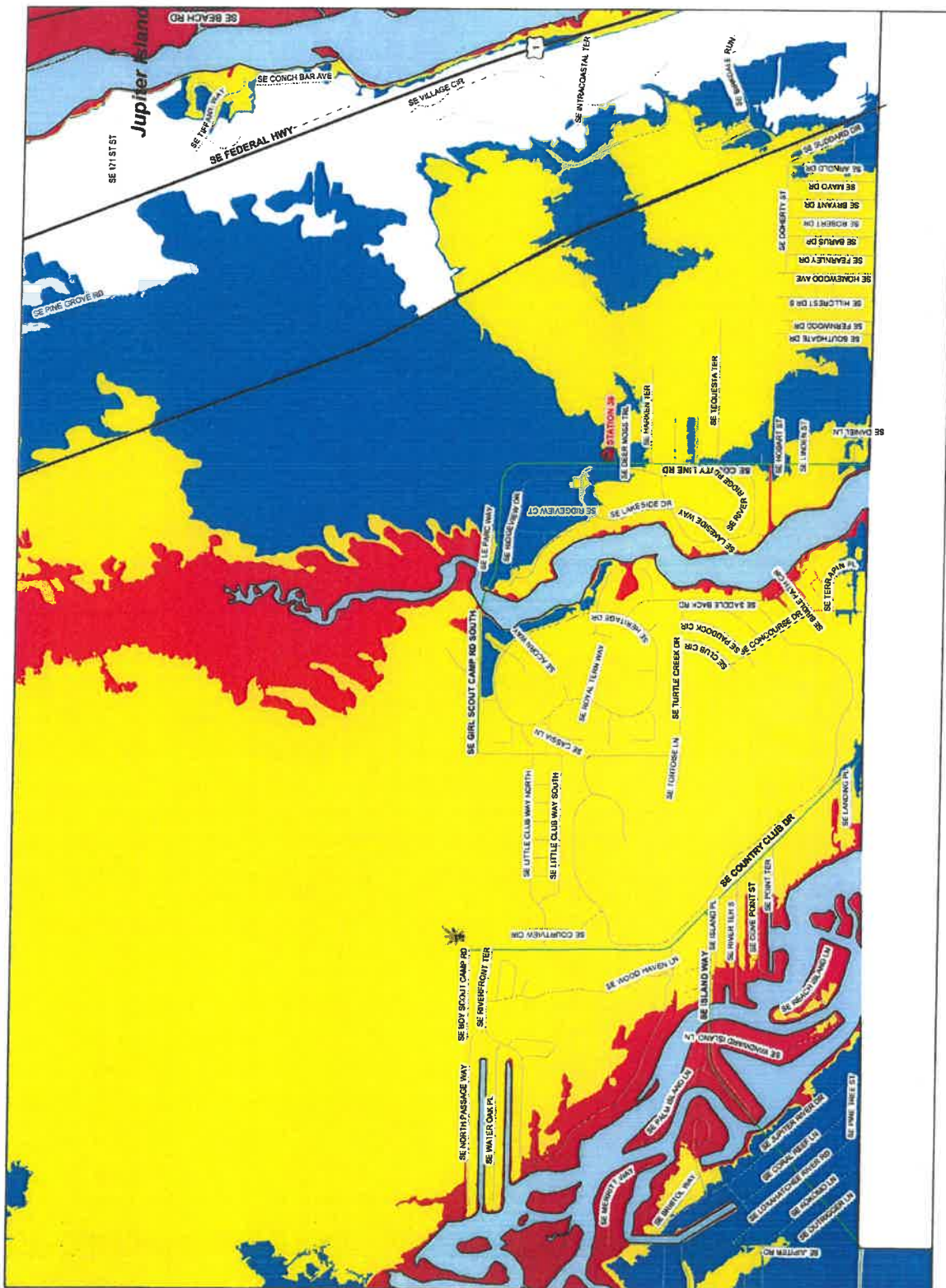
Roads

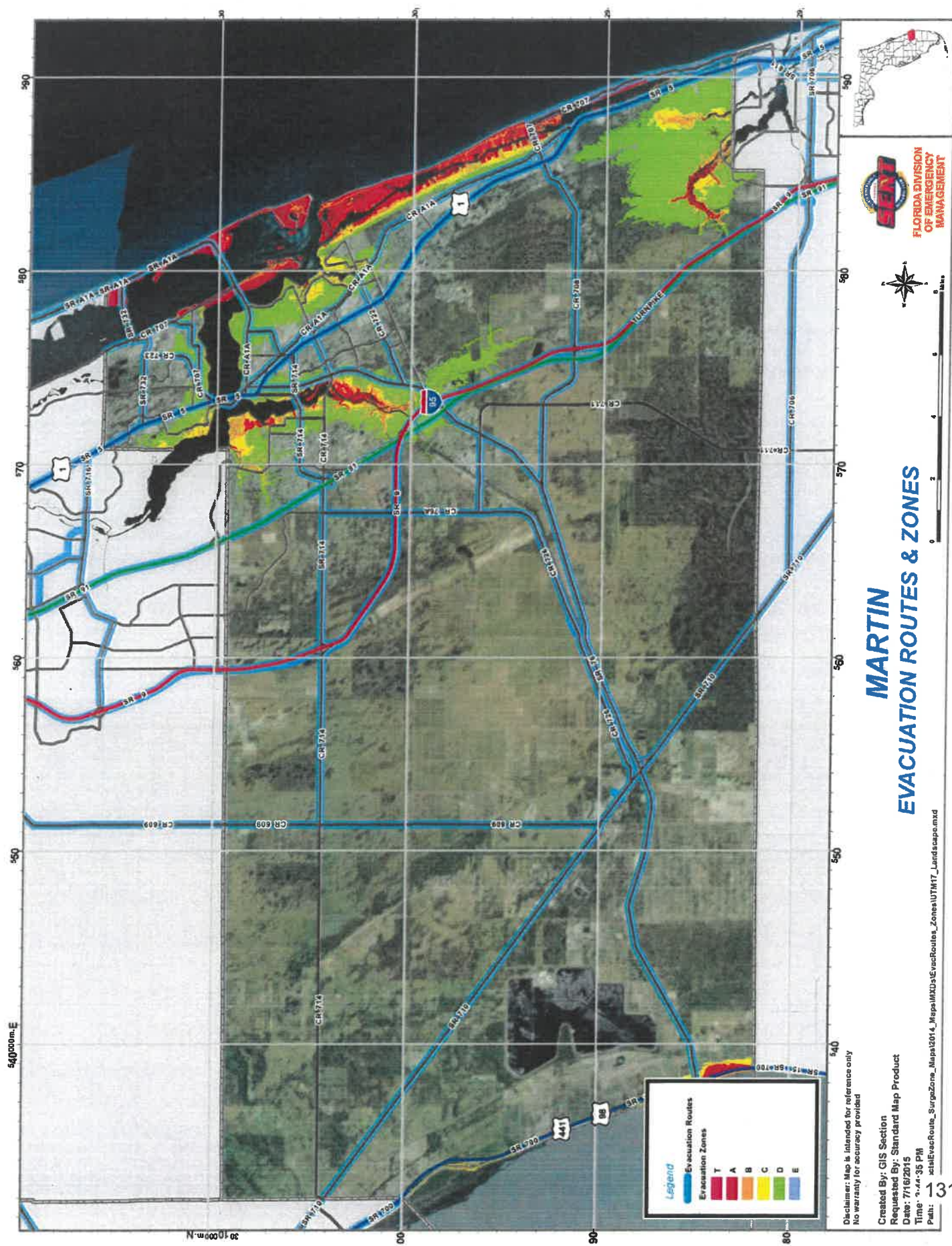
ROAD_CLASS

- Expressway
Major Arterial
Minor Arterial
Parkway
Major Collector
Minor Collector
Residential
Ramp
Unclassified

-  Traffic Signals
-  Fire Stations
-  Libraries
-  Schools

- Railroads
 Municipal Boundaries
 Large Water Bodies





- ROAD CLASS**
- Expressway
 - Major Arterial
 - Minor Arterial
 - Freeway
 - Major Collector
 - Minor Collector
 - Residential
 - Ramp



Martin County Evacuation Routes



This map was prepared by the State of Florida, Department of Transportation, in cooperation with the Martin County Department of Transportation. It is intended to provide a general overview of the evacuation routes in Martin County, Florida. It is not intended to be used as a legal document. The State of Florida, Department of Transportation, and the Martin County Department of Transportation are not responsible for any errors or omissions in this map. The State of Florida, Department of Transportation, and the Martin County Department of Transportation are not responsible for any damages or injuries resulting from the use of this map.



Hurricane Action Plan Guidance

This template provides for recommended actions to be considered/incorporated into a project's site-specific plan. Additional details and protective actions may need to be addressed based on the development's location and vulnerabilities.

