

COLUMBIA COUNTY
BOARD OF ADJUSTMENT
March 24, 2016 MEETING AGENDA

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
7:00 P.M.

Pledge to U.S. Flag

Invocation

Public Comments

Public Hearings

SE 0548 – A request by Will Sikes of Sikes Enviroseal Insulation, Inc., owner, to request a special exception be granted as provided for in Section 4.14.5(1) of the Land Development Regulations to allow for wholesale, warehouse, or storage use in a complete enclosed building in a Commercial Intensive (“CI”) Zone District (Tax Parcel Number 06970-002).

SE 0553– A request by Cynthia Dennis of C4 Towers, LLC., as agent for Stephen H. & Beverly A. Heinking, owners, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 (“A-3”) Zone District (Tax Parcel Number 01712-000).

Staff Matters

Adoption of the February 25, 2016 meeting minutes.

NOTE: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they may need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

**Board of Adjustment Hearing Date:
Quasi-Judicial Hearing**

March 24, 2016

SUBJECT: SE 0548 – A request for a Special Exception pursuant to Section 4.14.5(1) of the Land Development Regulations (“LDRs”) to allow for wholesale, warehouse, or storage use in a completely enclosed building in a Commercial, Intensive (“CI”) Zone District on an approximate 2.48 acre subject property.

APPLICANT/AGENT: Will Sikes

PROPERTY OWNER(S): Sikes Enviroseal Insulation, Inc.

LOCATION: North of Bellaire Subdivision; South of SE Baya Ave, Don Reed Construction, and Sikes Enviroseal Insulation; East of Dollar General; West of Eastside Village; Columbia County, Florida.

PARCEL ID NUMBER(S): 34-3s-17-06970-002

ACREAGE: ±2.48 acres

EXISTING FLUM Commercial

EXISTING ZONING Commercial, Intensive (“CI”)

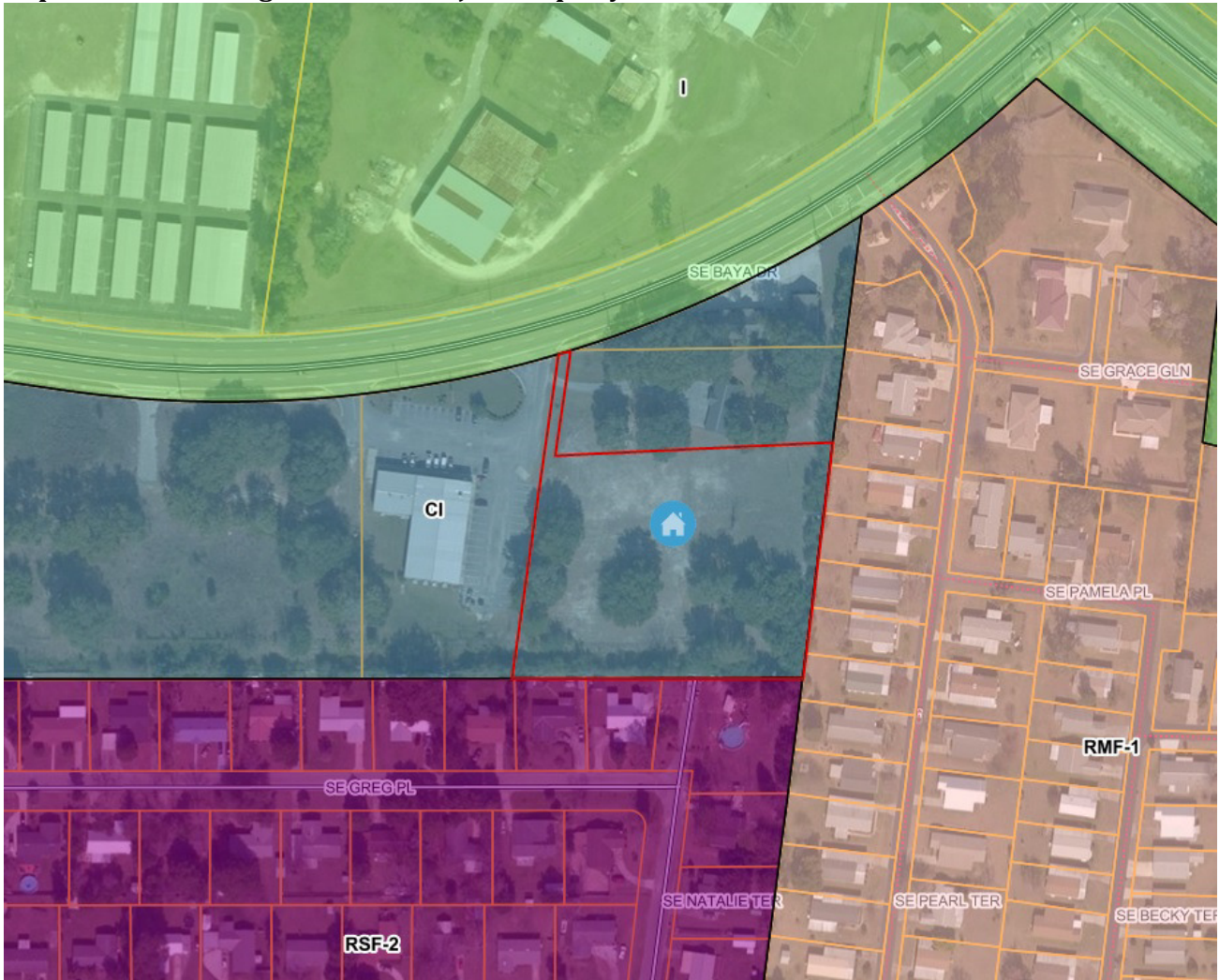
PROJECT PLANNER: Brandon M. Stubbs

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

SUMMARY

The proposed Special Exception would allow for wholesale, warehouse, or storage use in a completely enclosed building in accordance with Section 4.14.5(1) of the Land Development Regulations (“LDRs”). The subject property is located in a Commercial Intensive (“CI”) Zone District. The subject property currently is vacant.

Map 1. Official Zoning Atlas with Subject Property



The Commercial, Intensive (“CI”) Zone District is described as follows in Section 4.14.1 of the Land Development Regulations (“LDRs”):

“The “CI” Commercial, Intensive category includes one zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the county’s comprehensive plan. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire county.”

ZONING DISTRICT INFORMATION

Zoning District:	Commercial, Intensive ("CI")
Max. Gross Density:	N/A
Minimum Lot Area	None
Floor Area Ratio:	0.25
Typical Uses*:	Retail Commercial Outlets; Service Establishments; Medical or Dental Offices, Clinics, and Laboratories; Business and Professional Offices; Banks and Financial Institutions; Commercial Recreation Facilities; Hotels and Motels; Dry Cleaning and Laundry Package Plants; Churches and other House of Worship; Art Galleries; Private Club and Lodges; Recovery Homes; Residential Treatment Facilities; Automotive Service Station; Public and Private Schools; Retail Commercial Outlets for the Sale of New and Use Automobiles, Motorcycles, Trucks and Tractors, Mobile Homes, Boats, Heavy Machinery and Equipment; Service Establishments such as Repair and Service Garages, Motor Vehicle Body Shop; Car Wash; Palmist, Astrologist, Psychics, Clairvoyants, and Phrenologist; Parcel Delivery Office, Motor Bus or Transportation Terminal; Wholesaling (Providing No Manufacturing or Storage for Distribution is Permitted on the Premise)

SURROUNDING USES

North of the subject property are Sikes Enviroseal Insulation, Don Reed Construction, and SE Baya Ave; south of the subject property is Bellaire Subdivision; west of the subject property is Dollar General; and east of the subject property is Eastside Village.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	SE Baya Ave/Don Reed Construction/Sikes Enviroseal Insulation	Commercial/Industrial	Commercial Intensive ("CI")/Industrial ("I")
South	Single Family Residences	Residential Low Density	Residential Single Family-2 ("RSF-2")
East	Eastside Village	Residential Medium Density	Residential Multiple Family-1 ("RMF-1")
West	Dollar General	Commercial	Commercial Intensive ("CI")

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The zoning designation is consistent with the proposed underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing FLUM Designation and the corresponding zoning designation consistent with said proposed FLUM Designation.

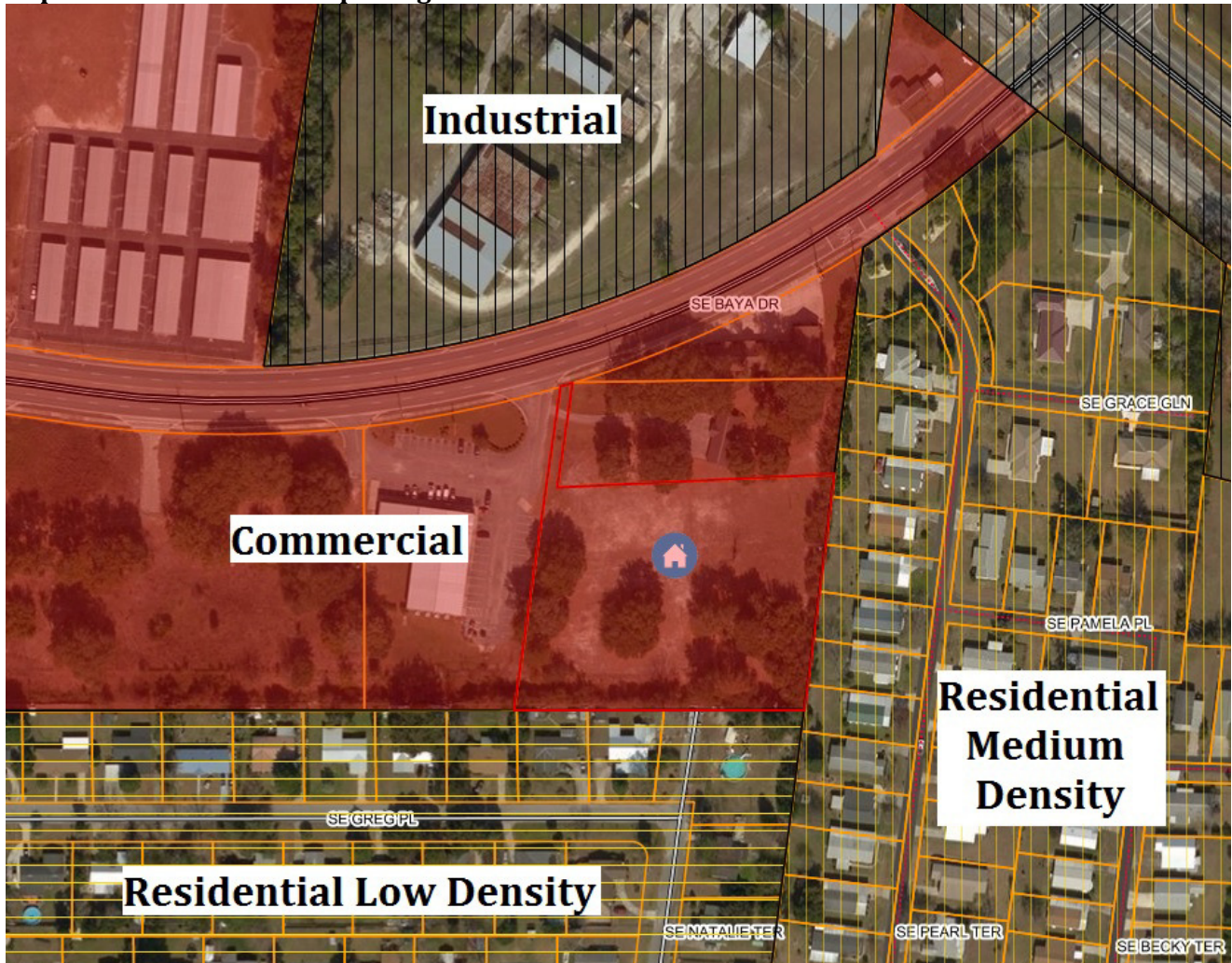
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Existing Zoning Designation	Consistent
Commercial	Commercial, Intensive (“CI”)	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

Map 3. Future Land Use Map Designation



Staff has reviewed the application for a Site Specific Amendment to the Official Zoning Atlas for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Evaluation: Given no known wetlands are on the subject property, there are no issues related to wetland protection.

Map 4. Wetlands Map



Soil Survey

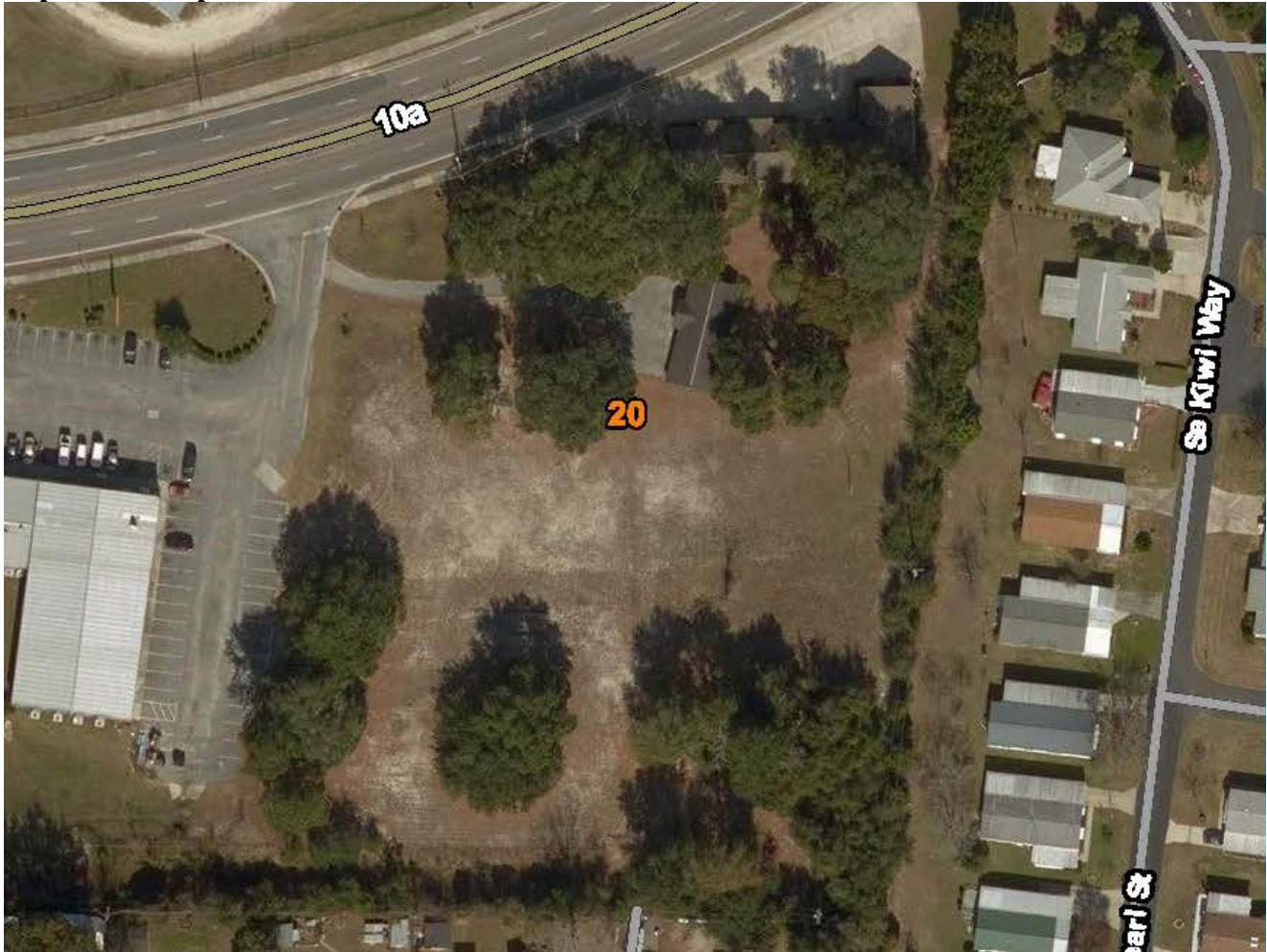
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

- 1) Chipley Fine Sands (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth of 7 inches. Fine sand extends to a depth of 80 inches. Chipley fine sand soils (0 to 5 percent slope) have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Evaluation: The soil type on the subject property subject is Chipley Fine Sand. Chipley Fine Sand poses moderate limitations for building sites and severe limitations for septic tank absorption fields. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

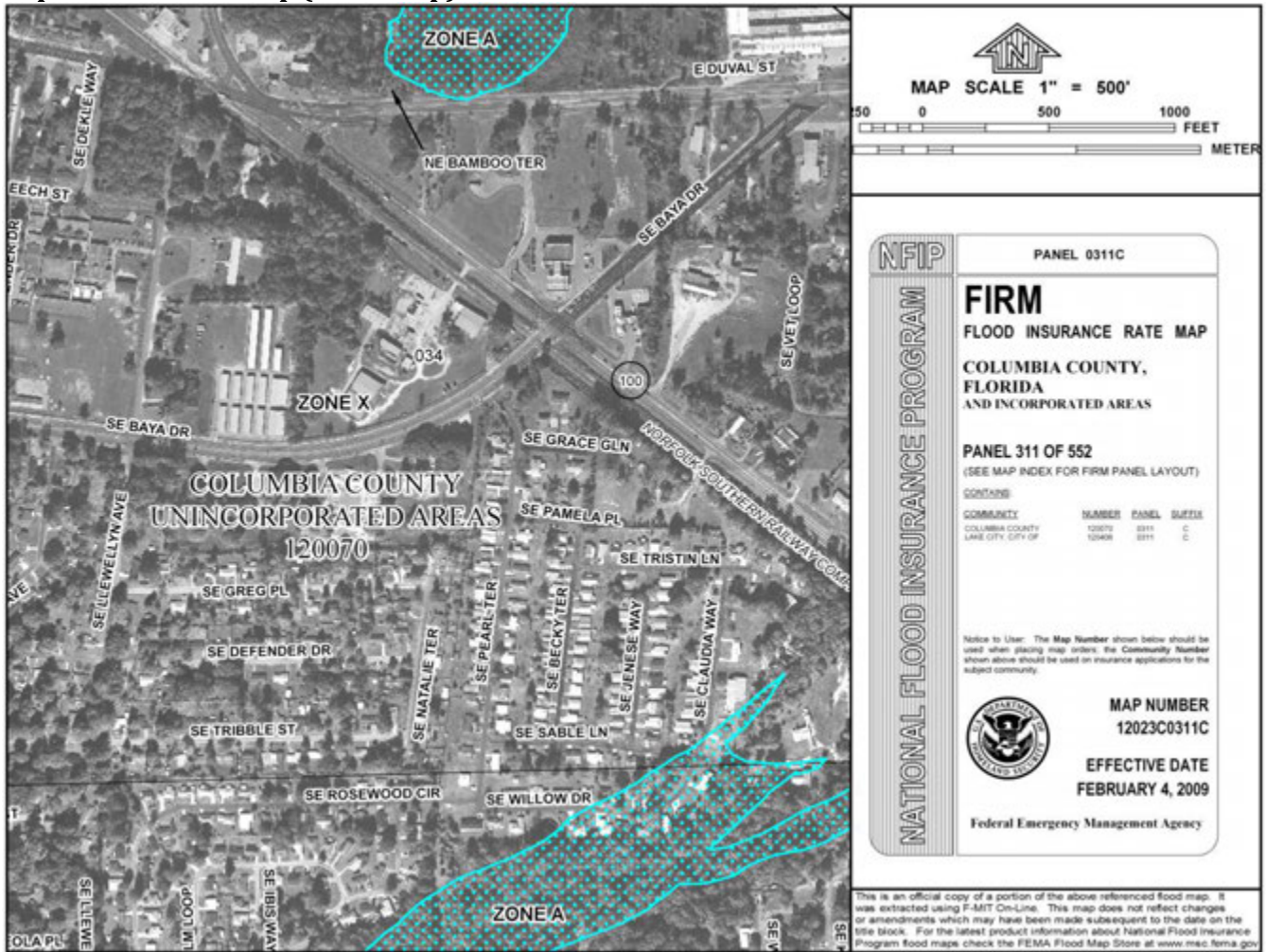


Flood Potential

Panel 0311C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zones "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Given the subject property is located in Flood Zone "X" and is outside the 500-year flood zone, there is no concern of flood on the subject property.

