

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

SUBJECT: 1680 McCulloch – Tim O’Shaughnessy/TBCOM Properties LLC, applicant; Appeal from the decision of the Planning Manager regarding a camouflage communication tower determination in the PUD (Planned Unit Development) zoning district.

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Kathy Fall CONTACT: Tina Williamson EXT. 7375

Agenda Date 8/27/07 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **UPHOLD** the decision of the Planning Manager regarding denial of a camouflage communication tower in the PUD (Planned Unit Development) zoning district; or
2. **OVERTURN** the decision of the Planning Manager regarding denial of a camouflage telecommunication tower in the PUD (Planned Unit Development) zoning district; or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Owner: Location: Zoning:	Tim O’Shaughnessy/TBCOM Properties LLC AHG Group LLC 1680 McCulloch Road PUD (Planned Unit Development)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• Seminole County Land Development (SCLDC) Section 30.1371 states that camouflage communication towers may be permitted by the Planning Manager on parcels not assigned a residential zoning classification provided that the Planning Manager makes the findings set forth in the definition of the term “camouflage communication tower”.</li> <li>• The applicant submitted an application for a</li> </ul>	

	<p>determination if their proposed tower meets the definition of the term "camouflage communication tower".</p> <ul style="list-style-type: none"><li>• The proposed tower is monopole in design, 120' in height and would fly an American flag.</li><li>• The subject property is located in the Carillon PUD. It is Parcel 202, which permits C-1 (Retail Commercial) district uses. The property was previously used as a Winn-Dixie grocery store, however the store is closed and the building is vacant.</li><li>• The area proposed for the camouflage communication tower is on the southeast side of the Parcel 202, adjacent to a large conservation area.</li></ul>
<p><b>STAFF FINDINGS</b></p>	<ul style="list-style-type: none"><li>• The definition of a "camouflage communication tower" in the SCLDC is:  A tower designed to merge and blend into and conform in appearance with existing surroundings. An example of a camouflage communication tower would be a tower that is constructed in the form and shape of a tree in order to appear to be part of a forested area or a tower constructed to appear to be or to actually be a component of a bell tower or to be or appear to be a component of a church steeple in order for the tower to be or appear to be part of these more aesthetically pleasing structures. Other examples of a camouflage communication tower would be signs, light poles, utility poles and roof fascias. The determination as to whether a tower is a camouflage tower shall be made by the Planning Manager based upon the following standards:</li></ul> <ol style="list-style-type: none"><li>a) The tower must blend into the existing surroundings of the tower and stay in character with the general area in which it would be located; and</li><li>b) The tower must not appear unique, unusual or out of place; and</li><li>c) A reasonable person with normal observational faculties and intelligence would not perceive the structure as a tower; and</li><li>d) The camouflage technique used must not have negative impacts on the general area in which it would be located; and</li></ol>

	<p>e) The applicant for the tower must provide reasonable and binding assurances that the camouflage technique used will be maintained and that the camouflage condition of the tower will be maintained.</p> <ul style="list-style-type: none"><li>• The Planning Manager reviewed the application and determined that the proposed tower does not meet the definition of a “camouflage communication tower” based on the following findings:<ol style="list-style-type: none"><li>a) The proposed location is adjacent to a wetland conservation area. A 120-foot flagpole would not blend in with, and would not be in character with a wetland conservation area;</li><li>b) Flagpoles are usually located in close association with the front of a building (school, Post Office, church, etc.), so that they appear to be integrated into and a part of the site. The proposed tower is located on the outskirts of the parking area, approximately 300’ from the building, next to a conservation area. A 120-foot flagpole in this location would not blend in with the existing surroundings;</li><li>c) This use would appear to be unusual and out of place on a grocery store property because there is no contextual relationship between any type of retail use and a flag pole;</li><li>d) The height and design of the proposed tower and its incompatibility with the proposed location would also make it appear so out of place that it may result in the proposed tower being perceived by a reasonable person as a tower, and not as a flagpole.</li></ol></li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<ul style="list-style-type: none"><li>• Based on the stated findings, staff recommends the Board uphold the decision of the Planning Manager regarding denial of a camouflage communication tower in the PUD (Planned Unit Development) zoning district.</li></ul>

**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

**Support information:**

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents
  
- Proposed Development Order

PLANNING AND DEVELOPMENT DEPARTMENT

PLANNING DIVISION



April 12, 2007

Tim O'Shaughnessy  
TBCOM  
1131 Louisiana Ave.  
Suite 114  
Winter Park, FL 32789

Dear Mr. O'Shaughnessy,

This letter is regarding your application for a 120-foot flagpole cell tower to be located at 1680 McCulloch Road, also known as Parcel 202 of the Carillon PUD.

The Seminole County Land Development Code (SCLDC), Sec. 30.1371 states that Camouflage communication towers may be permitted by the Planning Manager on any parcels which is not assigned a residential zoning classification provided that the Planning Manager makes the findings set forth in the definition of the term "camouflage communication tower."

Staff has evaluated your request for consistency with the following definition of "camouflage communication tower" as stated in the SCLDC.

A tower designed to merge and blend into and conform in appearance with existing surroundings. An example of a camouflage communication tower would be a tower that is constructed in the form and shape of a tree in order to appear to be part of a forested area or a tower constructed to appear to be or to actually be a component of a bell tower or to be or appear to be a component of a church steeple in order for the tower to be or appear to be part of these more aesthetically pleasing structures. Other examples of a camouflage communication tower would be signs, light poles, utility poles and roof fascias.

The determination as to whether a tower is a camouflage tower shall be made by the Planning Manager based upon the following standards:

- (1) The tower must blend into the existing surroundings of the tower and stay in character with the general area in which it would be located; and
- (2) The tower must not appear unique, unusual or out of place; and
- (3) A reasonable person with normal observational faculties and intelligence would not perceive the structure as a tower; and

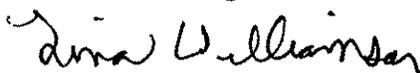
(4) The camouflage technique used must not have negative impacts on the general area in which it would be located; and

(5) The applicant for the tower must provide reasonable and binding assurances that the camouflage technique used will be maintained and that the camouflage condition of the tower will be maintained.

Staff's evaluation has determined that your application does not meet the above definition. The proposed location is adjacent to a wetland conservation area. A 120-foot flagpole would not blend in with, and would not be in character with a wetland conservation area. This use would also appear to be unusual and out of place on a vacant grocery store property because there is no contextual relationship between any type of retail use and a flag pole, and it is unusual to have a flagpole on a vacant property. The height and design of the proposed tower and its incompatibility with the proposed location would also make it appear so out of place that it may result in the proposed tower being perceived by a reasonable person as a tower, and not as a flagpole.

The Land Development allows decisions of the Planning Manager relative to camouflage towers to be appealed to the Board of Adjustment within 30 days of the date of this letter. For more information regarding that process or if you have further questions, please call the Planning Division at 407-665-7444.

Sincerely,



Tina Williamson, AICP  
Assistant Planning Manager/Interim Planning Manager  
Planning and Development Department/Planning Division  
1101 East First Street  
Sanford, FL 32771-1468

Fee: \$185.00

RECEIVED MAY 04 2007

Application # BA 2007-01  
Meeting Date Aug. 27, 2007



**APPLICATION FOR AN  
APPEAL FROM DECISION OF  
THE PLANNING MANAGER  
SEMINOLE COUNTY PLANNING DIVISION  
1101 East First Street Sanford FL 32771 (407) 665-7444**

PROPERTY OWNER  APPLICANT

Name: TBCOM PROPERTIES, LLC, CONTACT: MR. TIM O'SHAUGHNESSY  
Address: 1133 LOUISIANA AVENUE, SUITE 114 City: WINTER PARK Zip code: 32789  
Project Address: 1680 McCULLOCH ROAD City: OVIEDO Zip code: 32789  
Contact number(s): (407) 622-1077  
Email address: toshaughnessy@comsoeast.com  
Parcel ID number: 35-21-31-512-0000-0020

Is the property available for inspection without an appointment?  Yes  No

**letter stating the basis of the appeal from the Planning Manager's Decision is required.**

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the application and submittal checklist are provided to the planning division.