Phase 1: Advance Preparation

1. A Hurricane Action Coordinator (HAC) shall be designated by the Property Owner's Association (POA). This person is responsible for monitoring the hurricane's path and coordinating activities of the residents of _____ hereinafter referred to as Development when a hurricane is threatening.
2. When a hurricane threat is determined to be real and when the probability of a hurricane strike exceeds 15%, or about 60 hours before estimated time of arrival (ETA) of the hurricane, the HAC will assume responsibility for placing the hurricane action plan into effect for Development.
3. Once a hurricane threat exceeds 20%, or about 48 hours before ETA, the tie down and removal of anything that cannot be secured and the board-up of all buildings shall begin for both private and common facilities.
4. When a hurricane threat exceeds 50%, or about 12 hours before ETA, tie downs shall be complete; utilities checked and secured, and insurance, permits, financial records, deeds, etc., should be prepared for evacuation safekeeping. The HAC or his/her designee shall be responsible for ensuring the records of the POA are prepared for safekeeping.
5. The residents of Development shall not accept any boats for storage. Now is the time to save lives, minimize damage, and plan for recovery.
6. The final decision to evacuate or stay must be made. Within 4 to 6 hours, the winds will start to increase and it will be too late to evacuate. A "Safe Place" should be designated for those who stay. All shall adhere to mandatory evacuation orders of local, state, or federal emergency management personnel.
7. If the decision at 24 hours preparatory level is to evacuate, the Hurricane Action Plan enters Phase 2.

Phase 2: 24-Hour Preparatory Level Evacuation

1. If the storm is very intense, the decision to evacuate should be made as soon as possible. Personal evacuation must occur no later than 12 hours before the storm's ETA. Vehicles should be fueled and important papers, computer records, etc., should be placed in evacuation vehicles. The decision to evacuate can be revised if the storm changes direction or loses intensity; however, the decision to prepare to evacuate cannot be delayed. When the evacuation order is given, you must leave whether you are ready or not.

2. Since damages will probably occur, have a list of reliable contractors and suppliers. Future planning starts to consider the needs of recovery. Generators, flashlights, cash, radios, tools, film, lumber, rolls of plastic, nails, tape, first aid kits, potable water, nonperishable food, etc., will be needed. Residents of Development will be given a letter of identification so that they can return without delay by police or military.
3. Communication links should be established outside the potential hurricane impact area. This will allow residents of Development to check in and get instructions on recovery and possible assistance for other residents of Development.
4. A last minute record should be made of the common facilities (videos and photos) by the HAC or his/her designee and of all private facilities by individual homeowners that will be helpful when making insurance claims or defending future legal claims. Continue taking pictures during the recovery stages for records.

Phase 3: Return and Recovery

1. Government officials will give the "All Clear" over the radio and television. Try to return with as many supplies from outside the hurricane impact area as possible. Food, ice, fuel, film, tools, and cash will be needed. Every attempt should be made to establish a watch at Development as soon as possible before potential looters return. The HAC will be in charge of coordinating the return and recovery.
2. Upon return, the first order of business is to assess storm damage. Continue taking pictures of the private and common facilities. While phone lines are down, an emergency number will be used to give information on the state of Development facilities.
3. Access to Development for the first 36 hours will be restricted to residents of Development, designated suppliers, contractors, and emergency management personnel only. Security and management will be at the entrance checking.
4. The vicinity may be under martial law and difficult for access. Residents of Development or their representatives may be needed around the clock to protect property. Newspaper and media reporters should not be allowed into damaged facilities.
5. All salvage operations of the common and commercial facilities will be coordinated through the HAC. Salvage operations of private facilities are the responsibility of the homeowners; however, all homeowners are asked to coordinate with the HAC for reporting to the emergency management personnel.
6. Residents of Development or their representatives should escort and remain with insurance adjusters. An assessment of the damage should already be in hand, as some of the disaster adjusters will know little about the facility. Be cautious about quick settlements as initial damage assessments are often not accurate.
7. Residents of Development or their representatives should comply with and accompany all government and/or environmental agency personnel on their evaluation. Remember that their reports may be helpful, but they are accessible to the public. Ask for a copy of all their reports, records, and pictures.

Florida Wildfire Risk Assessment Scoresheet

A. ACCESS

1. Ingress and Egress

- Two or more roads in/out
- One road in/out (*entrance and exit is the same*)

2. Road Width

- Road width is ≥ 24 feet
- Road width is ≥ 20 feet and < 24 feet
- Road width is < 20 feet

3. Road Accessibility

- Hard surface all-weather road with driveable shoulders
- Hard surface road without driveable shoulders
- Graded dirt road
- Non-maintained dirt road

4. Secondary Road Terminus

- Majority of dead end roads ≤ 300 feet long
- Majority of dead end roads > 300 feet long

5. Cul-de-sac Turnarounds

- Outside radius ≥ 50 feet
- Outside radius < 50 feet

6. Street Signs

- Present with non-combustible materials
- Present with combustible materials
- Not present

B. VEGETATION

1. Vegetation Types

- Low fire hazards
 - grasses to 3 feet tall (*except cogon grass*)
 - blowy leaves
 - hardwood swamps
 - palmetto/gallberry less than 3 feet

