

PUBLIC SAMPLE — identifiers withheld (owner of record, requester, tokens). Every figure, source, vintage and gap is exactly as rendered.

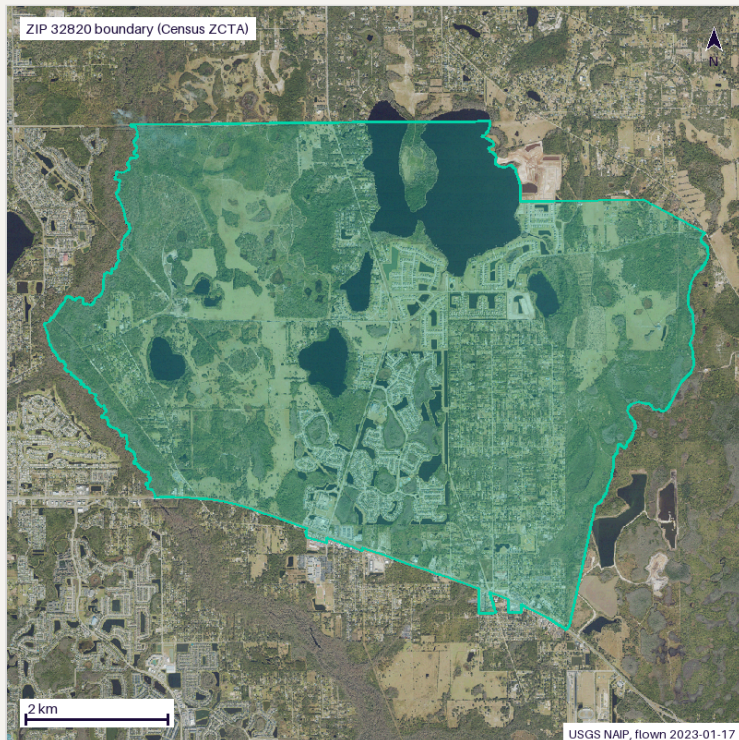
ARUON Tower Sheet

ZIP 32820

Public sample · September 18, 2026

Prepared for a **public reader** on **ZIP 32820**, screened for **cell_tower**.

See it ZIP 32820 <https://www.google.com/maps/search/?api=1&query=ZIP+32820> Opens the ZIP's own area on Google Maps. This is a ZIP-grain link — it places no pin, because a point at a ZIP's centre would land on somebody's home. Opens Google Maps — third-party imagery on Google's date, not this report's data.



ZIP 32820 boundary (Census ZCTA) on USGS NAIP aerial imagery (public domain). Aerial: USGS NAIP, flown 2023-01-17.

Decision page — Cell tower — the top 3 sites, in decision order

The full screen is below and nothing here replaces it — this page is the same evidence, ordered for a decision.

Tied at 100.0 because use, slope, siting, siteability, corridor, flood, wetlands and natural heritage matched on all 3; they differ on acres (0.48 / 0.31 / 1.84), just value (FL DOR) (\$188,964 (2025) / \$134,990 (2025) / \$800,960 (2025)) and distance (0.6 / 1.4 / 1.4 mi) — the order above is not a judgement that one is better.

Site 1 — 15192 E COLONIAL DR, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Lot:** 0.48 ac · **0.6 mi** from your search centre
- **Siting path:** P ≤170 ft with co-location memo, within district height · else SE (BZA) — C-1
- **Just value (FL DOR):** \$188,964 (2025)

Do this next: - Confirm the district (**C-1**) and the permitting path with **Orange County — Zoning Division** — our district read is the jurisdiction's own zoning map (Measured).

Site 2 — 14356 BELL ST, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Lot:** 0.31 ac · **1.4 mi** from your search centre
- **Siting path:** P ≤170 ft with co-location memo, within district height · else SE (BZA) — C-1
- **Just value (FL DOR):** \$134,990 (2025)

Do this next: - Confirm the district (**C-1**) and the permitting path with **Orange County — Zoning Division** — our district read is the jurisdiction's own zoning map (Measured).

Site 3 — 14300 E COLONIAL DR, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Lot:** 1.84 ac · **1.4 mi** from your search centre
- **Siting path:** P ≤170 ft with co-location memo, within district height · else SE (BZA) — RSTD C-3
- **Just value (FL DOR):** \$800,960 (2025)

Do this next: - Confirm the district (**RSTD C-3**) and the permitting path with **Orange County — Zoning Division** — our district read is the jurisdiction's own zoning map (Measured).

On the dollars — the same for all 3 sites: - Just value (FL DOR) — Florida DOR statewide cadastral roll (**Measured**). A **tax anchor**, not a market value and not a price. ▲ Figure is off the annual August snapshot. - We hold **no asking price or market value** for these parcels. The assessed figure above is the only sourced dollar amount, and it is the assessor's mass-appraisal figure — a model, never transaction evidence. - No parcel-specific lease comp exists for this site. A **national portfolio benchmark** — labelled Estimated, with its source and its limits — is in **Ground rent** below.

What could kill it here — the same on all 3 sites, worst first: 1. Nothing in the screens we ran on this parcel came back red or amber. That is **not** a clean bill of health: it covers only the layers listed in the detail sheet below, and the open questions for this use are in the researcher list.

Aerials: the parcel boundary in yellow is drawn from the assessor parcel map — a screen aid, not a survey. Each flight is cited under its image in the Candidate detail.

Site Finder Results — Cell tower

Order. Fit on the 9 criteria read for every site on this list, then sites inside your arc, then distance (nearer first), then lot size (larger first). Data coverage is a footnote on each site's "Why" line — inputs scored, never a sort term.

In your target arc — W, SW, SE:

#	Fit	Site	City	Owner	Assessed value	Acres	Use	Monopole siting
1	100.0	► 15192 E COLONIAL DR	Orlando	CHRISTAKOPOULOS FAMILY REVOC	\$188,964 (2025)	0.48	Vacant commercial land (010)	P ≤170 ft with co-location memo, within district height · else SE (BZA) — C-1
2	100.0	► 14356 BELL ST — corner-lease / pad only	Orlando	SAITO JOHN	\$134,990 (2025)	0.31	Vacant commercial land (010)	P ≤170 ft with co-location memo, within district height · else SE (BZA) — C-1

#	Fit	Site	City	Owner	Assessed value	Acres	Use	Monopole siting
3	100.0	► 14300 E COLONIAL DR	Orlando	NNN REIT LP	\$800,960 (2025)	1.84	Vacant commercial land (010)	P ≤170 ft with co-location memo, within district height · else SE (BZA) — RSTD C-3
4	100.0	► 14266 E COLONIAL DR	Orlando	WPG-PEBBLE BEACH LLC	\$1,397,466 (2025)	2.29	Vacant commercial land (010)	P ≤170 ft with co-location memo, within district height · else SE (BZA) — RSTD C-2
5	100.0	► 1705 FRICKE AVE	Orlando	RLH CONSTRUCTION LLC	\$733,139 (2025)	1.53	Vacant commercial land (010)	P ≤170 ft with co-location memo, within district height · else SE (BZA) — RSTD C-1
6	100.0	► 13761 E COLONIAL DR	Orlando	GUERRA BROTHERS PROPERTY MAN	\$644,220 (2025)	0.99	Vacant commercial land (010)	P ≤170 ft with co-location memo, within district height · else SE (BZA) — C-1

#	Fit	Site	City	Owner	Assessed value	Acres	Use	Monopole siting
7	100.0	► E COLONIAL DR	Orlando	VRS TOWN PARK SC LLC	\$756,999 (2025)	1.07	Vacant commercial land (010)	P ≤170 ft with co-location memo, within district height · else SE (BZA) — RSTD C-2
8	100.0	► 12274 E COLONIAL DR	Orlando	PATEL TEENA	\$10,935 (2025)	1.11	Vacant commercial land (010)	P ≤170 ft with co-location memo, within district height · else SE (BZA) — RSTD C-2
9	96.7	► 1539 S TANNER RD — corner-lease / pad only	Orlando	ANTOINETTE T LAURO TRUST	\$27,520 (2025)	0.30	Vacant / developable land (000)	P ≤170 ft with co-location memo · else SE (BZA) · SE regardless in a Rural Settlement — A-2
10	95.7	► 15816 E COLONIAL DR	Orlando	VANSOP TRUST	\$253,237 (2025)	1.38	Vacant commercial land (010)	P ≤170 ft with co-location memo, within district height · else SE (BZA) — C-1