Signed: Z.O. O'Shaughnessy

**FOR OFFICE USE ONLY**

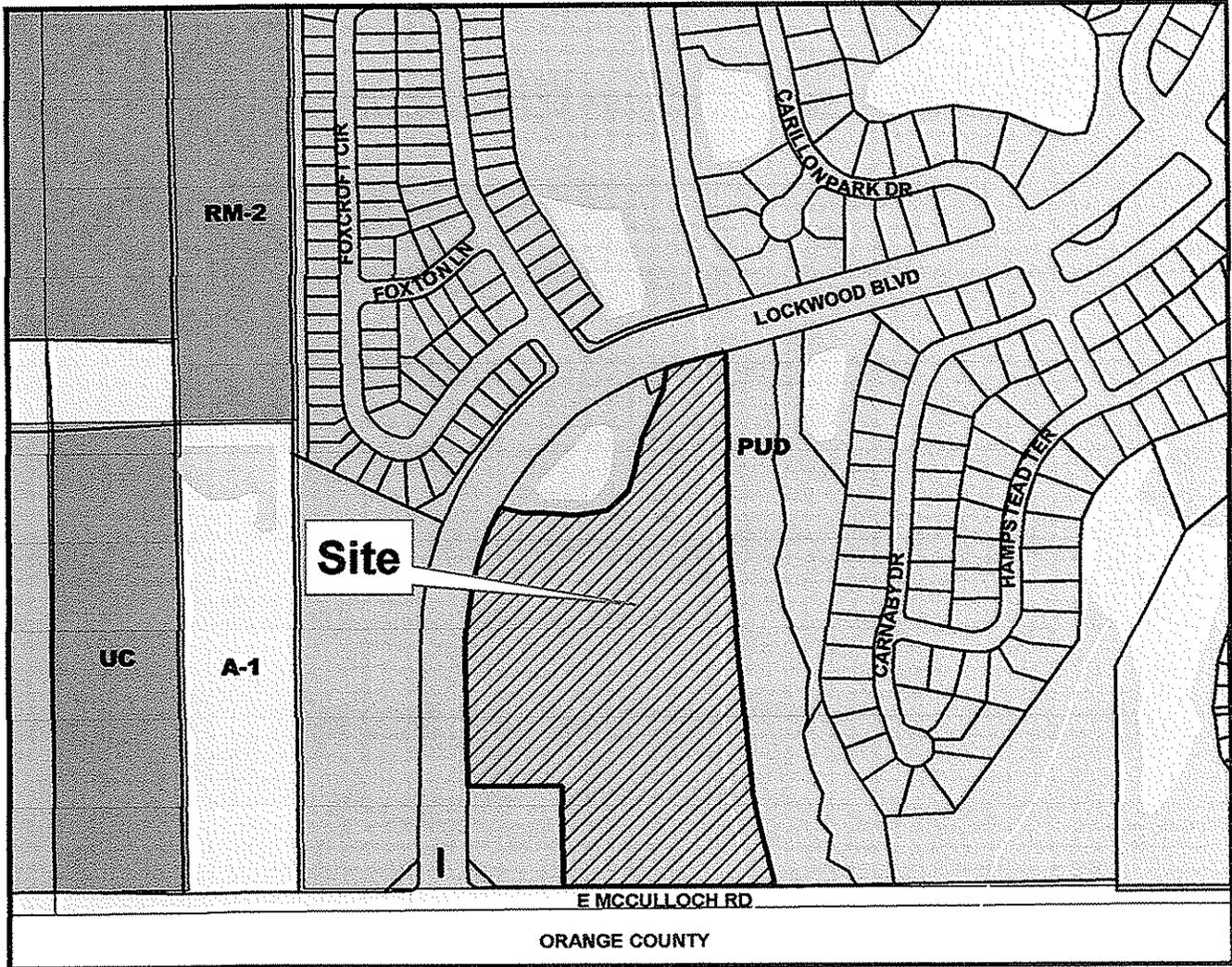
Date Submitted: 05-04-07 Reviewed By: P. Johnson  
Tax parcel number: 35-21-31-512-0000-0020 Zoning/FLU PUD / PD  
 Application Fee  
 Application and checklist complete  
Notes: \_\_\_\_\_  
\_\_\_\_\_

**SUBMITTAL CHECKLIST (submittal requirements vary based upon the decision being appealed)**

Please return this checklist with your application!

<p>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</p>	
	<p>1. Completed application along with a <b>letter stating the basis of the appeal from the Planning Manager's decision.</b></p>
	<p>2. Provide a legible 8 ½ x 11 inch site plan with the following information</p> <p><b>NOTE: Please use your property survey for your site plan, if available.</b></p> <p><b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b></p>
	<ul style="list-style-type: none"> <li>o Please start with a clean survey (ex: white out old approval stamps)</li> </ul>
	<ul style="list-style-type: none"> <li>o Size and dimension of the parcel</li> </ul>
	<ul style="list-style-type: none"> <li>o Location and name of all abutting streets</li> </ul>
	<ul style="list-style-type: none"> <li>o Location of driveways</li> </ul>
	<ul style="list-style-type: none"> <li>o Location, size and type of any septic systems, drainfield and wells</li> </ul>
	<ul style="list-style-type: none"> <li>o Location of all easements</li> </ul>
	<ul style="list-style-type: none"> <li>o Existing or proposed house or addition (Label existing, label proposed, and include square footage and dimensions of each )</li> </ul>
	<ul style="list-style-type: none"> <li>o Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)</li> </ul>
	<ul style="list-style-type: none"> <li>o Building height</li> </ul>
	<ul style="list-style-type: none"> <li>o Setbacks from each building to the property lines</li> </ul>
	<ul style="list-style-type: none"> <li>o Location of proposed fence(s)</li> </ul>
	<ul style="list-style-type: none"> <li>o Identification of available utilities (ex: water, sewer, well or septic)</li> </ul>
	<p>3. Attach additional information and supporting documents.</p>

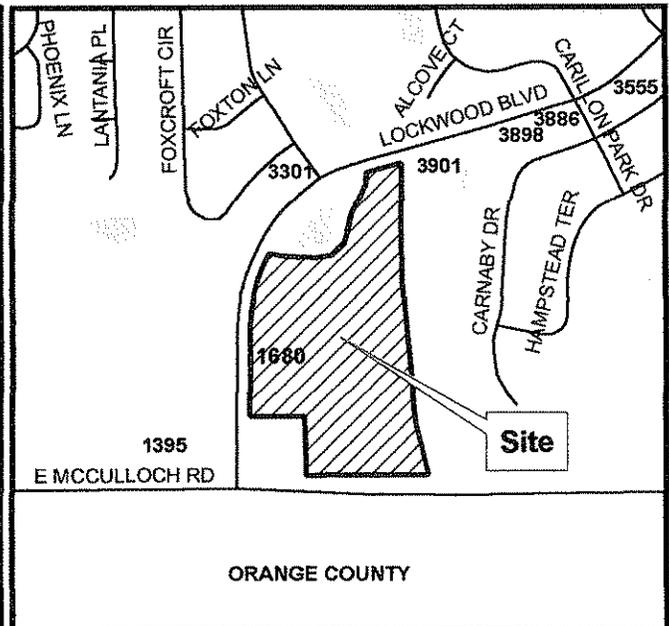
TBCOM Properties, LLC.  
c/o Tim O'Shaughnessy  
1680 McCulloch Road  
Oviedo, Florida 32765



Seminole County Board of Adjustment  
August 27, 2007  
Case: BA2007-01 (Map 3213, Grid C7)  
Parcel No: 35-21-31-512-0000-0020

Zoning

-  BA2007-01
-  A-1
-  RM-2
-  PUD
-  UC



**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM  
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I AHG Group, LLC, the fee simple owner of the following  
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s))  
1680 McCullach RD W/In Dixie CARILLON - Lockwood RD  
PARCEL I.D # 35-21-31-512-0000-0020

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map  
(circle one or more) from \_\_\_\_\_ to \_\_\_\_\_ and affirm that \_\_\_\_\_

\_\_\_\_\_ is hereby designated to act as my / our authorized agent and to file the  
attached application for the stated amendment and make binding statements and commitments regarding the  
amendment request.

x \_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
\_\_\_\_\_

I certify that I have examined the application and that all statements and diagrams submitted are true and  
accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become  
part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 20 day of JUNE 2007.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to  
take acknowledgments, personally appeared ALAN GINSBURG, who is personally known to me or  
who has produced \_\_\_\_\_ has identification and who executed the foregoing instrument and sworn  
an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of  
JUNE, 2007

\_\_\_\_\_  
Notary Public in and for the County and State  
Aforementioned  
My Commission Expires: \_\_\_\_\_



<b>PARCEL DETAIL</b> DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508																																																									
<b>GENERAL</b> Parcel Id: 35-21-31-512-0000-0020 Owner: AHG GROUP LLC Mailing Address: 1551 SANDSPUR RD City, State, Zip Code: MAITLAND FL 32751 Property Address: 1680 MCCULLOCH RD Facility Name: WINN DIXIE CARILLON-LOCKWOOD RD Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 16-RETAIL CENTER-ANCHOR		<b>2007 WORKING VALUE SUMMARY</b> Value Method: Income Number of Buildings: 1 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$0 Land Value Ag: \$0 Just/Market Value: \$4,181,054 * Assessed Value (SOH): \$4,181,054 * Exempt Value: \$0 Taxable Value: \$4,181,054 Tax Estimator (* Income Approach used.)																																																							
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COMMERCIAL CONCRETE DR 4 IN	2000	18,224	\$32,024	\$38,817
IRON FENCE	2000	595	\$2,454	\$2,975
BLOCK WALL	2000	2,380	\$5,891	\$7,140
POLE LIGHT STEEL 1 ARM	2000	9	\$8,676	\$8,676
POLE LIGHT STEEL 4 ARM	2000	15	\$84,495	\$84,495

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
\*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.



FOLEY & LARDNER LLP

ATTORNEYS AT LAW

111 NORTH ORANGE AVENUE, SUITE 1800  
ORLANDO, FL 32801-2386  
P. O. BOX 2193  
ORLANDO, FL 32802-2193  
407.423.7656 TEL  
407.648.1743 FAX  
www.foley.com

May 4, 2007

VIA HAND DELIVERY

CLIENT/MATTER NUMBER  
034209-0110

Board of Adjustment  
Seminole County Planning and Development  
County Services Building, Room 2000  
1101 East First Street  
Sanford, Florida 32771

**Re: Appeal from the Decision of the Planning Manager**

To Whom it May Concern at the Board of Adjustment:

On April 12, 2007, Tina Williamson, Assistant/Interim Planning Manager, denied Mr. Tim O'Shaughnessy's application, on behalf of TBCOM Properties, LLC, for an administrative determination that a proposed flagpole cell tower to be located at 1680 McCulloch Road, Oviedo, Florida, was not a "camouflage communication tower" under the County's Land Development Code.

This letter serves as Mr. O'Shaughnessy's formal request for an appeal of this decision to the Seminole County Board of Adjustment pursuant to Sections 2.3 and 30.43 of the Land Development Code of Seminole County, Florida.

The basis for the appeal is Ms. Williamson's conclusion that a 120' flagpole does not blend in with or is inconsistent with a site fully developed with 47,316 square feet of retail space.

Sincerely,

Dina S. Munasifi, Esq.

DSM/dsm

cc: Tim O'Shaughnessy  
Mary Doty Solik, Esq.

BOSTON  
BRUSSELS  
CHICAGO  
DETROIT  
JACKSONVILLE

LOS ANGELES  
MADISON  
MILWAUKEE  
NEW YORK  
ORLANDO

SACRAMENTO  
SAN DIEGO  
SAN DIEGO/DEL MAR  
SAN FRANCISCO  
SILICON VALLEY

TALLAHASSEE  
TAMPA  
TOKYO  
WASHINGTON, D.C.

ORLA\_443916.2



# TBCOM

## TBCOM Properties, LLC

1133 Louisiana Avenue • Suite 114 • Winter Park, FL 32789 • (407) 622-1077 Office • (407) 622-2181 Fax

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Seminole County Planning Division  
Planning Manager  
1101 East First Street  
Sanford, Florida 32771

The submission is for the City Planner to approve a 120 ft camouflage Flagpole to be located at 1680 McCulloch Rd. Oviedo, Florida. The Camouflage Flagpole meets Part 40. C-1 RETAIL COMMERCIAL DISTRICT Sec.30.742. Permitted Uses. Seminole County Planner has the authority and can administratively approve the Flagpole under Ord. No. 02-53,& 7, 12-10-02. The Pole sits at the entrance of the C-1 property and lies next to conservation area to the East. By placing the Flagpole at the entrance of the property the Flagpole stays in character with the general area and appears natural to the C-1 property. A reasonable person with normal observational faculties and intelligence would not perceive the structure as a tower. The Flagpole will not have a negative impact on the general area. The Flagpole meets the required set backs of 300% Ht of tower to nearest residential line and the property itself is heavily covered with a conservation easement which screens the Flagpole to all surrounding residential property. The conservation landscaping creates a natural buffer, which provides a shield from all residential areas.

The Flagpole actually measures 575% to the nearest residential to the East and 767% to the nearest residential property to the North. **\*See Arial overall site Plan\***

The initial design of the Flagpole was 150 ft high. After several studies and photo simulation it was determine by the carriers and TBCOM to reduce the overall height of the Flagpole to 120 ft. **Photo simulations have been provided to show the non-impact to the residential community.** Again the conservation easement that surrounds the C-1 property provides that buffer to all-residential housing.

### **The Need:**

I've supplied letters from three carriers for this Flagpole.

All the carriers have had problems covering the residential community and traffic patterns in the area for years. **I've supplied propagation maps for lack of coverage and letters stating the problems.** The letters also state that the need for this Flagpole and the benefits the Flagpole will provide. One carrier, T-Mobile actually tried using three power poles to supply its service and found that T-Mobile experiences high drop calls in the area. **(See Average Daily Dropped Call Footprint).** The power poles were of no help. The other carriers will not use power poles because the poles provide no improvement and will find out like T-Mobile did that the power poles are a waste of millions of dollars. Sprint believes it network is substandard and this Flagpole would increase its network by over 30%. **\* See Sprint letter\***

# TBCOM

## TBCOM Properties, LLC

1133 Louisiana Avenue • Suite 114 • Winter Park, FL 32789 • (407) 622-1077 Office • (407) 622-2181 Fax

---

### **Location:**

The area provides limited opportunity for placement of a camouflage facility. Actually only three properties in the area were an option. The Church to the West of the propose property said they had no interest. The other possibility was the UCF property and they said they had no interest. I've provided a letter stating that UCF has no interest. The third property is the property we are submitting on. The landowner has entered into a lease with TBCOM and has provided a great location at the entrance of the property.

We believe a we have shown the problem and a solution with out impacting the surrounding area. We believe a Flag Pole would fit in well with the Character of the C-1 property.

Sincerely,

Tim O'Shaughnessy



Office of Vice President

October 18, 2006

TBCOM Properties, LLC  
Tim O'Shaughnessy  
1133 Louisiana Ave Ste 114  
Winter Park, Florida 32789

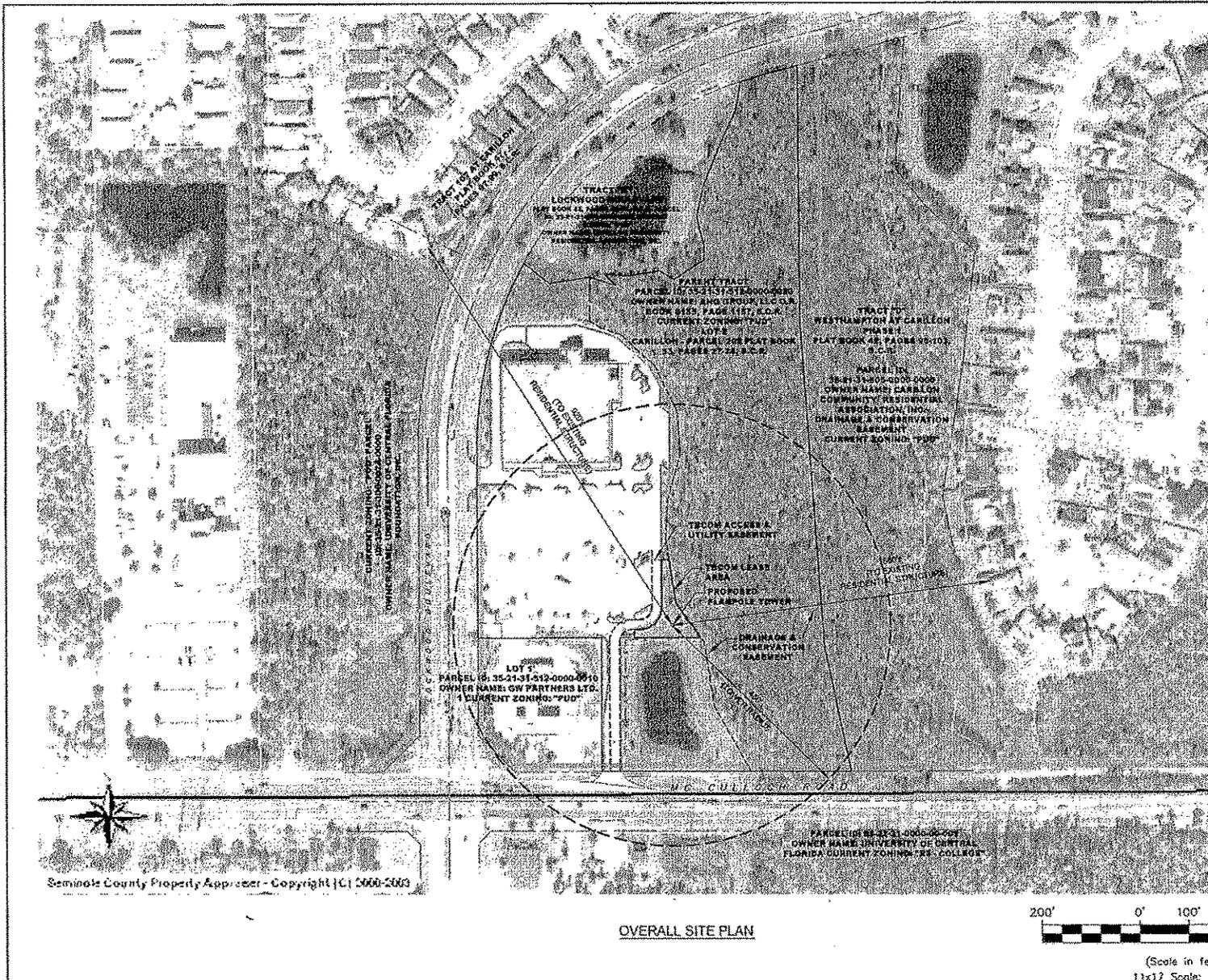
Mr. O'Shaughnessy,

At this time the University of Central Florida has no interest in putting a communication tower on the North East side of its campus property.

Sincerely,

A handwritten signature in black ink, appearing to read 'William F. Merck II'.

William F. Merck II  
Vice President.



Foresite Group, Inc.  
 231 N. Kentucky Ave.  
 Suite 2  
 Lakeland, FL 33801  
 ☎ 863.603.4044  
 f 863.603.4645  
 www.foresitegroupinc.com  
 FL CA 29115

**ADRIAN D. ROZEN**  
 FLORIDA LICENSED PROFESSIONAL ENGINEER  
 No. 53803  
 I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION AND THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS ACCURATE AND COMPLETE TO ACCEPTED ENGINEERING PRACTICES IN THE STATE OF FLORIDA PURSUANT TO SECTION 461, FLORIDA STATUTES BY ADRIAN D. ROZEN, FOR THE BEST OF HIS ENGINEER'S KNOWLEDGE, HIS PRACTICE AND UNIFORMITY CONSISTENT WITH THE APPLICABLE BERMUDA BUILDING CODES.