Map 6. FEMA FIRM Map (Flood Map)



Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located within a stream to sink area.

Evaluation: Given the subject property is not located in the stream to sink, there is no concern related to Stream to Sink Watersheds.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Clayey Sand.

Evaluation: There are no issues related to minerals.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the subject property is located in a vulnerable area.

Evaluation: While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

Evaluation: There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

The Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the Land Development Regulations (“LDRs”) establish standards with which all Special Exception applications must be found to be compliant. Further, Section 4.2.34 of the LDRs provides additional requirements for wireless communications facilities. Staff’s evaluation of the application’s compliance with the applicable standards of the Future Land Use Element of the Comprehensive Plan, Section 12.2.1 of the LDRs, and Section 4.2.34 of the LDRs is provided below.

- 1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Evaluation and Findings: The applicant has submitted a site plan with the request for a Special Exception that provides means of ingress and egress to the property and proposed structures.

- 2) Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.

Evaluation and Findings: The applicant proposes warehouse/storage in a completely enclosed building. Off-street parking has been provided in accordance with Section 4.14.11 of the Land Development Regulations (“LDRs”). Further, the applicant proposes to provide a 30 foot opaque natural buffer along the east and south side of the subject property as required in Section 4.2.13 of the LDRs; therefore, the proposed parking and loading area should not negatively impact adjacent properties.

- 3) Refuse and service areas, with particular reference to the items in [subsections] (1) and (2) above.

Evaluation and Findings: The proposed use is warehouse/storage in a completely enclosed building. The applicant has provided the required on-site dumpster pads to meet the needs of the proposed use.

- 4) Utilities, with reference to locations, availability, and compatibility.

Evaluation and Findings: Potable water shall be provided by the City of Lake City. The

applicant proposes a septic tank for on-site sanitary sewer. As part of site plan approval, the applicant must obtain a septic tank permit from the Environmental Health Department.

- 5) Screening and buffering with reference to type, dimensions, and character.

Evaluation and Findings: The applicant proposes a 30 foot opaque natural buffer along the east and south side of the subject property as required in Section 4.2.13 of the LDRs; therefore, the applicant meets the requirements for buffer.

- 6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Evaluation and Findings: The applicant is not proposing any advertising signage at this time. The applicant has provided the required identification signage per Section 4.2.34(4)(2)(j) of the LDRs.

- 7) Required yards and other open space.

Evaluation and Findings: The site plan indicates that the required setback and open space standards have been met.

- 8) Considerations relating to general compatibility with adjacent properties and other property in the district including, but not limited to:

- a) Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan;

Evaluation and Findings: The subject property has a commercial Future Land Use Map ("FLUM") Designation and a Commercial Intensive ("CI") Zoning Designation. The Zoning Designation is consistent with the underlying FLUM Designation. The proposed use is allowed via special exception within the CI Zone District. Given the preceding information, the proposed use is in conformance with the Comprehensive Plan.

- b) Whether the proposed use is compatible with the established land use pattern;

Evaluation and Findings: SE Baya Ave is a highly commercial arterial corridor. The subject property is surrounded by commercial uses on the north and west sides and the proposed use is in connection with the primary office for Sikes Enviroseal Insulation; therefore, the proposed use is compatible with the proposed future land use pattern.

- c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;

Evaluation and Findings: The applicant is proposing a commercial use which does not increase the population density or load on public schools. A concurrency impact analysis has been included in this report which indicates that impacts will not degrade the Level of Service below an acceptable level.

- d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use would be advantageous to the community or neighborhood.

- e) Whether the proposed use will adversely influence living conditions in the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use of a warehouse/storage use in a completely enclosed building will adversely influence the living conditions of the neighborhood.

- f) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety;

Evaluation and Findings: As previously mentioned, a concurrency impact analysis has been included in this report which indicates that impacts will not degrade the Level of Service below an acceptable level.

- g) Whether the proposed use will create a drainage problem;

Evaluation and Findings: The applicant has provided the necessary drainage basin and system to direct stormwater from impervious surfacing to the proposed basin; therefore, the proposed change should not create a drainage problem.

- h) Whether the proposed use will seriously reduce light and air to adjacent areas;

Evaluation and Findings: The proposed amendment will not seriously reduce light or air to adjacent areas.

- i) Whether the proposed use will adversely affect property values in the adjacent area;

Evaluation and Findings: It is not anticipated that the proposed amendment will affect property values of the adjacent area.

- j) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and

Evaluation and Findings: It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties.

- k) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Evaluation and Findings: It is not anticipated that the proposed use is not out of scale with the needs of the neighborhood or the county.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
31 (49)	State Road 10A – Baya Ave (From SE Country Club Rd to S.R. 100)	4D	Minor Arterial	Arterial I Transition	D

1 Source: Columbia County Comprehensive Plan, Capital Improvements Element.
2 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Trip Generation¹

Land Use	AADT	PM Peak Hour
Warehousing (ITE Code 150)	18	2
Total	18	2

1 Source: ITE Trip Generation, 8th Edition.
2 Formulas: AADT – ITE, 8th Edition: ADT – 3.56 trips per 1,000 sq ft x 5,000 sq ft; PM Peak Hour – 0.45 trips per 1,000 sq ft x 5,000 sq ft

Table 5. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	S.R. 10A Segment 31(49) ¹
Maximum Service Volume ²	35,500
Existing Traffic ³	8,500
Reserved Trips ⁴	0
Available Capacity ⁴	27,000
Projected Daily Trips ⁵	18
Residual Capacity⁶	26,982
PM Peak Hour Traffic Analysis	S.R. 10A Segment 31(49) ¹
Maximum Service Volume ²	3,200
Existing Traffic ³	765
Reserved Trips ⁴	0
Available Capacity ⁴	2,435
Projected PM Peak Hour Trips ⁵	2
Residual Capacity⁶	2,433

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.
3 Florida Department of Transportation, District II, 2014 Annual Average Daily Traffic Report.
4 Source: Columbia County June 2015 Concurrency Monitoring Report.
5 Trip Distributions
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

The subject property is located within a community potable water system service area. The community potable water system is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. **Note: Calculations are based upon Chapter 64E-6.008,F.S.**

Based upon the proposed use of warehousing it is anticipated the proposed use will utilize a total of 330 Gallon Per Day (“GPD”).

An average warehousing use generates 100 gallon per day per loading bay: 100 GPD x 3 loading bays = 300 Gallons Per Day.

An average warehouse use generates 15 gallons per employee: 15 GPD x 2 employees = 30 Gallons Per Day.

Table 6. Potable Water Impacts	
System Category	Gallons Per Day
Current Permitted Capacity ¹	9,940,000
Less Actual Potable Water Flows ¹	3,580,000
Reserved Capacity ²	0
Projected Demand	330
Residual Capacity	6,359,670
Percentage of Permitted Design Capacity Utilized	36.02%
<i>Sources:</i>	
1. City of Lake City Public Services Department, May 2015 - Steve Roberts	
2. Table 1	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

The site is not located within a community centralized sanitary sewer system. The subject property will be served sanitary sewer via a private septic tank. The private septic tank shall be permitted by the Environmental Health Department based upon the anticipated flows. **Note: Calculations are based upon Chapter 64E-6.003,F.S.**

Based upon the proposed use of warehousing, it is anticipated the proposed use will generate a total of 330 Gallon Per Day (“GPD”).

An average warehousing use generates 100 gallon per day per loading bay: 100 GPD x 3 loading bays = 300 Gallons Per Day.

An average warehouse use generates 15 gallons per employee: 15 GPD x 2 employees = 30 Gallons Per Day.

Evaluation: The subject property is served via private septic tanks and shall be permitted by the Environmental Health Department. The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed development will result in approximately 5,000 square feet gross floor area of warehousing use.

Based upon 5.5 pounds of solid waste per 1,000 square foot gross floor area per day:

5 (5,000 square foot gross floor area) x 5.5 (pounds of solid waste 1,000 square foot gross floor area per day) = 27.50 pounds of solid waste generated per day.

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the landfill for 2015, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by a charter public school.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

RESOLUTION NO. BA SE 0548

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A SPECIAL EXCEPTION WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 4.14.5 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR WHOLESALE, WAREHOUSE, OR STORAGE IN A COMPLETELY ENCLOSED BUILDING IN A COMMERCIAL INTENSIVE ("CI") ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting with appropriate conditions and safeguards of said petition for special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will not create a drainage problem;
- (g) The proposed use will not seriously reduce light and air to adjacent areas;
- (h) The proposed use will not adversely affect property values in the adjacent areas;
- (i) The proposed use will not be a deterrent to the improvement or development of

adjacent property in accord with existing regulations; and

- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition SE 0548, a petition by Will Sikes, agent for Sikes Enviroseal Insulation, Inc., owner, to request a special exception be granted as provided for in Section 4.14.5(1) of the Land Development Regulations to allow for wholesale, warehouse, or storage use in a completely enclosed building in a Commercial Intensive ("CI") Zone District. The special exception has been filed in accordance with an application dated February 26, 2016, along with a site plan dated February 26, 2015, to be located on property described, as follows:

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG AND WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, S.06°17'19"W., 124.50 FEET TO THE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, ALONG AND WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, S.06°17'19"W., 295.17 FEET TO A POINT ON THE NORTH BOUNDARY OF BELLAIRE SUBDIVISION; THENCE ALONG AND WITH SAID NORTH BOUNDARY OF BELLAIRE SUBDIVISION, S.88°59'52"W., 369.46 FEET TO A POINT; THENCE N.06°16'46"E., 405.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE; THENCE ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE, ALSO ALONG AND WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1474.39 FEET, A CHORD BEARING AND DISTANCE OF N.72°49'39"E., 16.16 FEET TO A POINT; THENCE S.06°16'06"W., 124.59 FEET TO A POINT; THENCE N.87°25'09"E., 355.76 FEET TO THE POINT OF BEGINNING.

Containing 2.5 acres, more or less.