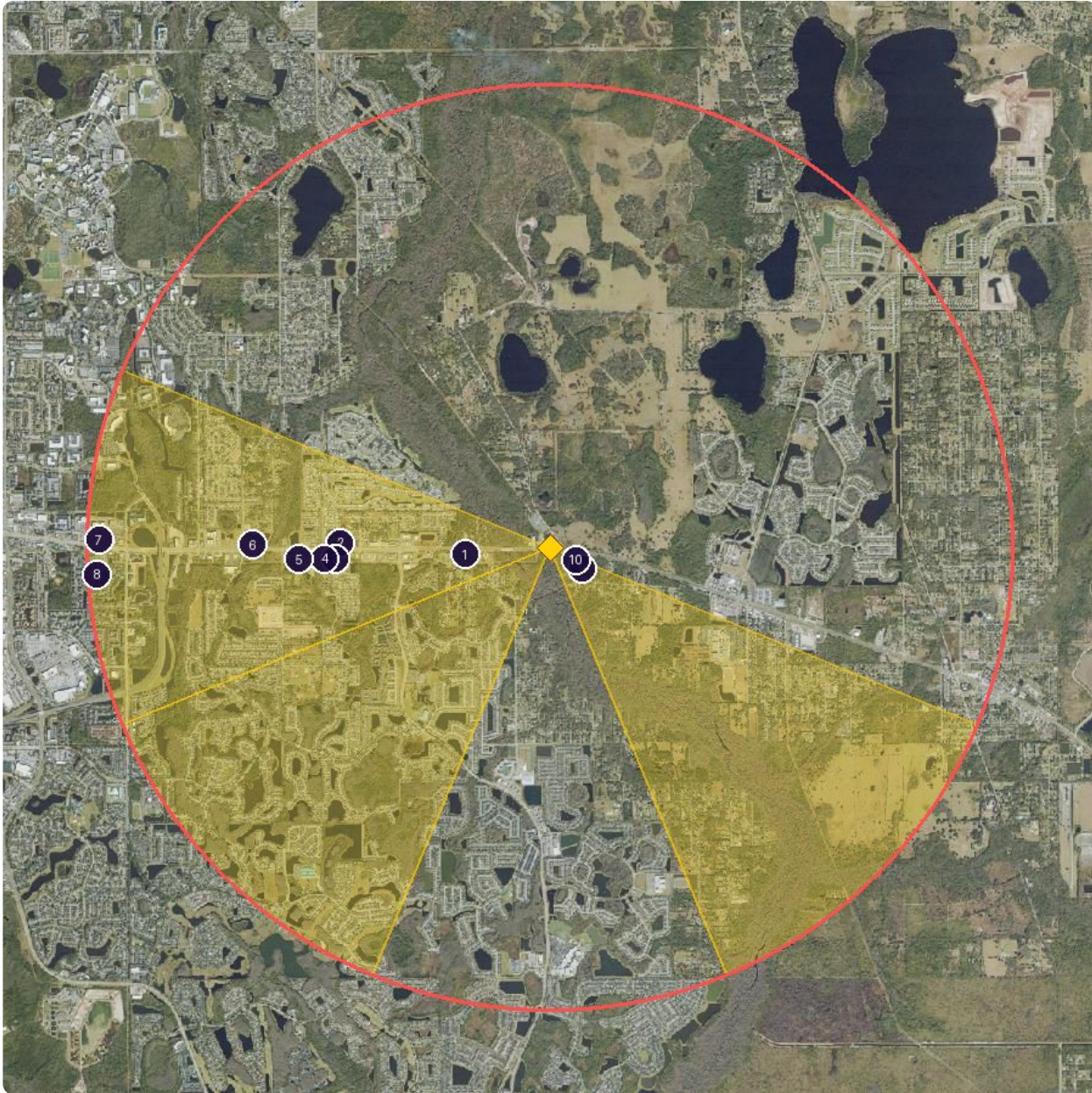
_Where: within 3 mi of your target — **15675 E Colonial Dr, Orlando, FL 32820** — in county FIPS 12095 · **scanned** 16,477 candidate parcels; the nearest **60** of those were then screened on flood, wetlands and habitat, and the top **20** on topography and traffic & visibility · **showing** top 10. _Distances below are measured from your target point.__

Assessed value = **Just value (FL DOR)** from Florida DOR statewide cadastral roll — a **tax anchor**, not a market estimate. The extract we hold from Florida DOR statewide cadastral roll carries the total only — no land/building split is published on these rows. **Monopole siting** = whether the jurisdiction's own wireless-siting rule permits a FREESTANDING monopole in that parcel's assessor district (special permit); 'rooftop/structure only' means a ground monopole isn't permitted there but a rooftop/structure mount is the path — detailed, with the assessor district, per candidate below.

► marks a candidate inside your coverage objective (W, SW, SE) — its bearing from the anchor falls in a selected 45° sector. Un-marked candidates are outside the arc and ranked below it, but still shown.

Coverage objective: W, SW, SE of the anchor. Candidates whose bearing from your anchor falls in that arc are ranked first among sites of equal Fit, and marked ►; the arc is shaded on the overview map. Out-of-arc candidates are still listed below — ranked lower, never hidden.

Overview map



Numbered pins are the ranked candidates in the table above (pin # = rank); the gold diamond marks your target; the red circle is the 3-mile search radius. Basemap: USGS NAIP orthoimagery (national) — a screen aid, not a survey. Any dark area inside the circle has no imagery in our sources — it is outside our mapped coverage (for example, across a state line into a state we don't yet scan), not a data error; the coverage note above says where.

Open questions for your researcher

These are gaps our data can't close for this use — verify them before shortlisting, they are not scored below:

- Zoning: wireless / cell-tower siting is governed by the jurisdiction's own wireless-siting code — special-permit and overlay territory almost everywhere — not by a parcel's base zoning district alone. This scan never treats any zoning as a green light; confirm siting rules and any tower-overlay district with the permitting authority.

- Leased footprint: a tower needs only ~2,500–10,000 sq ft, so a small parcel scores as well as a large one and a tower can occupy a corner of a larger parcel — acreage here is a threshold, not a ranking factor.
- Grid power (Estimated, to verify): distribution service at the road (a utility drop) is what a monopole needs; 3-phase at the street is a plus for larger cabinets. Confirm service and metering with the serving electric utility.
- **Natural heritage (FL):** the federal USFWS critical-habitat layer is the only heritage instrument read here; FNAI's Biodiversity Matrix (Florida Natural Areas Inventory) and FWC's species data was not read. A Green on these rows means no federally designated critical habitat is mapped on the parcel — not a state heritage clearance. Ask us to run the state instrument before you shortlist.
- **Zoning confirmation:** the districts **C-1, RSTD C-3, RSTD C-2, RSTD C-1** and **A-2** on the rows above come from the jurisdiction's own zoning map and the siting path is read from its code; confirm the district, any pending zoning case, variance or special use permit with Orange County — Zoning Division before you shortlist — once, for the ring, not per site.
- **Permitting timeline:** we hold no permitting calendar for Orange County, so no duration is stated on any site — each row gives the process shape only. Ask us to research how long comparable applications have taken before the granting board.
- **Moratoria:** not yet researched for Orange County — unknown, not clear; ask us to read for a moratorium or interim-controls article before you shortlist.

Still to verify (not in our data): RF line-of-sight / radio coverage; existing-carrier co-location; FCC frequency coordination / licensing; structural / geotechnical engineering for the specific mast. A radio-frequency and structural review is required before siting any candidate.

Candidate detail

Candidate 1 — 15192 E COLONIAL DR, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** CHRISTAKOPOULOS FAMILY REVOCAB... (the roll's owner field is 30 characters and this name fills it — the full name is on the county's own record)
- **Owner contact:** none on file — the owner of record is a private individual, and we never publish a person's line.
- **Lot:** 0.48 ac · **Use:** Vacant commercial land (010) · 0.6 mi from centre
- **Zoning district:** C-1 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$188,964 — assessment year 2025 (Florida DOR statewide cadastral roll)

- **See it:** [Aerial](https://www.google.com/maps/search/?api=1&query=28.564870,-81.158640) <https://www.google.com/maps/search/?api=1&query=28.564870,-81.158640> · [Street View](https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.564870,-81.158640) https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.564870,-81.158640
- **Coverage objective:** inside your target arc — bearing 265° (W) from the anchor.
- **Siting path:** in **C-1** — P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135); conditions under Orange County, FL (unincorporated) in App. A).
- **Siteability:** vacant / developable.
- **Site screen:**
- **Flood:** Zone X (AREA OF MINIMAL FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) **Green**
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) **Green**
- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'C-1' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 45,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**
- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~10.7 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) **Green**
- **Fiber (block — Orlando): No FTTP filed** in Orlando · fixed service filed by AT&T, Spectrum, T-Mobile, Verizon (Cable, Copper, Licensed Fixed Wireless) across 15 serviceable location(s) — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 100.0** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 1.0×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 1.0×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_commercial, derived from assessor use code 010) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 45,500 vehicles/day (curve; corridor demand, not visibility).

Candidate 2 — 14356 BELL ST, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** SAITO JOHN
- **Owner contact:** none on file — the owner of record is a private individual, and we never publish a person's line.
- **Lot:** 0.31 ac — **corner-lease / pad only** (under 0.46 ac: room for a leased pad, not a lot you buy) · **Use:** Vacant commercial land (010) · 1.4 mi from centre
- **Zoning district:** C-1 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$134,990 — assessment year 2025 (Florida DOR statewide cadastral roll)
- **See it:** [Aerial](https://www.google.com/maps/search/?api=1&query=28.565956,-81.171984) <https://www.google.com/maps/search/?api=1&query=28.565956,-81.171984> · [Street View](https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.565956,-81.171984) https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.565956,-81.171984
- **Coverage objective:** inside your target arc — bearing 271° (W) from the anchor.

- **Siting path:** in **C-1** — P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135); conditions under Orange County, FL (unincorporated) in App. A).
- **Siteability:** vacant / developable.
- **Site screen:**
- **Flood:** Zone X (AREA OF MINIMAL FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) **Green**
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) **Green**
- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'C-1' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 45,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**
- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~9.9 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) **Green**
- **Fiber (block — Orlando): FTTP filed by AT&T, Summit Broadband Inc.** in Orlando at up to **40000/40000 Mbps** · 68 of 567 serviceable location(s) filed · business-class filed — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 100.0** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 1.0×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 1.0×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_commercial, derived from assessor use code 010) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 45,500 vehicles/day (curve; corridor demand, not visibility).

Candidate 3 — 14300 E COLONIAL DR, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** NNN REIT LP
- **Owner contact:** none on file — no public listing for this entity on OpenStreetMap; the state's corporate registry (registered agent) is the verify-first route.
- **Lot:** 1.84 ac · **Use:** Vacant commercial land (010) · 1.4 mi from centre
- **Zoning district:** RSTD C-3 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$800,960 — assessment year 2025 (Florida DOR statewide cadastral roll)
- **See it:** [Aerial](https://www.google.com/maps/search/?api=1&query=28.564491,-81.172461) <https://www.google.com/maps/search/?api=1&query=28.564491,-81.172461> · [Street View](https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.564491,-81.172461) https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.564491,-81.172461
- **Coverage objective:** inside your target arc — bearing 267° (W) from the anchor.
- **Siting path:** in **RSTD C-3** — P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135); conditions under Orange County, FL

(unincorporated) in App. A). ▲ The map marks this polygon as a restricted variant of the district: a recorded restriction may narrow the district's uses — confirm it before relying on this path.

- **Siteability:** vacant / developable.
- **Site screen:**
- **Flood:** Zone X (AREA OF MINIMAL FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) **Green**
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) **Green**
- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'RSTD C-3' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 45,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**
- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~9.8 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) **Green**
- **Fiber (block — Orlando): FTTP filed by AT&T** in Orlando at up to **5000/5000 Mbps** · 246 of 261 serviceable location(s) filed · business-class filed — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 100.0** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 1.0×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 1.0×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_commercial, derived from assessor use code 010) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 45,500 vehicles/day (curve; corridor demand, not visibility).

Candidate 4 — 14266 E COLONIAL DR, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** WPG-PEBBLE BEACH LLC
- **Owner contact:** none on file — no public listing for this entity on OpenStreetMap; the state's corporate registry (registered agent) is the verify-first route.
- **Lot:** 2.29 ac · **Use:** Vacant commercial land (010) · 1.5 mi from centre
- **Zoning district:** RSTD C-2 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$1,397,466 — assessment year 2025 (Florida DOR statewide cadastral roll)
- **See it:** [Aerial](https://www.google.com/maps/search/?api=1&query=28.564489,-81.173629) <https://www.google.com/maps/search/?api=1&query=28.564489,-81.173629> · [Street View](https://www.google.com/maps/@28.564489,-81.173629) <https://www.google.com/maps/@28.564489,-81.173629>
[api=1&map_action=pano&viewpoint=28.564489,-81.173629](https://www.google.com/maps/@28.564489,-81.173629)
- **Coverage objective:** inside your target arc — bearing 267° (W) from the anchor.

- **Siting path:** in **RSTD C-2** — P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135); conditions under Orange County, FL (unincorporated) in App. A). ▲ The map marks this polygon as a restricted variant of the district: a recorded restriction may narrow the district's uses — confirm it before relying on this path.
- **Siteability:** vacant / developable.
- **Site screen:**
- **Flood:** Zone X (AREA OF MINIMAL FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) **Green**
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) **Green**
- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'RSTD C-2' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 45,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**
- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~9.8 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) **Green**
- **Fiber (block — Orlando):** **FTTP filed by AT&T** in Orlando at up to **5000/5000 Mbps** · 246 of 261 serviceable location(s) filed · business-class filed — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 100.0** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 1.0×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 1.0×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_commercial, derived from assessor use code 010) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 45,500 vehicles/day (curve; corridor demand, not visibility).

Candidate 5 — 1705 FRICKE AVE, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** RLH CONSTRUCTION LLC
- **Owner contact:** none on file — no public listing for this entity on OpenStreetMap; the state's corporate registry (registered agent) is the verify-first route.
- **Lot:** 1.53 ac · **Use:** Vacant commercial land (010) · 1.6 mi from centre
- **Zoning district:** RSTD C-1 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$733,139 — assessment year 2025 (Florida DOR statewide cadastral roll)
- **See it:** [Aerial](https://www.google.com/maps/search/?api=1&query=28.564439,-81.176353) <https://www.google.com/maps/search/?api=1&query=28.564439,-81.176353> · [Street View](https://www.google.com/maps/@28.564439,-81.176353,15t/data=!3m1!1e3!1s1705+FRICKE+Ave+Orlando+FL+32809) <https://www.google.com/maps/@28.564439,-81.176353,15t/data=!3m1!1e3!1s1705+FRICKE+Ave+Orlando+FL+32809>
api=1&map_action=pano&viewpoint=28.564439,-81.176353
- **Coverage objective:** inside your target arc — bearing 267° (W) from the anchor.