REVISIONS		
NO.	DATE	DESCRIPTION

**PREPARED FOR:**  
**TBCGM Properties, LLC**

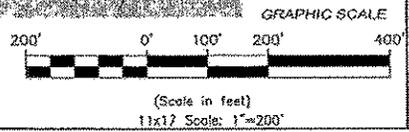
**PROJECT JOB NUMBER**  
**067.019**

ISSUED FOR:	SITE PLAN REVIEW
DESIGNED BY:	ADR
DRAWN BY:	ADR
APPROVED BY:	ADR
DATE:	AUGUST 2006

**PROJECT NAME**  
**UCF**  
**TB-172**  
**SHEET TITLE**  
**OVERALL SITE PLAN**  
**DRAWING NUMBER**  
**Z-1**

Seminole County Property Appraiser - Copyright | C | 2000-2003

OVERALL SITE PLAN



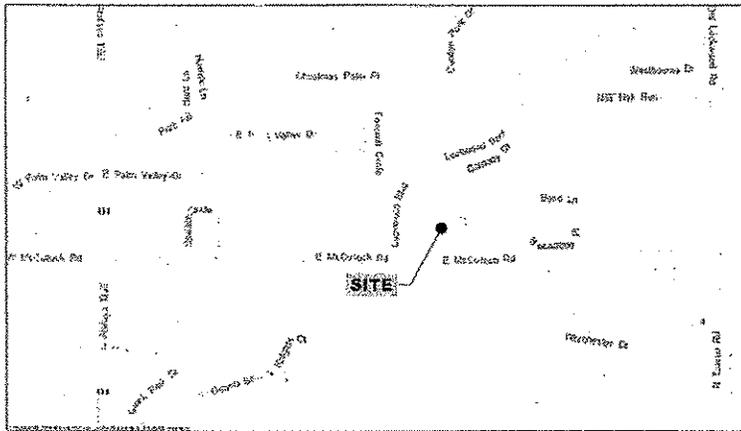
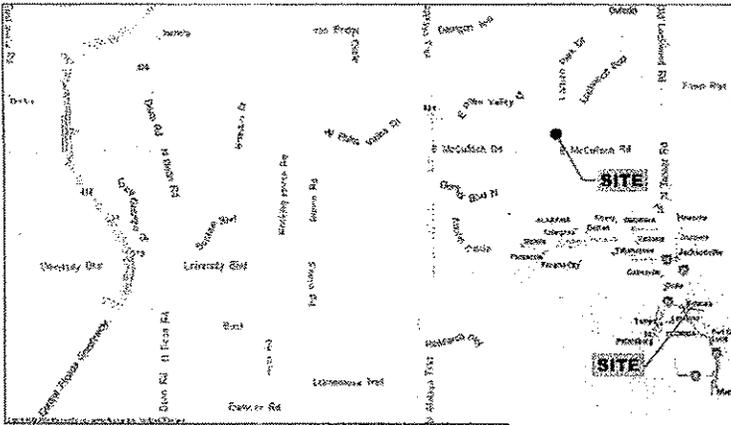
PARCEL NO.: 35-21-31-512-0000-0020

# TBCOM PROPERTIES, LLC

**TBCOM SITE NAME / NUMBER**  
**UCF/ TB-172**

**ROYAL STREET COMMUNICATIONS, LLC**  
**ROYAL STREET COMMUNICATIONS SITE NAME/NUMBER**  
**UCF- #ORD090**

**T-Mobile**  
**T-MOBILE SITE NUMBER**  
**MCCULLOCH # A2E658D**



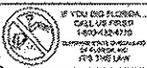
VICINITY MAP

- DRIVING DIRECTIONS**
- SR-417 TO UNIVERSITY BLVD (EAST)
  - ON UNIVERSITY BLVD (EAST) TAKE A LEFT ON SR-414
  - SR-414 (NORTH) TAKE A RIGHT ON E MCCULLOCH RD
  - ON E MCCULLOCH RD TAKE A LEFT ON LOCKWOOD BLVD
  - SITE IS ON RIGHT HAND SIDE

TBCOM IS PROPOSING TO CONSTRUCT A NEW TOWER SITE ON A BAKLAND PARCEL, CONSISTING OF A 130' MONOPOLE AND PROPOSED FUTURE CARRIER AREAS.

**PROJECT SUMMARY**

**\*\*\*CAUTION\*\*\***  
 ALL OWNERS SHOULD REFER TO THE ENGINEER'S COMMENTS ON THIS PLAN AS THEY RELY UPON THESE PLANS FOR THE PROPOSED CONSTRUCTION OF THE TOWER. THE ENGINEER'S COMMENTS ARE THE ONLY SOURCE OF INFORMATION ON THE PROPOSED CONSTRUCTION OF THE TOWER. ALL OWNERS SHOULD REFER TO THESE COMMENTS AS THEY RELY UPON THESE PLANS FOR THE PROPOSED CONSTRUCTION OF THE TOWER.



FOR EMERGENCIES CALL- 911

**OWNER**  
 PROGRESS ENERGY  
 TEL: (800) 700-8744  
**TELEPHONE**  
 BELL SOUTH  
 TEL: (800) 753-2809  
**UTILITIES**

**DEVELOPER/TOWER OWNER**  
 TBCOM PROPERTIES, LLC  
 1153 LOUISIANA AVE. SUITE 114  
 WINTER PARK, FL 32789  
 TEL: (407) 622-1377  
 CONTACT: TIM O'SHAUGHNESSY

**PROPERTY ADDRESS**  
 1680 MCCULLOCH RD  
 GORETS, FLORIDA 32765  
 SEMINOLE COUNTY

**PROPERTY OWNER (PARENT PARCEL)**  
 AHO GROUP LLC  
 PARCEL NO.: 35-21-31-512-0000-0020  
 ZONING: PUB

**CONSULTANT**  
 FORESITE GROUP, INC.  
 231 N. KENTUCKY AVE., SUITE 2  
 LAKELAND, FL 33801  
 TEL: (863) 603-4044  
 FAX: (863) 603-4645  
 CONTACT: ADRIAN ROZEN

**MUNICIPALITY**  
 SEMINOLE COUNTY

**CONTACTS**

SHEET	DESCRIPTION	REV
T-1	COVER SHEET	0
	SURVEY (BY WSP CONSULTANTS)	0
Z-1	OVERALL SITE PLAN	0
Z-2	ENLARGED SITE PLAN & TOWER ELEVATION	0
Z-3	LANDSCAPING & FENCE DETAILS	0

**SITE DATA:**  
 LATITUDE: 28° 36' 40.26" NORTH  
 LONGITUDE: 81° 11' 25.79" WEST  
 REDUND ELEVATION= 48.0 FT (ANSL)  
 ZONING: PUB  
 PROPOSED TOWER = 130' FLAGPOLE

**DESIGN DATA:**  
 DESIGN CODE: -FLORIDA BLDG. CODE-2004 & RA/EIA 222-6  
 BASIC WIND SPEED: :110 MPH (3 SECOND GUST)  
 WIND IMPORTANCE FACTOR: :1.0  
 EXPOSURE CATEGORY: :D  
 WIND WALL PRESSURE COEF: :N/A  
 COMPONENT & CLADDING: :N/A  
 WIND PRESSURES

**PROJECT DATA**



Foresite Group, Inc.  
 231 N. Kentucky Ave.  
 Suite 2  
 Lakeland, FL 33801

o | 863.603.4044  
 f | 863.603.4645

www.foresitegroupinc.com  
 FL CA 26115

**ADRIAN D. ROZEN**

FLORIDA LICENSED PROFESSIONAL ENGINEER  
 No. 37905

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED UNDER MY DIRECTION OR THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS NOTES AND CORRECTIONS TO ACCEPTED ENGINEERING PRACTICES IN THE STATE OF FLORIDA PURSUANT TO SECTION 481, FLORIDA STATUTES IN ADDITION, TO THE BEST OF MY ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

