City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: 7-13-22 revisions Petition No. 22-003-SE Fee Paid: recd 8-15-22 8-17-22 Receipt No. 5[illegible] Jurisdiction: BOA 1st Hearing: 10-20-22 2nd Hearing: N/A Publication Dates: Notices Mailed: 10-5-22

	Rezone, Special Exception and Variance APPLICANT INFORMATION
1	Name of property owner(s): CSX Transportation INC.
2	Owner mailing address: 500 Water St, J-180, Jacksonville, FL 32202
3	Name of applicant(s) if other than owner CitySwitch II-A, LLC (Agent: Ignite Wireless / Kyle Lotze)
4	Applicant mailing address: 1900 Century Pl NE, Suite 320, Atlanta, GA 30345
	E-mail address: kyle@ignitewireless.com
5	Name of contact person (state relationship): Kyle Lotze
6	Contact person daytime phone(s): 770-862-1034
	PROPERTY INFORMATION
7	Property address/directions to property: 1117 NW 9th St. Okeechobee, FL, 34972 From I-95 in Ft Peirce Florida - Go West approx 32 Miles to NW 9th Ave in Okeechobee FL, Go North approx .6 Miles to NW 9th St, go west approx .34 miles to Site on left. 1117 NW 9th St
8	Describe current use of property: CSX Railroad outparcel primarily used for parking and storage
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. 50'x50' fenced compound, 150' Monopole Tower, Two Electric Service H-Frames, Two 10' x 15' equipment areas, One 10' x 20' equipment area, and One 5' x 5' concrete pad. Source of potable water:N/A (unmanned)Method of sewage disposal: N/A (unmanned)
10	Approx. acreage: Property Area: 0.14 Is property in a platted subdivision? Yes
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No
12	Is a pending sale of the property subject to this application being granted? No
13	Describe uses on adjoining property to the North: North: Residential Multiple Family East: Industrial South: Industrial West: Industrial
14	Existing zoning: Industrial Future Land Use classification: Industrial
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (_x_) No (___)Yes. If yes provide date, petition number and nature of approval.
16	Request is for: (___) Rezone (_X_) Special Exception (___) Variance
17	Parcel Identification Number: 31637350160001100010

	REQUIRED ATTACHMENTS
18	Applicant's statement of interest in property: Proposed Telecommunications Tower
19	Non-refundable application fee: Rezoning: $850 plus $30/acre; Special Exception: $500 plus $30/acre; Variance: $500 **Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.**
20	Last recorded warranty deed: 4/14/2014
21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) **CERTIFIED BOUNDARY** surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

I hereby certify that the information in this application is correct. The information included in this application is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to $500.00 and imprisonment of up to 30 days and may result in the denial of this application.

Signature Kyle L | Printed Name Kyle Lotze | Date 8/10/2022

For questions relating to this application packet, call General Services Dept. at (863)-763-3372, Ext. 9820

	ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION
A	Describe the Special Exception sought: Wireless Telecommunication Facility Ref. Sec. 90-603(e) Waiver from the minimum separation distances set forth in
B	Are there similar uses in the area? No (___) (x) Yes If yes, briefly describe them: subsections (c) & (d) of this Section There are 5 existing telecommunication facilities within 1mi of the proposed location.
C	If a business, briefly describe the nature of the business, number of employees, hours of operation, and any activities to be conducted outside of a building: N/A
D	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the special exception or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of Trip Generation. The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips, and level of service on all adjacent roadway links with and without the project. N/A (no increase in traffic. Maintainence visits only)
E	Responses addressing the standards and required findings for a special exception as described below. Attach additional sheets as necessary.

STANDARDS FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(b), LDR page CD70:19]

Applicants are required by Sec. 70-373(b) to address the following issues in his/her presentation before the Board of Adjustment. Staff strongly recommends that the Applicant include, in his/her application, materials that address each of these issues in order to allow Staff and the Board of Adjustment sufficient time to adequately consider the Applicant's request.

1. Demonstrate that the proposed location and site are appropriate for the use.

2. Demonstrate how the site and proposed buildings have been designed so they are compatible with the adjacent uses and the neighborhood, or explain why no specific design efforts are needed.

3. Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.

4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems or public nuisance generated by the use; or explain how the nature of the use creates no such potential problems.

5. Demonstrate how the utilities and other service requirements of the use can be met.

6. Demonstrate how the impact of traffic generated will be handled, off site and on site.

FINDINGS REQUIRED FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(c), LDR pages 19 & 20]

It is the Applicant's responsibility to convince the Board of Adjustment that approval of the proposed special exception is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the Board of Adjustment to find that:

1. The use is not contrary to the Comprehensive Plan requirements.

2. The use is specifically authorized as a special exception use in the zoning district.

3. The use will not have an adverse effect on the public interest.

4. The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is not detrimental to urbanizing land use patterns.

5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property.

6. The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses.

7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services.

8. The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.

The City staff will, in the Staff Report, address the request and evaluate it and the Applicant's submission in light of the above standards and required findings and offer a recommendation for approval or denial.

NOTE: AN APPROVAL OF A SPECIAL EXCEPTION EXPIRES IF A BUILDING PERMIT APPLICATION HAS NOT BEEN SUBMITTED WITHIN TWO YEARS OF THE APPROVAL [Sec. 70-348(4)]

Standards for Granting a Special Exception [Sec. 70-373(b), LDR page CD70:19]

Applicants are required by Sec. 70-373(b) to address the following issues in his/her presentation before the Board of Adjustment. Staff strongly recommends that the Applicant include, in his/her application, materials that address each of these issues in order to allow Staff and the Board of Adjustment sufficient time to adequately consider the Applicant's request.

1. Demonstrate that the proposed location and site are appropriate for the use.

   The proposed tower will be located within the industrial zoning district on parcel 3-16-37-35-0160-00110-0010 owned by CSX Transportation, Inc. Section 90-602 of the LDR states that new freestanding communication towers are a permitted use within the Industrial zoning districts. The intent of the city policy is to locate towers in largely industrial zones away from residential areas; the proposed tower complies with this policy. The proposed location will locate the tower inside of an industrial zoned area which will cause less visual impact to surrounding residential properties.

2. Demonstrate how the site and proposed buildings have been designed so they are compatible with the adjacent uses and the neighborhood, or explain why no specific design efforts are needed.

   The proposed location will locate the tower inside of an industrial zoned area which will cause less visual impact to surrounding residential properties and is compatible with surrounding similar uses as light and heavy industry.

3. Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.

   The proposed tower will be located in an area which is already industrial in nature, with little to no screening for any other industrial use in the area. On the southern portion of the railroad right-of-way adjoining the proposed tower site is an existing treeline which will provide visual buffering between the tower location and the nearest residential properties as shown in those enclosed Site Images.

4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems or public nuisance generated by the use; or explain how the nature of the use creates no such potential problems.

   The intent of the city policy is to locate towers in largely industrial zones away from residential areas; the proposed tower complies with this policy. The proposed location will locate the tower inside of an industrial zoned area which will cause less visual impact to surrounding residential

properties. In addition, the tower is designed such that, in the event of a catastrophic failure, the tower would collapse within the tower compound. The presence of the tower would be a value add to public welfare by allowing additional carriers to collocate antennas onto the proposed tower to provide additional coverage to first responders, the community, and its citizens, especially in an emergency event. The proposed use will not be injurious to the area or public welfare since such proposed use will not emit noise, dust, odor, or fumes, and will not significantly increase traffic.

5. Demonstrate how the utilities and other service requirements of the use can be met.

   The only utility the proposed tower will require is power, which will be run from the existing power pole in the public right-of-way, NW 9th St, as shown on sheet C-1 of the enclosed zoning drawings.

6. Demonstrate how the impact of traffic generated will be handled, off site and on site.

   The proposed tower will be unmanned and will not significantly increase traffic as the only traffic will be from the initial tower construction and thereafter only monthly routine maintenance.

FINDINGS REQUIRED FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(c), LDR pages 19 & 20]

It is the Applicant's responsibility to convince the Board of Adjustment that approval of the proposed special exception is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the Board of Adjustment to find that:

1. The use is not contrary to the Comprehensive Plan requirements.

Section 90-602 of the LDR states that new freestanding communication towers are a permitted use within the Industrial zoning districts. The intent of the city policy is to locate towers in largely industrial zones away from residential areas; the proposed tower complies with this policy.

2. The use is specifically authorized as a special exception use in the zoning district.

Section 90-602 of the LDR states that new freestanding communication towers are a permitted use within the Industrial zoning districts. In addition, Section 90-603(e) allows for a waiver from the required minimum separation distances in subsections (c) and (d) through the special exception process. CitySwitch is requesting a waiver to the setback to a residentially zoned property as further described in that Statement of Compliance enclosed.

3. The use will not have an adverse effect on the public interest.

The presence of the tower would be a value add to public welfare by allowing additional carriers to collocate antennas onto the proposed tower to provide additional coverage to first responders, the community, and its citizens, especially in an emergency event. The proposed use will not be injurious to the area or public welfare since such proposed use will not emit noise, dust, odor, or fumes, and will not significantly increase traffic.

4. The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is not detrimental to urbanizing land use patterns.

Section 90-602 of the LDR states that new freestanding communication towers are a permitted use within the Industrial zoning districts. The intent of the city policy is to locate towers in largely industrial zones away from residential areas; the proposed tower complies with this policy.

5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property.

The intent of the city policy is to locate towers in largely industrial zones away from residential areas; the proposed tower complies with this policy. The presence of the tower would be a value add to public welfare by allowing additional carriers to collocate antennas onto the proposed tower to provide additional coverage to first responders, the community, and its citizens, especially in an emergency event. The proposed use will not be injurious to the area or public welfare since such proposed use will not emit noise, dust, odor, or fumes, and will not significantly increase traffic.

6. The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses.

The intent of the city policy is to locate towers in largely industrial zones away from residential areas; the proposed tower complies with this policy. The proposed use will not be injurious to the area or public welfare since such proposed use will not emit noise, dust, odor, or fumes, and will not significantly increase traffic. On the southern portion of the railroad right-of-way adjoining the proposed tower site is an existing treeline which will provide visual buffering between the tower location and the nearest residential properties as shown in those enclosed Site Images.

7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services.

   The proposed tower will be unmanned and will not significantly increase traffic as the only traffic will be from the initial tower construction and thereafter only monthly routine maintenance.

8. The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.

   The proposed use will not be injurious to the area or public welfare since such proposed use will not emit noise, dust, odor, or fumes, and will not significantly increase traffic. In addition, the site will maintain positive drainage on site at all times.

#20

Prepared By and Return to
John D. Cassels, Jr. Esq.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973

Parcel ID Number:3-16-37-35-0160-00110-0010

Rec 10.00
Doc .70

FILE NUM 2014003848
OR BK 745 PG 850
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 04/17/2014 04:00:05 PM
AMT $10.00
RECORDING FEES $10.00
DEED DOC $0.70
RECORDED BY M Pinon
Pg 850; (1 pg)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 14th day of April, 2014, between **FT. DRUM CORPORATION, a Florida corporation**, of 269 NW 9th Avenue, Okeechobee, FL 34972, GRANTOR, and **CSX TRANSPORTATION, INC., a Virginia corporation**, of 500 Water Street, Jacksonville, FL 32202 GRANTEE;

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, AND LYING IN AND CONTAINING A PORTION OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 1216 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCKS 11 AND 12; ALL OF N.W. 11TH AVENUE (70 FEET IN WIDTH) LYING BETWEEN SAID BLOCKS 11 AND 12; ALL OF N.W. 12TH AVENUE (35 FEET IN WIDTH) LYING WEST OF AND CONTIGUOUS WITH SAID BLOCK 11; ALL OF NORTH FOURTEENTH STREET (NAME PER PLAT) (60 FEET IN WIDTH) LYING SOUTH OF AND CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY; ALL LYING IN THE NORTH WEST ADDITION TO OKEECHOBEE, FLA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

AND the Grantor hereby covenants with said 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; that Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

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

SIGNED, SEALED and DELIVERED
in our presence:

Witness
Print Name: Jill L. Pitts

Witness
Print Name: Kerin Ammons

FT. DRUM CORPORATION, a Florida corporation

BY: _____
Jay Walpole, Vice President

(Seal)

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 14th day of April, 2014 by Jay Walpole as Vice President of FT. DRUM CORPORATION, ☒ who is personally known to me or ☐ who has produced _____ as identification.

Signature of Notary Public
Printed name of Notary:
My commission expires:

Notary Public State of Florida
Kerin Ammons
My Commission EE119767
Expires 08/07/2015

[6709-158660.WPD]

#21

CITY OF OKEECHOBEE
55 SE 3RD AVENUE
OKEECHOBEE, FL 34974
TELE: 863-763-3372 FAX: 863-763-1686

LAND USE POWER OF ATTORNEY

Name of Property Owners:	CSX Transportation INC.
Mailing Address:	500 Water St, J-180, Jacksonville, FL 32202
Home Telephone:	**Work:** 904.279.3806 **Cell:**
Property Address:	1117 NW 9th St. Okeechobee, FL, 34972
Parcel ID Number:	31637350160001100010
Name of Applicant:	CitySwitch II-A, LLC (Agent: Ignite Wireless / Kyle Lotze)
Home Telephone:	**Work:** 470-239-0846 **Cell:** 770-862-1034

The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance. This power of attorney will be terminated once approval of the required granting of the special exception or granting of variances is received.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS 31 DAY OF May 2022.

OWNER _____ WITNESS _____

OWNER _____ WITNESS _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of X physical presence or __online notarization, this 31 day of May, 2022, by Catherine Adkins (Name of Person), who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

JOHN A BLANTON
Notary Public - State of Florida
Commission # GG 240819
My Comm. Expires Aug 25, 2022
Bonded through National Notary Assn.

DocuSign Envelope ID: 4EB71800-4382-44CE-837D-77EE6D0FDD46

CSX TRANSPORTATION, INC.

OFFICER'S CERTIFICATE

The undersigned hereby certifies that he is Vice President – General Counsel of CSX Transportation, Inc., a Virginia corporation (the "Corporation"), and is familiar with the Corporation's records and seal and that:

1. The authorized officers, employees and agents of the Corporation are subject to a Chart of Authority made effective as of June 2010, and revised as of September 2016, which defines the limits of authority vested in various positions of responsibility within the Corporation and establishes the types and maximum amount of obligations, transactions and payments that may be approved by such authorized officers, employees and agents of the Corporation (the "Chart of Authority").

2. Pursuant to the Chart of Authority, Catherine E. Adkins, Director – Real Estate – Corridor Services, is authorized to approve, execute and deliver, on behalf of the Corporation, leases, contracts, agreements, and other real property documents pertaining to real property transactions to which the Corporation is a party, whenever the consideration for such real property transactions does not exceed the amount of two hundred fifty thousand dollars ($250,000).

Witness my hand and seal of the Corporation this 25th day of January, 2022.

CSX TRANSPORTATION, INC.

DocuSigned by:
By: Michael S. Burns
5273C7111136480
Michael S. Burns
Vice President – General Counsel

(corporate seal)

Attest: DocuSigned by:
Mark Austin
3ME1AA806E17480
Mark D. Austin, Assistant Corporate Secretary
CSX Corporation



Detail by Entity Name

Foreign Profit Corporation
CSX TRANSPORTATION, INC.

Filing Information

Document Number	806099
FEI/EIN Number	54-6000720
Date Filed	03/26/1946
State	VA
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/23/1992
Event Effective Date	NONE

Principal Address

500 WATER STREET
JACKSONVILLE, FL 32202

Changed: 01/22/2010

Mailing Address

500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Changed: 01/22/2010

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 09/19/2016

Address Changed: 09/19/2016

Officer/Director Detail

Name & Address

Title Director, EVP and CFO

Pelkey, SEAN R.

500 WATER STREET
JACKSONVILLE, FL 32202

Title Assistant Corporate Secretary

ARMBRUST, STEVE C.
500 WATER STREET
JACKSONVILLE, FL 32202

Title Corporate Secretary

Burns, Michael S.
500 WATER STREET
JACKSONVILLE, FL 32202

Title Director, EVP and Chief Legal Officer

Goldman, Nathan D.
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title President, CEO

Foote, James M.
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title SVP - Network Planning

Barr, Brian
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title EVP - Operations

Boychuk, Jamie
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title EVP and Chief Administrative Officer

Sorfleet, Diana B.
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title VP and Chief Accounting Officer

Williams, Angela C.
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title Director, EVP - Sales and Marketing

Boone, Kevin S.
500 WATER STREET
JACKSONVILLE, FL 32202

Title SVP and Chief Strategy Officer

Bezar, Farrukh A.
500 WATER STREET
JACKSONVILLE, FL 32202

Title SVP of Sales

Adams, Arthur L.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Asset Utilization

Albright, William C
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP and General Counsel

Burns, Michael S.
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JACKSONVILLE, FL 32202

Title SVP - Engineering and Mechanical

Johnson, Ricky E.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Intermodal & Automotive

Kenney, Maryclare T.
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JACKSONVILLE, FL 32202

Title VP - Energy

Longson, Adam

500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Total Rewards

Mullen, Michelle A.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Human Resources and Chief Diversity Officer

Noel, Stephanie W.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Safety

Schwichtenberg, James
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Corporate Communications

Tucker, Bryan A.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Asset Management

Vierling, Jack R.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Labor Relations

Wall, Jeffrey D.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Operations

Juggernauth, Gregory
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title VP - Network Systems

Bittner, Deborah T.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP of Technology and Chief Information Security Officer

Eppinger, Gary
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Finance and Treasury

Slater, William D.
500 WATER STREET
JACKSONVILLE, FL 32202

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	04/08/2021
2022	05/01/2022

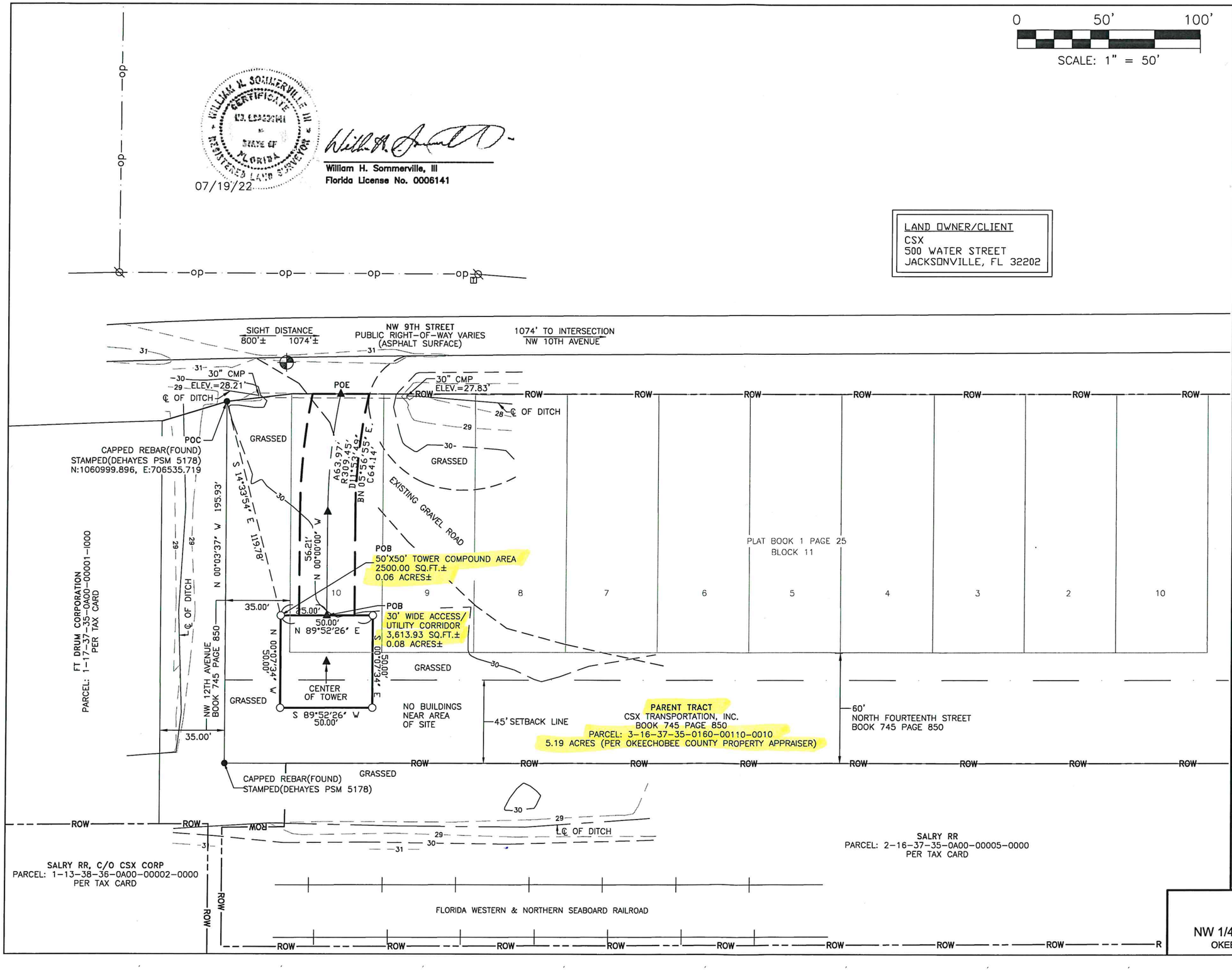
Document Images

05/01/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
06/21/2018 -- ANNUAL REPORT	View image in PDF format
05/23/2017 -- ANNUAL REPORT	View image in PDF format
09/19/2016 -- Reg. Agent Change	View image in PDF format
04/06/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
03/11/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
07/09/2010 -- Reg. Agent Change	View image in PDF format
01/22/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
01/15/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
08/05/2005 -- Reg. Agent Change	View image in PDF format
04/11/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
03/26/2003 -- ANNUAL REPORT	View image in PDF format
04/01/2002 -- ANNUAL REPORT	View image in PDF format
10/09/2001 -- Reg. Agent Change	View image in PDF format
03/26/2001 -- ANNUAL REPORT	View image in PDF format
05/04/2000 -- ANNUAL REPORT	View image in PDF format

05/04/1999 -- ANNUAL REPORT	View image in PDF format
05/18/1998 -- ANNUAL REPORT	View image in PDF format
05/08/1997 -- ANNUAL REPORT	View image in PDF format
04/27/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

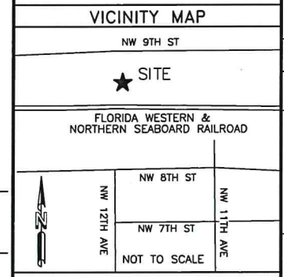
#22



TOWER INFO

LATITUDE: 27°15'07.705" NORTH
LONGITUDE: 80°50'41.267" WEST
(NAD 83)
GROUND ELEVATION: 29.3'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP



FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
0°04'15.8483"

TRUE NORTH TO MAGNETIC DECLINATION
6°47' W

COMBINED SCALE FACTOR
0.999944091

LEGEND

- o = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (M) = MEASURED
- ⌀ = POWER POLE
- P = POWER BOX
- T = TELEPHONE PEDESTAL
- ⊕ = TEMPORARY BENCHMARK
  PK NAIL SET
  ELEVATION = 30.93'
- ROW = RIGHT-OF-WAY
- OP = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 12093C0415C, which bears an effective date of July 16, 2015 and IS NOT in a special flood hazard area.
Zone 'X': Area of minimal flood hazard.

NO.	REVISION	DATE	BY
1	TITLE COMMITMENT	06/02/22	PWK
2	CLIENT COMMENTS	07/19/22	PWK

PROJECT NO.
21-5500

DRAWN BY: KM
CHECKED BY: PWK
FIELD CREW: BB
APPROVED BY: WHS
DATE: 09/28/21
SCALE: 1" = 50'
SHEET 1 OF 2

SITE SPECIFIC PURPOSE SURVEY
FOR:
CITY SWITCH II-A, LLC
1900 CENTURY PLACE NE, SUITE 320
ATLANTA, GEORGIA

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

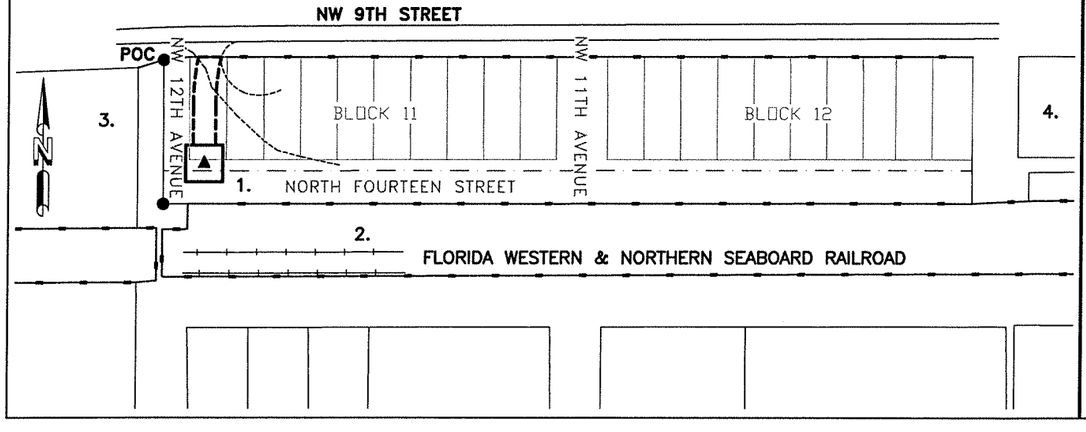
OKEECHOBEE
FLC034
NW 1/4, SEC. 16, T-37-S, R-35-E
OKEECHOBEE COUNTY, FLORIDA

SURVEYOR'S NOTES

1. This is a Site Specific Purpose Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is September 14, 2021.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DE9138. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Site Specific Purpose Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This is a Site Specific Purpose Survey and does not include the entire parent parcel.
14. Zoning: (as supplied by client)
    Zoning Jurisdiction: City
    Zoning Land Use: A - Active

1. **PARENT TRACT**
   CSX TRANSPORTATION, INC.
   BOOK 745 PAGE 850
   PARCEL: 3-16-37-35-0160-00110-0010
   PER TAX CARD
2. **SALRY RR**
   PARCEL: 2-16-37-35-0A00-00005-0000
   PER TAX CARD
3. **FT DRUM CORPORATION**
   PARCEL: 1-17-37-35-0A00-00001-1000
   PER TAX CARD
4. **ERVIN LEVERN**
   PARCEL: 1-15-37-35-0010-00430-0120
   PER TAX CARD

PARENT TRACT OVERVIEW — NOT TO SCALE



PARENT TRACT (BOOK 745 PAGE 850)
A parcel of land lying in Section 16, Township 37 South, Range 35 East, Okeechobee County, Florida, and lying in and containing a portion of that certain parcel of Land as recorded in Official Records Book 379, Page 1216 of the Public Records of Okeechobee County, Florida, and being more particularly described as follows:
All of Block 11 and 12; all of N.W. 11th Avenue (70 feet in width) lying between said Blocks 11 and 12; all of N.W. 12th Avenue (35 feet in width) lying West of and contiguous with said Block 11; all of North Fourteenth Street (Name per Plat)(60 feet in width) lying South of and contiguous with the above described property; all lying in the North West Addition to Okeechobee, Fla. according to the Plat thereof as recorded in Plat Book 1, Page 25 of the Public Records of Okeechobee County, Florida.
Okeechobee County Parcel No.: 3-16-37-35-0160-00110-0010
5.19 Acres (per Okeechobee County Property Appraiser)

50' x 50' TOWER COMPOUND AREA **(AS-SURVEYED)**
A portion of the CSX Transportation, Inc. tract described in Book 745, Page 850 as recorded in the Office of Clerk of Circuit Court for Okeechobee County, Florida, lying in the Northwest 1/4, Section 16, Township 37 South, Range 35 East, said Okeechobee County, Florida and being more particularly described as follows:

Commencing at a capped rebar, stamped DEHAYES PSM 5178, found marking the Northwest corner of said tract, having Florida East State Plane coordinates: N:1060999.896, E:706535.719; thence run S 14°33'54" E for a distance of 119.78 feet to a set 5/8" rebar and the Point of Beginning; thence run N 89°52'26" E for a distance of 50.00 feet to a point; thence run S 00°07'34" E for a distance of 50.00 feet to a point; thence run S 89°52'26" W for a distance of 50.00 feet to a point; thence run N 00°07'34" W for a distance of 50.00 feet to the Point of Beginning. Said tower compound area contains 2,500.00 square feet or 0.06 acres, more or less.

30' WIDE ACCESS & UTILITY CORRIDOR (AS-SURVEYED)
A portion of the CSX Transportation, Inc. tract described in Book 745, Page 850 as recorded in the Office of Clerk of Circuit Court for Okeechobee County, Florida, lying in the Northwest 1/4, Section 16, Township 37 South, Range 35 East, said Okeechobee County, Florida and being more particularly described as follows:

Commencing at a capped rebar, stamped DEHAYES PSM 5178, found marking the Northwest corner of said tract, having Florida East State Plane coordinates: N:1060999.896, E:706535.719; thence run S 14°33'54" E for a distance of 119.78 feet to a set 5/8" rebar; thence run N 89°52'26" E for a distance of 25.00 feet to the Point of Beginning; of an Access & Utility Corridor being 30 feet in width and lying 15 feet each side of the following described centerline; thence run N 00°00'00" W for a distance of 56.21 feet to a point; the beginning of an arc turning to the right having a radius of 309.45 feet, having a chord bearing and distance of N 05°56'55" E for a distance of 64.14 feet; thence run along said arc for 64.26 feet to a point on the Southerly right-of-way of NW 9th Street, a variable public right-of-way and the Point of Ending. Said easement contains 3,613.93 square feet or 0.08 acres, more or less.

PLOTTABLE EXCEPTIONS
Fidelity National Title Insurance Company
Commitment for Title Insurance Order No. 10373162
Date April 14, 2022 @ 8:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-5,7-8		Standard exceptions. Contain no survey matters.
⑥	Book 731, Page 1040 Book 737, Page 1215	Document Affects Parent Tract but contains insufficient information to plot, show, or determine affects on subject Lease Area or Ingress/Egress & Utility Easement.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

WILLIAM H. SOMMERVILLE III · CERTIFICATE NO. LS6207HI · STATE OF FLORIDA · REGISTERED LAND SURVEYOR

07/19/22

William H. Sommerville, III
Florida License No. 0006141

NO.	REVISION	DATE	BY
1	TITLE COMMITMENT	06/02/22	PWK
2	CLIENT COMMENTS	07/19/22	PWK

PROJECT NO. 21-5500

DRAWN BY: KM
CHECKED BY: PWK
FIELD CREW: BB
APPROVED BY: WHS
DATE: 09/28/21
SCALE: N.T.S.
SHEET 2 OF 2

SITE SPECIFIC PURPOSE SURVEY

FOR:
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1900 CENTURY PLACE NE, SUITE 320
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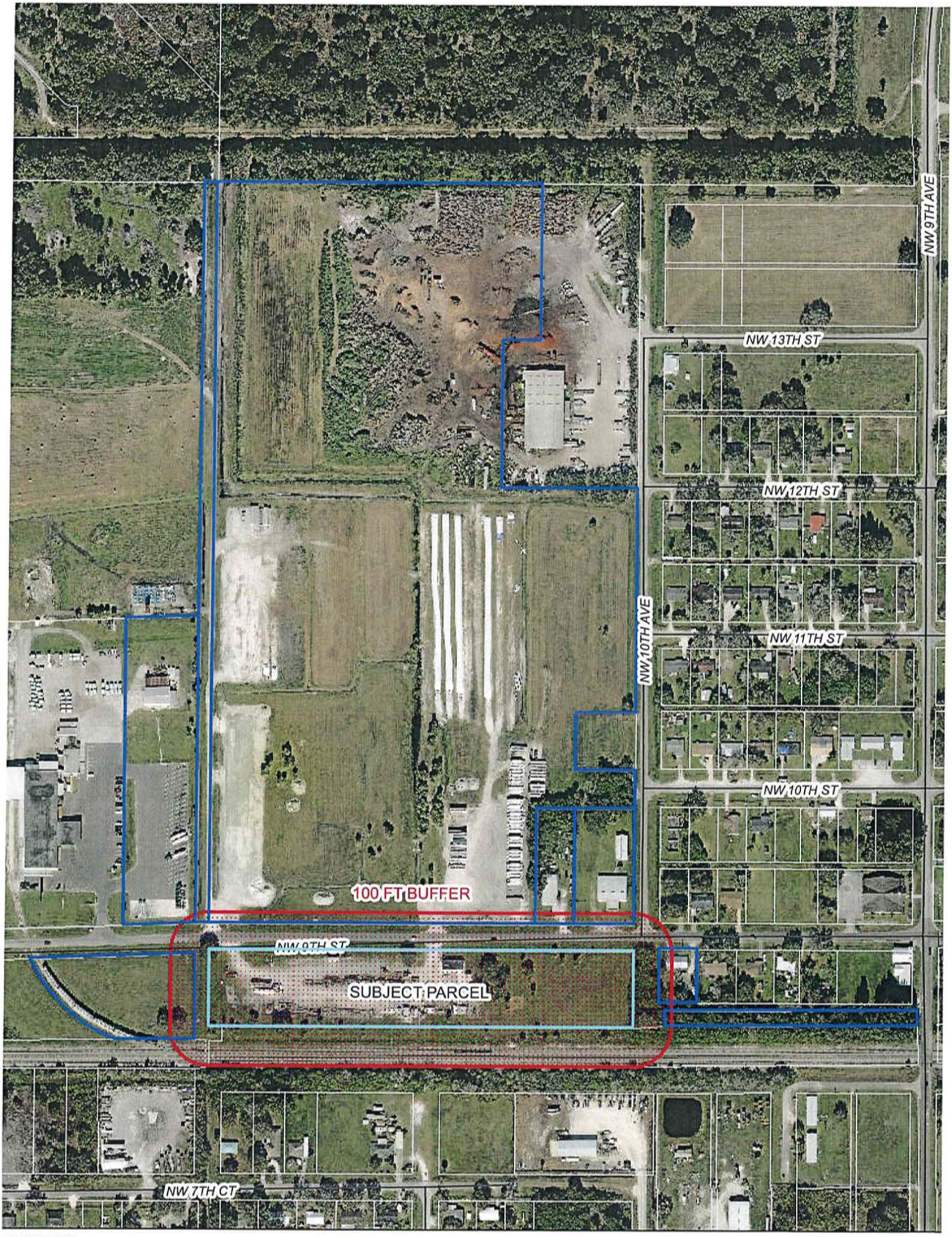
SMW ENGINEERING GROUP, INC.

OKEECHOBEE
FLC034
NW 1/4, SEC. 16, T-37-S, R-35-E
OKEECHOBEE COUNTY, FLORIDA

22-003-SE

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
1-13-38-36-0A00-00002-0000	SALRY RR	C/O CSX CORP	500 WATER STREET J910	JACKSONVILLE	FL	33202
1-17-37-35-0010-0000D-0130	MORA ENRIQUE	2694 SE CROTON WAY		STUART	FL	34997-6690
1-17-37-35-0A00-00001-A000	FT DRUM CORPORATION	BOX 1177		OKEECHOBEE	FL	34973-1177
1-17-37-35-0A00-00001-AA00	FT DRUM CORPORATION	BOX 1177		OKEECHOBEE	FL	34973-1177
1-17-37-35-0A00-00001-I000	FT DRUM CORPORATION	BOX 1177		OKEECHOBEE	FL	34973-1177
1-17-37-35-0A00-00001-J000	FT DRUM CORPORATION	BOX 1177		OKEECHOBEE	FL	34973-1177
1-17-37-35-0A00-00001-O000	OKEECHOBEE COUNTY					
2-16-37-35-0A00-00005-0000	SALRY RR	C/O CSX CORP	500 WATER STREET J910	JACKSONVILLE	FL	33202
3-15-37-35-0010-00420-0110	ONROUTE EXPRESS SERVICES LLC	C/O JEAN M CHARLES SR	9164 BIRMINGHAM DR	PALM BEACH GARDENS	FL	33410-5922
3-15-37-35-0010-00420-0130	EPANOPTIX INC	7806 NW 40TH CT		CORAL SPRINGS	FL	33065
3-15-37-35-0010-00420-0140	ERVIN MATTIE	920 NW 9TH STREET		OKEECHOBEE	FL	34972-2002
3-15-37-35-0010-00420-0150	KOCHER KIMBERLY	918 NW 9TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00420-0170	GRANT PATRICIA ANN	916 NW 9TH ST		OKEECHOBEE	FL	34972-2002
3-15-37-35-0010-00430-0080	RODGERS LINDA FAYE	11435 BRIGHTON KNOLL LOOP		RIVERVIEW	FL	33579-2110
3-15-37-35-0010-00430-0100	MINONDO MICHAEL A	917 NW 9TH ST		OKEECHOBEE	FL	34972-2001
3-15-37-35-0010-00430-0120	ERVIN LEVERN	919 NW 9TH ST		OKEECHOBEE	FL	34972-2001
3-15-37-35-0010-00430-0140	DALE MASSEY	315 SW 11TH AVE		OKEECHOBEE	FL	34974-4017
3-15-37-35-0010-00670-0010	FROM INVESTMENTS LLC	PO BOX 1209		OKEECHOBEE	FL	34973-1209
3-15-37-35-0010-00670-0110	FROM INVESTMENTS LLC	PO BOX 1209		OKEECHOBEE	FL	34973-1209
3-16-37-35-0160-00010-0050	FORT DRUM CORPORATION	PO BOX 1177		OKEECHOBEE	FL	34973-1177
3-16-37-35-0160-00090-0010	ESTREMERA ALEJANDRO & JANET	P O BOX 337		OKEECHOBEE	FL	34973-0337
3-16-37-35-0160-00090-0040	LYONS BASIL	1303 TERRASOL RDG SW		LILBURN	GA	30047-3097
3-16-37-35-0160-00130-0010	TOTAL ROADSIDE SERVICE CENTER	PO BOX 147		OKEECHOBEE	FL	34973-0147
3-16-37-35-0160-00130-0070	WILSON DENNIS R	1102 NW 7TH CT		OKEECHOBEE	FL	34972-2429
3-16-37-35-0160-00140-0010	WILSON DENNIS R	1102 NW 7TH CT		OKEECHOBEE	FL	34972
3-16-37-35-0160-00140-0060	GUERRERO JUDY LYNN	1104 NW 7TH CT		OKEECHOBEE	FL	34972
3-16-37-35-0160-00140-0080	FLETCHER JUDITH D	1106 NW 7TH CT		OKEECHOBEE	FL	34972
3-16-37-35-0160-00140-0100	SRBEK YVONA	1108 NW 7TH CT		OKEECHOBEE	FL	34972

#23



© MAP HAS BEEN COMPILED FROM THE

#84

Petition No. 22-003-SE

Affidavit Attesting to the Completeness and Accuracy of the List of Surrounding Property Owners

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of July 27, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 2nd day of August, 2022.

Kyle L — 8/2/2022

Signature of Applicant — Date

Kyle Lotze (Agent)

Name of Applicant (printed or typed)

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 2 day of August, 2022 by Kyle Lotze, who is personally known to me or produced _____ as identification.

KENDAL LOTZE NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA 9-11-2023

Notary Public Signature

ZONING DRAWINGS

CITYSWITCH

CITY SWITCH SITE ID:
FLC034

CITY SWITCH SITE NAME:
OKEECHOBEE

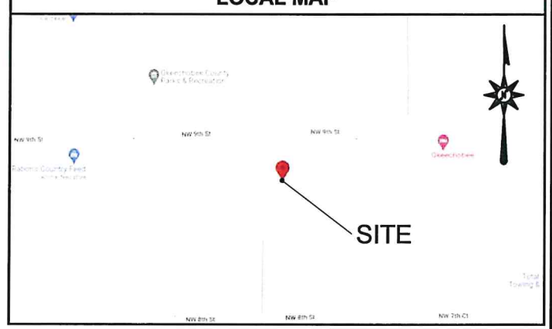
SITE ADDRESS:
1117 NW 9TH ST
OKEECHOBEE, FL 34972

NOTE: ANY CHANGES TO THE APPROVED PLANS MUST BE APPROVED BY THE PROPERTY OWNER.

VICINITY MAP



LOCAL MAP



SCOPE OF WORK

INSTALLATION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A 150'-0" MONOPOLE TOWER WITH 10' LIGHTNING ROD. THE TOWER WILL BE PLACED INSIDE A FENCED COMPOUND, INSIDE A 2,500± SQ.FT. TOWER COMPOUND AREA.

SITE SUMMARY

SITE TYPE:	NEW SITE DESIGN
TOWER TYPE:	MONOPOLE
TOWER HEIGHT:	150'-0"
APPURTENANCE HEIGHT:	160'-0"
GROUND ELEVATION:	29.3' ±
WIND SPEED:	145 MPH
TYPE OF OCCUPANCY:	TELECOMMUNICATIONS
TOWER LATITUDE:	27° 15' 07.7"N (27.252140°)
TOWER LONGITUDE:	80° 50' 41.3"W (-80.844796°)
ZONING JURISDICTION:	CITY OF OKEECHOBEE
COUNTY:	OKEECHOBEE
APN #:	3-16-37-35-0160-00110-0010
ZONING:	INDUSTRIAL
PARCEL SIZE:	226,076± SQ. FT. (5.19 ACRES)
LEASE AREA SIZE:	2,500 SQ.FT (0.06± ACRES)
POWER COMPANY:	TBD
TELEPHONE COMPANY:	TBD

PROJECT DIRECTORY

LAND OWNER:	CSX TRANSPORTATION. INC. C/O TAX DEPT. J910 500 WATER STREET, SUITE 1208 JACKSONVILLE, FL 32202 CONTACT: THOMAS PAULY PHONE: (904) 279-3837 EMAIL: THOMAS_PAULY@CSX.COM
APPLICANT:	CSX TRANSPORTATION, INC. C/O TAX DEPT. J910 500 WATER STREET, SUITE 1208 JACKSONVILLE, FL 32202 CONTACT: THOMAS PAULY PHONE: (904) 279-3837 EMAIL: THOMAS_PAULY@CSX.COM
SITE DESIGN/ENGINEER:	FDH INFRASTRUCTURE SERVICES 6521 MERIDIEN DRIVE RALEIGH, NC 27616 CONTACT: JAMES R. BILLUPS, PE, CFM PHONE: (919) 755-1012
SURVEYOR:	SMW ENGINEERING GROUP, INC 158 BUSINESS CENTER DRIVE BIRMINGHAM, AL 35244 CONTACT: PHONE: (205) 252-6985

DIRECTIONS

FROM PALM BEACH INTERNATIONAL AIRPORT, PALM BEACH, FL:

HEAD EAST ON WELLINGTON RD TOWARD N FLORIDA MANGO RD. IN 367 FT, TURN RIGHT ONTO N FLORIDA MANGO RD. IN 249 FT, TURN LEFT ONTO WORTHINGTON RD. IN 0.2 MI, TURN LEFT ONTO S AUSTRALIAN AVE. IN 1.0 MI, TURN LEFT ONTO THE OKEECHOBEE BOULEVARD W RAMP. IN 0.2 MI, MERGE ONTO OKEECHOBEE BLVD. IN 0.3 MI, USE THE RIGHT 2 LANES TO MERGE ONTO I-95 N VIA THE RAMP TO DAYTONA BCH. IN 5.7 MI, TAKE EXIT 76 FOR FL-708/BLUE HERON BLVD. IN 0.3 MI, USE THE LEFT 3 LANES TO TURN LEFT ONTO FL-708 W/W BLUE HERON BLVD (SIGNS FOR VA MEDICAL CNTR). IN 1.0 MI, SLIGHT RIGHT ONTO FL-710 W. IN 53.2 MI, USE ANY LANE TO TURN LEFT ONTO FL-70 W/NE PARK ST. IN 2.4 MI, TURN RIGHT AFTER ADVANCE AUTO PARTS (ON THE LEFT). IN 0.6 MI, TURN LEFT ONTO NW 9TH ST. DESTINATION WILL BE ON THE LEFT.

CODE COMPLIANCE

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

1. FLORIDA BUILDING CODE 2020
2. ANSI/TIA-222-H
3. NATIONAL ELECTRIC CODE 2017
4. LOCAL BUILDING CODE
5. CITY/COUNTY ORDINANCES
6. 2020 FLORIDA FIRE PREVENTION CODE

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

UNDERGROUND SERVICE ALERT

UTILITIES PROTECTION CENTER, INC.

811

48 HOURS BEFORE YOU DIG

LEGAL DESCRIPTION

REFER TO TOPOGRAPHICAL SURVEY AND SITE PLAN FOR LEGAL DESCRIPTION OF PARENT PARCEL AND LEASE AREA.

SHEET INDEX

SHEET NO.	DESCRIPTION	REV. NO.	REVISION DATE
T-1	TITLE SHEET	0	07/07/2022
S-1	SURVEY SHEET 1 OF 2	1	06/02/2022
S-2	SURVEY SHEET 2 OF 2	1	06/02/2022
GN-1	GENERAL NOTES	0	07/07/2022
GN-2	GENERAL NOTES	0	07/07/2022
C-1	SATELLITE SITE PLAN	0	07/07/2022
C-1.1	OVERALL SITE PLAN	0	07/07/2022
C-2	COMPOUND DETAILS	0	07/07/2022
C-3	FENCE DETAILS	0	07/07/2022

CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

CSX

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
FDH INFRASTRUCTURE SERVICES, LLC
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF FDH IS PROHIBITED.

SUBMITTALS

REV	DATE	DESCRIPTION	BY	CHK'D
A	4/5/2022	PRELIMINARY	MTS	JRB
B	6/1/2022	PRELIMINARY	MTS	JRB
0	7/7/2022	CONSTRUCTION	MTS	JRB

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Dennis Abel
Date: 2022.07.07 16:49:27 -04'00'

DENNIS DABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

7/7/2022
DENNIS D. ABEL, PE
FDH INFRASTRUCTURE SERVICES, LLC
COA 28282
STATE LICENSE NO. 62750

FDH JOB NUMBER:
PR-006900

SITE ID:
FLC034

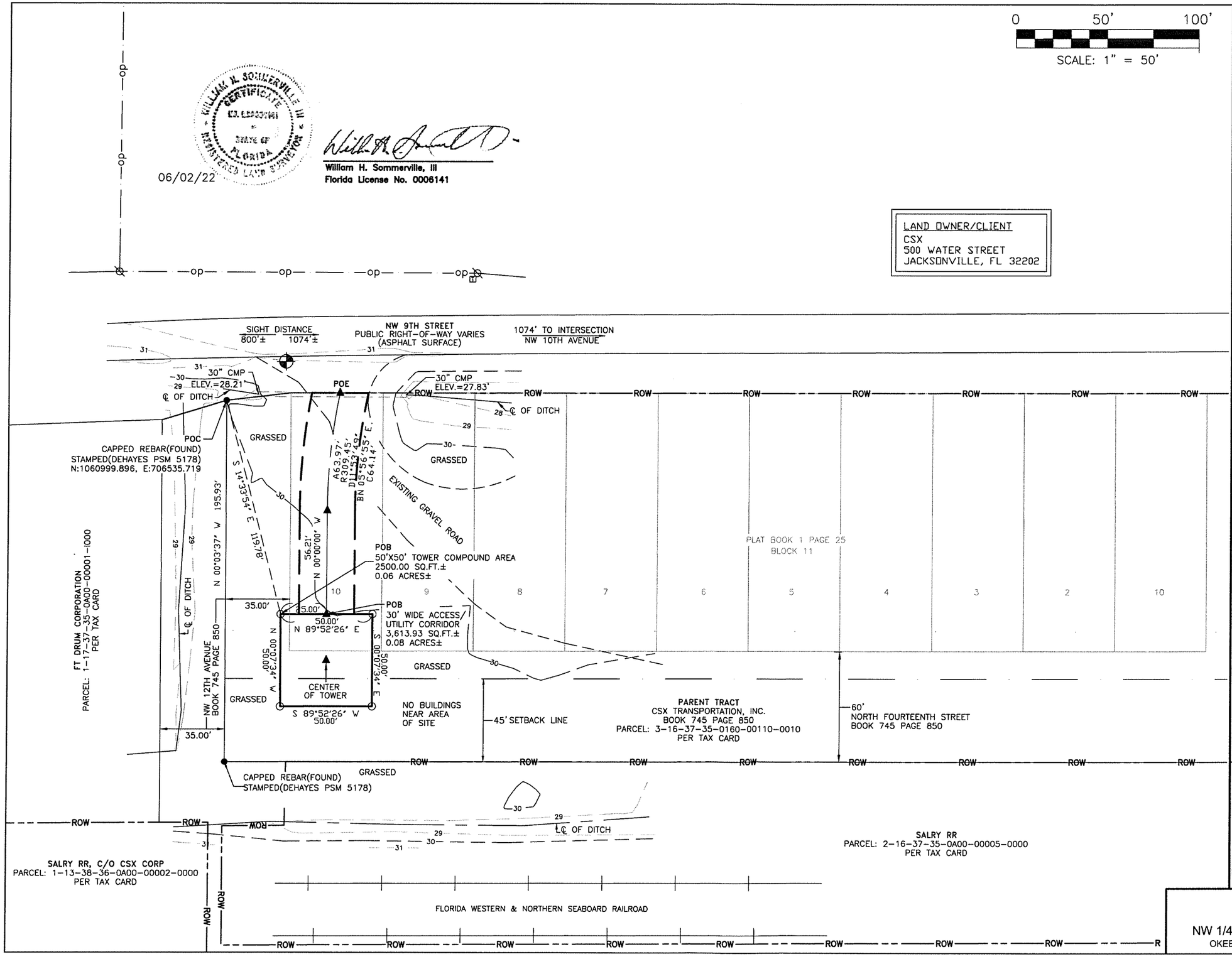
SITE NAME:
OKEECHOBEE

FA LOCATION:
10126641

ADDRESS:
1117 NW 9TH ST
OKEECHOBEE, FL 34972

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



William H. Sommerville, III
Florida License No. 0006141

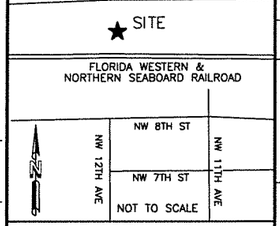
06/02/22

LAND OWNER/CLIENT
CSX
500 WATER STREET
JACKSONVILLE, FL 32202

TOWER INFO

LATITUDE: 27°15'07.705" NORTH
LONGITUDE: 80°50'41.267" WEST
(NAD 83)
GROUND ELEVATION: 29.3'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP



FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
0°04'15.8483"

TRUE NORTH TO MAGNETIC DECLINATION
6°47' W

COMBINED SCALE FACTOR
0.999944091

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (M) = MEASURED
- = POWER POLE
- = POWER BOX
- = TELEPHONE PEDESTAL
- = TEMPORARY BENCHMARK
  PK NAIL SET
  ELEVATION = 30.93'

ROW = RIGHT-OF-WAY
OP = OVERHEAD POWER

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NO.	REVISION	DATE	BY
1	TITLE COMMITMENT	06/02/22	PWK

PROJECT NO.
21-5500

DRAWN BY: KM
CHECKED BY: PWK
FIELD CREW: BB
APPROVED BY: WHS
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SCALE: 1" = 50'
SHEET 1 OF 2

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OKEECHOBEE
FLC034
NW 1/4, SEC. 16, T-37-S, R-35-E
OKEECHOBEE COUNTY, FLORIDA

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4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DE9138. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Site Specific Purpose Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This is a Site Specific Purpose Survey and does not include the entire parent parcel.
14. Zoning: (as supplied by client)
    Zoning Jurisdiction: City
    Zoning Land Use: A – Active

PARENT TRACT (BOOK 745 PAGE 850)
A parcel of land lying in Section 16, Township 37 South, Range 35 East, Okeechobee County, Florida, and lying in and containing a portion of that certain parcel of Land as recorded in Official Records Book 379, Page 1216 of the Public Records of Okeechobee County, Florida, and being more particularly described as follows:
All of Block 11 and 12; all of N.W. 11th Avenue (70 feet in width) lying between said Blocks 11 and 12; all of N.W. 12th Avenue (35 feet in width) lying West of and contiguous with said Block 11; all of North Fourteenth Street (Name per Plat)(60 feet in width) lying South of and contiguous with the above described property; all lying in the North West Addition to Okeechobee, Fla. according to the Plat thereof as recorded in Plat Book 1, Page 25 of the Public Records of Okeechobee County, Florida.

50' x 50' TOWER COMPOUND AREA (AS-SURVEYED)
A portion of the CSX Transportation, Inc. tract described in Book 745, Page 850 as recorded in the Office of Clerk of Circuit Court for Okeechobee County, Florida, lying in the Northwest 1/4, Section 16, Township 37 South, Range 35 East, said Okeechobee County, Florida and being more particularly described as follows:

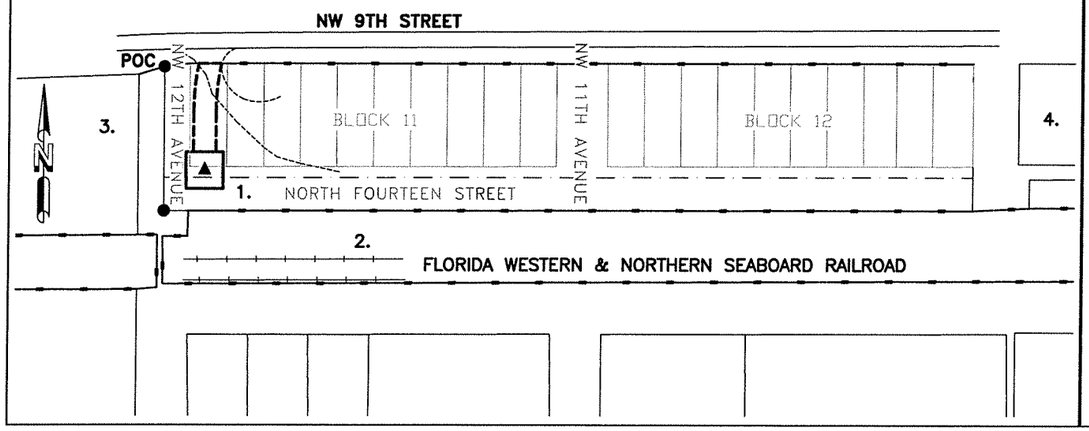
Commencing at a capped rebar, stamped DEHAYES PSM 5178, found marking the Northwest corner of said tract, having Florida East State Plane coordinates: N:1060999.896, E:706535.719; thence run S 14°33'54" E for a distance of 119.78 feet to a set 5/8" rebar and the Point of Beginning; thence run N 89°52'26" E for a distance of 50.00 feet to a point; thence run S 00°07'34" E for a distance of 50.00 feet to a point; thence run S 89°52'26" W for a distance of 50.00 feet to a point; thence run N 00°07'34" W for a distance of 50.00 feet to the Point of Beginning. Said tower compound area contains 2,500.00 square feet or 0.06 acres, more or less.

30' WIDE ACCESS & UTILITY CORRIDOR (AS-SURVEYED)
A portion of the CSX Transportation, Inc. tract described in Book 745, Page 850 as recorded in the Office of Clerk of Circuit Court for Okeechobee County, Florida, lying in the Northwest 1/4, Section 16, Township 37 South, Range 35 East, said Okeechobee County, Florida and being more particularly described as follows:

Commencing at a capped rebar, stamped DEHAYES PSM 5178, found marking the Northwest corner of said tract, having Florida East State Plane coordinates: N:1060999.896, E:706535.719; thence run S 14°33'54" E for a distance of 119.78 feet to a set 5/8" rebar; thence run N 89°52'26" E for a distance of 25.00 feet to the Point of Beginning; of an Access & Utility Corridor being 30 feet in width and lying 15 feet each side of the following described centerline; thence run N 00°00'00" W for a distance of 56.21 feet to a point; the beginning of an arc turning to the right having a radius of 309.45 feet, having a chord bearing and distance of N 05°56'55" E for a distance of 64.14 feet; thence run along said arc for 64.26 feet to a point on the Southerly right-of-way of NW 9th Street, a variable public right-of-way and the Point of Ending. Said easement contains 3,613.93 square feet or 0.08 acres, more or less.

1. **PARENT TRACT**
   CSX TRANSPORTATION, INC.
   BOOK 745 PAGE 850
   PARCEL: 3-16-37-35-0160-00110-0010
   PER TAX CARD
2. **SALRY RR**
   PARCEL: 2-16-37-35-0A00-00005-0000
   PER TAX CARD
3. **FT DRUM CORPORATION**
   PARCEL: 1-17-37-35-0A00-00001-1000
   PER TAX CARD
4. **ERVIN LEVERN**
   PARCEL: 1-15-37-35-0010-00430-0120
   PER TAX CARD

PARENT TRACT OVERVIEW — NOT TO SCALE



PLOTTABLE EXCEPTIONS
Fidelity National Title Insurance Company
Commitment for Title Insurance Order No. 10373162
Date April 14, 2022 @ 8:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-5,7-8		Standard exceptions. Contain no survey matters.
⑥	Book 731, Page 1040 / Book 737, Page 1215	Document Affects Parent Tract but contains insufficient information to plot, show, or determine affects on subject Lease Area or Ingress/Egress & Utility Easement.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

WILLIAM H. SOMMERVILLE III — CERTIFICATE — NO. LS6006141 — STATE OF FLORIDA — REGISTERED LAND SURVEYOR

06/02/22

William H. Sommerville, III
Florida License No. 0006141

OKEECHOBEE
FLC034
NW 1/4, SEC. 16, T-37-S, R-35-E
OKEECHOBEE COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1	TITLE COMMITMENT	06/02/22	PWK

PROJECT NO. 21-5500

DRAWN BY: KM
CHECKED BY: PWK
FIELD CREW: BB
APPROVED BY: WHS
DATE: 09/28/21
SCALE: N.T.S.
SHEET 2 OF 2

SITE SPECIFIC PURPOSE SURVEY

FOR: CITY SWITCH II-A, LLC
1900 CENTURY PLACE NE, SUITE 320
ATLANTA, GEORGIA

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

GENERAL NOTES:

1. EVERY EFFORT HAS BEEN MADE IN THE CONSTRUCTION DOCUMENTS TO PROVIDE A COMPLETE SCOPE OF WORK. MINOR DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE CONTRACTORS FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

2. BIDDING REQUIREMENTS
   a. PRIOR TO THE SUBMISSION OF BIDS, VISIT THE JOB SITE TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. VISIT THE SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD DIMENSIONS AND CONDITIONS TO CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN.
   b. PROVIDE NOTIFICATION TO OWNER'S REPRESENTATIVE IN WRITING OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF PRICE PROPOSAL. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
   c. WHEN TOWER IS OWNED BY A THIRD PARTY, CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WALK.
   d. WHERE ANCHORING TO A CONCRETE ROOF SLAB, CONFIRM (PRIOR TO SUBMITTING BID) THE PRESENCE OF POST TENSION TENDONS. INCLUDE PROVISIONS FOR X-RAY PROCEDURES TO LOCATE THE TENDONS PRIOR TO CONSTRUCTION.

3. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONSTRUCTION DOCUMENTS ARE INTENDED FOR DIAGRAMMATIC PURPOSES ONLY, UNO.

4. FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS NECESSARY TO COMPLETE PROJECT AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

5. SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONSTRUCTION DOCUMENTS. PROVIDE ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

6. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES APPLICABLE TO THE WORK.

7. CONSTRUCTION COORDINATION REQUIREMENTS
   a. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO START OF WORK.
   b. OBTAIN ALL PERMITS. SCHEDULE AND COORDINATE ALL INSPECTIONS.
   c. PROVIDE, AT THE PROJECT SITE, A FULL, CURRENT SET OF CONSTRUCTION DOCUMENTS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
   d. RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DOCUMENTS.
   e. PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
   f. PROVIDE FALL PROTECTION IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND OWNER REQUIREMENTS.
   g. IF FAA LIGHTING AND MARKING IS PRESENT ON SITE AND IS POWERED BY ELECTRICAL SERVICE THAT IS TO BE INTERRUPTED, MAINTAIN THE NECESSARY LIGHTS DURING CONSTRUCTION AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A DISRUPTION.
   h. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
   i. STRUCTURAL COMPONENTS OF ADJACENT FACILITIES SHALL NOT BE ALTERED BY THIS CONSTRUCTION PROJECT, UNO. ENSURE THAT EXCAVATION DOES NOT AFFECT ADJACENT STRUCTURES.
   j. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL-APPROVED MATERIALS, IF APPLICABLE.
   k. BURIED UTILITIES MAY EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
   l. COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. REPORT POWER INSTALLATION COORDINATION SOLUTION(S) TO OWNER'S REPRESENTATIVE.
   m. PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
   n. KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
   o. MAINTAIN THE INTEGRITY OF THE BUILDING ENVELOPE AND CONSTRUCT BARRIERS IN THE AREA OF WORK TO PREVENT DAMAGE FROM WEATHER AS WELL AS FROM CONSTRUCTION DUST AND DEBRIS.

8. INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S SPECIFICATIONS, UNO, OR WHERE LOCAL CODES OR ORDINANCES DIRECT OTHERWISE.

9. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY OWNER'S REPRESENTATIVE.

10. DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP THE APPROVED CONSTRUCTION DRAWINGS AND SUBMITTING THE REDLINED SET TO OWNER'S REPRESENTATIVE UPON COMPLETION. DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS TO BE SUBMITTED WITH REDLINED CONSTRUCTION DRAWINGS.

11. PROVIDE SUPPORTS FOR CABLES TO THE ELEVATION OF ALL INITIAL AND FUTURE ANTENNAS IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

12. A STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS (IF REQUIRED) TO DETERMINE THE STRUCTURAL CAPACITY TO SUPPORT THIS PROPOSED EQUIPMENT WAS PERFORMED OUTSIDE THE SCOPE OF THIS PROJECT.

13. CONFIRM THAT THE REQUIREMENTS OF THE STRUCTURAL ANALYSIS, MOUNT ANALYSIS AND ANY ASSOCIATED MODIFICATIONS HAVE BEEN FOLLOWED AND COMPLETED AS REQUIRED TO SUPPORT THE EQUIPMENT ASSOCIATED WITH THIS PROJECT.

SPECIAL INSPECTIONS:

1. WHEN REQUIRED, PROVIDE SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY OWNER'S REPRESENTATIVE AND THE LOCAL JURISDICTION.

2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER'S REPRESENTATIVE, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.

ABBREVIATIONS

A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GROUND LEVEL, ABOVE GRADE LEVEL
AWS	ADVANCED WIRELESS SERVICE
BBU	BATTERY BACKUP UNIT
BLDG	BUILDING
BLK	BLOCKING
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
D	DEPTH
DBL	DOUBLE
DEG	DEGREE
ø, DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DET	DETAIL
DWG	DRAWING
E	EXISTING
EA	EACH
ELEV, EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FIF	FIBER INTERFACE FRAME, FACILITY INTERFACE FRAME
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
GSM	GLOBAL SYSTEM MOBILE
GYP	GYPSUM BOARD
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
L	LENGTH
LBS	POUNDS
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURE
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCS	PERSONAL COMMUNICATION SERVICE
PDU	POWER DISTRIBUTION UNIT
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
REQ	REQUIRED
RF	RADIO FREQUENCY
RM	ROOM
RO	ROUGH OPENING
RRH	REMOTE RADIO HEAD
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
TMA	TOWER MOUNTED AMPLIFIER
TND	TINNED
TYP	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATION SERVICE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WCS	WIRELESS COMMUNICATION SERVICE
WP	WATER PROOF

CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

CSX

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
FDH INFRASTRUCTURE SERVICES, LLC
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF FDH IS PROHIBITED.

SUBMITTALS

REV	DATE	DESCRIPTION	BY	CHK'D
A	4/5/2022	PRELIMINARY	MTS	JRB
B	6/1/2022	PRELIMINARY	MTS	JRB
0	7/7/2022	CONSTRUCTION	MTS	JRB

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Dennis Abel
Date: 2022.07.07 15:50:16 -04'00'

DENNIS DANIEL ABEL LICENSE No. 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

7/7/2022

DENNIS D. ABEL, PE
FDH INFRASTRUCTURE SERVICES, LLC
COA 28282
STATE LICENSE NO. 62750

FDH JOB NUMBER:
PR-006900

SITE ID:
FLC034

SITE NAME:
OKEECHOBEE

FA LOCATION:
10126641

ADDRESS:
1117 NW 9TH ST
OKEECHOBEE, FL 34972

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-1

SITE NOTES:

1. CLEAR AND GRUB SITE OF ALL VEGETATION, PAVING, GRAVEL BASE AND OTHER DEBRIS NOT TO REMAIN. SUBGRADES ARE TO BE SET PRIOR TO LANDSCAPE INSTALLATION.
2. PROVIDE ELEVATION OF SUBGRADE WITHIN 0.10 FOOT OF ELEVATIONS SHOWN ON PLAN MINUS DEPTH OF TOPSOIL, FILL, AND MULCH.
3. ROUGH GRADE ALL AREAS WITHIN 1 FOOT OF ELEVATIONS INDICATED BEFORE PLANTING. PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT SLABS, BUILDINGS AND THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER.
4. REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, UNDERCUT AND REPLACE WITH SUITABLE MATERIAL AT CONTRACTOR'S EXPENSE. ALL SUB GRADES AND AGGREAGATE BASE COURSES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM DUMP TRUCK, AND ANY SOFT SPOTS SHALL BE REWORKED OR REPLACED UNTIL PASSING PROOF ROLL.
5. BLEND NEW GRADES NATURALLY INTO EXISTING GRADES.
6. MAINTAIN POSITIVE DRAINAGE ON THE SITE AT ALL TIMES, INCLUDING KEEPING ALL EXISTING AND NEW DITCHES, PIPES AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION. ANY DAMAGE RESULTING FROM FAILURE TO COMPLY SHALL BE REMEDIED BY CONTRACTOR
7. IF REQUIRED, MAINTAIN CONTINUOUS EROSION CONTROL ON THE DOWNSTREAM SIDE OF THE SITE.
8. IN LANDSCAPE AREAS, FINISH GRADES ARE TO FOLLOW THE GRADES AND EDGE DETAILS INDICATED AND BE MOUNDED 6 INCHES IN THE CENTER OF THE BED ABOVE THE EDGE OF THE LANDSCAPE AREA.
9. DO NOT PLACE FILL OR EMBANKMENT MATERIAL ON FROZEN GROUND. DO NOT PLACE FROZEN MATERIALS, SNOW OR ICE IN ANY FILL OR EMBANKMENT.
10. NOTIFY OWNER'S REPRESENTATIVE IF MODIFICATIONS TO THE PROPOSED GRADING SEEM NECESSARY AND OBTAIN APPROVAL PRIOR TO START OF WORK.
11. FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON ENGINEERED FILL (COMPACTED TO 95% ASTM D698). ENSURE THAT EXCAVATIONS ARE FREE OF ORGANIC MATERIAL, DEBRIS, OR OTHER FOREIGN MATERIAL. NOTIFY OWNER'S REPRESENTATIVE IF ANY UNUSUAL CONDITIONS ARE ENCOUNTERED.
12. FILL AND SLAB BASE MATERIAL SHALL BE 3/4" MINUS CRUSHED ROCK PLACED IN 8" (MAXIMUM) LOOSE LIFTS AND COMPACTED TO 98% ASTM D698.