- **Siting path:** in **RSTD C-1** — P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135); conditions under Orange County, FL (unincorporated) in App. A). ▲ The map marks this polygon as a restricted variant of the district: a recorded restriction may narrow the district's uses — confirm it before relying on this path.
- **Siteability:** vacant / developable.
- **Site screen:**
- **Flood:** Zone X (AREA OF MINIMAL FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) **Green**
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) **Green**
- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'RSTD C-1' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 45,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**
- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~9.6 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) **Green**
- **Fiber (block — Orlando):** **FTTP filed by AT&T** in Orlando at up to **5000/5000 Mbps** · 246 of 261 serviceable location(s) filed · business-class filed — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 100.0** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 1.0×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 1.0×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_commercial, derived from assessor use code 010) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 45,500 vehicles/day (curve; corridor demand, not visibility).

Candidate 6 — 13761 E COLONIAL DR, Orlando — fit 100.0

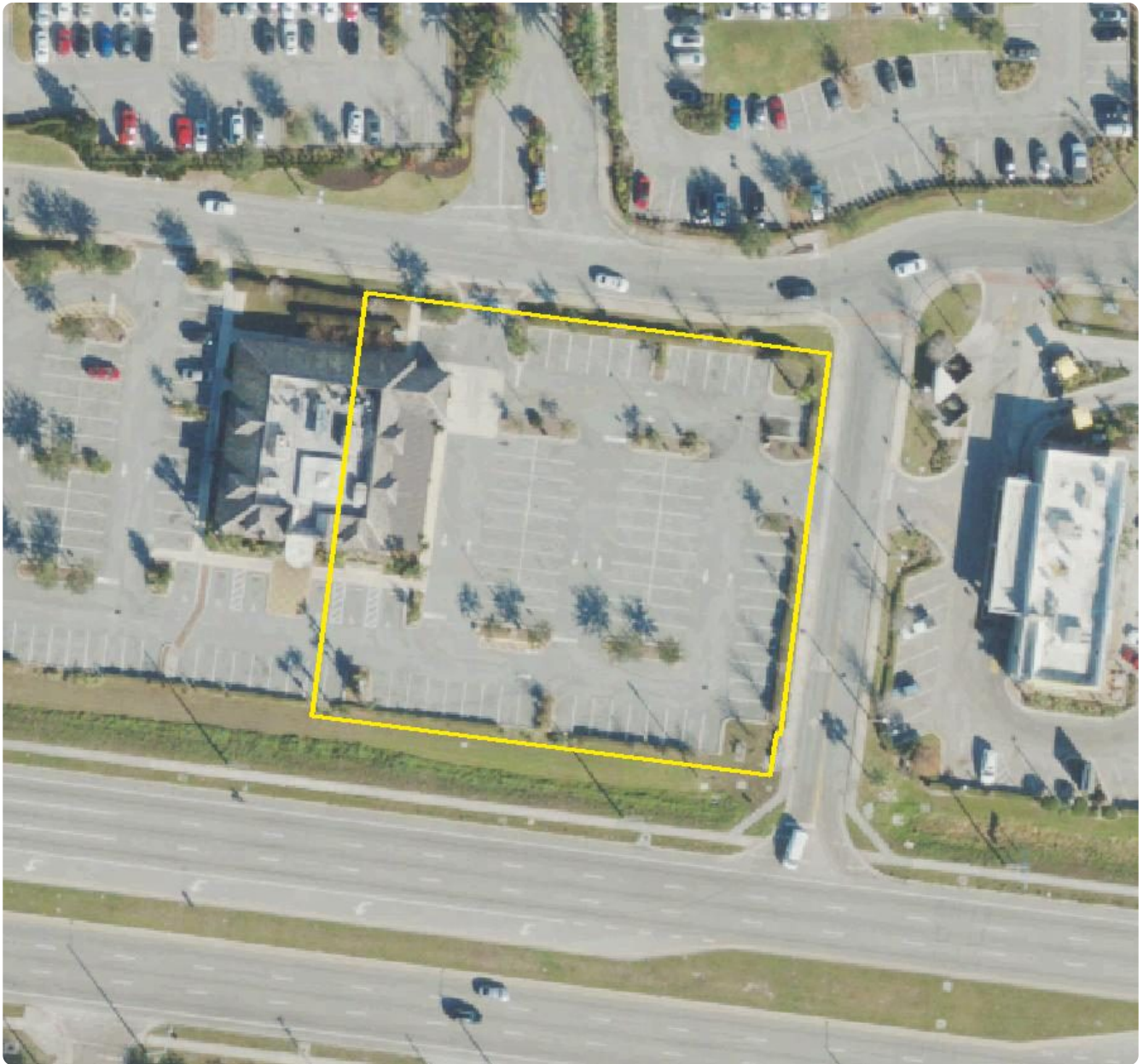


Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** GUERRA BROTHERS PROPERTY MANAG... (the roll's owner field is 30 characters and this name fills it — the full name is on the county's own record)
- **Owner contact:** none on file — no public listing for this entity on OpenStreetMap; the state's corporate registry (registered agent) is the verify-first route.
- **Lot:** 0.99 ac · **Use:** Vacant commercial land (010) · 1.9 mi from centre
- **Zoning district:** C-1 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$644,220 — assessment year 2025 (Florida DOR statewide cadastral roll)
- **See it:** [Aerial](https://www.google.com/maps/search/?api=1&query=28.565802,-81.181305) <https://www.google.com/maps/search/?api=1&query=28.565802,-81.181305> · [Street View](https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.565802,-81.181305) https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.565802,-81.181305
- **Coverage objective:** inside your target arc — bearing 271° (W) from the anchor.
- **Siting path:** in **C-1** — P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135); conditions under Orange County, FL (unincorporated) in App. A).
- **Siteability:** vacant / developable.
- **Site screen:**
- **Flood:** Zone X (AREA OF MINIMAL FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) Green
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) Green

- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'C-1' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 45,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**
- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~9.3 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) **Green**
- **Fiber (block — Orlando): FTTP filed by AT&T** in Orlando at up to **5000/5000 Mbps** · 179 of 184 serviceable location(s) filed · business-class filed — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 100.0** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 1.0×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 1.0×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_commercial, derived from assessor use code 010) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 45,500 vehicles/day (curve; corridor demand, not visibility).

Candidate 7 — E COLONIAL DR, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** VRS TOWN PARK SC LLC
- **Owner contact:** none on file — no public listing for this entity on OpenStreetMap; the state's corporate registry (registered agent) is the verify-first route.
- **Lot:** 1.07 ac · **Use:** Vacant commercial land (010) · 2.9 mi from centre
- **Zoning district:** RSTD C-2 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$756,999 — assessment year 2025 (Florida DOR statewide cadastral roll)
- **See it:** [Aerial](https://www.google.com/maps/search/?api=1&query=28.566249,-81.197730) <https://www.google.com/maps/search/?api=1&query=28.566249,-81.197730> · [Street View](https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.566249,-81.197730) https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.566249,-81.197730
- **Coverage objective:** inside your target arc — bearing 271° (W) from the anchor.
- **Siting path:** in **RSTD C-2** — P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135); conditions under Orange County, FL

(unincorporated) in App. A). ▲ The map marks this polygon as a restricted variant of the district: a recorded restriction may narrow the district's uses — confirm it before relying on this path.

- **Siteability:** vacant / developable.
- **Site screen:**
- **Flood:** Zone X (AREA OF MINIMAL FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) **Green**
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) **Green**
- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'RSTD C-2' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 48,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**
- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~8.3 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) **Green**
- **Fiber (block — Orlando):** FTTP filed by AT&T, Spectrum, Summit Broadband Inc., Xfinity, ZAYO GROUP LLC in Orlando at up to **40000/40000 Mbps** · 17 of 48 serviceable location(s) filed · business-class filed — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 100.0** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 1.0×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 1.0×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_commercial, derived from assessor use code 010) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 48,500 vehicles/day (curve; corridor demand, not visibility).

Candidate 8 — 12274 E COLONIAL DR, Orlando — fit 100.0



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** PATEL TEENA
- **Owner contact:** none on file — the owner of record is a private individual, and we never publish a person's line.
- **Lot:** 1.11 ac · **Use:** Vacant commercial land (010) · 2.9 mi from centre
- **Zoning district:** RSTD C-2 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$10,935 — assessment year 2025 (Florida DOR statewide cadastral roll)
- **See it:** [Aerial](https://www.google.com/maps/search/?api=1&query=28.563000,-81.197951) <https://www.google.com/maps/search/?api=1&query=28.563000,-81.197951> · [Street View](https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.563000,-81.197951) https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.563000,-81.197951
- **Coverage objective:** inside your target arc — bearing 267° (W) from the anchor.
- **Siting path:** in **RSTD C-2** — P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135); conditions under Orange County, FL

(unincorporated) in App. A). ▲ The map marks this polygon as a restricted variant of the district: a recorded restriction may narrow the district's uses — confirm it before relying on this path.

- **Siteability:** vacant / developable.
- **Site screen:**
- **Flood:** Zone X (AREA OF MINIMAL FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) **Green**
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) **Green**
- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'RSTD C-2' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 48,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**
- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~8.3 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) **Green**
- **Fiber (block — Orlando): FTTP filed by AT&T, Spectrum** in Orlando at up to **5000/5000 Mbps** · 84 of 108 serviceable location(s) filed · business-class filed — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 100.0** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 1.0×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 1.0×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_commercial, derived from assessor use code 010) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 48,500 vehicles/day (curve; corridor demand, not visibility).

Candidate 9 — 1539 S TANNER RD, Orlando — fit 96.7



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** ANTOINETTE T LAURO TRUST
- **Lot:** 0.30 ac — **corner-lease / pad only** (under 0.46 ac: room for a leased pad, not a lot you buy) · **Use:** Vacant / developable land (000) · 0.3 mi from centre
- **Zoning district:** A-2 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$27,520 — assessment year 2025 (Florida DOR statewide cadastral roll)
- **See it:** **Aerial** <https://www.google.com/maps/search/?api=1&query=28.563529,-81.146141> · **Street View** https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.563529,-81.146141
- **Coverage objective:** inside your target arc — bearing 123° (SE) from the anchor.
- **Siting path:** in **A-2** — P ≤170 ft with co-location memo · else SE (BZA) · SE regardless in a Rural Settlement (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (32); conditions under Orange County, FL (unincorporated) in App. A).
- **Siteability:** vacant / developable.
- **Site screen:**
- **Flood:** Zone X (AREA OF MINIMAL FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) **Green**
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) **Green**
- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'A-2' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo · else SE (BZA) · SE regardless in a Rural Settlement (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (32)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 45,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**

- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~11.4 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) Green
- **Fiber (block — Orlando): No FTTP filed** in Orlando · fixed service filed by AT&T, Spectrum, T-Mobile, Verizon (Cable, Copper, Licensed Fixed Wireless) across 9 serviceable location(s) — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 96.7** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 0.85×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 1.0×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_land, derived from assessor use code 000) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 45,500 vehicles/day (curve; corridor demand, not visibility).

Candidate 10 — 15816 E COLONIAL DR, Orlando — fit 95.7



Aerial: USGS NAIP, flown 2023-01-09 · parcel boundary in yellow

- **Owner of record:** VANSOP TRUST
- **Lot:** 1.38 ac · **Use:** Vacant commercial land (010) · 0.2 mi from centre
- **Zoning district:** C-1 (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers), Measured)
- **Just value (FL DOR):** \$253,237 — assessment year 2025 (Florida DOR statewide cadastral roll)
- **See it:** [Aerial](https://www.google.com/maps/search/?api=1&query=28.564368,-81.146819) <https://www.google.com/maps/search/?api=1&query=28.564368,-81.146819> · [Street View](https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.564368,-81.146819) https://www.google.com/maps/@?api=1&map_action=pano&viewpoint=28.564368,-81.146819
- **Coverage objective:** inside your target arc — bearing 115° (SE) from the anchor.
- **Siting path:** in **C-1** — P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135); conditions under Orange County, FL (unincorporated) in App. A).
- **Siteability:** vacant / developable.

- **Site screen:**
- **Flood:** Zone X (0.2 PCT ANNUAL CHANCE FLOOD HAZARD) (FEMA National Flood Hazard Layer (NFHL) · 2009-09-25) **Amber**
- **Wetlands:** No mapped NWI wetland at sampled points across the parcel (USFWS National Wetlands Inventory · read 2026-09-18) **Green**
- **Natural Heritage:** No designated or proposed ESA critical habitat on or abutting the parcel — federal layer only; the state's own instrument was not read (see Open questions) (USFWS Critical Habitat (ECOS) · read 2026-09-18) **Green**
- **Zoning:** Zoning district 'C-1' — Orange County, FL (unincorporated); monopole siting path read: P ≤170 ft with co-location memo, within district height · else SE (BZA) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) (Orange County InfoMap zoning layer (County GIS, InfoMap_Public_Layers) · date not published) **Green**
- **Topography:** Predominantly gentle slopes (USGS 3DEP elevation (EPQS) · read 2026-09-18) **Green**
- **Road corridor (AADT):** Nearest counted road: Colonial Dr (a principal arterial) — 45,500 vehicles/day (HPMS 2024) — a corridor / access read; AADT here is a coverage-demand proxy for the corridor and build/maintenance access (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024) **Green**
- **FAA / airspace:** nearest public-use airport Orlando Exec (ORL), ~11.4 mi — outside its 20,000-ft (~3.8 mi) Part 77 notice envelope (runway over 3,200 ft — 14 CFR § 77.9(b)(1)) (FAA NASR airport data (national), Measured) **Green**
- **Fiber (block — Orlando): No FTTP filed** in Orlando · fixed service filed by AT&T, Spectrum, T-Mobile, Verizon (Cable, Copper, Licensed Fixed Wireless) across 9 serviceable location(s) — block read, see App. B (FCC BDC, vintage 2025-12-31.)
- **Why 95.7** (data coverage 100% — inputs scored, not RF): lot_size 1.0×0.02; use_fit 1.0×0.2; slope 1.0×0.12; monopole_siting 1.0×0.2; siteability 1.0×0.1; corridor_demand 1.0×0.08; flood 0.5×0.08; wetlands 1.0×0.08; nhesp 1.0×0.04. Derived basis (full credit, Estimated): use fit (category vacant_commercial, derived from assessor use code 010) — the assessor's own record, bucketed by us; confirm the use before relying on it. Tie-breakers: corridor_demand — 45,500 vehicles/day (curve; corridor demand, not visibility).

Ground rent — what the ground under a tower is worth

A tower pad is leased, not sold, so the money question here is rent (or the price of the rent stream), not a sale price. There is no public per-site rent roll for tower ground leases, so what follows is deliberately laid out in three tiers that are kept apart: a national benchmark, coded comps for this market, and individually cited transactions. **We never present one as another.**

A · National benchmark — Estimated

≈ **\$31,000 per leased site per year** — a **national portfolio average, not this market.**

Source: Crown Castle Inc., 10-K for the fiscal year ended 2025-12-31 (filed 2026-02-23, SEC accession 0001051470-26-000016). [Filing](#) · retrieved 2026-07-26.

Why this filer: Crown Castle's tower portfolio is entirely in the United States, so a portfolio average IS a US national average. American Tower was read first and rejected for this purpose: its 148,824 towers

span Africa, APAC, Europe and Latin America, where ground rents differ by an order of magnitude, so an AMT-wide average would be a well-formed answer to the wrong question.

How it is derived — every input is a quoted line of that filing:

- **~40,000 US towers** (Item 2. Properties) — “We own, lease or manage approximately 40,000 towers geographically dispersed throughout the U.S.”
- **\$992M site rental costs of operations (FY2025)** (Consolidated Statement of Operations (continuing operations — towers; Fiber is a discontinued operation)) — “Costs of operations: (a) Site rental 992 983 961”
- **~75% of those costs are ground lease expense** (MD&A / Note — Costs of Operations) — “Approximately 75% of our site rental costs of operations, exclusive of depreciation, amortization, and accretion, which is shown separately, consists of ground lease expenses”
- **~60% of towers sit on leased land (gross-margin weighted)** (Item 1. Business — land interests) — “we derive approximately 60% of our towers Adjusted Site Rental Gross Margin from towers located on land that we lease, sublease, manage or license”

1. Ground-lease expense FY2025 $\sim 0.75 \times \$992\text{M} = \sim \744M (cross-checked at \$746M).
2. Leased sites $\sim 40,000 \text{ towers} \times \sim 60\% \text{ on leased land} = \sim 24,000 \text{ sites}$.
3. $\$744\text{M} / 24,000 \text{ sites} = \sim \$31,000 \text{ per leased site per year}$.

Cross-check: Two independent paths inside the SAME document reconcile to under 0.3%. $0.75 \times \$992\text{M}$ site rental costs of operations = \$744M against the lessee-operating-lease footnote's own total lease expense = \$746M.

What this figure is not:

- The ~60% is weighted by Adjusted Site Rental Gross Margin, NOT a count of sites, so the denominator is an approximation — and the approximation runs ONE WAY. Crown Castle buys the land under its better-performing sites, so owned land is over-represented in margin relative to its share of sites; leased land is therefore MORE than 60% of sites by count, the true divisor is LARGER than ~24,000, and this figure is an UPPER BOUND rather than a midpoint. No lower leg is published: a symmetric range would imply a count-basis leased share below 60%, which contradicts that land-purchase programme. ▲ The direction is reasoning from the filing, not a measured count — the filing publishes no count-basis leased-site denominator, so the size of the overstatement is UNMEASURED. Read the honest resolution as tens of thousands of dollars a year per site, at or below this figure, not a number to underwrite against.
- IT IS RENT PAID TODAY ON A LEGACY PORTFOLIO, NOT RENT OFFERED TODAY — so it may never be used as a comp for a lease being negotiated now. The filing states that “Certain of our ground lease agreements contain fixed escalation clauses (such as fixed dollar or fixed percentage increases) or inflation-based escalation clauses (such as those tied to the change in consumer price index)”, and that the land contracts “have an average total remaining life of approximately 35 years”. A portfolio average therefore embeds years of compounding escalators on leases signed long ago. ▲ Note the filing's own hedge — “CERTAIN OF”, not all: what share of the portfolio escalates, and by how much, is UNMEASURED here. A landowner approached today is not being offered this number, and the gap between paid and offered is UNMEASURED too: the filing publishes no lease-vintage distribution and no new-lease rate.
- Crown Castle's “towers” include rooftops and other structures, and its portfolio is concentrated in the top 100 US basic trading areas, so this average is urban-weighted and sits above what a rural greenfield monopoly pad typically earns.

- It includes variable, revenue-sharing payments (\$147M of the \$746M) as well as fixed rent.
- It is ONE company's national portfolio average. It is not a market rate, not an offer, and not evidence about any particular market.

Read it as an order of magnitude, not a rate. It is a **national portfolio average, not this market** — it tells you a tower pad is worth tens of thousands of dollars a year to a national operator, and it tells you nothing about what anyone will offer for a specific parcel.

B · Coded comps for this market

Site	Date	Rent	Term	Source
(none)				

No coded comp for this market (Orlando, FL). We hold no verified, cited ground-lease comp here.

The national figure above is not a substitute. It is a national portfolio average, not this market — moving it here would turn it into a claim about Orlando, FL, which we have not established. A comp reaches this table only from a recorded instrument, or from a landowner or agent telling us their own terms.

C · Individually cited transactions

None recorded for this market. When we hold a recorded instrument we cite it here as **one transaction**, never as a range.

Screen, don't decide: none of the above is an appraisal, an offer or a negotiating position. What a specific landowner is offered depends on the carrier's coverage need at that point, and the way to find that out is to ask — which is a call task, not a dataset.

Competitive structures and filings

A registered tower nearby can be a **co-location** opportunity (lease, don't build), and a competitor's filing is early warning. Strategic-relocation intelligence — who's built, who's filed, and where the deltas are. For a new build or a strategic relocation, the gap between what is **filed** and what is **standing** is the signal.

8 registered structure(s) on file within your 3-mile ring (nearest first):

- **Crown Castle South LLC** — 297.9 ft, 0.08 mi W of the anchor (bearing 286°) · ASR 1030522
- **Tower Resource Management, Inc.** — 125 ft, 0.69 mi NE of the anchor (bearing 30°) · ASR 1230381
- **American Towers LLC** — 266.076 ft, 0.85 mi SW of the anchor (bearing 234°) · ASR 1000103
- **AURIGEMMA, AL** — 299.869 ft, 0.9 mi S of the anchor (bearing 186°) · ASR 1031762
- **SBA Towers X, LLC** — 169.948 ft, 1.14 mi SE of the anchor (bearing 113°) · ASR 1306169
- **CCATT LLC** — 273.95 ft, 1.46 mi SW of the anchor (bearing 240°) · ASR 1029039
- **SBA Infrastructures, LLC** — 142.06 ft, 2.39 mi W of the anchor (bearing 268°) · ASR 1272317
- **ORANGE COUNTY GOVERNMENT** — 290.026 ft, 2.45 mi E of the anchor (bearing 99°) · ASR 1261328

Coverage note: the FCC ASR registers only structures **>200 ft** (or near an airport), so it shows tall **registered** structures — **not a complete tower census**. Sub-200 ft cell towers are not in ASR. The FAA obstacle file does list many shorter structures, but it is driven by aeronautical review rather than tower registration and is not a census either — it misses towers we have confirmed on the ground. **Shorter towers may therefore exist that no public record confirms** — a sub-200 ft tower can stand on or beside a site and appear nowhere in these records: treat a low count as a limit of the source, never as an empty sky. Evidence only — verify on site.

Appendix A — Wireless-siting rules

A cell tower is special-permit / overlay territory — the governing rule is the jurisdiction's OWN wireless-siting code, read verbatim below (never derived from a parcel's zoning district). Each candidate's siting-path line cites this appendix; the conditions, the permitting clock and the granting authority are printed here once.

How we cover siting rules: wireless-siting rules are local — each municipality or county writes its own, and there is no statewide source for them — so we research them **per search ring, on demand** rather than claiming statewide coverage. Jurisdictions already read from their own code are quoted verbatim with a citation below; any other jurisdiction in your ring shows the confirm-with-the-permitting-authority default and can be researched on request.

Orange County, FL (unincorporated) - Wireless siting process: Two paths, read from the use table (§ 38-77, 'Communication towers' — the Monopole row is 'P/S' in every base district but UR-3, with conditions 143 and, by district, 32 / 135 / 142) and its conditions (§ 38-79). PERMITTED USE — cond. (143): 'A monopole communication tower one hundred seventy (170) feet in height or less is a permitted use provided: a. A recorded memorandum of lease evidencing co-location is submitted with the application; and b. The distance separation from offsite uses/designated areas as contained in subsection 38-1427(d)(2) is met; and c. The distance separation between communication towers contained in subsection 38-1427(d)(3) is met. A monopole communication tower replacing an existing pole-type structure consistent with subsection 38-1427(o) is a permitted use.' SPECIAL EXCEPTION — 'All other monopole communication towers and those towers not meeting all of the criteria to be permitted uses as set forth above require special exceptions' (cond. 143), granted by the Board of Zoning Adjustment: 'The board of zoning adjustment (BZA) shall consider and weigh the aesthetic impact and compatibility issues with the public benefit derived from having an efficient and reliable wireless communications systems when determining whether or not to grant special exception approval' (§ 38-1427(n)(1)); 'the BCC if the property is zoned PD' (§ 38-1427(n)(6)). In agricultural and RCE districts cond. (32) adds: 'A special exception is required for agriculturally and residentially zoned lands located in a Rural Settlement (RS)'. Towers 'in excess of three hundred (300) feet shall be required to obtain a special exception' (§ 38-1427(b)(2)). Lattice and guyed towers are 'S' (special exception) in every residential, agricultural and P-O district and 'P/S' under cond. (135) in C-1/C-2/C-3 and (135)/(142) in I-1A through I-4. Any deviation from § 38-1427 'shall require variance review and approval by the board of zoning adjustment and the board of county commissioners' (§ 38-1427(c)). Public notice goes to 'all property owners of properties that are located within five hundred (500) feet of the perimeter of the parent parcel' (§ 38-1427(d)(8)). - Height: No fixed numeric maximum for a new tower is written in § 38-1427. Height 'shall include antenna, base pad, and other appurtenances and shall be measured from the finished grade of the parcel' (§ 38-1427(d)(4)). The thresholds the code does write: a monopole 'one hundred seventy (170) feet in height or less' can be a permitted use (§ 38-79 cond. 143); towers 'in excess of three hundred (300) feet' require a special exception (§ 38-1427(b)(2)); in C-1/C-2/C-3 and the industrial districts a tower is 'Permitted when within maximum building height of zoning district' (§ 38-79