REVISIONS		
NO.	DATE	DESCRIPTION

**PREPARED FOR:**  
**TBCOM Properties, LLC**

**ENGINEERING JOB NUMBER**  
**067.019**

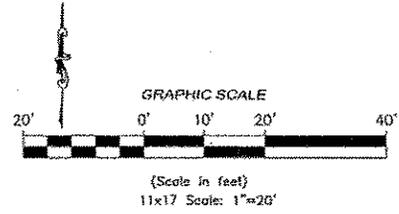
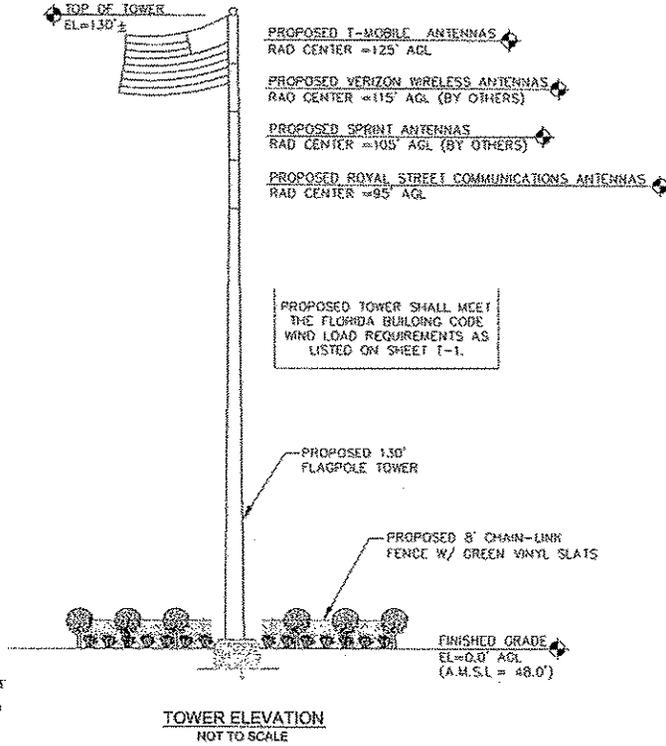
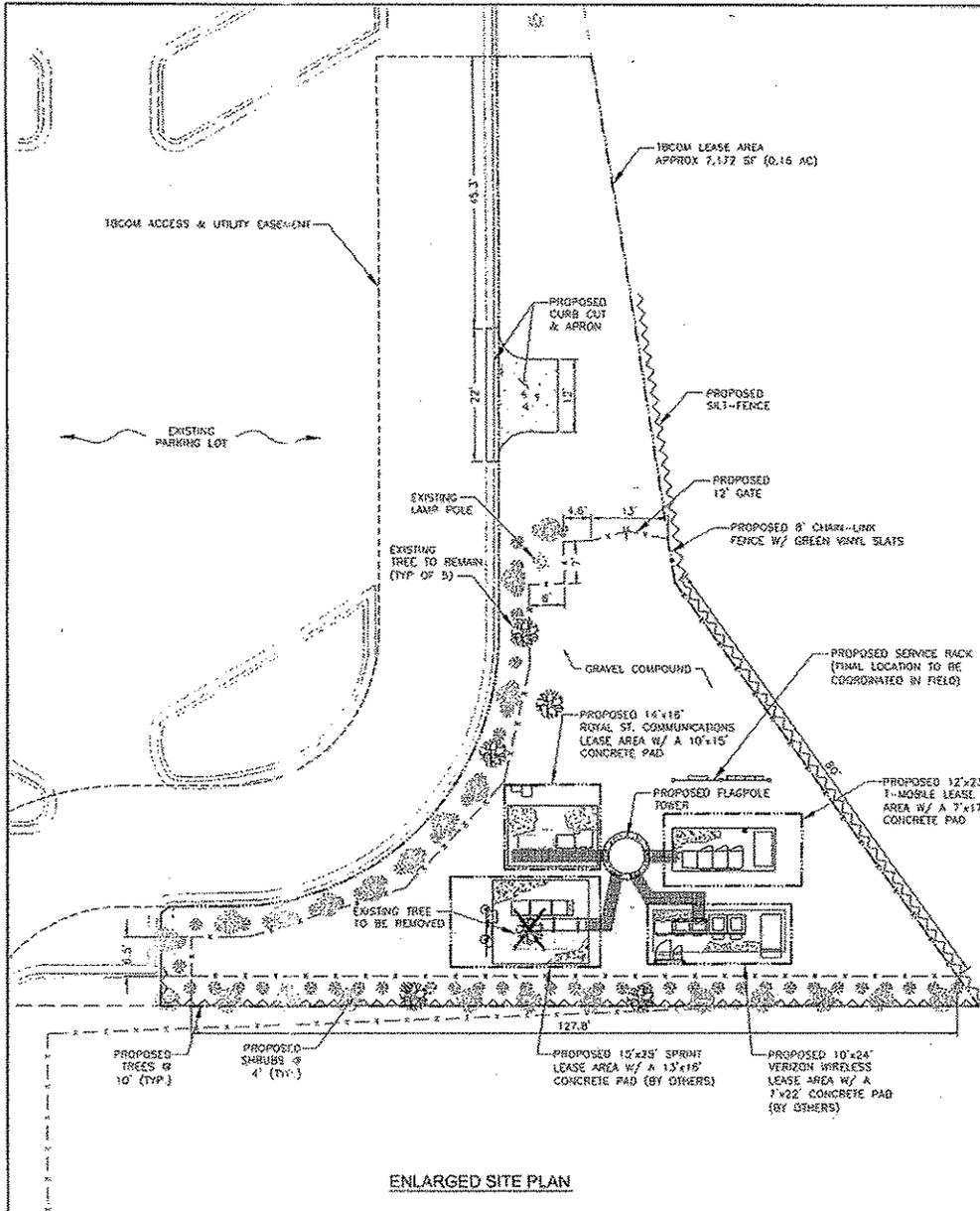
**ISSUED FOR:** SITE PLAN REVIEW  
**DESIGNED BY:** ADR  
**DRAWN BY:** ADR  
**APPROVED BY:** ADR  
**DATE:** AUGUST 2005

**PROJECT NAME**  
**UCF**  
**TB-172**

**SHEET TITLE**  
**COVER SHEET**

**PROJECT NUMBER**  
**T-1**





**foresite group**

Foresite Group, Inc.  
231 N. Kentucky Ave.  
Suite 2  
Lakeland, FL 33801

o 1 863.603.4044  
f 1 863.603.4645

www.foresitegroupinc.com  
FL CA 26115

**ADRIAN D. ROZEN**  
FLORIDA LICENSED PROFESSIONAL ENGINEER  
No. 51920

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION, ON THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS ACCURATE AND COMPLETE TO ACCEPTED ENGINEERING PRACTICES IN THE STATE OF FLORIDA PURSUANT TO SECTION 475, FLORIDA STATUTES. IN ADDITION, TO THE BEST OF MY ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