Tax Parcel 06970-002

Section 2. A site plan, as described above, is herewith incorporated into this resolution by reference, shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations.

Section 3. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.

Section 4. If the use of land approved by this special exception ceases for any reason for a period of more than six (6) consecutive months, this resolution shall be thereby revoked and of no force and effect.

Section 5. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 6. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 24th day of March 2016.

Attest:

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA

Brandon M. Stubbs, Secretary to the
Board of Adjustment

Robert F. Jordan, Chairman



February 25, 2016

Brandon Stubbs
Land Development Regulations Administrator
Columbia County Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Re: Site Development Plan Approval Application – Sikes Enviroseal Insulation, Inc.
Warehouse Site

Mr. Stubbs,

Mr. Will Sikes of Sikes Enviroseal Insulation, Inc. is submitting a Special Exception Application package. Enclosed please find the following items:

(9) sets of Special Exception Application with Attachments each set includes 1 each of:

1. Special Exception Application Form
2. Analysis of Section 12.2.1(3)(h)
3. Concurrency Impact Analysis
4. Fire Flow Calculations with Water Report
5. Vicinity Map (Plan Set)
6. Site Plan (Plan Set)
7. Landscape Plan (Plan Set)
8. ERP permit
9. Legal Description
10. Columbia County GIS Map
11. Columbia County Tax Roll

Also included is:

1. (1) CD with items mentioned above

Will Sikes provided Warranty Deeds showing proof of Ownership for Parcels 1 & 2. The documents are not on the disc. Mr. Sikes requests approval of this development at the Planning & Zoning Board Meeting held in March 2016.

The proposed improvements include a 5,000 SF warehouse building and associated improvements on a +/- 3.5 acre site along SE Baya Drive for Parcels # 34-03-17-06970-001 & # 34-03-17-06970-002.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Tori Humphries
Project Manager



Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # SE	_____
Application Fee \$750.00	
Receipt No.	_____
Filing Date	_____
Completeness Date	_____

Special Exception Application

A. PROJECT INFORMATION

- Project Name: Sikes Environseal Insulation, Inc.
- Address of Subject Property: Parcel on SE Baya Drive, +/- 800' West of SR100
- Parcel ID Number(s): 34-3s-17-06970-002
- Future Land Use Map Designation: Commercial
- Zoning Designation: Commercial Intensive
- Acreage: +/-2.5 acres
- Existing Use of Property: Vacant
- Proposed use of Property: Warehousing
- Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Special exception to allow warehouse site within Commercial Intensive zoning district is allowed by Section 4.15(1) of the Columbia County, FL LDRs.

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Will Sikes Title: President
 Company name (if applicable): Sikes Enviroseal Insulation, Inc.
 Mailing Address: 2521 264th St
 City: O'Brien State: FL Zip: 32071
 Telephone: (386) 365-1404 Fax: () Email: sikeinsulation@netzero.net

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: No there is no additional contract.
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. CPA _____
Rezoning Amendment: Yes _____ No _____
Rezoning Amendment Application No. Z _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations (“LDRs”):
 - a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Special Exception Application is \$750. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

A total of fourteen (14) copies of proposed Special Exception Application and support material and a PDF copy on a CD are required at the time of submittal.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

Will Sikes, Sikes Enviroseal Insulation, Inc.

Applicant/Agent Name (Type or Print)

Will Sikes

Applicant/Agent Signature

02/25/2016

Date



February 18, 2016

RE: Sikes Enviroseal Insulation Warehouse Site Plan
Analysis of Section 12.2.1(3)(h)

The proposed site plan complies with the requirements for a special exception as follows:

- a. Whether the proposed use would be in conformance with the county's comprehensive plan and would not have an adverse effect on the comprehensive plan.
The proposed site plan is in compliance of all the regulations of the county's LDRs. The proposed commercial use is consistent with the types of uses allowed by the Commercial Intensive category. It provides safe ingress and egress on the other side of the property from the residential areas nearby, proper landscape buffer along the property lines to the East and South as well as a landscape plan.
- b. Whether the proposed use is compatible with the established use pattern.
The proposed use of warehousing is compatible with the current land use pattern. It is located on Baya Drive in an urban area and is surrounded by other urban development similar to the proposed.
- c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities and streets.
The warehouse would not alter the population density as there will be very little public traffic and only a few employees. The surrounding area has Commercial designations to the north and the west. There are also public facilities provided to sufficiently serve the proposed commercial development.
- d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
The community will benefit from having a proposed warehouse by providing use of the vacant lot and deterring vagrancy.
- e. Whether the proposed use will adversely influence living conditions in the neighborhood.
The proposed use will not adversely affect the living conditions in the neighborhood since the business will not create undue noise, light or odors.
- f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
The warehouse will have very little traffic and the parking design has a large loading area well away from any public right of way. The existing public right of ways are sufficient to serve the proposed facility.
- g. Whether the proposed will create a drainage problem.

The proposed project will not create a drainage problem. The existing storm water system is sufficient to prevent any drainage problems.

- h. Whether the proposed use will seriously reduce light and air to adjacent areas.
The proposed warehouse and site plan will not reduce light or air to the adjacent areas since the building will only be one story and there will be very little traffic associated with it.
- i. Whether the proposed use will adversely affect property values in the adjacent area.
The subject property is located on Baya Drive in an urban area and is surrounded by other urban development similar to the proposed and will have no adverse impacts on the existing land uses. The commercial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction.
- j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with the existing regulations.
The proposed use is in line with the existing regulations and would therefore not be a deterrent for future development.
- k. Whether the proposed use is out of scale with the needs of the neighborhood or the community.
The proposed warehouse is in line with the needs of the neighborhood. It is surrounded by other urban development similar to the proposed.

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
150	Warehousing	3.56	0.32	5.00	18	2

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Warehouse (Loading Bay)	100	3.00	300
Warehouse (Employee)	15	2.00	30

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Mini-Storage (Office)	5.50	5.00	27.50

*Per thousand square feet (i.e. 5,000 sq ft / 1,000 = 5.00)



SIKES ENVIRONSEAL INSULATION, INC. WAREHOUSE SITE

ISO NEEDED FIRE FLOW CALCULATIONS



Gregory G. Bailey, PE 43858

NFPS Certificate of Authorization: 29011

February 22, 2016

CALCULATION SUMMARY for SIKES:

The Needed Fire Flow (NFF) calculations are based on the ISO Guide for Determination of Needed Fire Flow.

$$\text{NFF} = (C_i)(O_i)[1.0 + (X_i + P_i)]$$

Where:

$$C_i = 18 * F * (A_i)^{0.5}$$

$$F = 0.8$$

Based on Class 3 for noncombustible construction

$$A_i = 5,000 \text{ SF}$$

Largest building SF on site

$$\rightarrow C_i = 18 * 0.8 * (5000)^{0.5} = 1018.23 \text{ GPM} = 1,000 \text{ GPM}$$

$$O_i = 1.0$$

Based on Combustible Occupancy

$$X_i = 0.08$$

From Table 330.A

$$P_i = 0.0$$

Based on NO connections to building

$$\rightarrow X_i + P_i = 0.08 + 0.0 = 0.08$$

$$\text{NFF} = (1000) * 1.0 * (1.0 + 0.08) = 1,080 \text{ GPM}$$

Attached is the City of Lake City Water flow report for 2 locations. The nearest location to the site would be the SE Baya and SE Defender Drive report. It shows at 20 PSI residual a reading of 2,638 GPM which is greater than the NFF of 1,080 GPM.



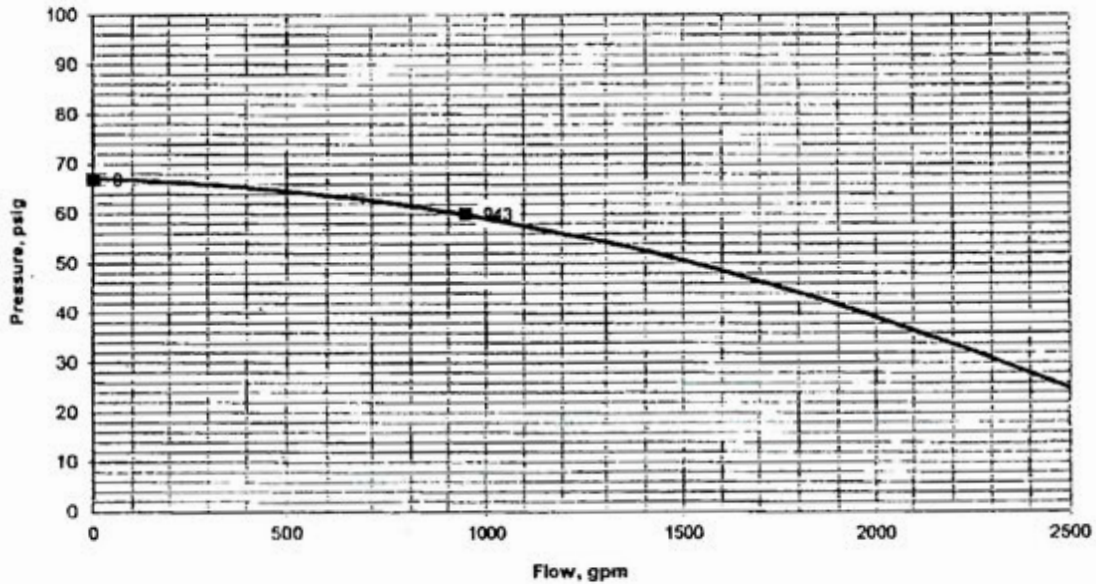
Experience. Quality. Commitment

City of Lake City Water flow report

HYDRANT # & LOCATION: SE Baya & SE Defender Drive DATE: 10/8/2015
 TEST BY: Al Sloan Day: Thursday Time: 10:00am Minutes: 4
 WATER SUPPLIED BY: Municipal
 PURPOSE OF TEST: request

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8		
PITOT READING:	40		
GPM:	943	0	0
TOTAL FLOW DURING TEST:	943 GPM		
STATIC READING:	67 PSI		RESIDUAL: 60 PSI
RESULTS: AT 20 PSI RESIDUAL	2638 GPM		AT 0 PSI 3194 GPM
ESTIMATED CONSUMPTION:	3773 GAL		
REMARKS:			