CONCRETE NOTES:

1. CONCRETE AND REINFORCING SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

CONCRETE CONSTRUCTION	ACI 318
CEMENT	ASTM C150, PORTLAND CEMENT TYPE II, UNO
REINFORCING STEEL	ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60 Ksi, UNO
WELDED WIRE FABRIC	ASTM A185
SPIRAL REINFORCEMENT	ASTM A615, GRADE 60, fy=60 KSI
ANCHOR BOLTS	ASTM A307
GRADE 60 REBAR WELDING	ASTM A706

NOTES: ANY BARS SO NOTED ON THE DRAWINGS SHALL BE GRADE 60, fy=60 KSI. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.

2. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE		3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	(≥ #6 BARS)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	(≤ #5 BARS)	1-1/2"
SLABS AND WALLS	(INTERIOR FACE)	3/4"

3. AIR ENTRAIN ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, C618, C989 AND C1017. AIR ENTRAIN CONCRETE EXPOSED TO FREEZING AND THAWING WHILE MOIST IN ACCORDANCE WITH ACI 318, SECTION 4.4.1.
4. DETAIL REINFORCING STEEL (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
5. PERFORM WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) USING LOW HYDROGEN ELECTRODES. PERFORM WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) USING E70 XX ELECTRODES. DO NOT WELD WITHIN 4" OF COLD BENDS IN REINFORCING STEEL.
6. DO NOT FIELD BEND REINFORCING PARTIALLY EMBEDDED IN CONCRETE UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER.
7. SUPPORT BARS ON CHAIRS OR DOBIE BRICKS.
8. FURNISH NON-SHRINK GROUT BY AN APPROVED MANUFACTURER. MIX AND PLACE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3 KSI, MINIMUM).
9. ALL EXPANSION ANCHORS TO BE HILTI BRAND, UNO. TEST ADHESIVE ANCHORS TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER AND LOCAL JURISDICTION.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

WIDE FLANGE SHAPES	ASTM A992, GRADE 50
SHAPES, PLATES, ANGLES, & RODS	ASTM A36, Fy 36 KSI
SPECIAL SHAPES AND PLATES	ASTM A572, Fy 50 KSI
PIPE COLUMNS	ASTM A53, Fy 35 KSI
STRUCTURAL TUBING	ASTM A500, Fy 46KSI
ANCHOR BOLTS	ASTM A307
CONNECTION BOLTS	ASTM A325 TWIST-OFF

2. BASE STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) ON THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.
3. HOT DIP GALVANIZE AFTER FABRICATION PER A123/A123M-00 ALL STEEL EXPOSED TO WEATHER AND WHERE NOTED.
4. CONFORM TO ALL AISC AND AWS STANDARDS FOR WELDING. PERFORM WELDING BY ANSI/AWS D1.1 CERTIFIED WELDERS USING E70 XX ELECTRODES. USE ONLY PRE-QUALIFIED WELDS AS DEFINED BY AWS.
5. PROVIDE COLD-FORMED STEEL FRAMING MEMBERS OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
6. FOR BOLTED CONNECTIONS, USE 3/4" DIA., BEARING-TYPE, A325 BOLTS WITH A MINIMUM OF TWO BOLTS, UNO.
7. FOR NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING, USE 5/8" DIA. A307 BOLTS, UNO.
8. PREPARE AND PAINT IN ACCORDANCE WITH THE PAINT MANUFACTURERS WRITTEN INSTRUCTIONS, UNO.
9. TOUCH UP ALL FIELD DRILLING, WELDING AND CUT SURFACES WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

SITE SPECIFIC SOIL MANAGEMENT PLAN:

1. SOIL MATERIALS EXCAVATED BY THE CONTRACTOR FROM WITHIN RAIL RIGHT-OF-WAY (ROW) SHALL BE RE-USED AS BACKFILL AT THE POINT OF ORIGIN OR SHALL BE RE-DISTRIBUTED ON THE ROW IN THE NEAR VICINITY OF THE POINT OF ORIGIN.

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Dennis Abel
Date: 2022.07.07 15:50:31 -04'00'

CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

CSX

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
FDH INFRASTRUCTURE SERVICES, LLC
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

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SUBMITTALS

REV	DATE	DESCRIPTION	BY	CHK'D
A	4/5/2022	PRELIMINARY	MTS	JRB
B	6/1/2022	PRELIMINARY	MTS	JRB
0	7/7/2022	CONSTRUCTION	MTS	JRB

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

7/7/2022
DENNIS D. ABEL, PE
FDH INFRASTRUCTURE SERVICES, LLC
COA 28282
STATE LICENSE NO. 62750

FDH JOB NUMBER: PR-006900

SITE ID: FLC034

SITE NAME: OKEECHOBEE

FA LOCATION: 10126641

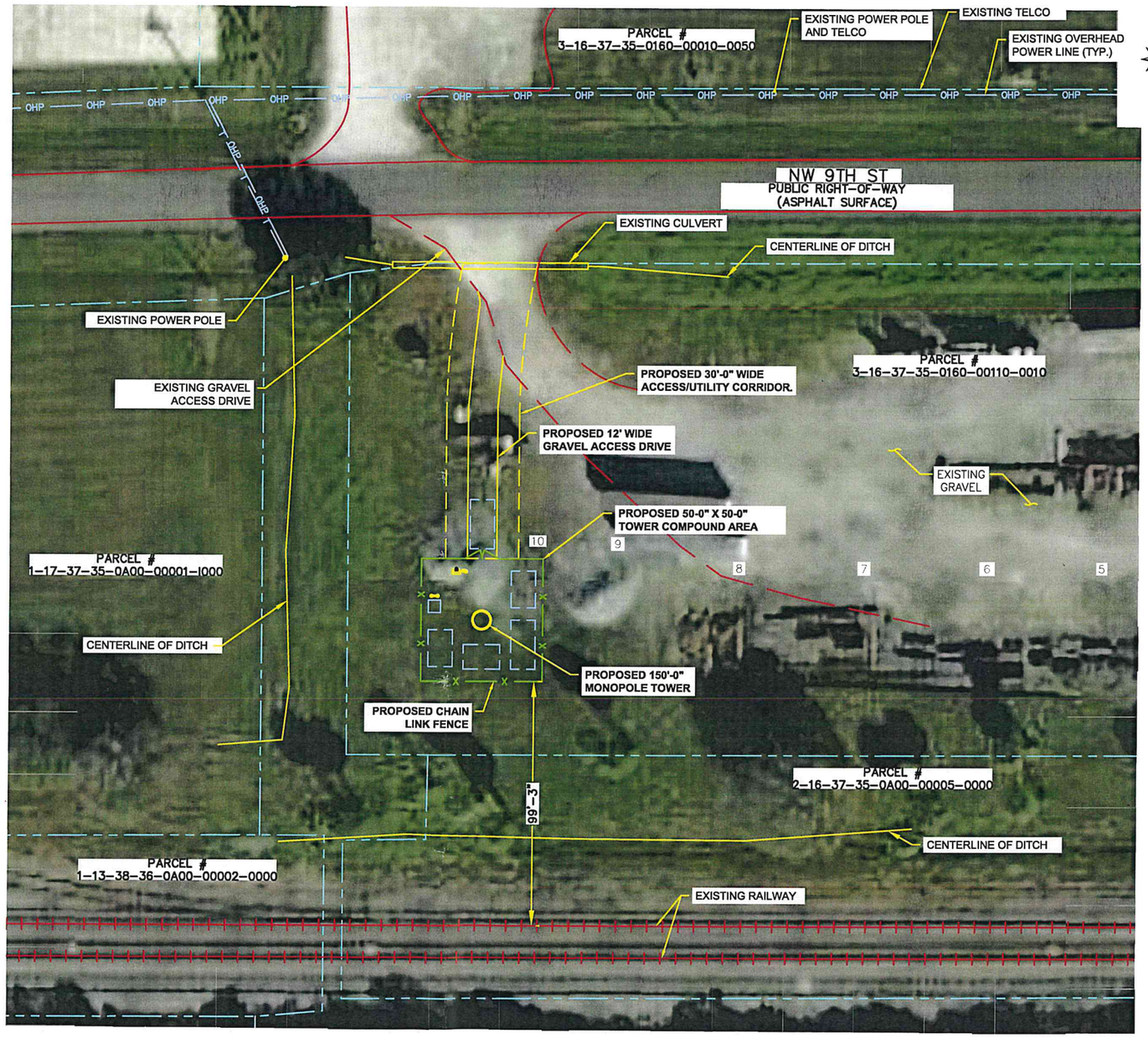
ADDRESS: 1117 NW 9TH ST OKEECHOBEE, FL 34972

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: GN-2

NOTES:

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION, THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. UTILITIES TO BE CONFIRMED DURING SITE VISIT.
6. SITE PLAN AND PROPERTY LINES DEVELOPED FROM SURVEY COMPLETED BY SMW ENGINEERING GROUP, INC, DATED 9/28/2021. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. PROPOSED SITE IS LOCATED IN EXISTING FLOOD ZONE X ACCORDING TO FEMA PANEL # 12093C0415C DATED JULY 16, 2015.
8. CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
9. CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SUB-SURFACE UTILITES. DO NOT SCAL OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITES PIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
11. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
12. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.



PARCEL INFORMATION:

OWNER: CSX TRANSPORTATION

JURISTICTION: CITY OF OKEECHOBEE

ZONING: INDUSTRIAL

LAND USE: –

PARCEL NUMBER: 3-16-37-35-0160-00110-0010

LATITUDE: 27°15'07.7"N

LONGITUDE: 80°50'41.3"W

LEGEND:

- OHP — OVERHEAD POWER
- — X — X — PROPOSED CHAIN-LINK FENCE
- — X — X — EXISTING FENCE
- — — — — EXISTING EASEMENT
- — — — — PROPOSED EASEMENT
- ROW — RIGHT-OF-WAY
- — — — — PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- — — — PROPERTY LINE

OVERALL SITE PLAN

11"x17" SCALE: 1" = 50'
24"x36" SCALE: 1" = 25'

50' 25' 0 50' 100'

1"=50'

CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

CSX

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
FDH INFRASTRUCTURE SERVICES, LLC
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

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Florida License No. 62750
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Digitally signed by Dennis Abel
Date: 2022.07.07 13:50:54 -04'00'

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

7/7/2022

DENNIS D. ABEL, PE
FDH INFRASTRUCTURE SERVICES, LLC
COA 28282
STATE LICENSE NO. 62750

FDH JOB NUMBER:
PR-006900

SITE ID:
FLC034

SITE NAME:
OKEECHOBEE

FA LOCATION:
10126641

ADDRESS:
1117 NW 9TH ST
OKEECHOBEE, FL 34972

SHEET TITLE:
SATELLITE SITE PLAN

SHEET NUMBER:
C-1

NOTES:

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
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7. PROPOSED SITE IS LOCATED IN EXISTING FLOOD ZONE X ACCORDING TO FEMA PANEL # 12093C0415C DATED JULY 16, 2015.

PARCEL INFORMATION:

OWNER: CSX TRANSPORTATION

JURISTICTION: CITY OF OKEECHOBEE

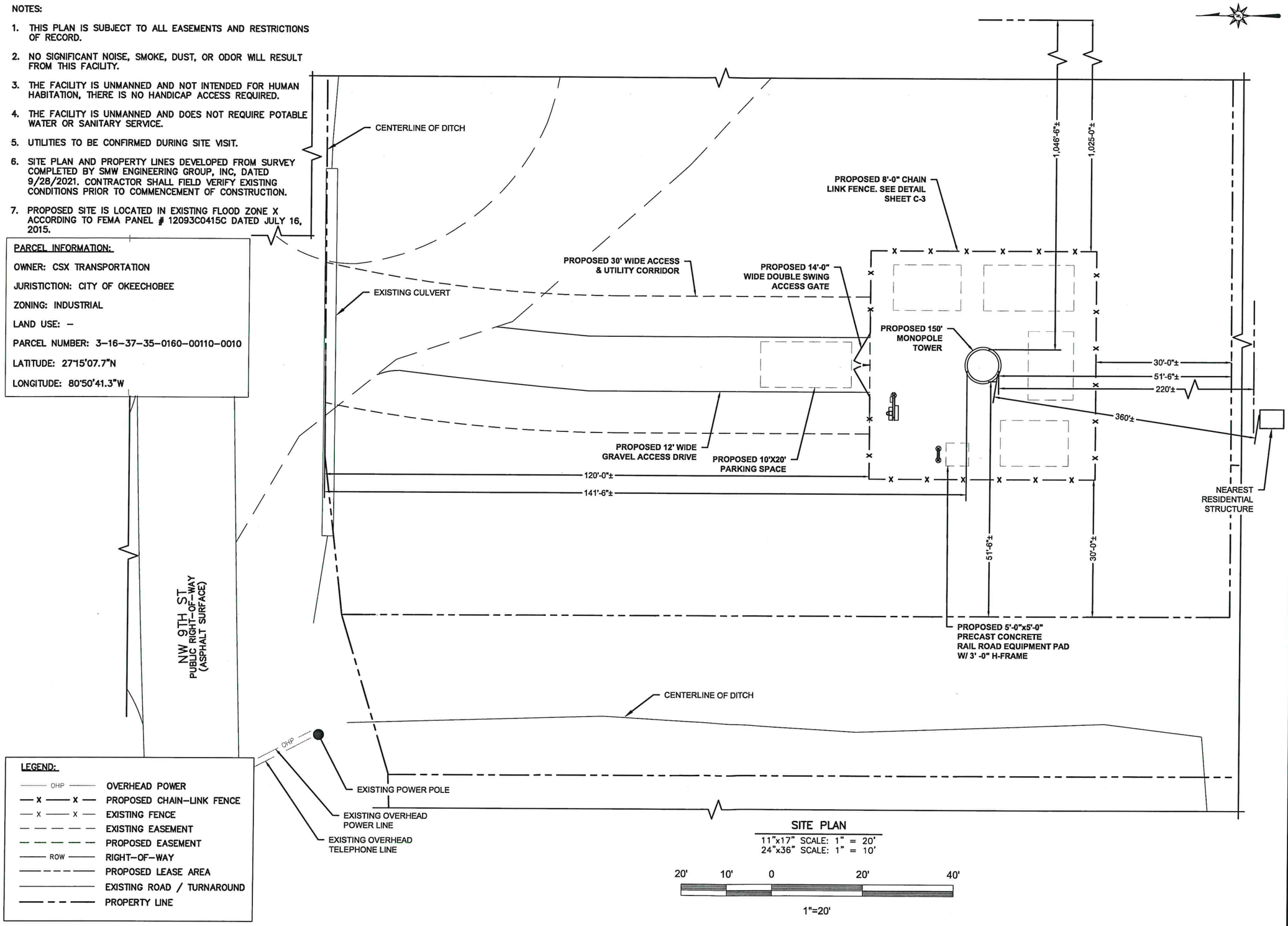
ZONING: INDUSTRIAL

LAND USE: –

PARCEL NUMBER: 3–16–37–35–0160–00110–0010

LATITUDE: 27°15'07.7"N

LONGITUDE: 80°50'41.3"W



LEGEND:

- OHP — OVERHEAD POWER
- —X—X— PROPOSED CHAIN–LINK FENCE
- —X—X— EXISTING FENCE
- — — — EXISTING EASEMENT
- — — — PROPOSED EASEMENT
- ROW — RIGHT–OF–WAY
- — — — PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- — — — PROPERTY LINE

SITE PLAN

11"x17" SCALE: 1" = 20'
24"x36" SCALE: 1" = 10'

20' 10' 0 20' 40'

1"=20'

CITYSWITCH

1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

CSX

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ENGINEERING INNOVATION
FDH INFRASTRUCTURE SERVICES, LLC
6521 MERIDIEN DRIVE RALEIGH, NC 27616
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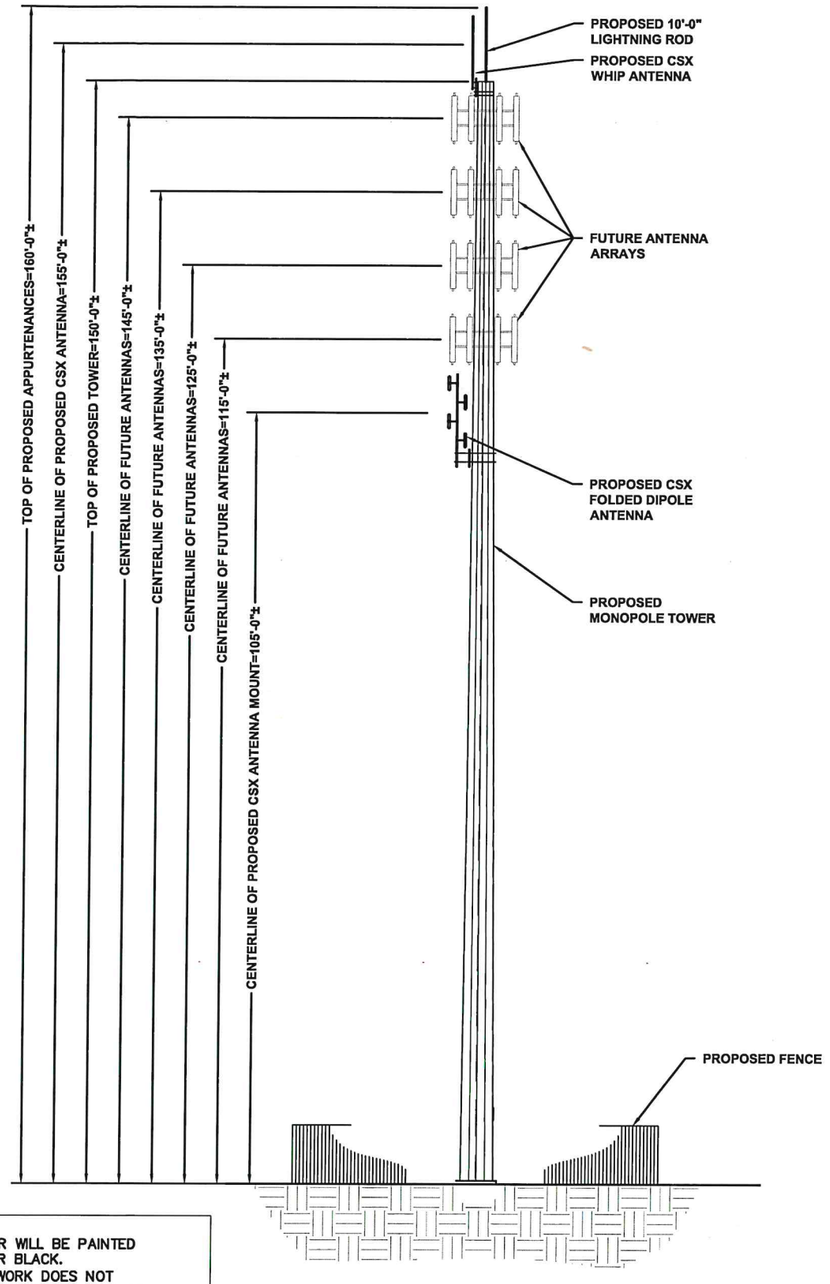
SITE NAME:
OKEECHOBEE

FA LOCATION:
10126641

ADDRESS:
1117 NW 9TH ST
OKEECHOBEE, FL 34972

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1.1



NOTE:
1.) PROPOSED TOWER WILL BE PAINTED FLAT BLUE, GRAY OR BLACK.
2.) THE SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

TOWER ELEVATION

11"x17" SCALE: 1" = 20'
24"x36" SCALE: 1" = 10'

20' 10' 0 20' 40'

1"=20'

NOTES:

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JURISTICTION: CITY OF OKEECHOBEE