0	0
7	
0	
2	2
4	
0	
2	2
3	
5	
0	
3	3
0	
3	3
0	0
3	
5	
5	

Medium fire hazards

- cypress swamp
- palmetto/gallberry 3-6 feet
- grasses over 6 feet tall/cogon grass
- sand pine scrub less than 6 feet tall
- dense pine 20-60 feet tall

High fire hazards

- palmetto/gallberry 3 to 6 feet with dense pine overstory*
- palmetto/gallberry greater than 6 feet
- sand pine scrub over 6 feet

Extreme fire hazards

- palmetto/gallberry over 6 feet with dense pine overstory*
- sand pine scrub with dense pine overstory*
- dense melaleuca

* Pine canopy must have at least 75% crown closure to be considered dense pine

2. Defensible Space (average for subdivision structures adjacent to wildland fuels)

- More than 100 feet
- Between 30 and 100 feet
- Less than 30 feet

C. BUILDING CONSTRUCTION

1. Roof Material

- > 75% of homes have Class A asphalt or fiberglass shingles, slate, or clay tiles, cement, concrete or metal roofing or terra-cotta tiles
- 50-75% of homes have Class A asphalt or fiberglass shingles, slate, or clay tiles, cement, concrete or metal roofing or terra-cotta tiles
- < 50% of homes have Class A asphalt or fiberglass shingles, slate, or clay tiles, cement, concrete or metal roofing or terra-cotta tiles

2. Soffits/Siding

- > 75% of homes have non-combustible or fire-resistant siding and soffits
- 50-74% of homes have non-combustible or fire-resistant siding and soffits
- < 50% of homes have non-combustible or fire-resistant siding and soffits

3. Skirting (skip if not applicable)

- > 75% of homes have skirting underneath raised floors/decks
- 50-74% of homes have skirting underneath
- < 50% of homes have skirting underneath

10	10
20	
25	
0	0
10	
25	
0	0
10	
15	
0	0
5	
10	
0	0
5	
10	

D. FIRE PROTECTION

1. Helicopter Dip Spots (min 4' water depth year round/45' radius obstruction clearance/75' approach clearance in at least one direction)

- Under 2 minute turnaround (< 1 mile)
- Within 4 minute turnaround (1-2 miles)
- Within 6 minute turnaround (2-3 miles)
- Beyond 6 minute turnaround (greater than 3 miles) or unavailable

2. Structural Fire Protection

- 5 miles or less from staffed fire department
- More than 5 miles from staffed fire department

3. Water Supply

a. Pressurized hydrants

- 500 gallons per minute hydrants available < 1000 foot spacing (municipal)
- < 500 gallons per minute hydrants available
- No pressurized hydrants available

b. Other water sources

**NOTE: If a pressurized system is available, skip this section*

- Dry hydrants available year round within subdivision
- Other accessible draft sources (min. 3000 gal) exist within subdivision
- Draft or pressure sources available within 5 miles via all weather roads
- No draft or pressure sources available within 5 miles

E. UTILITIES

1. Gas (skip if not applicable)

- Underground / clearly marked
- Underground / not marked
- Above ground / clearly marked with a 30 foot cleared perimeter
- Above ground / not marked

2. Electric

- Underground / clearly marked
- Underground / not marked
- Overhead with a 20 foot wide maintained right of way
- Overhead with right of way not maintained

3. Septic Tank/Drain Field Systems (skip if not applicable)

- Present and clearly marked
- Present, not clearly marked

F. ADDITIONAL RATING FACTORS *

1. Large adjacent areas of wildlands with accumulated wildland fuels and no prescribed burning program for fuel management
2. Homeowner association lacks the organizational structure for a sustained fire prevention and mitigation effort.
3. Extensive canal or ditch system makes cross country access to fires difficult
4. Closeness of adjacent structures may contribute to fire spread from structure to structure
5. Less than 2/3 of the lots have been developed - undeveloped lots covered with wildland fuels, making stopping spread of the fire through the subdivision difficult
6. History of wildfire occurrence is higher than surrounding areas due to lightning, arson, debris burning, etc.

* Score only if applicable

0 - 10
0 - 5
0 - 10
0 - 5
0 - 10
0 - 10

TOTAL 23

HAZARD ASSESSMENT	POINT RANGE
Low Hazard	less than 50
Moderate Hazard	50-74
High Hazard	75-99
Very High Hazard	100-120
Extreme Hazard	more than 120



RG Towers, LLC

3/27/19

Martin County Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

RE: Kenai Tower Extension Major Final Site Plan Checklist #21

Attached please find the following statement to complete checklist item #21 regarding our application for Major Final Site Plan in relation to:

Kenai Tower Extension Parcel # 22-40-42-000-000-00030-6

Requirement number 21 requests a, *"A school impact worksheet, if a residential development"*

This requirement does not pertain to this application as this is not a residential development

Please let me know if you need any additional information.

Sincerely,

Holly Valdez

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC