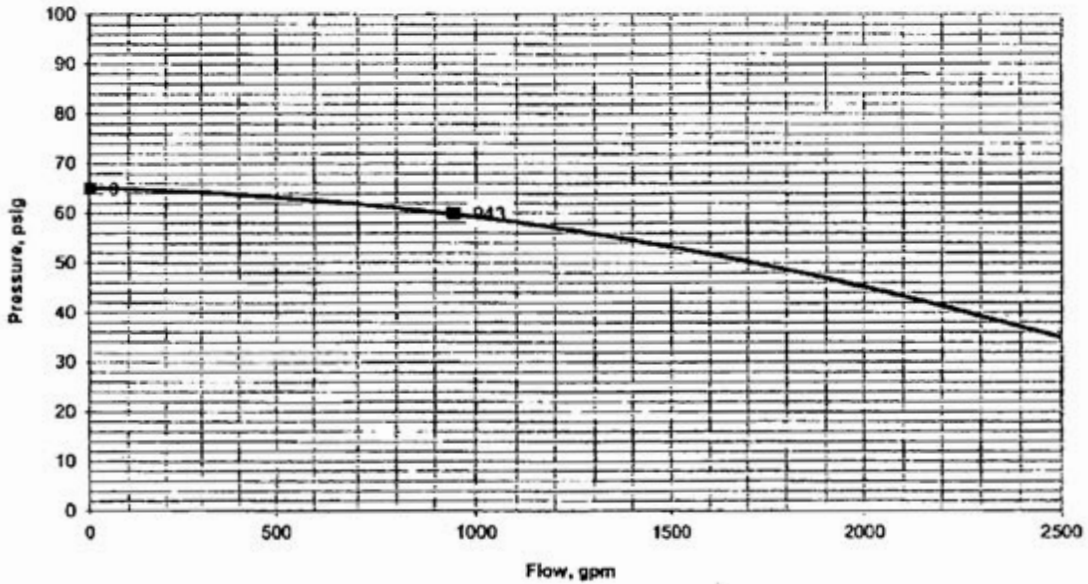


City of Lake City Water flow report

HYDRANT # & LOCATION: SE Baya & SE Llewellyn Drive DATE: 10/8/2015
 TEST BY: Al Sloan Day: Thursday Time: 10:00am Minutes: 4
 WATER SUPPLIED BY: Municipal
 PURPOSE OF TEST: request

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u>2.5</u>	<u>2.5</u>
COEFFICIENT:	<u>0.8</u>	<u> </u>	<u> </u>
PITOT READING:	<u>40</u>	<u> </u>	<u> </u>
GPM:	<u>943</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST:	<u>943</u> GPM		
STATIC READING:	<u>65</u> PSI	RESIDUAL:	<u>60</u> PSI
RESULTS: AT 20 PSI RESIDUAL	<u>3090</u> GPM		AT 0 PSI <u>3769</u> GPM
ESTIMATED CONSUMPTION:	<u>3773</u> GAL.		
REMARKS:			





Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

SELF CERTIFICATION FOR A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND LESS THAN 2 ACRES OF IMPERVIOUS SURFACES

Owner(s)/Permittee(s): Sikes Enviroseal Insulation Inc.
File No: 0339774001EG
File Name: SIKES INSULATION SITE
Site Address: 2188 SE Baya Dr
Lake City FL - 32025 4978
County: Columbia
Latitude: 30° 10' 54.8598"
Longitude: -82° 36' 7.2373"
Total Project Area: 3.48
Total Impervious Surface Area: 0.28
**Approximate Date of Commencement
of Construction:** 01/01/2016

Registered Florida Professional: Brett Crews
License No.: 65592
Company: Crews Engineering Services, LLC

Date: November 23, 2015

Brett Crews certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

1. The total project area involves less than 10 acres and less than 2 acres of impervious surface;
2. No activities will impact wetlands or other surface waters;
3. No activities are conducted in, on, or over wetlands or other surface waters;
4. Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
5. The project is not part of a larger common plan, development, or sale; and
6. The project does not:
 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

2. Cause adverse impacts to existing surface water storage and conveyance capabilities;
3. Cause a violation of state water quality standards; or
4. Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted within approximately 30 days after initiation of construction of the above project. As such, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s. 403.814(12), F.S., and that there is a rebuttable presumption that the discharge from such system will comply with state water quality standards when the stormwater management system for this project is designed, operated, and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S.

Applicants are advised to contact the applicable water management district for requirements that must be followed to properly abandon any existing water wells that need to be removed because they are located where construction is occurring.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer.

This notice can be submitted to:
 FDEP Northeast District
 8800 Baymeadows Way West Jacksonville 32256

This certification was submitted along with the following electronic documents:

File Description
Ownership Info
Drainage Calcs
Soil Analysis
Site Plans

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Brett Crews, License No. 65592, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at Erp.selfcerts@dep.state.fl.us, or as a hardcopy, at the postal address below:

Florida Department of Environmental Protection
Office of Submerged Lands and Environmental Resources
2600 Blair Stone Road MS 2500
Tallahassee FL 32399-2400

Legal Description

Sikes Enviroseal Insulation Inc. Warehouse Site

Parcel #: 34-3S-17-06970-002

DESCRIPTION:

PARCEL 1

A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SW 1/4 AND RUN S.06°17'19"W., ALONG THE EAST LINE THEREOF, 124.50 FEET; THENCE S.87°25'16"W., 355.85 FEET; THENCE N.06°17'19"E., 124.50 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF SAID SW 1/4; THENCE N.87°25'16"E., ALONG THE NORTH LINE THEREOF, 355.85 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 1.0 ACRES, MORE OR LESS.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AND RUN S.87°25'16"W., ALONG THE NORTH LINE 355.85 FEET FOR A POINT OF BEGINNING; THENCE S.06°17'19"W., 124.50 FEET; THENCE N.22°20'55"W., 115.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYA AVENUE, SAID POINT BEING ON A CURVE TO THE LEFT; HAVING A RADIUS OF 1474.39 FEET AND AN INCLUDED ANGLE OF 02°19'54"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

ALSO:

PARCEL 2

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG AND WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, S.06°17'19"W., 124.50 FEET TO THE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, ALONG AND WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, S.06°17'19"W., 295.17 FEET TO A POINT ON THE NORTH BOUNDARY OF BELLAIRE SUBDIVISION; THENCE ALONG AND WITH SAID NORTH BOUNDARY OF BELLAIRE SUBDIVISION, S.88°59'52"W., 369.46 FEET TO A POINT; THENCE N.06°16'46"E., 405.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE; THENCE ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE, ALSO ALONG AND WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1474.39 FEET, A CHORD BEARING AND DISTANCE OF N.72°49'39"E., 16.16 FEET TO A POINT; THENCE S.06°16'06"W., 124.59 FEET TO A POINT; THENCE N.87°25'09"E., 355.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS TO A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, S.06°17'19"W., 124.50 FEET TO A POINT; THENCE S.87°25'09"W., 355.76 FEET TO A POINT; THENCE N.06°16'06"E., 124.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE; THENCE ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE, ALSO ALONG AND WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1474.39 FEET, A CHORD BEARING AND DISTANCE OF S.72°49'39"W., 16.16 FEET TO THE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, S.06°16'46"W., 137.43 FEET TO A POINT; THENCE N.83°43'14"W., 30.00 FEET TO A POINT; THENCE N.06°16'46"E., 125.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE, ALSO ALONG AND WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1474.39 FEET AND A CHORD BEARING AND DISTANCE OF N.73°46'21"E., 32.47 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20.00 FOOT WIDE UTILITY EASEMENT, LOCATED ALONG THE SOUTHERN BOUNDARY.



34-3S-17-06970-001
 SIKES ENVIROSEAL INSULATION
 1.019AC | 7/15/2015 - \$216,400 - I/Q

Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

PARCEL: 34-3S-17-06970-001 - BEAUTY PAR (002525)
 BEG NE COR OF SE1/4 OF SW1/4 RUN S 124.50 FT, W 355.85 FT, N 124.50 FT, E 355.85 FT TO POB. ORB
 784-1125, CASE# 96-452-DR 853-1119 THRU 1123, 895-1203

NOTES:

Name:	SIKES ENVIROSEAL INSULATION	2015 Certified Values	
Site:	2188 SE BAYA DR	Land	\$53,983.00
Mail:	2503 264TH STREET O'BRIEN, FL 32071	Bldg	\$47,666.00
		Assd	\$105,157.00
Sales	7/15/2015 \$216,400.00 I/Q	Exmpt	\$0.00
Info	4/11/2003 \$135,000.00 I/U		
		Taxbl	Cnty: \$105,157
			Other: \$105,157 Schl: \$105,157





34-3S-17-06970-002
 DEKLE TERRY W & TERESA C
 2.5AC | 9/6/2005 - \$148,800 - V/Q

Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

PARCEL: 34-3S-17-06970-002 - VACANT COM (001000)
 COMM AT NE COR OF SE 1/4 OF SW 1/4, RUN S 124.50 FT FOR POB, CONT S 295.17 FT, W 369.46 FT, N 405.46 FT TO S R/W OF SE BAYA DR, NE ALONG R/W APPROX 16.