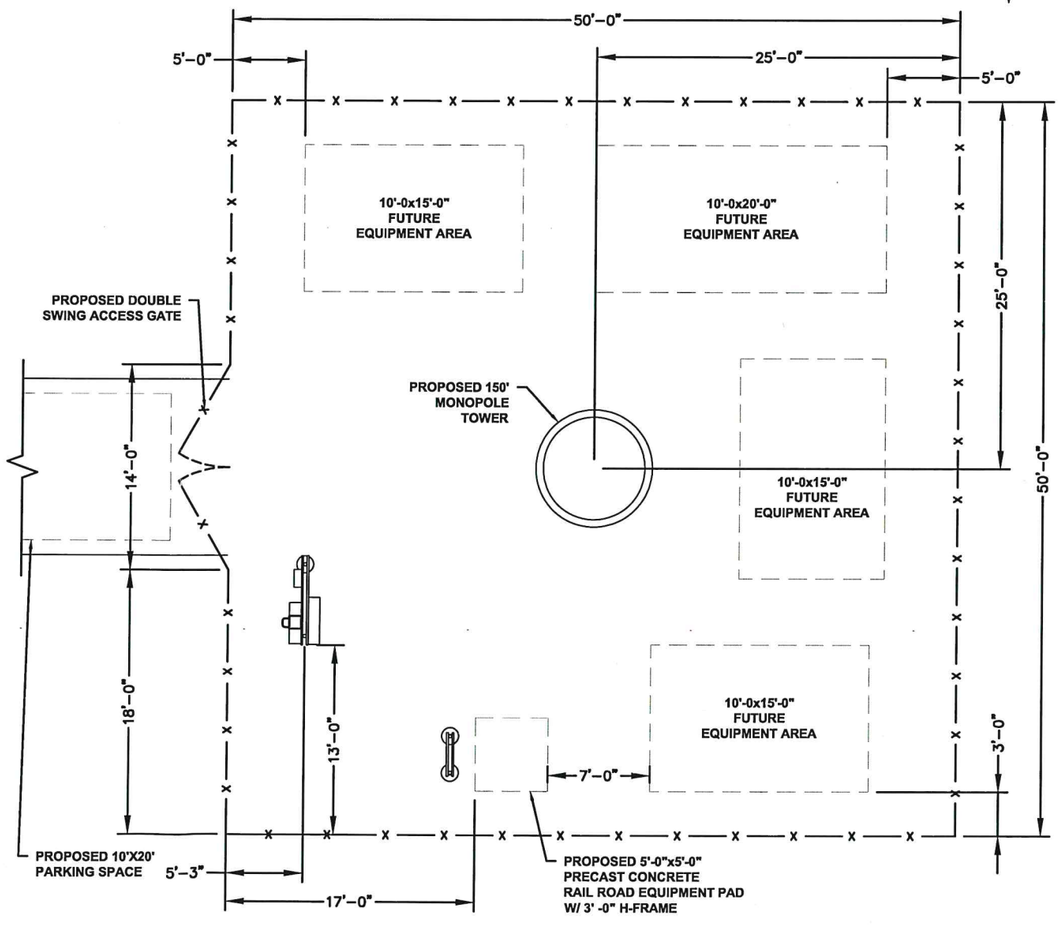
ZONING: INDUSTRIAL

LAND USE: –

PARCEL NUMBER: 3–16–37–35–0160–00110–0010

LATITUDE: 27°15'07.7"N

LONGITUDE: 80°50'41.3"W



COMPOUND PLAN

11"x17" SCALE: 1" = 10'
24"x36" SCALE: 1" = 5'

10' 0 10' 20'

1"=10'

CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

CSX

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
FDH INFRASTRUCTURE SERVICES, LLC
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SITE ID:
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SITE NAME:
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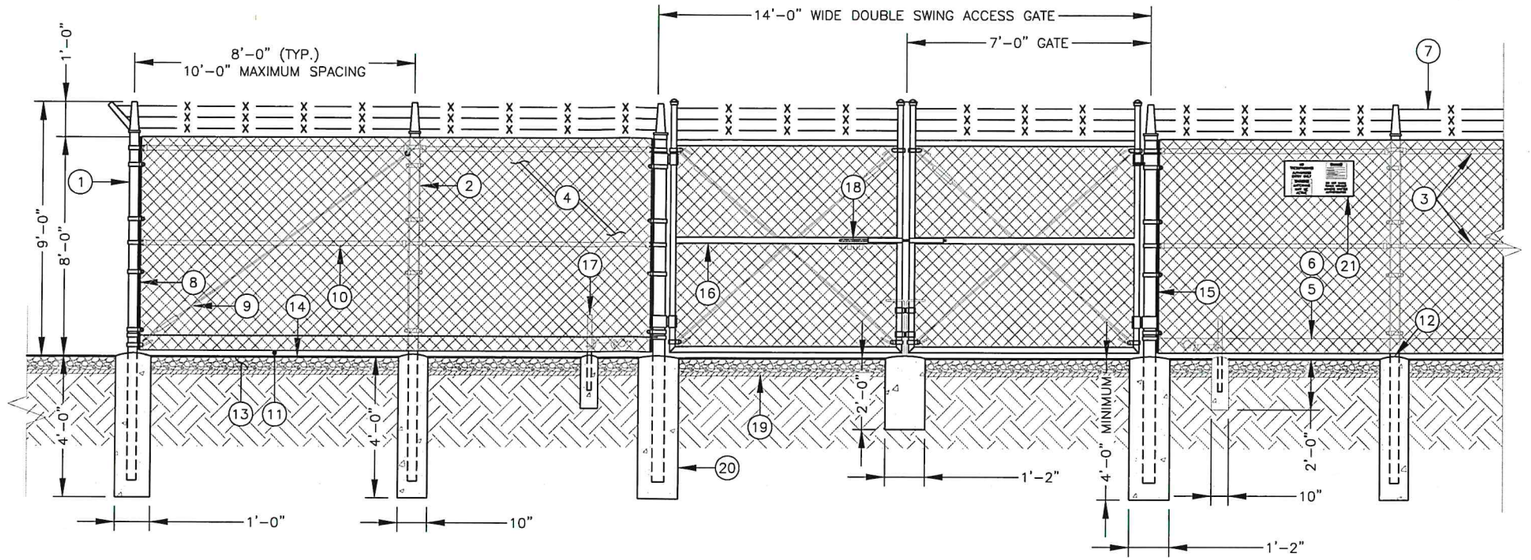
ADDRESS:
1117 NW 9TH ST
OKEECHOBEE, FL 34972

SHEET TITLE:
COMPOUND DETAILS

SHEET NUMBER:
C-2

CALLOUTS:

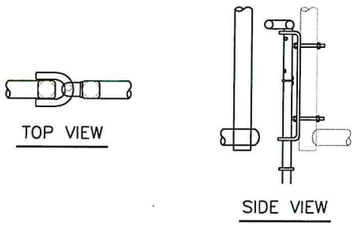
1. 3" O.D. GALVANIZED STEEL SCHEDULE 40 CORNER POSTS (PER ASTM–F1083).
2. 2–1/2" NOMINAL GALVANIZED STEEL, SCHEDULE 40 INTERMEDIARY LINE POSTS (PER ASTM–F1083). LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10' O.C.
3. 1–5/8" O.D. ROUND TOP RAIL & BRACE PIPE RAIL (PER ASTM–F1083).
4. 9 GAUGE FABRIC CORE WIRE WITH 2" MESH (TO CONFORM TO ASTM–A392).
5. 9 GAUGE ALUMINUM TIE WIRE. PROVIDE HOG RING FABRIC TIES SPACED 12" O.C. FOR POSTS AND GATES AND 24" O.C. FOR RAILS AND WIRE.
6. 9 GAUGE ALUMINUM TENSION WIRE.
7. 3 STRANDS 14 GAUGE BARBED WIRE WITH 4 POINT BARBS. SPACE BARBS APPROXIMATELY 5" O.C.
8. 3/16"x3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. 1–5/8" DIAMETER CORNER POST BRACE.
11. MAINTAIN A 1" MAXIMUM CLEARANCE FROM FINISHED GRADE.
12. PROVIDE CROWNED/PITCHED FINISH FOR FENCE POST PIER FOUNDATIONS; TO EXTEND 1" ABOVE GRADE.
13. 6" CRUSHED STONE (TYP.).
14. FINISHED GRADE SHALL BE UNIFORM AND LEVEL.
15. 4" O.D. GALVANIZED STEEL SCHEDULE 40 GATE POSTS (PER ASTM–F1083).
16. 1–1/2" NOMINAL PIPE FOR GATE FRAME BRACE RAIL (PER ASTM F–1083).
17. DUCK BILL OPEN GATE HOLDER. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
18. MULTI–TENTANT LOCKING DEVICE.
19. PROPOSED GEOTEXTILE FABRIC.
20. CONCRETE PIER FOUNDATION; TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE A MINIMUM OF 6" BELOW FROST LINE (48" MINIMUM, TYP.).
21. 12"x24" NO TRESPASSING SIGN.



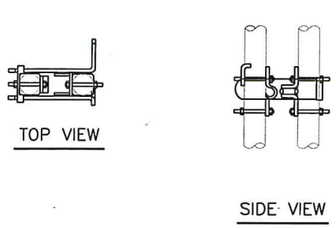
FENCING DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTES:

1. ALL FENCING TO BE INSTALLED PER ASTM F–567. ALL SWING GATES TO BE INSTALLED PER ASTM F–900.
2. BARBED WIRE PERMIT REQUIRED SHALL BE COMPLETED IF LOCAL ORDINANCE REQUIRES.
3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDINGS SHALL BE COATED WITH (3) COATS OF GOLD GALV. (OR EQUAL). ALL OPEN POSTS SHALL HAVE END–CAPS.
4. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC USING GALVANIZED HOG–RING WIRE.
5. MUSHROOM ANCHOR AND PLUNGER REQUIRED FOR GATE. GENERAL CONTRACTOR RESPONSIBLE FOR GATE LOCK.



DROP ROD ASSEMBLY DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



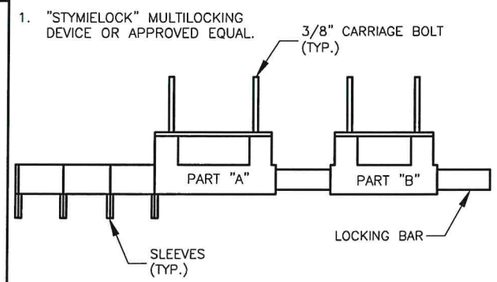
LATCH ASSEMBLY DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

MULTILOCK INSTALLATION:

1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED IN THE GATE FIGURE. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
4. IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMIELOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
5. VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

GATE LOCK ASSEMBLY:

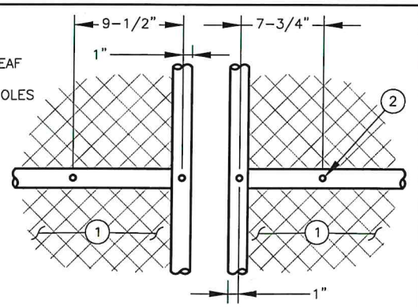
1. "STYMIELOCK" MULTILOCKING DEVICE OR APPROVED EQUAL.



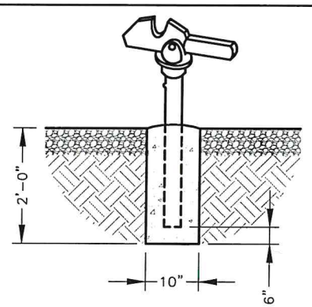
GATE LOCK ASSEMBLY DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

CALLOUTS:

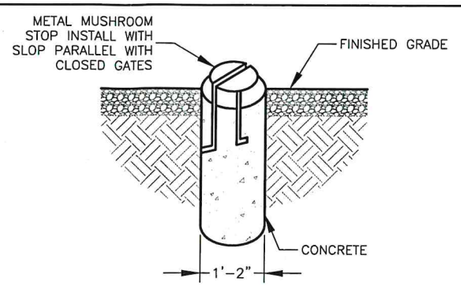
1. GATE LEAF
2. 3/8" HOLES (TYP.)



GATE FACE – ACCOMODATING MULTI–TENTANT LOCK
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



GATE KEEPER DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



MUSHROOM STOP DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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FDH JOB NUMBER: PR-006900

SITE ID: FLC034

SITE NAME: OKEECHOBEE

FA LOCATION: 10126641

ADDRESS: 1117 NW 9TH ST OKEECHOBEE, FL 34972

SHEET TITLE: FENCE DETAILS

SHEET NUMBER: C-3

CITYSWITCH

June 24, 2022

Department of Planning & Zoning
55 SE 3rd Avenue, Room 101
Okeechobee, FL 34974

RE: Okeechobee/FLC034 – STATEMENT OF COMPLIANCE WITH THE CITY OF OKEECHOBEE ZONING ORDINANCE

To whom it may concern:

In accordance with the requirements described in Chapter 90 of the Okeechobee Code of Ordinances, CitySwitch is required to obtain a waiver through a Special Exception Permit from the Okeechobee Board of Zoning Appeals and a Site Plan Development Review approval for a new one thirty (130') foot monopole wireless telecommunication facility and associated equipment. The proposed tower will be located within the industrial zoning district on parcel 3-16-37-35-0160-00110-0010 owned by CSX Transportation, Inc., which is located on NW 9th St. CitySwitch respectfully requests that the proposed wireless telecommunications tower be approved for both the special exception permit and site plan development review.

I. Division 6. – Communication Towers and Communication Antennas CitySwitch complies with the standards set forth in Chapter 90 of the Ordinance as follows:

Sec. 90-601. – Applicability of division provisions

(a) All new communication towers and communication antennas, excluding replacement antennas to preexisting towers or to other preexisting nontower antenna placements in the city shall be subject to the regulations of this division and all other applicable regulations. For purposes of measurement, communication tower setbacks and separation distances as listed in section 90-603 shall be calculated and applied irrespective of municipal and county jurisdiction boundaries.

(b) All communication towers legally existing or which have received land use or building permit approval by the city on the effective date of the ordinance from which this division is derived shall be considered permitted uses, and shall be allowed to continue their usage as they presently exist, including routine maintenance, such as the replacement of antennas which do not involve an increase in the number of providers or a substantial increase in tower load due to construction on an existing communication tower. However, any other construction including, but not limited to, structural modifications, shall comply with the requirements of this division, with the exception of separation distances.

(c) All government towers with public safety systems or other communications equipment shall be exempt from the requirements of this section.

(d) All new communication antennas which are not attached to communication towers shall comply with section 90-604.

- Acknowledged and agreed.

Sec. 90-602. - Permitted Uses

(a) Any communication antenna which is not attached to a freestanding communication tower shall be a permitted ancillary use to any commercial, industrial, office, institution, or public utility structure.

(b) Communication antennas located on existing buildings or other nontower type structures shall not be subject to the performance and construction standards for freestanding towers contained in section 90-603 pertaining to separation distances, fencing, landscaping, collocation, or any other standard only applicable to a freestanding tower.

(c) New freestanding communication towers shall not be allowed unless the applicant:

1) Proposes the communication facility within the permitted city zoning designations listed as follows:

a. Industrial;
b. Public; and
c. Heavy commercial (by special exception only).

- The proposed tower will be located within the industrial zoning district on parcel 3-16-37-35-0160-00110-0010 owned by CSX Transportation, Inc.

2) Secures approval from the city council, through the normal development review and public hearing process upon showing:

a. Completion of application requirements:

1. City application including legal description of site;
2. Letter of intent of facility;
3. Description of the tower, including technical reasons for its design;
4. Site plan, including any accessory/shelter buildings, drawn to scale;
5. Landscape buffering and fencing around proposed communication facility;
6. General capacity of the tower;
7. Proof of ownership of proposed site;
8. Copies of any easements necessary; and
9. Visual study of the area showing where within a one mile radius any portion of the proposed tower may be seen.

- Acknowledged and agreed. Please find enclosed in the application packet a completed Special Exception Application, a network objective statement from AT&T's Radio Frequency (RF) engineer, site drawings with fencing details and elevation drawing of the proposed facility, a copy of the redacted lease agreement, a copy of the Deed, and a photo simulation of the proposed tower from the surrounding area.

b. Demonstrated need or demand for the communication facility.

- Please find enclosed a copy of the network objective statement from AT&T's RF engineer showing the need for the tower to relocate equipment off an existing tower where rent has become exorbitantly high.

c. Compliance with FCC technical emission standards.

- Please find enclosed RF certification verifying the proposed tower's compliance with the FCC technical emission standards.

d. Compliance with the performance and construction standards listed in section 90-603.

- Please find enclosed copy of engineering certification by Sabre Industries and signed by Robert E. Beacom, P.E., S.E.

e. Compliance with any additional requirements as set forth by the city council.

- Acknowledged and agreed.

Sec. 90-603. - Performance and construction standards.

(a) Structural design. New communication towers and modifications to existing structures including, without limitation, the addition of height, antennas or providers, shall be constructed in accordance with all city building codes.

- Acknowledged and agreed. The tower will be designed and built in accordance with all building codes and Telecommunications Industry Association Standard ANSI/TIA 222-H-2017 as certified in that enclosed engineering certification by Sabre Industries dated May 3, 2022.

(b) Setbacks. Communication tower setbacks shall be measured from the base of the tower, protruding building structure at the base of the tower, or the tower guy wires, whichever is closest to the property line of the parcel on which it is located. Communication towers and their accessory structures shall comply with the minimal setback requirements of the district in which they are located and the applicable street setbacks. In cases where there is a conflict between the minimal setback requirements and the street setbacks, the more restrictive shall apply. In addition, where there is a principal building housing a principal use located on the site, the communication tower and accessory structures to the tower shall be located behind the main building line. All communication tower supports and peripheral anchors shall be located entirely within the boundaries of the development site and shall be set back from the development site perimeter a minimum distance of five feet, or the minimum setback of the zoning district in which the communication tower is located, whichever is greater.

- The required district setbacks are 25' to the front, 15' to the sides, and 40' to the rear. The tower is currently setback greater than 50' from all property boundaries, exceeding the district boundaries as shown on sheet C-1.1 of the site drawings.

(c) Separation from off-site uses.

1) Communication tower separation shall be measured from the base of the tower to the closest point of off-site uses and/or designated areas as specified in subsection (c)(2) of this section. For purposes of this requirement, global positioning system (GPS) coordinates for the center of the towers may be used.

2) Separation requirements for communication towers from residentially zoned lands or residential uses shall comply with the following minimum standards:

Tower Type	Separation Distance
Monopole or camouflaged	300 percent height of tower, up to a maximum of 200 feet
Lattice	300 percent height of tower or 200 feet, whichever is greater

- The proposed tower is a 150' monopole tower which must be setback from a residentially zoned property 300% of tower height, up to a maximum of 200'. The tower is currently

proposed to be setback approximately 220' from the nearest residentially zoned property to the south of the proposed tower site and approximately 360' to the nearest residential structure as shown on sheet C-1.1 of the enclosed site drawings.

(d) Separation distances between communication towers.

1) Separation distances between communication towers shall be applicable for and measured between the proposed tower and those towers that are existing and/or have received land use or building permit approval from the city or adjoining jurisdictions.
2) The separation distances shall be measured by drawing or following a straight line between the base of the existing tower and the proposed base, pursuant to a site plan, of the proposed tower. For purposes of this requirement, GPS coordinates for the towers may be used.
3) The separation distances (listed in linear feet) shall be as follows:
Separation Distances Between Tower Types (including extrajurisdiction area)

Proposed Tower Types	Lattice Self-Supporting or Guyed	Monopole 75 Feet in Height or Greater	Monopole Less Than 75 Feet in Height
Camouflaged or monopole 75 feet in height or greater	500	500	250
Camouflaged or monopole less than 75 feet in height	250	250	250
Lattice	1,500	500	250

- The proposed 150' monopole tower will not be within 500' of any existing towers in the surrounding area.

(e) Waivers. A waiver from the minimum separation distances set forth in subsections (c) and (d) of this section may be approved through the special exception process in accordance with the procedures set forth in section 70-372 when the proposed communication tower conforms to two or more of the following criteria:

1) Camouflaging techniques approved by the city are incorporated into the design of the communication tower.
2) The tower is designed for the collocation of communication antennas for at least two communication service providers.
3) The towers within the required separation distance are all located in an industrial zoning district as a supplemental use.
4) The proposed location will minimize the visual impact of the proposed communication tower due to the bulk height, use, or appearance of the adjacent structures and surrounding area.

- The proposed tower is a 150' monopole tower which must be setback from a residentially zoned property 300% of tower height for a minimum of 450' setback. The tower is currently proposed to be setback approximately 220' from the nearest residentially zoned property to the south of the proposed tower site and approximately 360' to the nearest residential structure as shown on sheet C-1.1 of the enclosed site drawings. CitySwitch respectfully requests the separation requirement be reduced to 220' to residential districts as currently designed. The tower is designed for four full cell service provider arrays as well as two collocations for railroad equipment at the top of the tower and below the lowest antenna array as depicted on sheet C-2 of the site drawings. The tower will be of monopole design with flush mounted antennas and a galvanized steel gray finish to be as visually

unobtrusive as possible. In addition, the tower will be located in an industrial zone surrounded by properties that are industrial with current industrial uses in the immediately surrounding areas. The proposed tower design may be seen on sheet C-2 of the site drawings and further depicted in the enclosed Photo Simulations prepared by Ignite Wireless.

(f) Fencing. A chainlink fence or wall not less than eight feet in height from finished grade shall be provided around each communication tower. Access to the tower shall be through a locked gate.

- The proposed tower will be enclosed by a chain link fence at a minimum height of 8' with 3 barbed wire strands to be utilized as anti-climbing devices for a total height of 9' with a gate secured by a multi-tenant lock as shown on sheet C-3 of the site drawings.

(g) Landscaping. The visual impacts of a communication tower shall be mitigated for nearby viewers through landscaping or other screening materials at the base of the tower and ancillary structures. The following landscaping and buffering of communication towers shall be required around the perimeter of the tower and accessory structures. Landscaping shall be installed on the outside of fences. Further, the use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute of or in supplement towards meeting landscaping requirements:

1) A row of trees a minimum of three inches at dbh (diameter at breast height) and a minimum of eight feet tall and a maximum of 25 feet apart shall be planted around the perimeter of the fence; and
2) A contiguous hedge at least 30 inches high at planting capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced in subsection (g)(1) of this section.

- Due to the nature of railroad property and safety concerns, CSX will not allow for the addition of landscaping surrounding tower sites on their property. The proposed tower will be located in a largely industrial area toward the rear of the property to minimize visual impact from the public right-of-way. In addition, there is an existing hedgeline along the railroad right-of-way to the south that will remain and create a buffer between the tower site and the existing residential property to the south of the proposed tower site. CitySwitch respectfully requests relief from strict adherence to landscaping standards due to the generally industrial nature of the area and the presence of existing vegetation as a buffer between the railroad right-of-way and surrounding residential properties.