REVISIONS		
NO.	DATE	DESCRIPTION

PREPARED FOR:  
**TBCOM Properties, LLC**

PROJECT JOB NUMBER  
**067-019**

ISSUED FOR:	SITE PLAN REVIEW
DESIGNED BY:	ADR
DRAWN BY:	ADR
APPROVED BY:	ADR
DATE:	AUGUST 2006

PROJECT NAME  
**UCF  
TB-172**

SHEET TITLE  
**ENLARGED SITE PLAN  
AND TOWER ELEVATION**

DRAWING NUMBER  
**Z-2**





Proposed flagpole tower

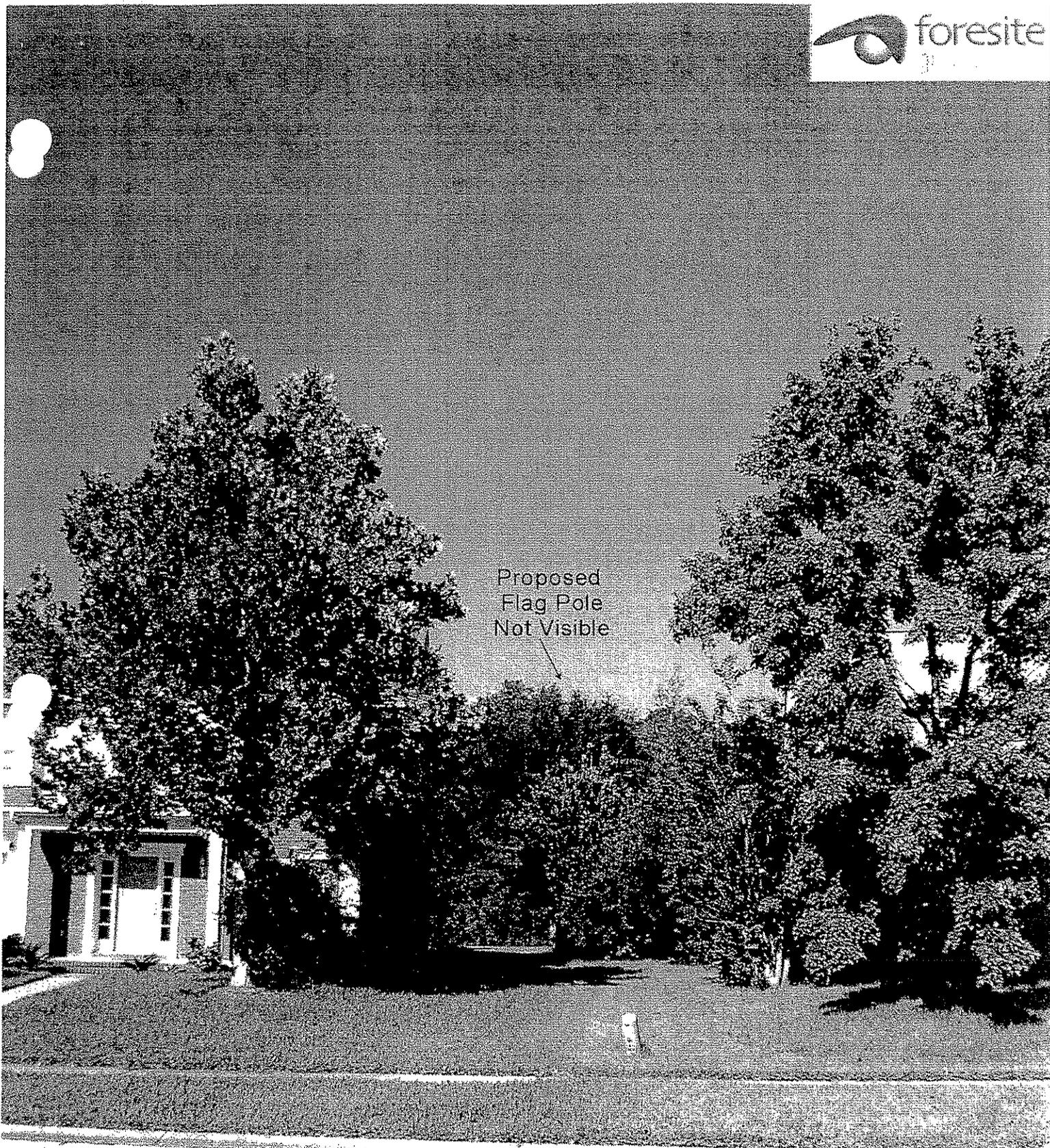
TBCOM PROPERTIES  
TB-172/UCF  
PROPOSED 120' FLAGPOLE TOWER  
LOCKWOOD BLVD & E McCOLLOUCH RD  
OVIEDO, SEMINOLE COUNTY, FL