NOTES:

Name:	DEKLE TERRY W & TERESA C		
Site:	Land		\$95,505.00
Mail:	Bldg		\$0.00
	Assd		\$95,505.00
Sales Info	Exmpt		\$0.00
		Cnty:	\$95,505
	Taxbl	Other:	\$95,505 Schl: \$95,505



Columbia County Tax Collector

generated on 2/26/2016 9:25:21 AM EST

Tax Record

Last Update: 2/22/2016 9:00:06 PM EST

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year		
R06970-001	REAL ESTATE	2015		
Mailing Address SIKES ENVIROSEAL INSULATION 2503 264TH STREET O'BRIEN FL 32071		Property Address 2188 BAYA SE GEO Number 343S17-06970-001		
Exempt Amount	Taxable Value			
See Below	See Below			
Exemption Detail	Millage Code	Escrow Code		
NO EXEMPTIONS	002			
Legal Description (click for full description)				
34-3S-17 2525/2525 1.02 Acres BEG NE COR OF SE1/4 OF SW1/4 RUN S 124.50 FT, W 355.85 FT, N 124.50 FT, E 355.85 FT TO POB. ORB 784-1125, CASE# 96-452-DR 853-1119 THRU 1123, 895-1203, 980-1529, WD 1298-469				
Ad Valorem Taxes				
Taxing Authority	Rate	Assessed Exemption Value Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	105,157 0	\$105,157	\$842.83
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	105,157 0	\$105,157	\$78.65
LOCAL	4.8510	105,157 0	\$105,157	\$510.12
CAPITAL OUTLAY	1.5000	105,157 0	\$105,157	\$157.74
SUWANNEE RIVER WATER MGT DIST	0.4104	105,157 0	\$105,157	\$43.16
LAKE SHORE HOSPITAL AUTHORITY	0.9620	105,157 0	\$105,157	\$101.16
Total Millage		16.4864	Total Taxes	\$1,733.66
Non-Ad Valorem Assessments				
Code	Levying Authority	Amount		
FFIR	FIRE ASSESSMENTS	\$108.44		
Total Assessments			\$108.44	
Taxes & Assessments			\$1,842.10	
If Paid By		Amount Due		

\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/30/2015	PAYMENT	1500641.0012	2015	\$1,786.84

Prior Years Payment History

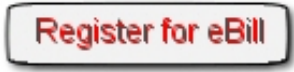
Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 2/26/2016 9:26:54 AM EST

Tax Record

Last Update: 2/22/2016 9:00:06 PM EST



Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type		Tax Year	
R06970-002		REAL ESTATE		2015	
Mailing Address			Property Address		
DEKLE TERRY W & TERESA C P O BOX 2025 LAKE CITY FL 32056			GEO Number 343S17-06970-002		
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		002			
Legal Description (click for full description)					
34-3S-17 1000/1000 2.50 Acres COMM AT NE COR OF SE1/4 OF SW 1/4, RUN S 124.50 FT FOR POB, CONT S 295.17 FT, W 369.46 FT, N 405.46 FT TO S R/W OF SE BAYA DR, NE ALONG R/W APPROX 16.16 FT, S 124.59 FT, EAST 355.76 FT TO POB ORB 1057-1030					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	95,505	0	\$95,505	\$765.47
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	95,505	0	\$95,505	\$71.44
LOCAL	4.8510	95,505	0	\$95,505	\$463.29
CAPITAL OUTLAY	1.5000	95,505	0	\$95,505	\$143.26
SUWANNEE RIVER WATER MGT DIST	0.4104	95,505	0	\$95,505	\$39.20
LAKE SHORE HOSPITAL AUTHORITY	0.9620	95,505	0	\$95,505	\$91.88
Total Millage		16.4864	Total Taxes		\$1,574.54
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
FFIR	FIRE ASSESSMENTS				\$53.74
Total Assessments					\$53.74
Taxes & Assessments					\$1,628.28

If Paid By	Amount Due
11/30/2015	\$1,563.15
12/31/2015	\$1,579.43
1/31/2016	\$1,595.71
2/29/2016	\$1,612.00
3/31/2016	\$1,628.28

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)

Prepared by:
Michael Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace / PO Box 7175
Lake City, FL 32055

Stamp: 201612003183 Date: 2/23/2016 Time: 3:31 PM
Stamp-Deed 0.70
DC P.DeWitt Cason, Columbia County Page 1 of 2 B 1310 P 289

ATT# 4-6712

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 23rd day of December, 2015, Terry W. Dekle and Teresa C. Dekle, his wife, hereinafter called the grantor, to Sikes Enviroseal Insulation, Inc., whose post office address is: 2503 264th Street, O'Brien, FL 32071 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Regina Simpkins
Witness:
Regina Simpkins
Printed Name:

Terry W. Dekle
Terry W. Dekle

Brittney Hughes
Witness:
Brittney Hughes
Printed Name:

Teresa C. Dekle
Teresa C. Dekle

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 23rd day of December, 2015 by TERRY W. DEKLE AND TERESA C. DEKLE, HIS WIFE personally known to me or, if not personally known to me, who produced ID for identification and who did not take an oath.

Regina Simpkins
Notary Public Regina Simpkins

(Notary Seal)

REGINA SIMPKINS
MY COMMISSION # EE 850115
EXPIRES: January 4, 2017
Bonded Through Budget Notary Services

EXHIBIT "A"

Parcel 1

A part of the SE ¼ of the SW ¼ of Section 34, Township 3 South, Range 17 East, more particularly described as follows: Begin at the NE corner of the SE ¼ of SW ¼ and run S 6°17'19" W along the East line thereof, 124.50 feet; thence S 87°25'16" W, 355.85 feet; thence N 6°17'19" E, 124.50 feet to a point on the North line of the SE ¼ of said SW ¼; thence N 87°25'16" E along the North line thereof, 355.85 feet to the Point of Beginning.

Together with right of ingress and egress over and across the following described parcel: Commence at the NE corner of SE ¼ of the SW ¼ of Section 34, Township 3 South, Range 17 East, and run S 87°25'16" W along the North line thereof 355.85 feet for a Point of Beginning; thence S 6°17'19" W, 124.50 feet; thence N 22°20'55" W, 115.57 feet to a point on the Southerly Right of Way line of Baya Avenue said point being on a curve to the left; having a radius of 1474.39 feet and an included angle of 2°19'54", thence Northeasterly along the arc of said curve for an arc distance of 60.00 feet to the Point of Beginning.

Parcel 2

All that part of the Southeast ¼ of the Southwest ¼ of Section 34, Township 3 South, Range 17 East, Columbia County, Florida; particularly described as commencing at the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section 34; thence along and with the East line of the Southeast ¼ of the Southwest ¼ of said Section 34, S 6°17'19" W 124.50 feet to the Point of Beginning. Thence from the True Point of Beginning, along and with said East line of the Southeast ¼ of the Southwest ¼, S 6°17'19" W 295.17 feet to a point on the North boundary of Bellaire Subdivision; thence, along and with said North boundary of Bellaire Subdivision, S 88°59'52" W 369.46 feet to a point; thence N 6°16'46" E 405.46 feet to a point on the South right-of-way line of SE Baya Drive; thence, along and with the South right-of-way line of SE Baya Drive, also along and with a curve concave to the North, having a radius of 1474.39 feet, a chord bearing and distance of N 72°49'39" E 16.16 feet to a point; thence S 6°16'06" W 124.59 feet to a point; thence N 87°25'09" E 355.76 feet to the Point of Beginning.

TOGETHER WITH all rights to a 30 foot wide ingress/egress easement described as commencing at the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section 34; thence, along with the East line of the Southeast ¼ of said Section 34, S 6°17'19" W 124.50 feet to a point; thence S 87°25'09" W 355.76 feet to a point; thence N 6°16'06" E 124.59 feet to a point on the South right-of-way line of SE Baya Drive; thence along and with the South right-of-way line of SE Baya Drive, also along and with a curve concave to the North, having a radius of 1474.39 feet, a chord bearing and distance of S 72°49'39" W 16.16 feet to the Point of Beginning. Thence, from the True Point of Beginning, S 6°16'46" W 137.43 feet to a point; thence N 83°43'14" W 30 feet to a point; thence N 6°16'46" E 125.00 feet to a point on the South right-of-way line of SE Baya Drive; thence, along and with said right-of-way line, also along and with a curve concave to the North, having a radius of 1474.39 feet and a chord bearing and distance of N 73°46'21" E 32.47 feet to the Point of Beginning.

SUBJECT TO a 20 foot wide utility easement, located along the Southern boundary.

This deed is being recorded to correct the Legal description in that certain deed recorded 7/20/2015 in OR Book 1298, Page 469, Public Records, Columbia County, Florida.

SIKES ENVIROSEAL INSULATION COLUMBIA COUNTY, FLORIDA SECTION 34, TOWNSHIP 3S, RANGE 17E



COLUMBIA
COUNTY



PROJECT LOCATION

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MISC. DETAILS	10

PLANS PREPARED FOR:

WILL SIKES
SIKES ENVIROSEAL INSULATION
710 SW ARLINGTON BLVD.
LAKE CITY, FL 32025
(386) 365-1404



North Florida Professional Services, Inc.
P.O. BOX 3823
LAKE CITY, FL 32025
Ph. 877-335-1525
Fax. 386-752-4674
Eng. Lic. 28011



COVER SHEET

File Location: X:\2016\160125SIKH. CADD\SIKH\01\GEN01 Date Created: February 25, 2016 Date Plotted: February 25, 2016

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO INSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE COLUMBIA COUNTY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.

2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE ISSUED SUWANNEE RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT, FLORIDA DEPARTMENT OF TRANSPORTATION DRIVEWAY CONNECTION PERMIT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DRINKING WATER FACILITY PERMIT, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEM PERMIT.

3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.

4. BOUNDARY INFORMATION SHOWN, WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING AND MAPPING, FLORIDA CERTIFICATE NO. 5757.

5. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.

6. THE SITE IS LOCATED IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

7. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED, THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.

8. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.

9. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.

10. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

11. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL REQUIRED UTILITY CONNECTIONS PRIOR TO BIDDING. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO COMPLETE CONNECTION TO THE EXISTING UTILITIES. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE CORING, WET TAPS, PAVEMENT REPAIRS AND DIRECTIONAL BORING.

12. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.

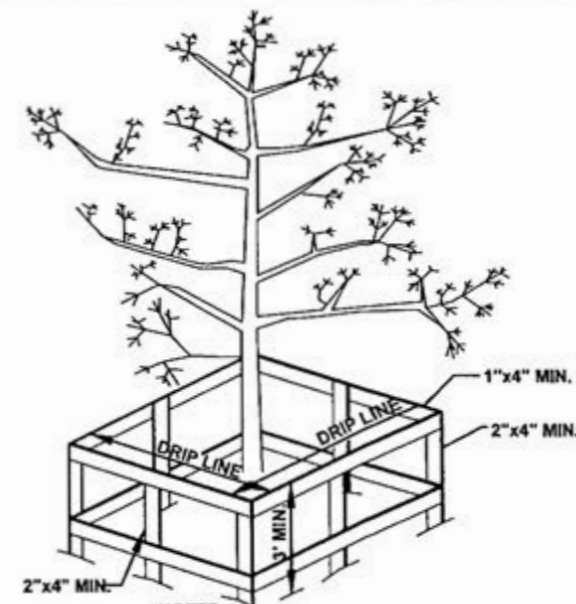
13. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE F.D.O.T. DESIGN STANDARDS (CURRENT EDITION), AWWA SPECIFICATIONS, AND THE COLUMBIA COUNTY DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED.

14. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING

GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.

15. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.

16. THE CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WATER MANAGEMENT DISTRICT AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.



NOTES:

1. AREA WITHIN BARRICADE IS NOT TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT.
2. MINIMUM TREE HEIGHT = 4' IMMEDIATELY AFTER PLANTING

TREE BARRICADE DETAIL
SCALE: N.T.S.



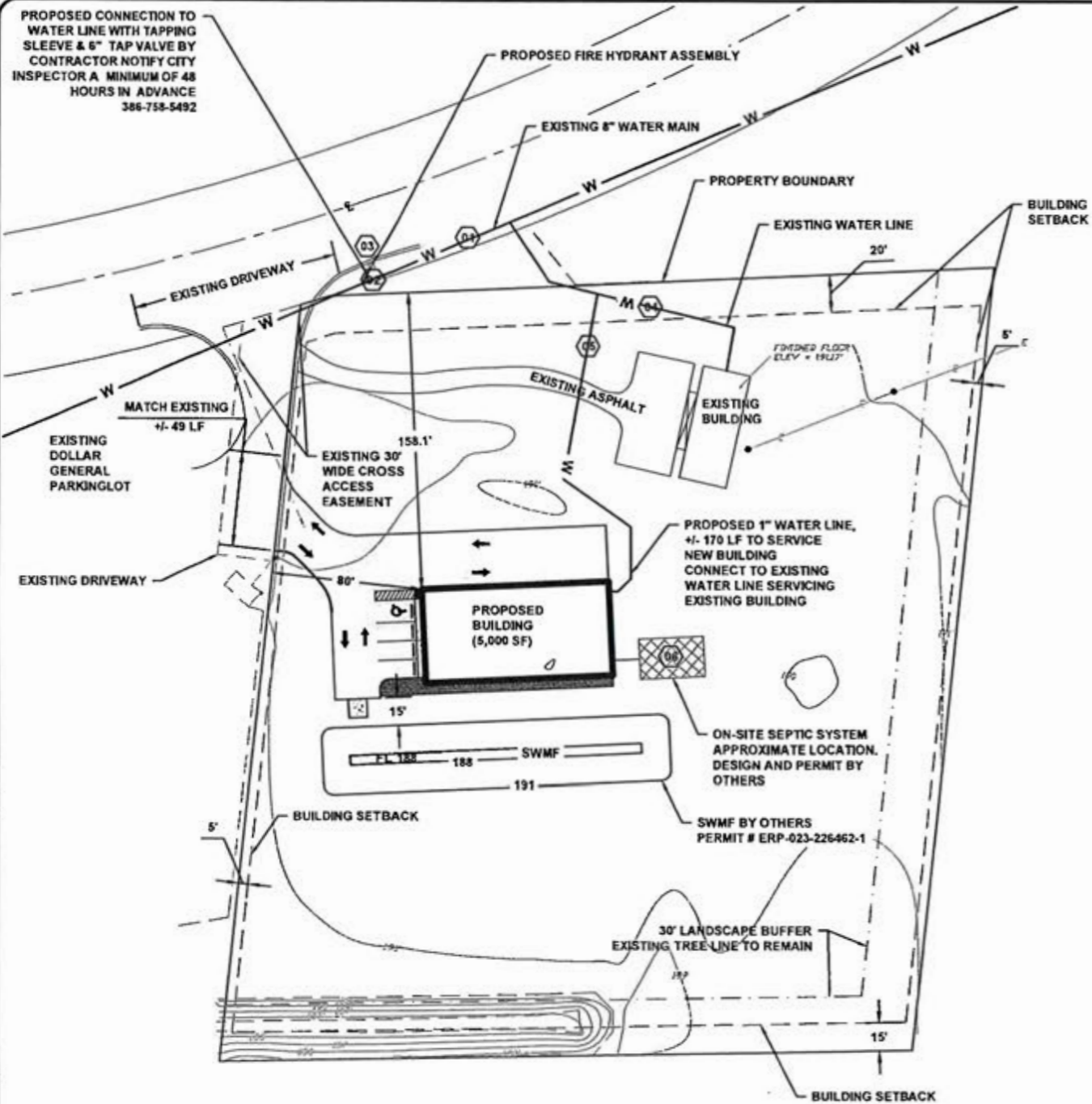
North Florida Professional Services, Inc.
P.O. BOX 3823
Tallahassee, FL 32318
Lula City, FL 32025
Ph. 877-335-1525
Eng. Lic. 29011
Ph. 386-752-4675
Fax. 386-752-4674



GENERAL NOTES
SIKES ENVIROSEAL INSULATION
COLUMBIA COUNTY, FL

REVISIONS:

JOB NUMBER:	L160125SIK
DESIGNED BY:	TH
DRAFTED BY:	FV
CHECKED BY:	GB
DATE:	01-25-16
SHEET NO.:	2



LEGEND

01	EXISTING 8" WATER MAIN
02	PROPOSED CONNECTION TO EXISTING 8" WATER LINE WITH 12" X 12" TAPPING SLEEVE AND 6" TAP VALVE BY CONTRACTOR, NOTIFY CITY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 386-758-5492
03	PROPOSED FIRE HYDRANT ASSEMBLY
04	EXISTING WATER LINE
05	PROPOSED 1" WATER LINE, +/- 170 LF TO SERVICE NEW BUILDING, CONNECT TO EXISTING WATER LINE SERVICING EXISTING BUILDING
06	ON-SITE SEPTIC SYSTEM APPROXIMATE LOCATION. DESIGN AND PERMIT BY OTHERS.

UTILITIES

1. WATER SERVICE: TO BE PROVIDED BY CONNECTION TO EXISTING CITY OF LAKE CITY PUBLIC SYSTEM.
2. WASTEWATER SERVICE: TO BE PROVIDED BY ON-SITE SEPTIC SYSTEM, DESIGN AND PERMITTING BY OTHERS.
3. FIRE PROTECTION: TO BE PROVIDED BY PROPOSED FIRE HYDRANT ALONG SE BAYA DRIVE.
4. ELECTRIC SERVICE: TO BE PROVIDED BY CONNECTION TO EXISTING SERVICES ON SITE.
5. DRAINAGE: NO PROPOSED CHANGES TO PERMITTED STORM WATER MANAGEMENT SYSTEM. THE PERMITTED SYSTEM MEETS SRWMD RULES AND REGULATIONS AS A DRY RETENTION SYSTEM.

UTILITY NOTES

1. NO OTHER UTILITY PERMIT IS REQUIRED FOR THIS PROJECT OTHER THAN APPROVAL BY CITY OF LAKE CITY.
2. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUE'S) IN A METES AND BOUNDS FORMAT. UPON CITY'S APPROVAL OF PLANS FOR DEVELOPMENTS NOT BEING PLATTED, OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR IN A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS TABLE IN THE CITY OF LAKE CITY WWW/RCW DESIGN STANDARDS.
3. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN CONFORMANCE CITY OF LAKE CITY'S MOST RECENT POTABLE, WASTE WATER AND RECLAIMED WATER SYSTEM DESIGN STANDARDS, AND APPROVED MATERIALS MANUAL.
4. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION.
5. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM TREES, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES. LIVE OAK TREES REQUIRE AN ADDITIONAL 5 FEET OF HORIZONTAL CLEARANCE. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 3" SLEEVES. (SEE CITY OF LAKE CITY STANDARDS HORIZONTAL SEPARATION DISTANCES FOR PARALLEL AND PERPENDICULAR CLEARANCE FROM OTHER OBJECTS TABLE.)
6. VALVES LOCATED IN PAVED AREAS INCLUDING SIDEWALKS, SHALL BE CITY OF LAKE CITY APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH BRASS NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
7. WATER MAINS 4" IN DIAMETER AND GREATER PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF THE CURB (3 FEET INSIDE THE CITY OF LAKE CITY LIMITS) TRACER WIRE INSTALLED ON PBC WATER MAINS SHALL CONTINUE ACROSS THE CLOIP SECTIONS.
8. 1" AND 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 3" SCH 40 PVC EXTENDING 5 FEET PAST THE BACK OF THE CURB (3 FEET INSIDE CITY OF LAKE CITY LIMITS).
9. ANCHORING COUPLINGS, TEES AND BENDS SHALL BE USED ON ALL FIRE HYDRANTS ASSEMBLIES.
10. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY TRAINED TO PROVIDE REACTION AS SPECIFIED ON THE REST RAINED JOINT STANDARD IN THE CONSTRUCTION DETAILS OF THE CITY OF LAKE CITY STANDARDS. CALCULATIONS FOR THE REQUIRED RESTRAINT MUST BE PROVIDED IF THE SPECIFIED RESTRAINT LENGTH, DUE TO SOIL TYPE OR DEPTH OF COVER, DIFFERS FROM THOSE PROVIDED ON THESE DETAILS.
11. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MINIMUM 4" DIAMETER PVC (SDR 35) AT 1.00% MINIMUM SLOPE UNLESS OTHERWISE LABELED.
12. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS ADJACENT TO PAVED AREAS SHALL BE RATED FOR TRAFFIC LOAD BEARING. WASTEWATER CLEANOUT COVERS IN OTHER SIDEWALKS/WALKWAYS SHALL BE BRASS WITH SQUARE RECESS.
13. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
14. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTE WATER SERVICE LATERAL BACKWATER VALVE (BWV) IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
15. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 10 FEET OF AN ELECTRICAL TRANSFORMER, A 20 FOOT LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT ON EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FEET OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3 FEET SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
16. ALL EXISTING UTILITIES SHALL BE LOCATED PRIOR TO BEGINNING THE WORK. THIS INCLUDES VERIFYING THE LOCATION (HORIZONTAL AND VERTICAL) AT ANY CONNECTION POINT OF THE EXISTING UTILITY. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES EXISTING BETWEEN THE CONSTRUCTION PLANS AND ACTUAL FIELD CONDITIONS. EXISTING UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY AND SHALL BE VERIFIED IN THE FIELD BY NON-DESTRUCTIVE METHODS.
17. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL REQUIRED UTILITY CONNECTIONS PRIOR TO BIDDING. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO COMPLETE THE CONNECTION TO THE EXISTING UTILITIES. THIS INCLUDES BUT IS NOT LIMITED TO, MANHOLE CORING, WET TAPS, PAVEMENT REPAIRS AND DIRECTIONAL BORING.
18. CONTRACTOR SHALL CONTACT THE CITY OF LAKE CITY (386-466-3359) PRIOR TO BEGINNING WORK AND COORDINATE INSPECTION OF UTILITY CONNECTIONS.
19. EXISTING WATER SHOULD REMAIN IN SERVICE DURING CONSTRUCTION. THE CITY OF LAKE CITY SHALL BE NOTIFIED IN THE EVENT OF INTERRUPTIONS TO SERVICE ARE REQUIRED.