cond. 135); an existing tower rebuilt for co-location may be raised 'not to exceed three hundred (300) feet' where the separations are met (§ 38-1427(h)(3)b.1.), or — one time only — 'not to exceed forty (40) feet over the tower's existing height' for a tower that 'as of September 8, 1995, is in nonconformity with the separation requirements' (§ 38-1427(h)(3)a.1.-2.). - Setback / fall-zone: Setbacks 'shall be measured from the base of the tower to the property line of the parcel on which it is located. Communication towers shall comply with the minimum setback requirements of the district in which they are located and the major street setbacks outlined in article XV of this chapter ... the greater setback shall apply' (§ 38-1427(d)(1)a.) — no height-multiple fall zone to the lot line is written. The fall-zone analogue is the SEPARATION from off-site uses (§ 38-1427(d)(2)d., Exhibit B), measured 'from the base of the tower to the closest point of off-site uses': a monopole between 80 and 140 ft must be '400 feet or 500% of height of tower, whichever is greater' from single-family or duplex units and from vacant residentially-zoned platted lands, '160 feet or 200% of height of tower' from vacant unplatted residentially-zoned lands; a monopole higher than 140 ft '980 feet or 700% of height of tower, whichever is greater' (280 ft / 200% from vacant unplatted); a monopole lower than 80 ft '175 feet or 500% of height of tower' (70 ft / 200%); from 'Non-Residentially Zoned Lands or Non-Residential Uses': 'None; only district setbacks apply'. Separation 'may be reduced by the zoning manager when notarized written consent is obtained from those affected property owners within the applicable separation distance' (§ 38-1427(d)(2)c.), and is halved for a BZA-approved camouflaged facility (§ 38-1427(n)(6)). Fence 'not less than eight (8) feet in height' with barbed wire and a locked gate (§ 38-1427(d)(10)). - Separation from other towers: § 38-1427(d)(3)a.: measured 'by drawing or following a straight line between the base of the existing tower and the proposed base' to towers 'existing and/or have received county land use or building permit approval after September 8, 1995'. A proposed monopole 80-170 ft: 2,500 ft from a lattice or guyed tower or a monopole over 170 ft, 1,500 ft from a monopole 80-170 ft, 500 ft from a monopole under 80 ft; a proposed monopole over 170 ft: 3,500 ft from a lattice, guyed or over-170-ft monopole, 2,500 ft from a monopole 80-170 ft, 500 ft from one under 80 ft; a proposed monopole under 80 ft: 500 ft from every tower type. 'Tower separation requirements shall not be applicable where the existing tower(s) and the proposed tower are both located within any industrial (I-1 through I-4) and heavy commercial (C-3) zoning districts.' Decreased 'by 500 feet for proposed towers eighty (80) feet and higher in height and decreased by one hundred (100) feet for proposed towers less than eighty (80) feet' when the permit shows 'an up-front, co-located facility (two (2) communication antennas detailed on the permit application and erected prior to certificate of completion)' (§ 38-1427(d)(3)b.); not applicable inside the 'Communication Tower Broadcast Exemption Zones' (§ 38-1427(d)(3)c.). - Co-location: 'Every special exception for a communication tower which is eighty (80) feet in height or taller and which is issued after June 23, 1997, shall include the following conditions: a. All new communication towers shall be designed and constructed to accommodate at least one (1) other service provider' (§ 38-1427(m)(1)). Co-location on an existing tower is 'permitted by right and new or additional special exception approval shall not be required' when done per (h)(2)-(h)(4) (§ 38-1427(h)(1)). A recorded 'memorandum of lease' evidencing co-location is what makes a monopole of 170 ft or less a permitted use (§ 38-79 cond. 143); without one the application 'shall be held by the zoning manager for forty-five (45) days' while every FCC-licensed provider in the search ring is notified by registered mail (§ 38-1427(l)(10)b.), and the applicant posts removal documentation, a twenty-year performance bond, or a cash deposit of 'thirty dollars (\$30.00) per foot of height for monopole towers' (§ 38-1427(d)(12)). - Siting path by district family (each row above names its family's label and cite): - A-1, A-2, A-R, R-CE, R-CE-2, R-CE-5, R-CE-C, R-CE-2-C, R-CE-5-C: **P ≤170 ft with co-location memo · else SE (BZA) · SE regardless in a Rural Settlement** — a monopole of 170 ft or less is a **permitted use** here provided a recorded memorandum of lease evidencing co-location is filed and the § 38-1427(d)(2) off-site and (d)(3) tower separations are met; any other monopole needs a **special exception** from the Board of Zoning Adjustment — and inside a Rural Settlement a special exception is required regardless (cond. 32) (§ 38-77 Monopole row 'P/S', § 38-79

cond. (143) and (32)) - R-1AAAA, R-1AAA, R-1AA, R-1A, R-1, R-1-C, R-1A-C, R-1AA-C, R-1AAA-C, R-1AAAA-C, R-2, R-3, R-T, R-T-1, R-T-2, R-L-D, NC, NAC, NR, P-O: **P ≤170 ft with co-location memo · else SE (BZA)** — a monopole of 170 ft or less is a **permitted use** here provided a recorded memorandum of lease evidencing co-location is filed and the § 38-1427(d)(2) off-site and (d)(3) tower separations are met; any other monopole needs a **special exception** from the Board of Zoning Adjustment (residentially zoned land inside a Rural Settlement needs one regardless, cond. 32) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143)) - C-1, C-2, C-3: **P ≤170 ft with co-location memo, within district height · else SE (BZA)** — a monopole of 170 ft or less is a **permitted use** here provided a recorded memorandum of lease evidencing co-location is filed and the § 38-1427(d)(2) off-site and (d)(3) tower separations are met, and a tower is permitted when within the district's maximum building height (cond. 135); any other monopole needs a **special exception** from the Board of Zoning Adjustment. Tower-to-tower separation does not apply between towers both sited in C-3 or an industrial district (§ 38-1427(d)(3)a.) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143) and (135)) - IND-1A, IND-1/IND-5, IND-2/IND-3, IND-4: **P ≤170 ft with co-location memo, within district height · else SE (BZA)** — a monopole of 170 ft or less is a **permitted use** here provided a recorded memorandum of lease evidencing co-location is filed and the § 38-1427(d)(2) off-site and (d)(3) tower separations are met, and a tower is permitted when within the district's maximum building height (cond. 135 / 142); any other monopole needs a **special exception** from the Board of Zoning Adjustment. Tower-to-tower separation does not apply between towers both sited in the industrial districts or C-3 (§ 38-1427(d)(3)a.) (§ 38-77 Monopole row 'P/S', § 38-79 cond. (143), (135) and (142)) - P-D: **P-D — plan governs; SE at BCC; this plan not read** — this parcel is in a **Planned Development**, whose own approved land use plan governs what may be built (§ 38-1236); a tower special exception in a P-D is heard by the Board of County Commissioners (§ 38-1427(n)(6)). The P-D plan for this parcel has not been read: the siting criterion is scored at the registry's least favourable path, and reading the plan is extra work (§ 38-1236, § 38-1427(n)(6)) - U-R-3, UR-3: **No tower path** — the use table lists **no communication-tower path** for UR-3 — the Monopole row's cell is blank for this district (§ 38-77 Monopole row (no entry for UR-3)) - Authority: Orange County Code of Ordinances (Supp. No. 128, codified through Ord. No. 2026-09 enacted May 19, 2026; posted 2026-07-28), Chapter 38 Zoning: Art. IX § 38-1427 Communication towers; Art. IV § 38-77 Use table ('Communication towers (See Sec. 38-1427)' — Lattice / Guyed / Monopole rows) with § 38-79 conditions (32), (133), (134), (135), (142), (143) · https://library.municode.com/fl/orange_county/codes/code_of_ordinances?nodeId=ORCOCO_CH38ZO_ARTIXGESURE_S38-1427COTO (read 2026-09-14) - District basis: the locality's own published district class (**authoritative**). - The clock: We hold Orange County's zoning code text but not Orange County's own permitting calendar, and it states no decision deadline we have read. An administrative path where the stated conditions are met (a permitted use), and a discretionary path — a noticed **public hearing** before the granting board — where they are not. No duration is stated — we hold no permitting calendar for Orange County (see Open questions above).