(h) Height

1) The total combined freestanding height of any communication tower and antenna shall not exceed 200 feet from ground level.
2) Where installed on top of a building, no communication tower and antenna shall extend greater than 40 percent over the building height.
3) An existing communication tower may be modified to a taller height not to exceed 20 feet over the tower's existing height, but only to a maximum combined tower and antenna height of 200 feet, to accommodate the collocation of an additional communication antenna.
    a. The height change referred to in this subsection may only occur one time per communication tower.
    b. The additional height referred to in this subsection shall not require an additional distance separation. The communication tower's premodification height shall be used to calculate such distance separations.

- The proposed height of the tower will be 150' with a 10' lightning rod, for a height of 160'

to the tower's highest appurtenance. The tower will be below the maximum 200' height limitation as shown on sheet C-2 of the site drawings.

(i) Type of construction. Communication towers shall be monopole or lattice construction; provided, however, that camouflaged construction may be approved by the planning commission at a supplemental use hearing, upon consideration of the following factors in addition to those set forth in division 10 of article III of this chapter:

1) Compatibility with adjacent properties;
2) Architectural consistency with adjacent properties;
3) Visual impact on adjacent properties, including visual access of adjacent properties to sunlight; and
4) Design of accessory structures in order to be architecturally consistent with the existing structures on the site. A variance from the fencing and landscaping requirements of this section may be requested for such accessory structures.

- The proposed tower will be of monopole design as shown on sheet C-2 of the site drawings and enclosed Photo Simulations by Ignite Wireless.

(j) Development criteria. The parent tract, upon which the site for communication tower/antenna/equipment is located, shall comply with the minimum development criteria of the district in which it is located.

- Agreed and acknowledged. There is no minimum lot width for industrial district zoned property. The tower site and existing development on the parent parcel will not exceed the maximum building coverage of 50% and maximum impervious surface of 85%.

(k) Illumination. Communication towers/antennas shall not be artificially lighted except to ensure human safety or as required by the Federal Aviation Administration. At the time of construction in cases where there are residential uses within a distance 300 percent of the height of the tower, dual lighting shall be requested from the FAA.

- The proposed tower will not be lit and is not required to be lit by the FAA.

(l) Collocation

1) Monopole communication towers shall be engineered and constructed to accommodate at least two communication service providers.

- The monopole tower is designed for four full cell service provider arrays as well as two collocations for railroad equipment at the top of the tower and below the lowest antenna array as depicted on sheet C-2 of the site drawings.

2) Lattice communication towers shall be engineered and constructed to accommodate at least two communication service providers.

- Not applicable.

3) Camouflaged communication towers may be engineered and constructed without accommodating additional communication service providers.

- Not applicable.

4) Communication towers located within electrical substations may be engineered and constructed without accommodating additional communication service providers. Such towers shall be monopole construction and shall be subject to all of the requirements of this section. The substation shall be located within the zoning category specified in section 90-602(c). All such supports and anchors shall also observe a minimum horizontal setback from any overhead utility lines of not less than ten feet.

- Not applicable.

5) Proposed communication antennas may, and are encouraged to, collocate onto existing communication towers, provided that such collocation is accomplished in a manner consistent with this section.

- Not applicable.

6) If determined by the city prior to construction that the proposed tower is situated in a location on public property which will benefit the city's communication systems, then the tower shall be engineered and constructed to accommodate the additional communication equipment beneficial to the public system at a cost to the city no greater than the actual expense of the provider in engineering and construction of the tower to meet the city's needs.

- Acknowledged and agreed.

7) The city shall be considered a communication service provider for purposes of the collocation requirements of this division.

- Acknowledged and agreed.

8) On-site location. A communication tower which is being rebuilt to accommodate the collocation of an additional communication antenna may be moved on-site within 50 feet of its existing location; however, the tower shall meet the setback requirements above in subsection (b) of this section. After the communication tower is rebuilt to accommodate collocation, only one tower may remain on the site.

- Not applicable.

9) A relocated on-site communication tower shall continue to be measured from the original tower location for purposes of calculating separation distances between towers pursuant to subsection (d) of this section. The relocation of a tower in accordance with this subsection shall in no way be deemed to cause a violation of this section. The on-site relocation of a communication tower which comes within the separation distances to residentially zoned lands or residential uses shall require special exception approval.

- Not applicable.

10) The modification or reconstruction of an existing communication tower to accommodate the collocation of two or more communication antennas shall be permitted without new or additional supplemental use permit approvals, provided that the communication antennas are owned or operated by more than one communication service provider, and the collocation is accomplished in a manner consistent with the following requirements:

a. Type of construction. The modification or reconstruction shall not change the communication tower from one type of tower to another except that any type of communication tower may be reconstructed as a monopole tower.

b. On-site location. The on-site relocation of a communication tower to a location within the minimum separation distance from residentially zoned property as set forth above in subsection (c) of this section shall only be permitted when notarized written consent is obtained from the owners of all residentially zoned property located within the minimum separation distance.

- Not applicable.

(m) Noninterference. No communication tower or antenna shall interfere with public safety communication. Frequency coordination with the public safety system and/or public safety entities is required to ensure noninterference.

- Acknowledged and agreed.

(n) Documentation. Documentation to demonstrate conformance with the requirement of this section shall be submitted by the applicant with all requests to construct, locate or modify a communication tower/antenna. A statement by the applicant as to how construction of

CITYSWITCH

the communication tower will accommodate collocation of additional antennas for future users shall be included within the documentation.

- Acknowledged and agreed. Please see prior responses regarding additional collocations that will be provided for future users.

(o) Signs and advertising. The use of any portion of a tower for sign or advertising purposes including, without limitation, company name, banner, or streamer is prohibited.

- Acknowledged and agreed.

(p) Abandonment. If the use of any communication tower has been discontinued for a period of 180 consecutive days, the tower shall be deemed to have been abandoned. Determination of the date of abandonment shall be made by the zoning official who shall have the right to request documentation and/or affidavits from the communication tower owner/operator regarding the active use of the tower. Upon such abandonment, the owner/operator of the tower shall have an additional 180 days within which to:

1) Reactivate the use of the tower or transfer the tower to another owner/operator who makes actual use of the tower; or
2) Dismantle and remove the tower. The owner of the real property shall be ultimately responsible for all costs of dismantling and removal, and if the tower is not removed within 180 days of abandonment, the city may proceed to do so and assess the costs against the real property. The lien of such assessment shall bear interest, have priority and be collectable at the same rate and in like manner as provided for special assessments by state law. At the earlier of 181 days from the date of abandonment without reactivation or upon completion of dismantling and removal, any special exception, waiver and/or variance approval for the tower shall automatically expire.

- Acknowledged and agreed.

(q) Finished color. Communication towers not requiring FAA painting/marking shall be painted a noncontrasting flat blue, gray, or black finish. The color should be selected so as to minimize the equipment's visibility.

- The finished color of the proposed tower will be a galvanized gray that will minimize the tower's visibility to surrounding properties as shown in the enclosed site drawings and Photo Simulations by Ignite Wireless.

(r) Certification of compliance with FCC. Certification of compliance with current Federal Communication Commission (FCC) nonionizing electromagnetic radiation (NIER) shall be submitted prior to receiving final inspection by the building department.

- Agreed and acknowledged. Prior to the application of a building permit, CitySwitch will supply a NIER certification or report certifying compliance with current FCC standards.

Sincerely,

Abby Mazzetti

Abby Mazzetti
SVP & Chief Operating Officer
CitySwitch II-A, LLC
1900 Century Pl NE, Suite 320
Atlanta, GA 30345
Phone: (404) 857-0858

July 27, 2022

Re: RF Justification for HRR Site FA 15611191, West Okee Relo

AT&T's RF department has been asked to provide RF coverage maps for proposed site West Okee Relo, the subject of this application. AT&T intends to remove its equipment from the SBA tower (West Okee) located at 2773 NW 8th Street in Okeechobee and install it on the proposed tower to be located at 1117 NW 9th St in Okeechobee.

Figure 1 below shows a predicted cellular coverage map for the AT&T network with the SBA site as the network exists today and Figure 2 shows the same predicted cellular coverage map view with the SBA site replaced by the proposed West Okee Relo site.

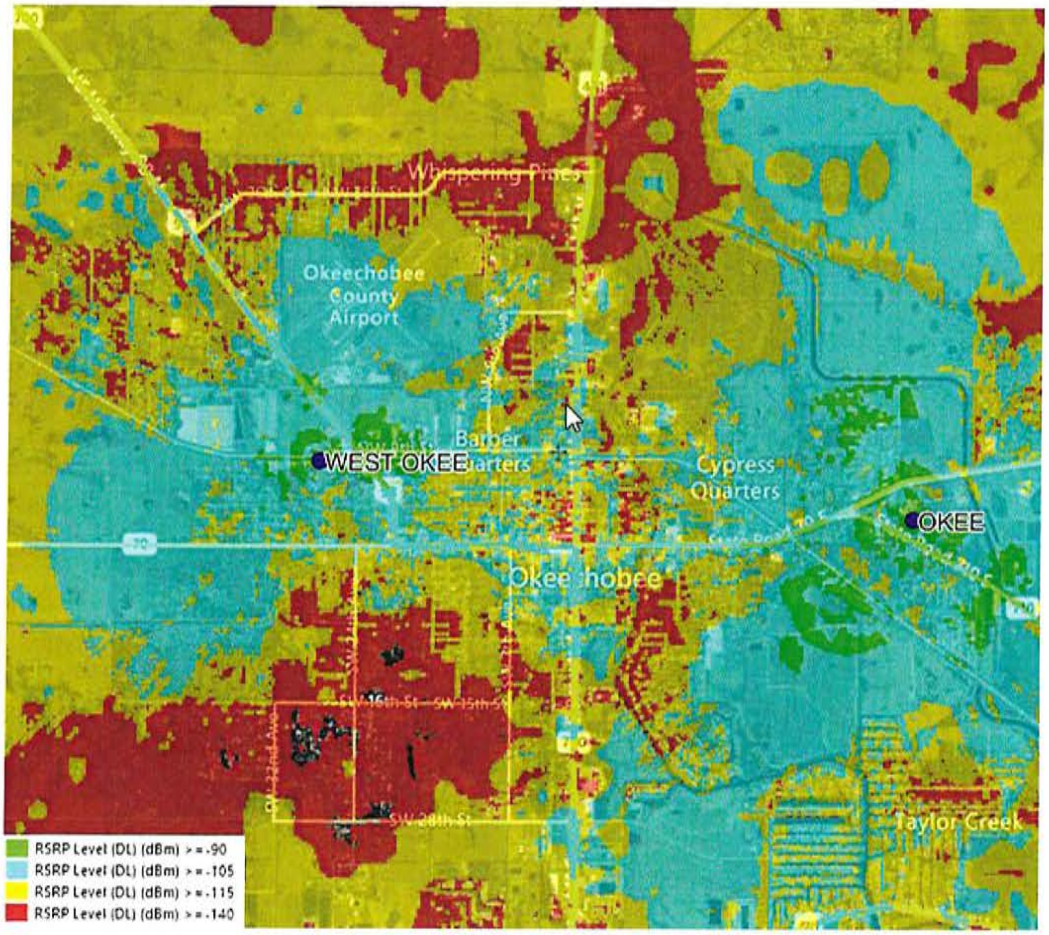


Figure 1 – Predicted coverage map of AT&T's Mobility network with the SBA site (West Okee) and its antennas at 120'

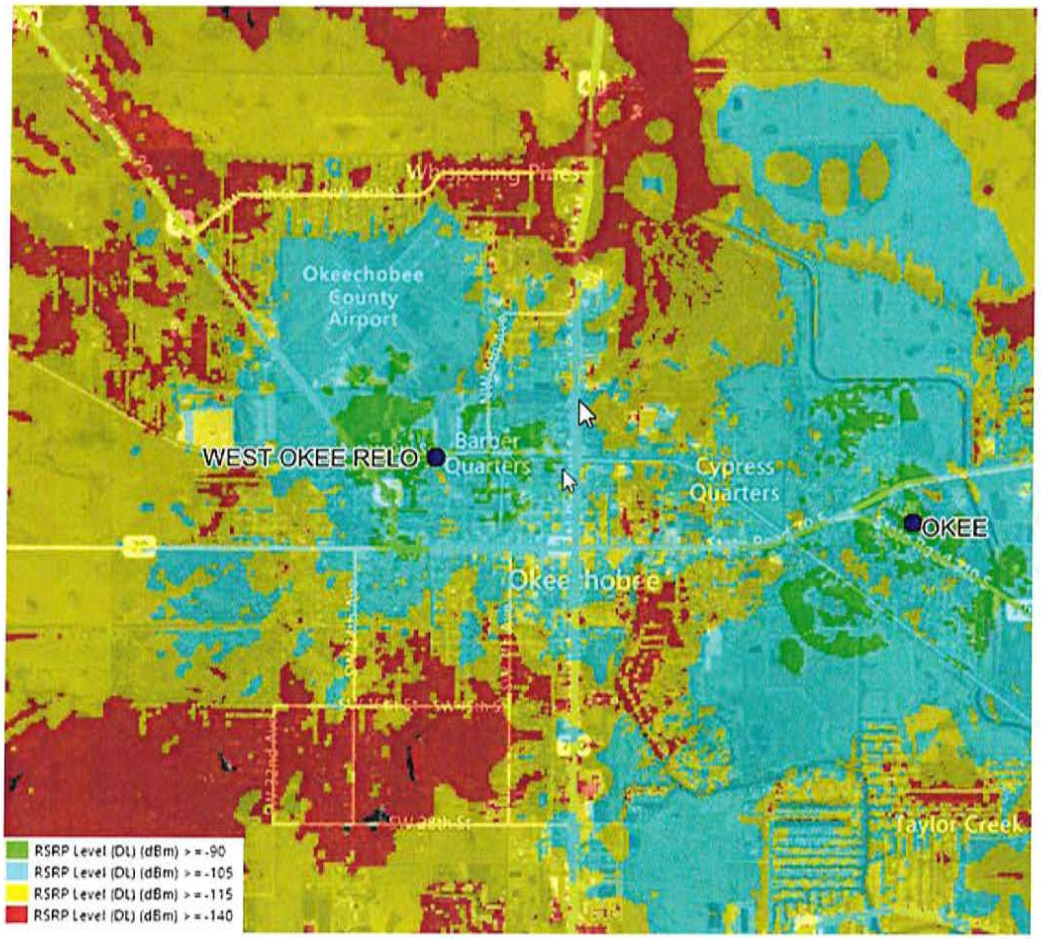


Figure 2 – Predicted coverage map of AT&T's Mobility network with proposed West Okee Relo site and its antennas at 145'

AT&T moving their cellular equipment from the SBA tower West Okee to the proposed West Okee Relo tower will enable AT&T to maintain existing service toward the west and improve indoor service levels in downtown Okeechobee where the area's structure density exists the most

.

Sincerely,

George Brosseau

George Brosseau
Principal RF Design Engineer
AT&T Mobility
(561) 312-3000

Sabre Industries™
INNOVATION DELIVERED

May 3, 2022

Tim Cook
CitySwitch, LLC
1900 Century Place NE, Suite 320
Atlanta, GA 30345

RE: Proposed 150' Sabre Monopole for Okeechobee, FL

Dear Mr. Cook,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 145 mph without ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-H-2017 "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors. In addition, it is unlikely that loading effects due to extreme atmospheric icing would cause a structural failure, because monopoles are not ice-sensitive structures.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. This would effectively result in a fall radius within the 50' x 50' leased area at ground level. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.*

Sincerely,

ROBERT E. BEACOM
LICENSE
No. 72225
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

5/3/22

Robert E. Beacom, P.E., S.E.
Engineering Manager

27271 Las Ramblas, Suite 300
Mission Viejo, CA 92691

October 27, 2020

Edwin E. Walpole, III
P.O. Box 1177
Okeechobee, FL 34973

Re: AT&T Cell Site Lease – 2773 NORTHWEST 8TH STREET, OKEECHOBEE, FL | FA: 10126641 | Site Name: WEST OKEE

Dear Landlord,

AT&T is in a very competitive space and we need to ensure that our lease terms and conditions are supportive of our current and future needs. AT&T has the option to either extend or terminate the above referenced lease ("Lease") in approximately three years. AT&T is instituting a new program to evaluate terms and conditions of all leases coming up for renewal, explore advance renegotiation options and consider possible alternative site locations. Our first choice is to create a new agreement that serves both parties well. Conditions we desire to implement in all new "go forward" leases include:

- "Real Estate Rights": In its simplest form, a lease right to utilize the entire RAD center without any "per touch" rent upcharges.
- Rents reduced to competitive rates.
- Reduced or no annual escalators (depending on other terms of the overall new deal).
- "Fair" early termination rights.

As you know, it takes time to negotiate, plan and execute a site relocation. That is why the AT&T's review process is starting now. Please review the specifics of our Lease agreement and advise if you are willing to enter into discussions regarding a new, modified contract. For new terms consistent with the above, AT&T will in turn consider additional term extensions.

AT&T will appreciate a reply within 60 days of receipt of this letter. A "no" or non-response will trigger AT&T's review of alternate locations. A positive response will be appreciated, but satisfactory terms and conditions negotiations must conclude within 90 days or AT&T will continue to evaluate alternative site locations. Responses may be emailed, standard mail, or a call as designated below. Please reference FA number 10126641 in your response so that AT&T may ensure your response is documented accordingly.

AT&T values its association with you and looks forward to continuing this relationship for the long term.

Sincerely,

Gregory D. Ohmer

Gregory D. Ohmer
Director Network Planning

Email Responses to: g04000@att.com with a Subject line of **Partnership – FA 10126641**

Mail Responses to: AT&T Cell Site Partnership 2423
FA 10126641
Rm 3D22
1025 Lenox Park Blvd NE
Atlanta, GA 30319
Attn: Kevin Diehl

Telephone Number 866-354-5888

Federal Aviation Administration

« OE/AAA

Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

Project Name: PALM--000723067-22 **Sponsor:** Palm-Tech Consulting, LLC

Details for Case : Okeechobee FLC034

Show Project Summary

Case Status

ASN: 2022-ASO-20378-OE
Status: Add Letter
Public Comments: None

Date Accepted: 05/24/2022
Date Determined:
Letters: 05/25/2022 ADD
Documents: None
Project Documents: None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent
If Temporary : Months: Days:
Work Schedule - Start:
Work Schedule - End:

For temporary cranes-Does the permanent structure require separate notice to the FAA? To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed. If it is not filed, please state the reason in the Description of Proposal.

State Filing: Not filed with State

Structure Summary

Structure Type: TOWER | Antenna Tower
Structure Name: Okeechobee FLC034
FDC NOTAM:
NOTAM Number:
FCC Number:
Prior ASN:

Structure Details

Latitude:	27° 26' 40.64" N	
Longitude:	81° 15' 16.98" W	
Horizontal Datum:	NAD83	
Site Elevation (SE):	29 (nearest foot) PASSED	
Structure Height (AGL):	130 (nearest foot)	
Current Height (AGL): ** For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal*	(nearest foot)	
Minimum Operating Height (AGL): ** For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.*	(nearest foot)	
Requested Marking/Lighting:	None	
Other :		
Recommended Marking/Lighting:		
Current Marking/Lighting:	N/A Proposed Structure	
Other :		
Nearest City:	Okeechobee	
Nearest State:	Florida	
Description of Location: *On the Project Summary page upload any certified survey.*	US HWY 98	
Description of Proposal:	New Tower	

Proposed Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

Low Freq	High Freq	Freq Unit	ERP	ERP Unit
3700	3980	MHz	1640	W

Previous Back to Search Result Next

City of Okeechobee
Planning & Zoning Department
55 SE 3rd Avenue, Room 101
Okeechobee, Florida 34974

RE: AT&T RF Emission Statement for Proposed Site in Okeechobee, Florida

Dear Sir or Madam:

Section 90-602.(c).2.c of the City of Okeechobee's Zoning Ordinance requires:

c. Compliance with FCC technical emission standards

AT&T operates a wireless network authorized by the Federal Communications Commission (FCC) to provide tower collocation access for wireless carriers throughout the nation, including the City of Okeechobee, Florida. AT&T's operation and network are licensed and regulated by the FCC. The FCC rules governing the operation of wireless telecommunications facilities are designed to protect co-channel and adjacent licenses against harmful interference. The FCC has exclusive jurisdiction over these requirements. The proposed tower facility is in compliance with all applicable FCC requirements.

Sincerely,

7/27/22

Printed Name: George Brussow
RF Engineer for AT&T

EXHIBIT A
CSX813551148
FLC034

OPTION AND SITE AGREEMENT

THIS OPTION AND SITE AGREEMENT made and entered into as of this 15 day of November, 2021, by and between **CSX TRANSPORTATION, INC.**, a Virginia corporation, ("Railroad"), whose mailing address is 500 Water Street (Attn: Real Property, Inc., J180), Jacksonville, Florida 32202, and, **CITYSWITCH II-A, LLC**, a Georgia limited liability company, ("CS"), whose mailing address is 3355 Lenox Rd. NE, Suite 975, Atlanta, GA 30326:

WHEREAS Railroad and CS entered into that MASTER TOWER SITE AGREEMENT (the "Master Agreement") dated March 18th, 2016, which terms and conditions are incorporated herein by reference, Railroad agreed, upon approval by Railroad, to permit to CS, the right to use and occupy certain real property under a Site Agreement, as defined in the Master Agreement.

WHEREAS, CS desires to incorporate an option period, which is the earlier of the receipt of all Governmental Approvals, as defined in the Master Agreement, needed to construct, install and/or use the WCS Facilities, as defined in the Master Agreement, or one (1) year from the date of this Option and Site Agreement (the "Option Period"), to allow CS time to secure all Governmental Approvals, as defined in the Master Agreement, needed to construct, install and/or use the WCS Facilities prior to exercising rights of the Site Agreement, as defined in the Master Agreement and this Option and Site Agreement.

NOWTHERFORE, the parties agree as follows:

1. OPTION.

(a) CS shall have the option ("Option") to exercise the right to use and occupy real property (the "Site"), located in the City of Okeechobee, County of Okeechobee, State of Florida having a Latitude of 27.252114 and Longitude of -80.844774 as further described or shown on Exhibit A-1 attached hereto and made a part hereof., under this Site Agreement as defined in the Master Agreement.

