

Exhibit A

k:\atl_wireless\000_verizon\ Sites\macro new build\florida market new build sites\pl savannah substation\Zoning\special exception plans\CAD\ZD\Ecar-Colo.dwg ----- 09/29/25 12:50 PM by: Katie Wojna

SETBACK TABLE	
SETBACK TO:	PROVIDED
TOWER FOUNDATION TO PARENT PARCEL PROPERTY LINE	±22' TO PROPERTY LINE (NORTH)
	±247' TO PROPERTY LINE (SOUTH)
	±362' TO PROPERTY LINE (EAST)
	±32' TO PROPERTY LINE (WEST)
FENCE COMPOUND TO PARENT PARCEL PROPERTY LINE	±18' TO PROPERTY LINE (NORTH)
	±243' TO PROPERTY LINE (SOUTH)
	±340' TO PROPERTY LINE (EAST)
	±25' TO PROPERTY LINE (WEST)
TOWER FOUNDATION TO NEARBY BUILDINGS	±208' TO UTILITY BUILDING (EAST)
	±379' TO PUBLIC BUILDING (SOUTHEAST)

NOTE:
CLOSEST TOWER IS ±2548' AWAY

PARCEL ID: 343513200010008
LOT: N/A
BLOCK: N/A
ZONING: GU
FUTURE LAND USE: OPEN SPACE CONSERVATION

PROPOSED LESSEE 10' WIDE NON-EXCLUSIVE UTILITY EASEMENT

PROPOSED LESSEE 12' WIDE GRAVEL ACCESS DRIVE (±170' LONG)

PROPOSED LESSEE 15' WIDE NON-EXCLUSIVE ACCESS EASEMENT

PROPOSED VERIZON WIRELESS 10' X 10' CONCRETE PAD

PROPOSED VERIZON WIRELESS 15' X 35' LEASE AREA (525± SQ. FT.)

PARCEL ID: 343582100020000
LOT: TRACT B
BLOCK: N/A
ZONING: OSC
FUTURE LAND USE: COMMERCIAL GENERAL

EXISTING STATE PARK ROAD

PARCEL ID: 343582100010003
LOT: TRACT A
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

EXISTING CONCRETE ACCESS ROAD

EXISTING UTILITY BUILDING

EXISTING FPL SUB-STATION

PARCEL ID: 343513300010001
OWNER: FLORIDA POWER & LIGHT
LOT: N/A
BLOCK: N/A
ZONING: GU
EXISTING LAND USE CODE: 9100 (UTILITY, GAS, AND ELECTRICITY)
FUTURE LAND USE: UTILITY

PARCEL ID: 343582200020003
LOT: N/A
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

PARCEL ID: 343582200010006
LOT: PARCEL 1
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

PARCEL ID: 343582100040004
LOT: PARCEL 2
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

PARENT TRACT LEGAL DESCRIPTION:

35 36 40 FROM INT OF NORTHERLY R/W MIDPORT RD AND WESTERLY R/W US 1 RUN NORTHWESTERLY ALG SD SOUTHWESTERLY R/W 1260 FT FOR POB, TH CONT NORTHWESTERLY ALG SOUTHWESTERLY R/W 275 FT, TH S 62 DEG 04 MIN 29 SEC E 400 FT, TH S 27 DEG 55 MIN 31 SEC E //TO US 1 R/W 275 FT, TH N 62 DEG 04 MIN 29 SEC E 400 FT TO WESTERLY R/W US 1 AND POB. ST. LUCIE COUNTY, FLORIDA.

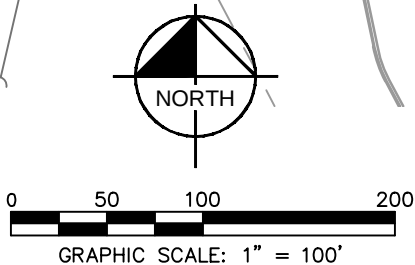
NOTE:

1. PROPOSED COMPOUND LAYOUT BASED ON DOCUMENTS PROVIDED BY ADVANCED LAND SURVEYING DATED 03/18/25

TRAFFIC STATEMENT:

1. THE COMMUNICATION TOWER IS AN UNMANNED FACILITY AND WILL ONLY GENERATE APPROXIMATELY TWO (2) MAINTENANCE VISITS PER MONTH

1 OVERALL SITE PLAN
C0 SCALE: 1" = 100'



verizon

4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431

PROJECT INFORMATION:

SITE NAME:
FPL SAVANNAH SUB
MDG.: 5000892493

S US HIGHWAY 1
PORT ST. LUCE, FL 34952
ST. LUCIE COUNTY

PLANS PREPARED BY:

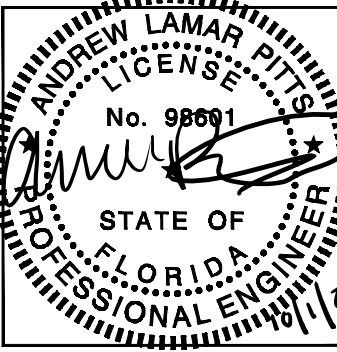
Kimley»Horn

1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 845-0665
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4	09/29/25	ZONING	ALP
3	09/03/25	ZONING	ALP
2	07/21/25	ZONING	DRC
1	06/09/25	ZONING	ALP
0	05/11/25	ZONING	ALP

LICENSER:



KHA PROJECT NUMBER:

013509590

DRAWN BY: CHECKED BY:

JAR

DMF

SHEET TITLE:

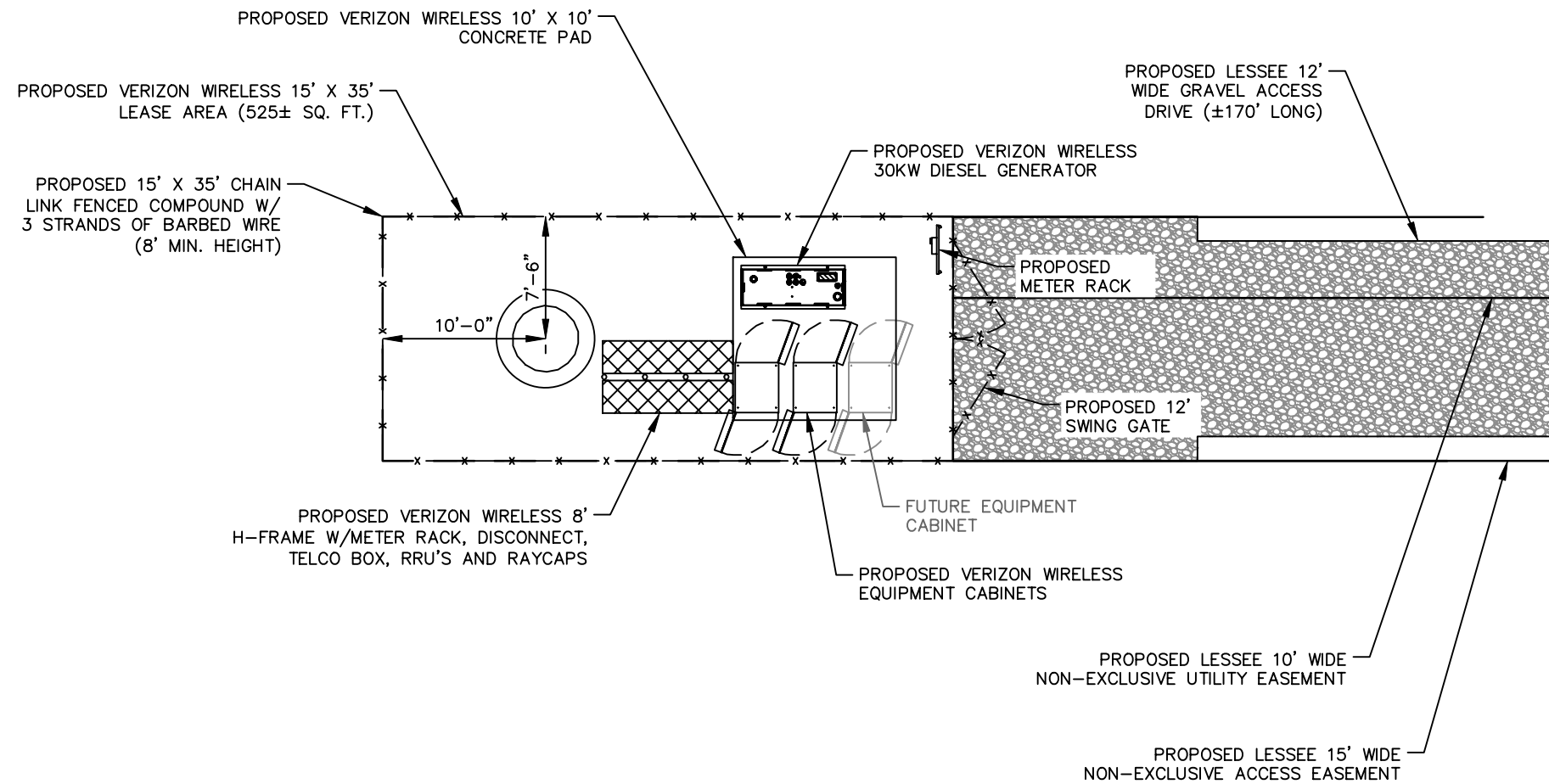
OVERALL
CONCEPTUAL PLAN

SHEET NUMBER:

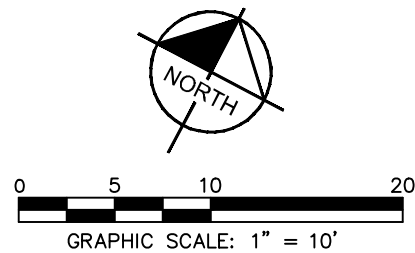
C0

P NUMBER:

P24-131



1 SITE PLAN
C1 SCALE: 1" = 10'



SITE NOTES:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY ADVANCED LAND SURVEYING DATED 03/18/25 AND SITE VISIT ON 11/06/23.
3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CONDITIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.



[PROJECT INFORMATION:]

SITE NAME:
FPL SAVANNAH SUB
MDG.: 5000892493

S US HIGHWAY 1
PORT ST. LUCE, FL 34952
ST. LUCIE COUNTY

PLANS PREPARED BY:

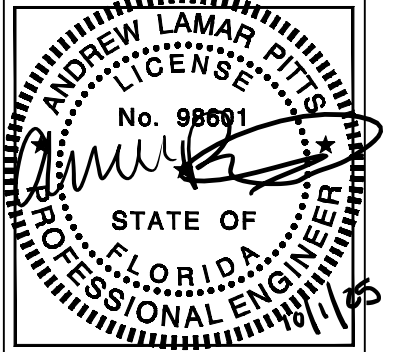
Kimley»Horn

1920 WEKIVA WAY, SUITE 200
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0	05/11/25	ZONING	ALP

LICENSER:



KHA PROJECT NUMBER:==

013509590

DRAWN BY: _____ CHECKED BY: _____

JAR	DMF
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SHEET TITLE: _____

CONCEPTUAL PLAN

SHEET NUMBER:

C1

P NUMBER:

P24-131