Appendix B — How this list was built

Screen, don't decide. These are ranked, sourced candidates for a human to shortlist and verify — not a buy recommendation. Fit = weighted mean over the criteria read for every site on this list (each site's data coverage is a footnote on its "Why" line — inputs scored, not RF — never a sort term); overlays that couldn't be reached are marked to-verify, never assumed clear.

Note on availability: these are candidate sites ranked on parcel data regardless of current sale status — most are off-market rather than listed; a separate for-sale market sweep is available on request.

Applies to every site above:

- **Map links ("See it"):** Opens Google Maps — third-party imagery on Google's date, not this report's data. Links open in your browser; the imagery is Google's, shown by link, never copied into this report.
- **FAA airspace:** the proximity read on each sheet is ours, from the FAA's own NASR airport file effective 2026-09-03 (Measured), against the 14 CFR § 77.9(b) notice surfaces — 20,000 ft from a runway over 3,200 ft, 10,000 ft from a shorter one. Any structure over 200 ft AGL anywhere requires FAA Form 7460-1 notice, and a mast inside a site's envelope likely requires it at a lower height. The filing is yours; confirm the specific height via the FAA Obstruction Evaluation / Airport Airspace Analysis (oeaaa.faa.gov). A screen, never a determination.
- **Fiber (block reads): THIS IS A BLOCK READ, NOT A PARCEL READ.** Carriers file availability per broadband-serviceable location; a filing inside this parcel's Census block is not a confirmed build, not a lit strand at this parcel, and not a quote. Satellite is excluded — it is available almost everywhere and answers a different question. **To confirm:** ask the named carriers what can be delivered to this address, on what timeline, and at whose cost.
- **To confirm on fiber:** ask the local ISPs / carriers what fiber can actually be delivered to each address, and on what timeline.

Why these sites: every candidate below sits in a district where the local siting rule **permits a freestanding monopole** by special permit — on the rows shown: **C-1, RSTD C-3, RSTD C-2, RSTD C-1** (P ≤170 ft with co-location memo, within district height · else SE (BZA)); **A-2** (P ≤170 ft with co-location memo · else SE (BZA) · SE regardless in a Rural Settlement). Parcels in districts where a freestanding monopole is **not permitted** were ranked **down**; a rooftop / existing-structure mount is the path in those districts.

Excluded from the ranking: 93 parcels are religious or school-board owned (24 religious and 17 school-board or school) and are excluded from the ranking — a church or a school board parcel needs a board vote before any lease conversation, so they are left off the list rather than ranked low. (Municipal, state and federal land stays ranked: a carrier ground-leases it routinely.)

Screened and counted: 8 parcels the assessor classes as undevelopable land (FL DOR code 095) were screened in your ring. **None reached the list below** — every one scored below the candidates shown, so they were cut by RANK rather than by any screen. 87 parcels the assessor classes as agricultural land (FL DOR codes 050–069) were screened in your ring. **None reached the list below** — every one scored below the candidates shown, so they were cut by RANK rather than by any screen. 52 condominium common-element parcels — 52 whose owner of record is an owners' association — read as a common-element / air-rights record rather than leasable ground and left off the rank; confirm the leasable ground parcel with the association before any lease conversation. Ask to see them if one of these categories is what you are looking for.

On your W, SW, SE coverage objective: all 10 top candidates fall inside that arc (marked ►).

Demand context — what we already hold for this area. These are the figures behind the screen, read across the 10 candidate(s) below and shown here once so the area's demand is legible before the ranking is.

- **Daytime demand: no read on this run** — the LODES workplace-jobs screen returned no ring total for any candidate shown. That is a gap in our read, never a finding that the area has no daytime workforce.

- **Traffic:** 45,500–48,500 vehicles per day on the nearest counted road, counted 2024 — **Measured**, from the published count. (FHWA HPMS (Highway Performance Monitoring System) · HPMS 2024)
- **Unbuilt registrations nearby — 3 registration(s) held by 3 owner(s)** within your 3-mile ring: on file with the FCC and **never recorded as built**. Someone holds an authorization here and has not put a structure up. (FCC ASR weekly extract (r_tower) — Sun Jul 12 06:54:58 EDT 2026)
 - Older than 10 years. **Read these as stale filings, not as live competition** — a registration nobody withdrew. Several of the commonest filers here no longer exist under the name on the record:
 - **Secure Communications** — 1 (2010) · FCC status code(s) G
 - **Florida Tower Partners, LLC** — 1 (2008) · FCC status code(s) A
 - **VoiceStream Tampa/Orlando, Inc.** — 1 (2004) · FCC status code(s) A
 - We report the FCC's own status codes undecoded: the bulk archive ships no code list, so 'never recorded built' is read off the construction and dismantle dates, which are self-describing. Confirm any specific registration against the FCC's live ASR search before relying on it.

We looked up a public business listing for each shortlisted owner and found none on record — most of these owners are private holding entities with no public phone. A blank is 'no public listing found', not 'no owner'; deeper contact discovery is available on request.

Parcels: Florida DOR statewide cadastral roll (Measured). Overlays: FEMA NFHL, USFWS NWI, MassGIS NHESP, USGS 3DEP, NRCS SSURGO — each Measured/Modeled with its vintage. Zoning is the assessor district (Estimated) — confirm by-right vs. special permit with the permitting authority.

This is a Site Scout pro sheet — the ranked candidate view. The full data appendix (every overlay value with its source and vintage per candidate, and the underlying parcel records) is available on request.

Coverage & what's queued for our research team

- The residential ZIP market profile (rental cash-flow / appreciation score) is omitted here on purpose — a cell-tower / data-center siting search isn't a rental play, so a residential market score would be noise beside the ranked candidate sites, which are the answer to your request.

Partial and honest beats a blank page: everything above that could be produced automatically is included; the rest is being handled by a person.

Screen, don't decide. This report is ranked evidence and red flags assembled for expert review — not a buy/sell recommendation, an appraisal, or legal/engineering advice. Items needing human verification are marked, and questions no dataset can answer are named as open rather than filled with a guessed value.

ARUON · REI Researcher · aruon.ai/privacy · aruon.ai/reir-sms-terms · Delivered from REIR@aruon.ai

This report and the research, methods, and compilations in it are proprietary to Aruon-ai LLC and prepared solely for the named recipient. © 2026 Aruon-ai LLC. All rights reserved.