(b) During the Option Period, CS agrees to diligently pursue all Governmental Approvals for the Tower and shall have access to the Site, as provided under but not limited to Sections 2.1, 8.4, Section 9 and all subsections, Section 12 and all subsections, Section 13 and all subsections, Section 17 and all subsections, and Section 21 of the Master Agreement.

(c) Unless CS exercises the Option Period as indicated above, this Option and Site Agreement shall terminate upon the expiration of the Option Period.

2. SITE AGREEMENT.

(a) Upon CS exercising the Option, and subject to and upon the terms and conditions set forth in that MASTER TOWER SITE AGREEMENT (the "Master Agreement") dated March 18th, 2016, which terms and

conditions are incorporated herein by reference, Railroad does hereby agree to permit to CS, the right to use and occupy the Site, described above.

(b) CS agrees to pay to Railroad an annual Site Agreement Fee in accordance with Exhibit A of the Master Tower Site Agreement, as amended. Should the site be deemed an AP Site in accordance with the Second Amendment dated March 2, 2021, CS agrees to pay to Railroad an annual Site Agreement Fee of [redacted] per annum, which includes up to 2 Permitted Sublicensees; upon installation of a 3rd Permitted Sublicensee the annual rent shall include [redacted] of the gross rent due to CS for the 3rd Permitted Sublicensee and each additional Permitted Sublicensee thereafter. Should the site not be deemed an AP Site, CS agrees to pay to Railroad an annual Site Agreement Fee of the greater of [redacted] of the gross rent due to CS from the anchor sublicensee and any future co-locates from Permitted Sublicensees or a base rental of [redacted] per annum, in accordance with the Master Agreement.

(c) The Term of this Site Agreement shall commence on the date in which the anchor sublicensee receives the Notice to Proceed order (the "Rental Commencement Date") and each Site Agreement shall have an initial term of ten (10) years. CS will have an option to extend term of Site Agreement for three (3) additional five (5) year terms. Each Extended Term option shall be exercised automatically unless CS delivers notice to Railroad, giving no less than six (6) months prior to the expiration of the Initial Term or subsequent Extended Term, as applicable, of its intention not to extend the term of the Site Agreement, unless sooner terminated in accordance with the provisions of the Master Agreement.

(d) Prior to the Commencement Date (as defined in the corresponding Memorandum of Agreement), Railroad reserves the right to modify the Site or terminate this Option and Site Agreement, in its sole discretion, upon written notice to CS.

(e). Prior to Railroad's co-location pursuant to Section 2.4 of the Master Agreement, Railroad will be responsible for complying with then current requirements and processes necessary for such colocation.

IN WITNESS WHEREOF, Railroad and CS have duly executed this Option and Site Agreement as of the date first above written.

Witness(es):

CSX TRANSPORTATION, INC.

By:_____
Print Name: Catherine Attaway
Print Title: Director-RE-CS

CITYSWITCH IT-A, LLC

By:_____
Print Name: Robert Raville
Print Title: President & CEO

EXHIBIT A
TO SITE AGREEMENT

DESCRIPTION OF SITE

[FOLLOWS ON NEXT PAGE]

CSX Transportation (CSX) General Notes - Towers:

1) Work schedule is subject to the approval of all required construction submittals by the CSXT Construction Representative, verification that proposed work will not conflict with any CSXT U.G. Facilities, and the availability of CSXT Flagging and Protection Services. Construction submittals will be based upon the proposed scope of work and may include, but are not limited to; proposed work plan, project schedule, means and methods, site access, dewatering, temporary excavation/shoring, soil disposition/management, track monitoring, concrete placement work, structural lifting/rigging plans for hoisting operations, substructure construction plans, steel erection plans, roadwork plans, etc. No work may begin on, over, or adjacent to CSXT property, or that could potentially impact CSXT property, operations or safety without the prior completion and approval of the required aforementioned information and approvals.

2) CSX owns its right-of-way for the primary purpose of operating a railroad, and shall maintain unrestricted use of its property for current and future operations. In the event that relocation of facilities becomes necessary to accommodate the movement of rail traffic, Licensee, at its sole risk and expense, shall be required to relocate and/or remove facilities from the rail corridor of Licensor within a time frame mutually agreed.

3) CSX's consent applies to the design and construction of the utility located solely in the right-of-way owned by CSX. It is the utility Owner's (Licensee.) responsibility to get permission from the property owner that is other than CSX to access and construct on their property.

4) For additional information and support for utility encroachment onto CSX's property, please refer to the CSX's "Design & Construction Standard Specifications Wireline Occupancies" revised December 16, 2016 and "Design & Construction Standard Specifications Pipeline Occupancies" revised June 5, 2018.

5) No entry or construction on CSX's railroad corridor is permitted until the utility encroachment review and approval process is completed, you are in receipt of a fully executed license agreement and you have obtained authority from the local Road Master.

6) CSX's signal facilities and/or warning devices at the proposed facility crossing, i.e. cantilevers, flashers, and gates are to be located prior to installation.

7) CSX does not grant or convey an easement for this installation.

8) Final construction drawings stamped by a licensed professional engineer are to be submitted to CSX's assigned representative prior to construction.

9) A safety action plan is to be submitted to CSX's assigned representative prior to construction.

10) A construction means and methods plan is to be submitted to CSX's assigned representative prior to construction.

11) Soil that cannot be used or disposed on CSX's right-of-way must be properly disposed at a CSX approved disposal facility. A spoils disposal plan is to be submitted to CSX's assigned representative prior to construction.

12) An erection plan (lift plan) is to be submitted to CSX's assigned representative prior to construction.

13) Service utility plans are to be submitted to CSX's assigned representative prior to construction.

14) Use of construction safety fencing is required when a CSX flagman is not present. Distance of safety fence from nearest rail to be determined by CSX Roadmaster and is to be removed upon completion of project.

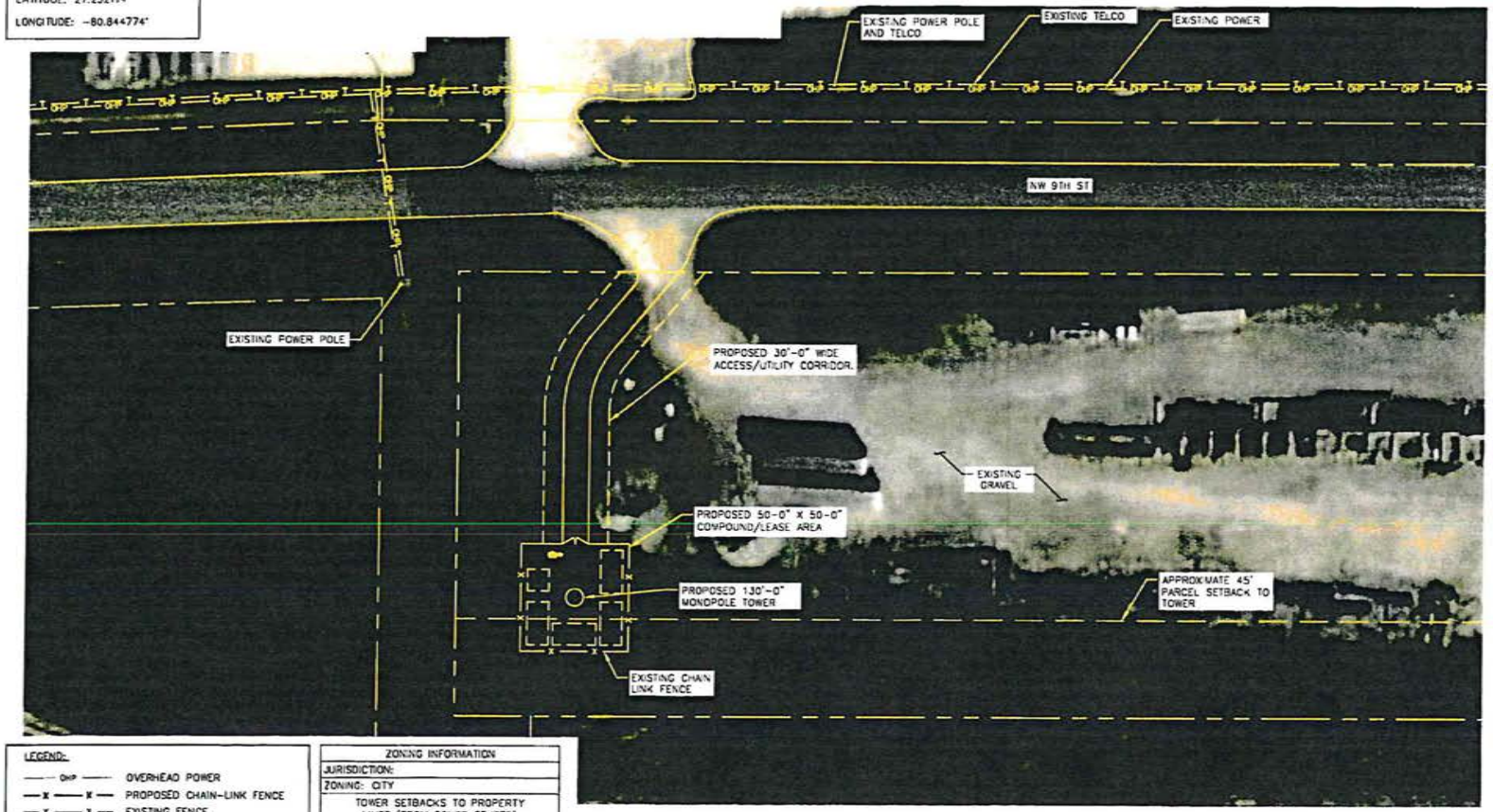
15) Blasting is not permitted on CSX's property.

PARCEL INFORMATION:
OWNER: CSX TRANSPORTATION
ZONING: CITY
LAND USE: A – ACTIVE
PARCEL NUMBER: 31637350160001100010
LATITUDE: 27.252114°
LONGITUDE: -80.844774°

NOTES:
DRAWINGS HAVE BEEN PREPARED WITH THE USE OF AERIAL PHOTOGRAPHS AND INFORMATION FROM A SITE VISIT.

NOTES:
ALL SOIL MATERIALS EXCAVATED BY THE CONTRACTOR SHALL REMAIN ON SITE AND NOT TO BE REMOVED.

NOTES:
NO SURVEY HAS BEEN PERFORMED ON THIS SITE. ALL PARCEL/PROPERTY LINES SHOWN ARE APPROXIMATE LOCATIONS.



LEGEND:
- OHP — OVERHEAD POWER
- PROPOSED CHAIN-LINK FENCE
- EXISTING FENCE
- EXISTING EASEMENT
- PROPOSED CORRIDOR
- ROW — RIGHT-OF-WAY
- PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- PROPERTY LINE

ZONING INFORMATION		
JURISDICTION:		
ZONING: CITY		
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	T.B.D	T.B.D
EAST	T.B.D	T.B.D
SOUTH	T.B.D	T.B.D
WEST	T.B.D	T.B.D
LOT AREA: N/A		

OVERALL SITE PLAN
11"x17" SCALE: 1" = 50'
24"x36" SCALE: 1" = 25'

50' 25' 0 50' 100'
1"=50'

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)755-1031

PRELIMINARY

DRAWN BY: MTS
CHECKED BY: JRB

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
09/21/2021	LEASE EXHIBIT	A	JRB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF FDH INFRASTRUCTURE SERVICES IS PROHIBITED.

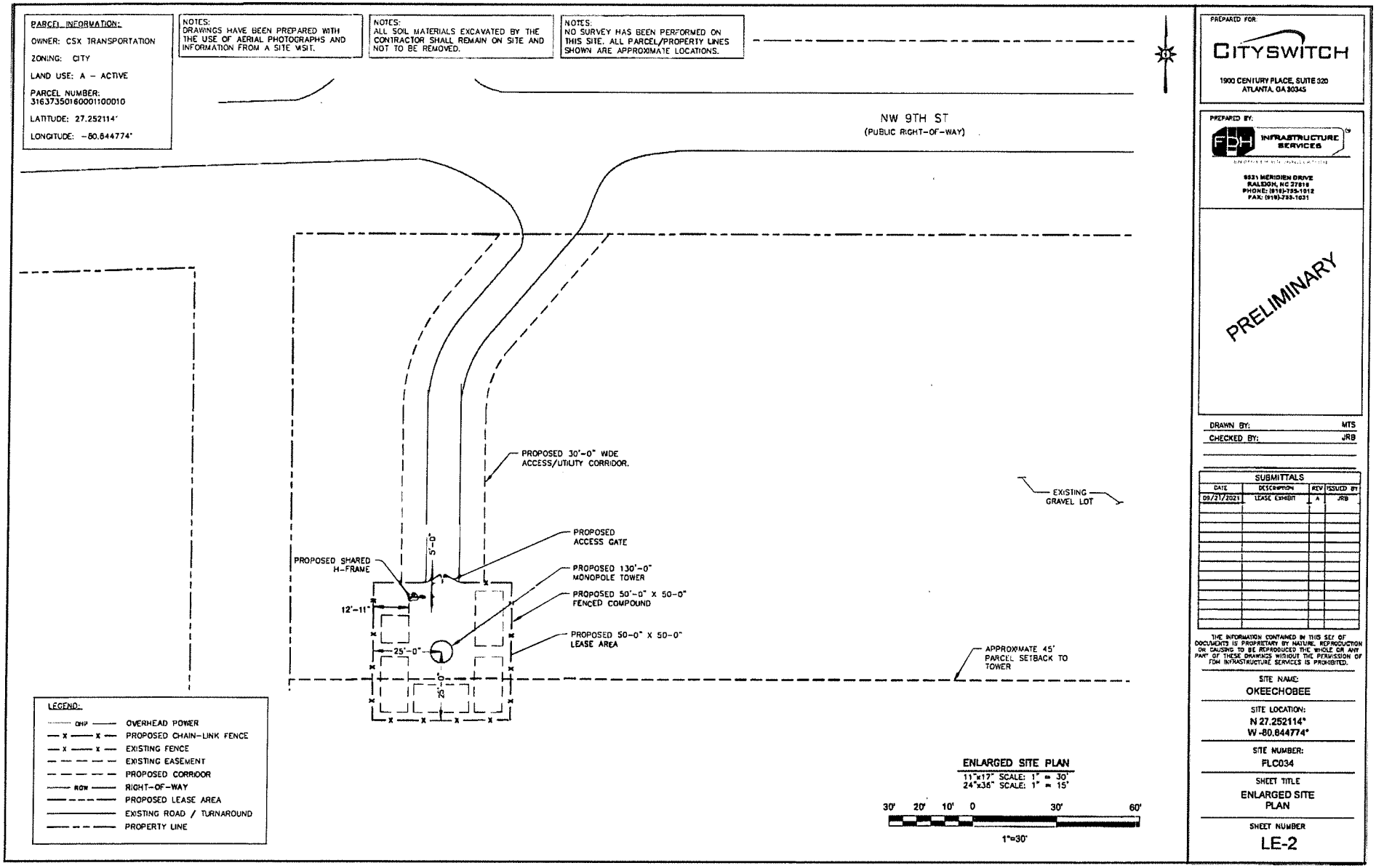
SITE NAME:
OKEECHOBEE

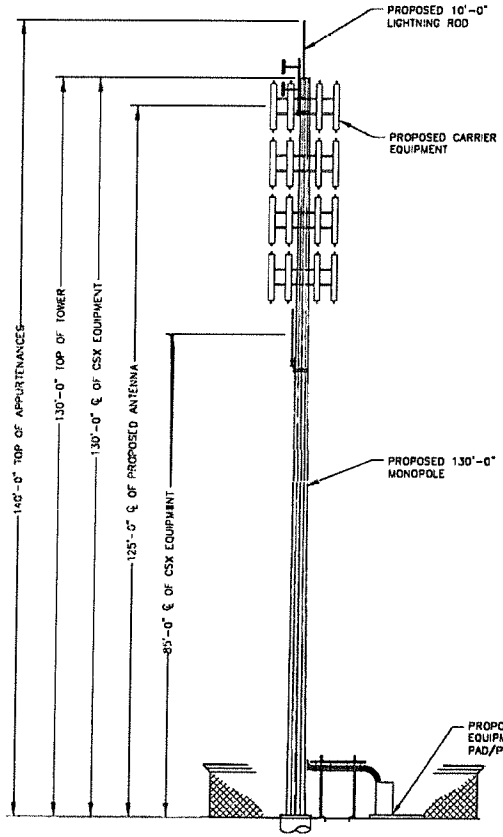
SITE LOCATION:
N 27.252114°
W -80.844774°

SITE NUMBER:
FLC034

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
LE-1


PARCEL INFORMATION:
OWNER: CSX TRANSPORTATION
ZONING: CITY
LAND USE: A – ACTIVE
PARCEL NUMBER: 31637350160001100010
LATITUDE: 27.252114°
LONGITUDE: -80.844774°
NOTES: DRAWINGS HAVE BEEN PREPARED WITH THE USE OF AERIAL PHOTOGRAPHS AND INFORMATION FROM A SITE VISIT.
NOTES: ALL SOIL MATERIALS EXCAVATED BY THE CONTRACTOR SHALL REMAIN ON SITE AND NOT TO BE REMOVED.
NOTES: NO SURVEY HAS BEEN PERFORMED ON THIS SITE. ALL PARCEL/PROPERTY LINES SHOWN ARE APPROXIMATE LOCATIONS.
NW 9TH ST
(PUBLIC RIGHT-OF-WAY)
PROPOSED 30'-0" WIDE ACCESS/UTILITY CORRIDOR.
EXISTING GRAVEL LOT
PROPOSED ACCESS GATE
PROPOSED SHARED H-FRAME
PROPOSED 130'-0" MONOPOLE TOWER
PROPOSED 50'-0" X 50'-0" FENCED COMPOUND
PROPOSED 50'-0" X 50'-0" LEASE AREA
APPROXIMATE 45' PARCEL SETBACK TO TOWER
5'-0"
12'-11"
25'-0"
25'-0"
LEGEND:
OHP OVERHEAD POWER
PROPOSED CHAIN-LINK FENCE
EXISTING FENCE
EXISTING EASEMENT
PROPOSED CORRIDOR
ROW RIGHT-OF-WAY
PROPOSED LEASE AREA
EXISTING ROAD / TURNAROUND
PROPERTY LINE
ENLARGED SITE PLAN
11"x17" SCALE: 1" = 30'
24"x36" SCALE: 1" = 15'
30' 20' 10' 0 30' 60'
1"=30'
PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345
PREPARED BY:
FDH INFRASTRUCTURE SERVICES
8521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031
PRELIMINARY
DRAWN BY: MTS
CHECKED BY: JRB
SUBMITTALS
DATE DESCRIPTION REV ISSUED BY
09/27/2021 LEASE EXHIBIT A JRB
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF FDH INFRASTRUCTURE SERVICES IS PROHIBITED.
SITE NAME:
OKEECHOBEE
SITE LOCATION:
N 27.252114°
W -80.844774°
SITE NUMBER:
FLC034
SHEET TITLE
ENLARGED SITE PLAN
SHEET NUMBER
LE-2



TOWER ELEVATION
11"x17" SCALE: 1"=20'
24"x36" SCALE: 1"=10'

20' 10' 0 20' 40'
1"=20'

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

PRELIMINARY

DRAWN BY: MTS
CHECKED BY: JRB

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
09/21/2021	LEASE EXHIBIT	A	JRB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWING S WITHOUT THE PERMISSION OF FDH INFRASTRUCTURE SERVICES IS PROHIBITED.