Proposed  
Flag Pole

TBCom Properties  
TB-172/UCF  
View 1  
From North

Balloon not visible

TBCom Properties  
TB-172/UCF  
View 2  
From North



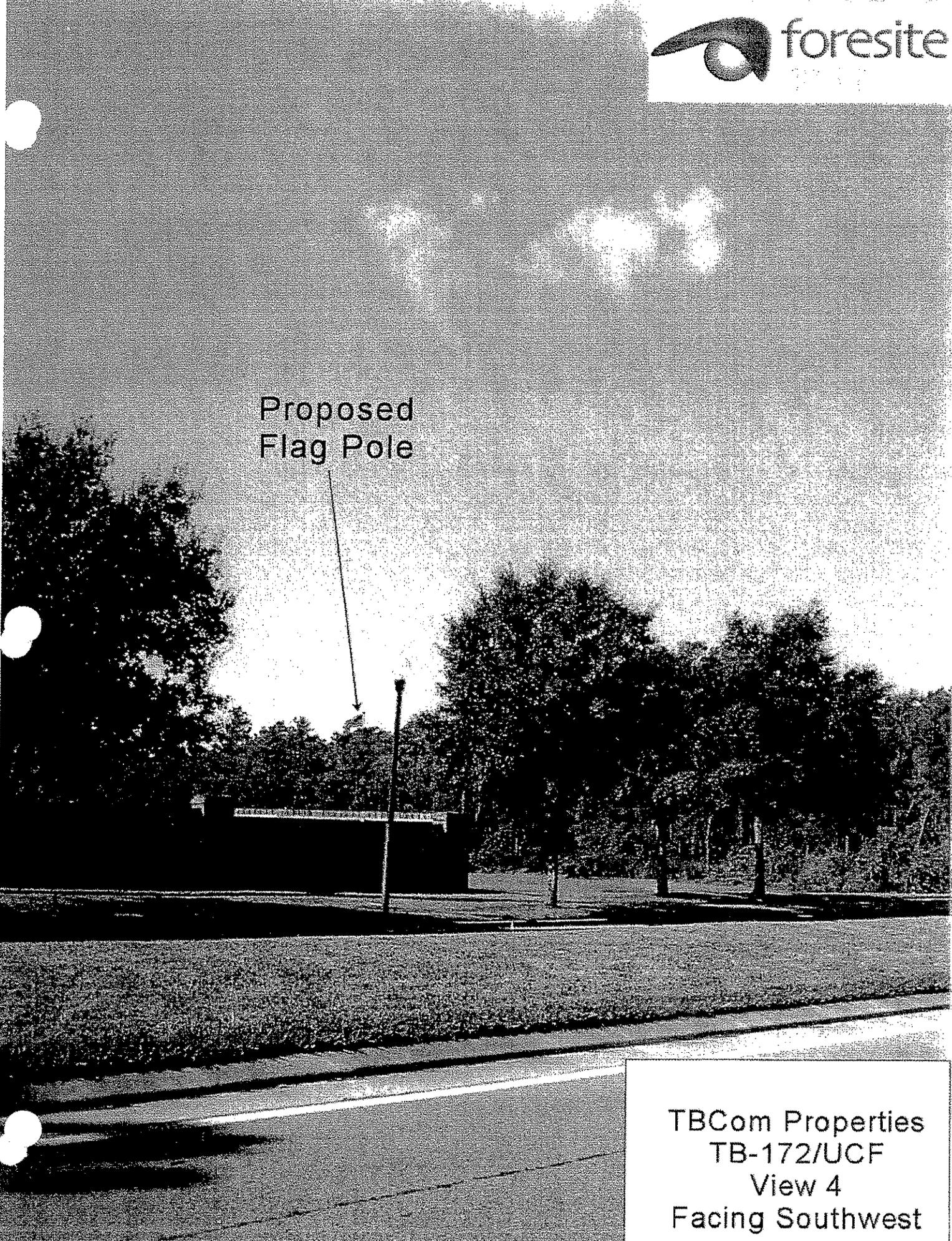
Proposed  
Flag Pole  
Not Visible



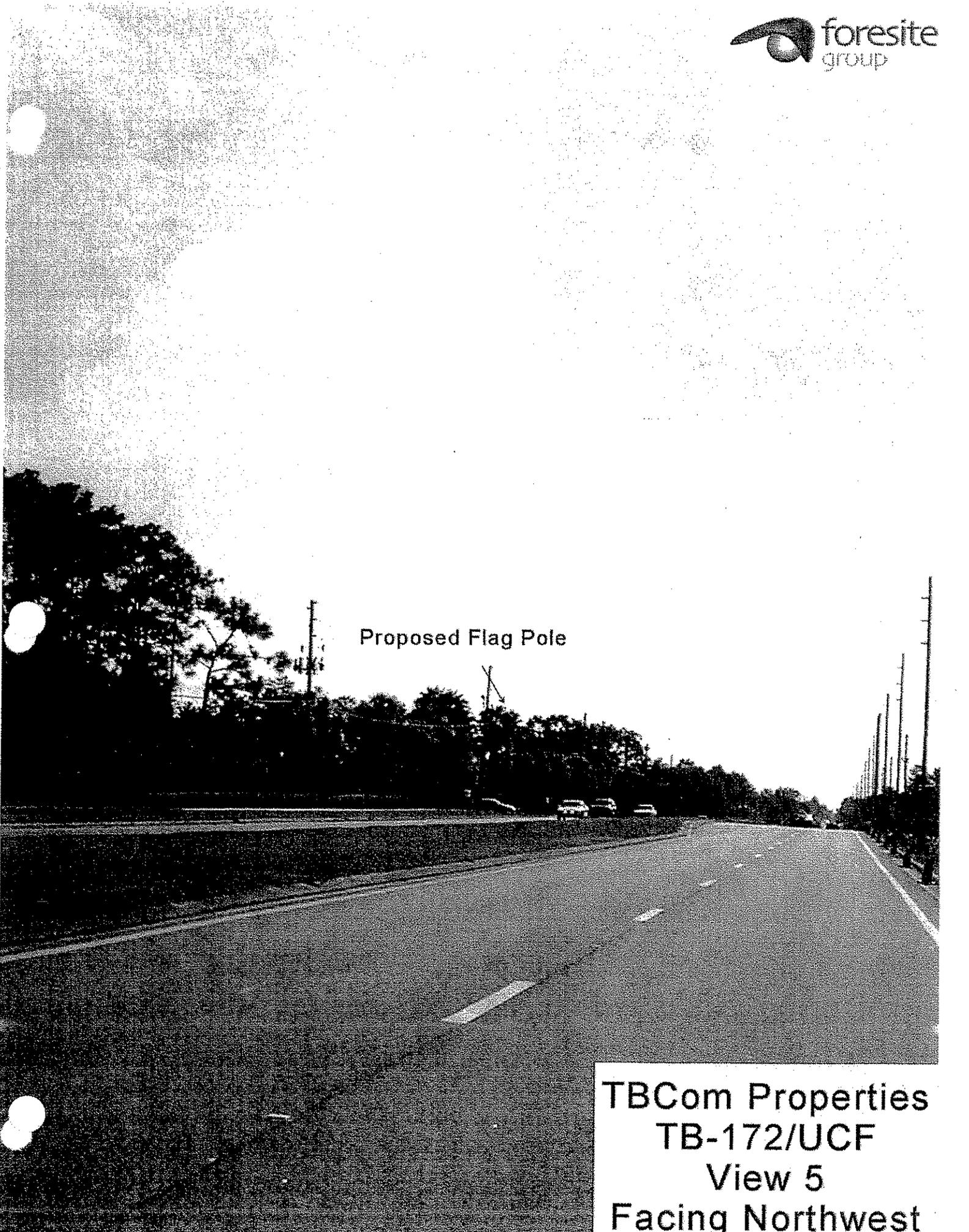
TBCom Properties  
TB-172/UCF  
View 3  
From Northeast



Proposed  
Flag Pole



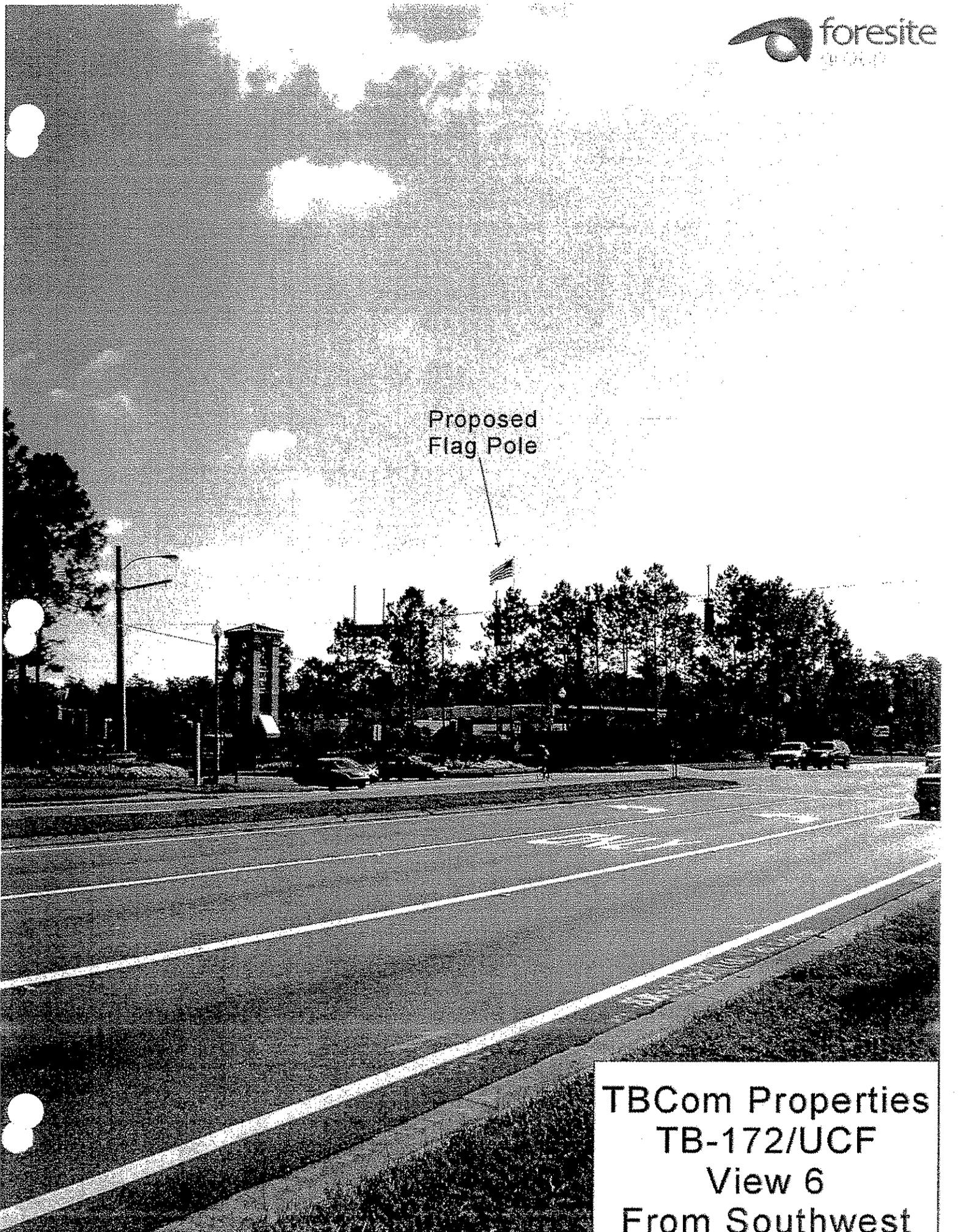
TBCom Properties  
TB-172/UCF  
View 4  
Facing Southwest

A black and white photograph of a road stretching into the distance. On the left side of the road, there is a grassy area with trees. A utility pole is visible in the distance. A flag pole is marked with a crosshair and labeled "Proposed Flag Pole". The road has dashed white lines in the center and a solid white line on the right. The sky is bright and overcast.

Proposed Flag Pole

TBCom Properties  
TB-172/UCF  
View 5  
Facing Northwest

Proposed  
Flag Pole



TBCom Properties  
TB-172/UCF  
View 6  
From Southwest

Proposed  
Flag Pole

TBCom Properties  
TB-172/UCF  
View 7  
From East