SITE NAME:
OKEECHOBEE

SITE LOCATION:
N 27.252114°
W -80.844774°

SITE NUMBER:
FLC034

SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
LE-3

DIAGRAM A

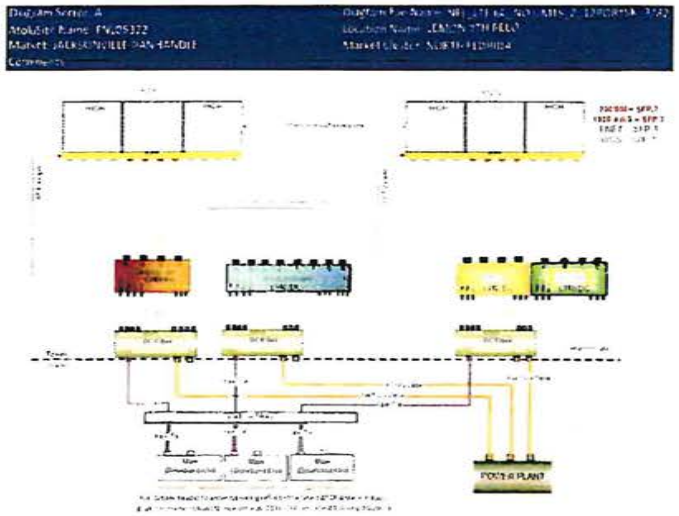


DIAGRAM B

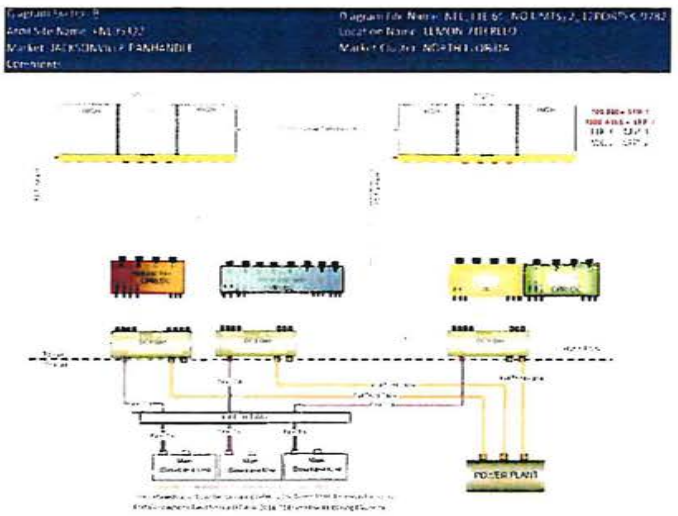
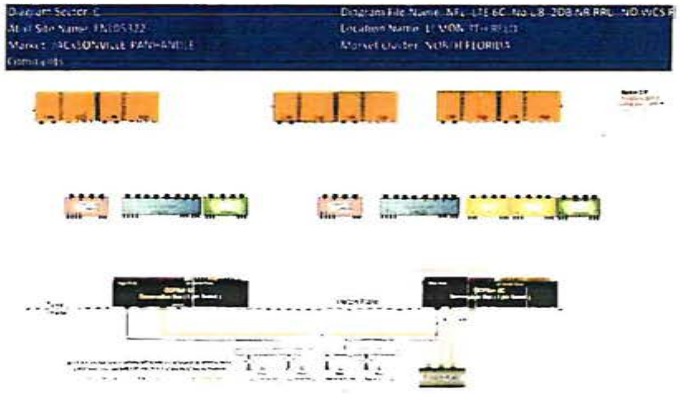


DIAGRAM C



NOT FOR CONSTRUCTION

ANTENNA CONFIGURATION	1
SCALE: NONE	

PREPARED FOR:

CITYSWITCH

1900 CENTURY PLACE, SUITE 220
ATLANTA, GA 30345

PREPARED BY:

FDH INFRASTRUCTURE SERVICES

6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)755-1012
FAX: (919)789-1031

PRELIMINARY

DRAWN BY: MTS
CHECKED BY: JRB

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
09/21/2021	LEASE EXHIBIT	A	JRB

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SITE NAME:
OKEECHOBEE

SITE LOCATION:
N 27.252114°
W -80.844774°

SITE NUMBER:
FLC034

SHEET TITLE
ANTENNA CONFIGURATION

SHEET NUMBER
LE-4

Site Images









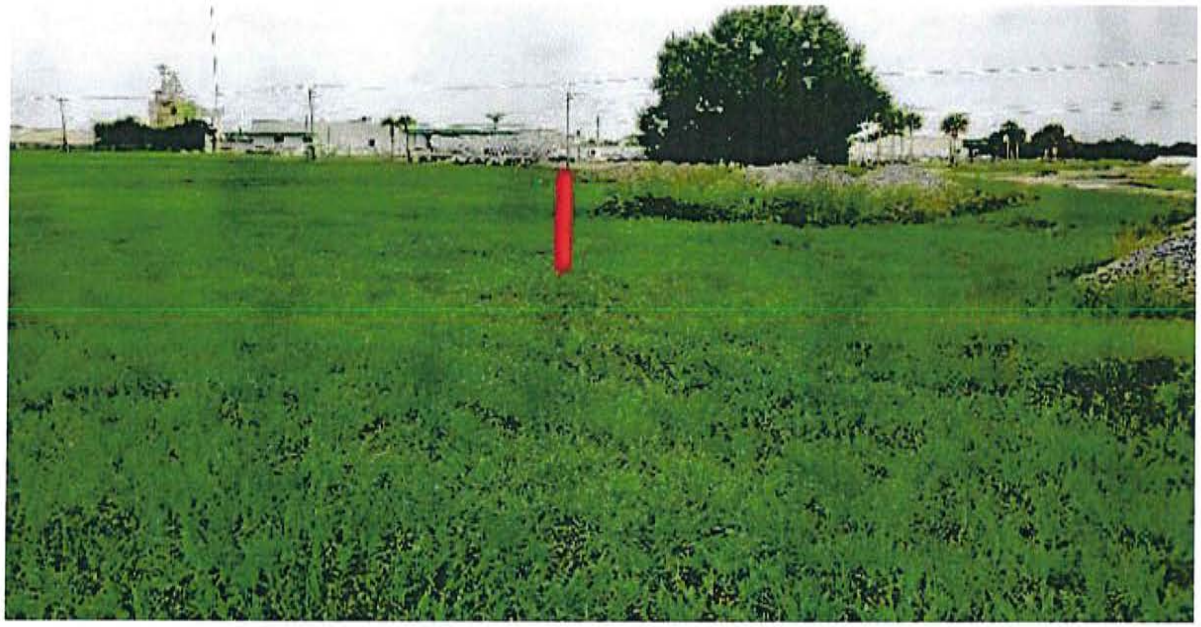


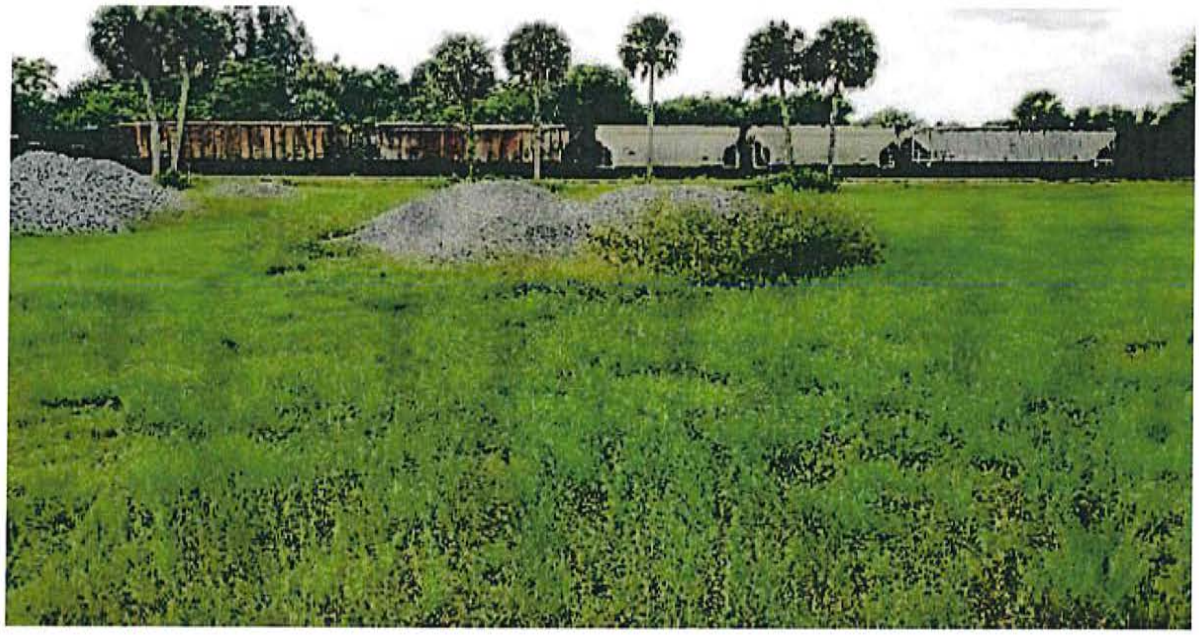




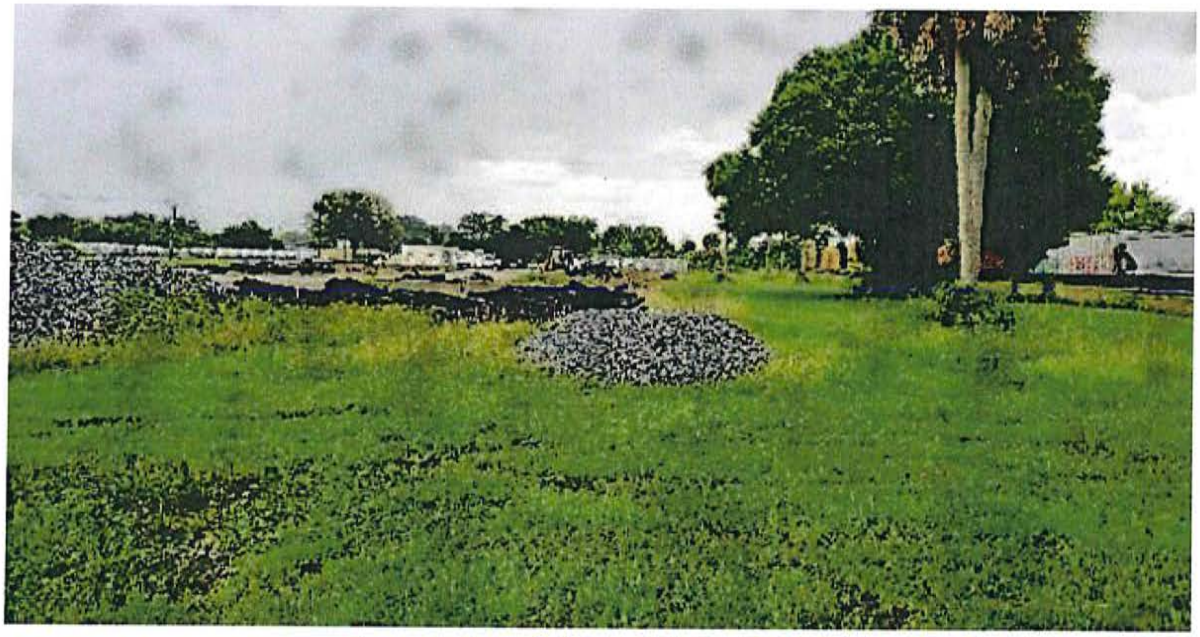






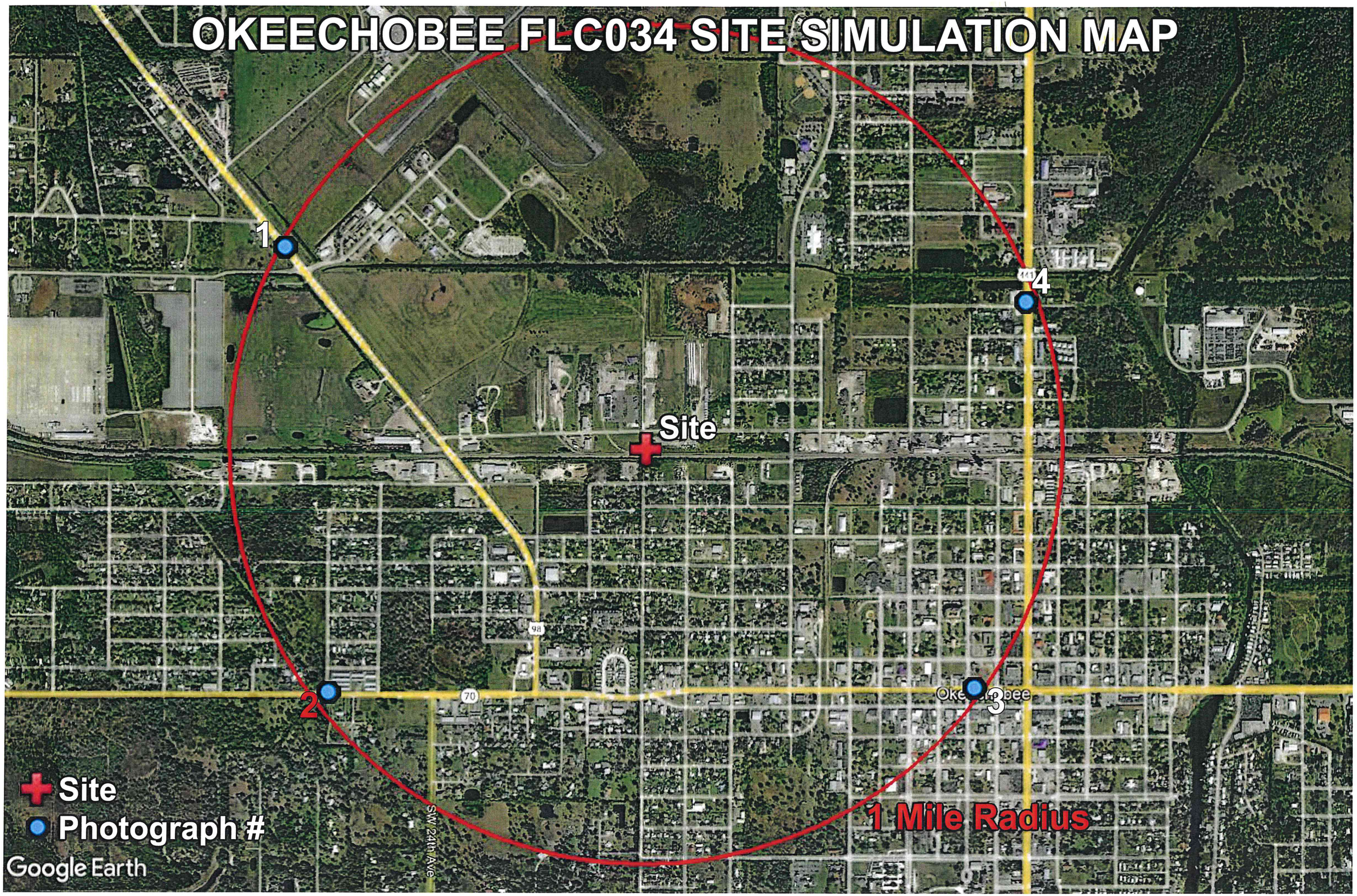








OKEECHOBEE FLC034 SITE SIMULATION MAP





IgniteWireless

OKEECHOBEE
FLC034

1117 NW 9TH ST, OKEECHOBEE, FL 34972

150ft. MONOPOLE SIMULATION

View #1 from US Highway 98 ™
approximately 1 mile northwest of site



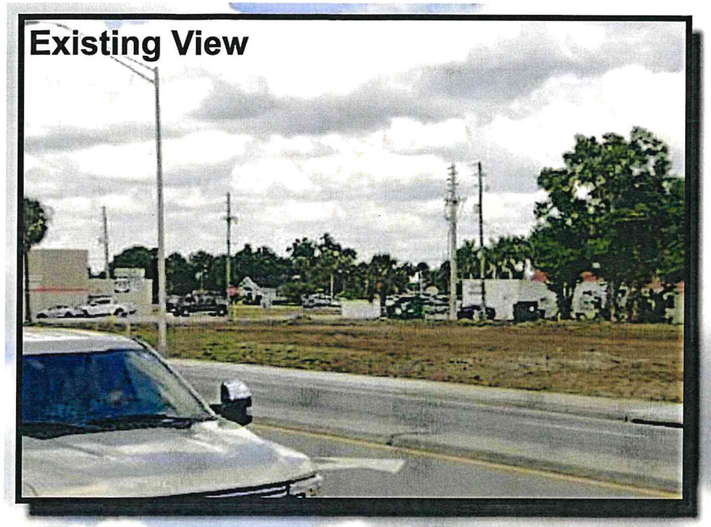
IgniteWireless

OKEECHOBEE FLC034

1117 NW 9TH ST, OKEECHOBEE, FL 34972

150ft. MONOPOLE SIMULATION

View #2 from Park Street SR 70
approximately 1 mile southwest of site



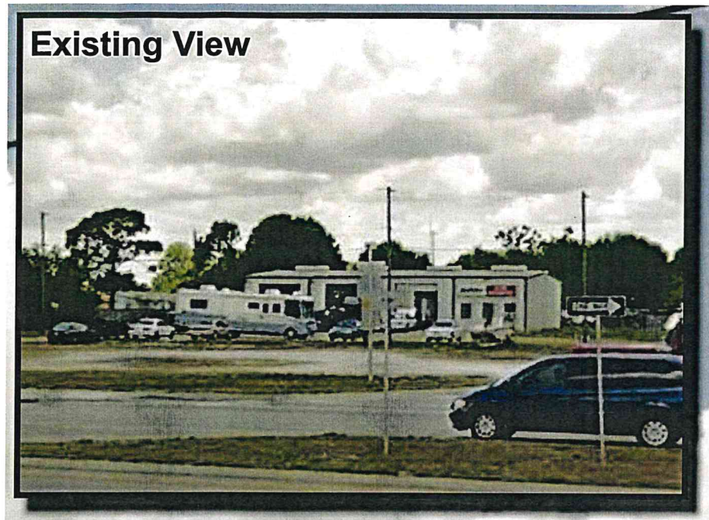
IgniteWireless

OKEECHOBEE
FLC034

1117 NW 9TH ST, OKEECHOBEE, FL 34972

150ft. MONOPOLE SIMULATION

View #3 from NW Park Street SR 70 approximately 1 mile southeast of site



IgniteWireless

OKEECHOBEE
FLC034

1117 NW 9TH ST, OKEECHOBEE, FL 34972

150ft. MONOPOLE SIMULATION

View #4 from North Patriot Avenue approximately 1 mile northeast of site

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Preliminary Certified
updated: 7/14/2022

Parcel: << **3-16-37-35-0160-00110-0010 (34413)** >>

Owner & Property Info

Result: 3 of 11

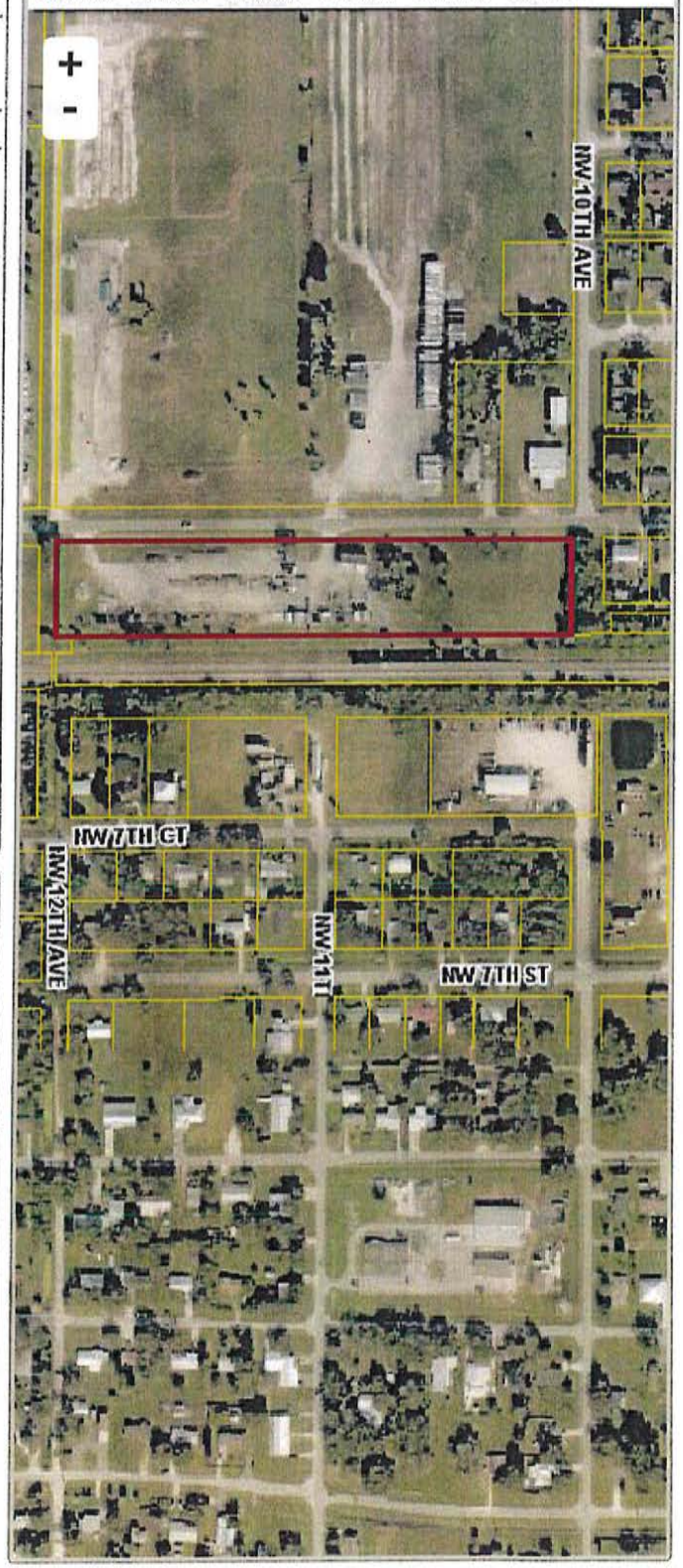
Owner	**CSX TRANSPORTATION INC** 500 WATER ST JACKSONVILLE, FL 32202
Site	1117 NW 9TH ST OKEECHOBEE
Description*	NORTHWEST ADDITION A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, AND LYING IN AND CONTAINING A PORTION OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 1216 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF BLOCKS 11 AND 12; ALL OF N.W. 11TH AVENUE (70 FEET IN WIDTH) LYING BETWEEN SAID BLOCKS 11 AND 12; ALL OF N.W. 12TH AVENUE (35 FEET IN WIDTH) LYING WEST OF AND CONTIGUOUS WITH SAID BLOCK 11; ALL OF NORTH FOURTEENTH STREET (NAME PER PLAT) (60 FEET IN WIDTH) LYING SOUTH OF AND CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY; ALL LYING IN THE NORTHWEST ADDITION TO OKEECHOBEE, FLA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. <<<less

Area	5.19 AC	S/T/R	16-37-35
Use Code**	VACANT (0000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Aerial Viewer Pictometery Google Maps

2022 2021 2020 2019 2018 Sales



Property & Assessment Values

2021 Certified Values		2022 Preliminary Certified	
Mkt Land	$137,990	Mkt Land	$137,990
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$5,181	XFOB	$0
Just	$143,171	Just	$137,990
Class	$0	Class	$0
Appraised	$143,171	Appraised	$137,990
SOH/10% Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$143,171	Assessed	$137,990
Exempt	$0	Exempt	$0
Total Taxable	county:$143,171 city:$143,171 other:$143,171 school:$143,171	Total Taxable	county:$137,990 city:$137,990 other:$137,990 school:$137,990

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/14/2014	$100	0745/0850	SW	V	U	11
6/21/1996	$0	0379/1220	WD	V	U	02 (Multi-Parcel Sale) - show

6/21/1996	$0	0379/1216	WD	V	U	02 (Multi-Parcel Sale) - show
11/1/1990	$0	0319/0132	WD	V	Q	
4/1/1988	$0	0294/1908	FJ	V	Q	
7/8/1985	$0	0273/0690	WD	V	U	03
7/8/1985	$0	0270/1716	WD	V	Q	
4/1/1973	$0	0146/0693	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
061ID3	RR VICINITY (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	$50,000 /AC	$50,000
961ID1	REMAIN ACRE (MKT)	2.569 AC	1.0000/1.0000 1.0000/ /	$21,000 /AC	$53,949
961ID1	REMAIN ACRE (MKT)	1.621 AC	1.0000/1.0000 1.0000/ /	$21,000 /AC	$34,041

Search Result: 3 of 11

© Okeechobee County Property Appraiser I Mickey L. Bandi, CFA I Okeechobee, Florida I 863-763-4422 by: GrizzlyLogic.com