UTILITY NOTES CONTINUED

20. ALL NEW AND RELOCATED WATER MAIN PIPES, FITTING APPURTENANCES AND PACKING AND JOINT MATERIALS SHALL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS AND/OR MANUFACTURERS RECOMMENDATIONS.
21. SUFFICIENT VALVES SHALL BE PROVIDED IN NEW AND RELOCATED WATER MAINS TO MINIMIZE INCONVENIENCE AND SANITARY HAZARDS DURING REPAIRS.
22. AT HIGH POINTS WHERE AIR CAN ACCUMULATE IN NEW AND RELOCATED WATER MAINS, AIR RELEASE VALVES SHALL BE PROVIDED TO REMOVE AIR.
23. AUTOMATIC AIR RELEASE VALVES ON NEW AND RELOCATED WATER MAINS SHALL NOT BE LOCATED WHERE FLOODING OF THE VALVE MANHOLE OR CHAMBER COULD OCCUR.
24. HYDRANT DRAINS, FLUSHING DEVICES, AIR RELEASE VALVES OR CHAMBERS, MANHOLES CONTAINING VALVES, BLOW-OFFS, METERS, AIR CONDITIONING CONDENSATE WATER DRAIN LINES OR OTHER APPURTENANCES PROVIDED IN CONJUNCTION WITH NEW AND RELOCATED WATER MAINS SHALL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER.
25. STONES FOUND IN TRENCHES FOR NEW AND RELOCATED WATER AND SANITARY SEWER MAINS SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THESE TRENCHES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
26. ALL TEES, BENDS, PLUGS AND HYDRANTS IN NEW AND RELOCATED WATER MAINS SHALL BE PROVIDED WITH RESTRAINED MOVEMENT. EBAA MEGALUG MECHANICAL JOINT RESTRAINTS OR APPROVED ALTERNATIVE (NOT THRUST BLOCKS) SHALL BE USED WITH MANUFACTURERS RECOMMENDATIONS. ALL RESTRAINED JOINTS SHALL BE LEFT OPEN UNTIL INSPECTED BY THE CITY.
27. A 24" MINIMUM COVER SHALL BE PROVIDED ABOVE ANY NEW OR RELOCATED OR RELOCATED WATER OR WASTE WATER MAIN CROSSING UNDER ANY SURFACE WATER. PROVIDE THE FOLLOWING FEATURES IF WIDTH OF SURFACE WATER IS GREATER THAN 15 FEET AT THIS CROSSING:
 - a. FLEXIBLE WATER TIGHT JOINTS THROUGHOUT THE CROSSING
 - b. EASILY ACCESSIBLE VALVES LOCATED IN AMANHOLE
 - c. PERMANENT TAPS ON EACH SIDE OF VALVE WITHIN THE MANHOLE TO ALLOW FOR SAMPLING AND INSERTION OF A SMALL METER TO DETERMINE LEAKAGE
28. PROPER BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH RULE 62-555.360 F.A.C. (CROSS CONNECTION CONTROL FOR PUBLIC WATER SYSTEMS)
29. THIS PROJECT SHALL NOT INCLUDE ANY INTERCONNECTION BETWEEN PREVIOUSLY SEPARATE PUBLIC WATER SYSTEMS HAVING SEPERATE WATER SUPPLY SOURCES.
30. ANY NEW OR RELOCATED WATER LATERALS SHALL CROSS ABOVE SANITARY SEWER PIPE OR PROVIDE PROTECTION TO PREVENT CONTAMINATION AS REQUIRED BY FDEP AND OTHER APPLICABLE STANDARDS
31. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY FOR WATER AND SANITARY SEWER EXTENSIONS.
32. CONTRACTOR SHALL PROVIDE 10 AWG TRACER WIRE ABOVE ALL NEW AND RELOCATED WATER AND SANITARY SEWER MAINS.
33. LOCATOR DEVICES SHALL BE PROVIDED AT WATER AND SANITARY SEWER TAP LOCATIONS.
34. WHEN CONNECTING TO AN EXISTING MANHOLE: CORE DRILL MANHOLE FOR INSTALLATION OF WASTEWATER PIPE. INSTALL PIPE WITH KOR-N-SEAL OR EQUAL BOOT. GROUT ANNULAR SPACE WITH NON SHRINK GROUT. COORDINATE WITH CITY OF LAKE CITY INSPECTOR 24HOURS IN ADVANCE.



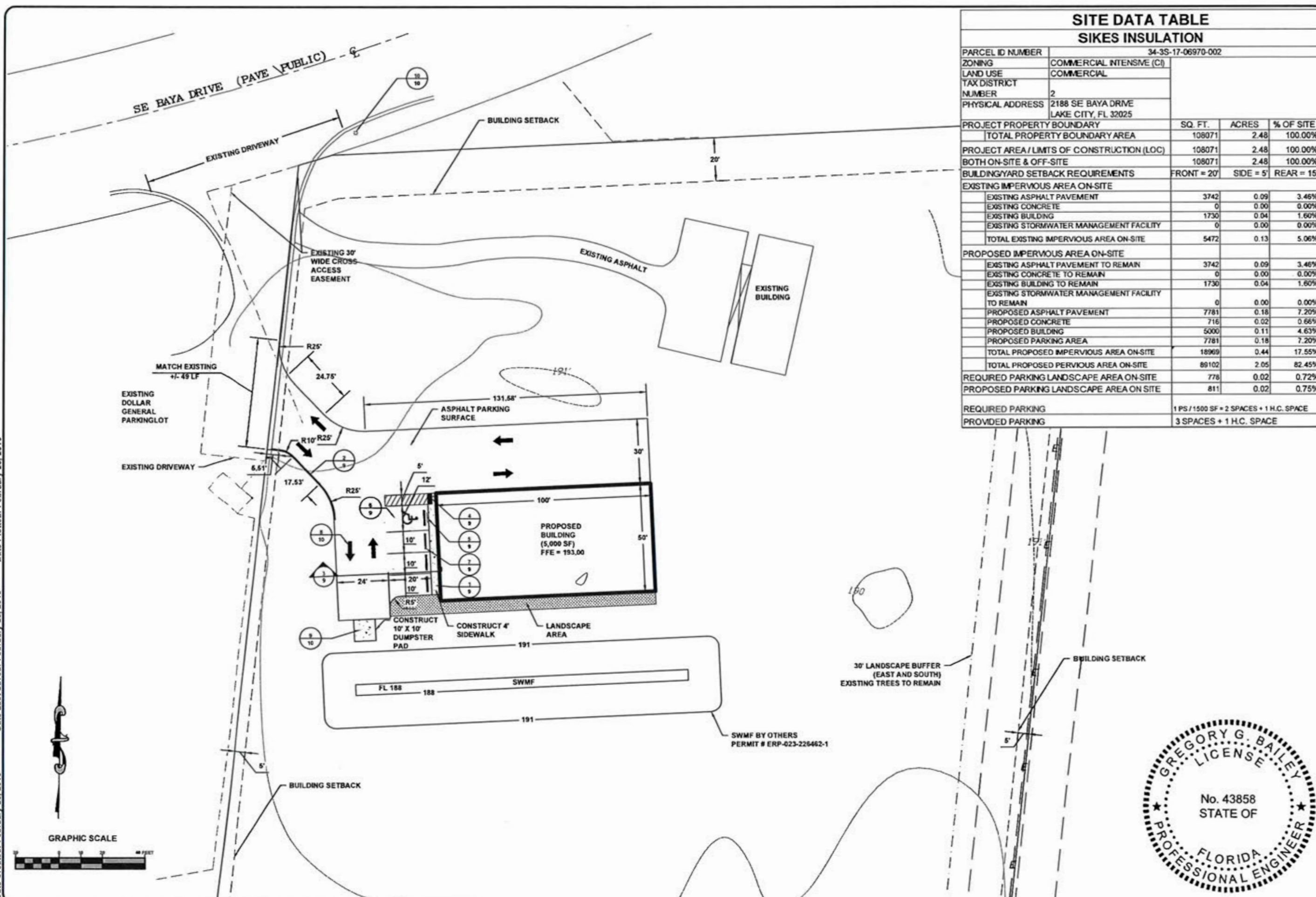
North Florida Professional Services, Inc.
 P.O. BOX 3823 Tallahassee, FL 32316
 Lake City, FL 33025
 PH. 877-335-1525
 PH. 386-752-4875
 FAX. 386-752-4874
 Eng. Lic. 29011



OVERALL SITE PLAN
SIKES ENVIROSEAL INSULATION
COLUMBIA COUNTY, FL

REVISIONS:
 JOB NUMBER: L160125SIK
 DESIGNED BY: CHECKED BY: GB
 TH FV
 SIGNATURE & DATE
 DATE: 01-25-16
 SHEET NO. 4

File Location: X:\2016\160125SIKIH. CADD\SIKIH\01 SITE PLAN
 Date Created: February 25, 2016 Date Last Saved: February 25, 2016 Date Plotted: February 25, 2016



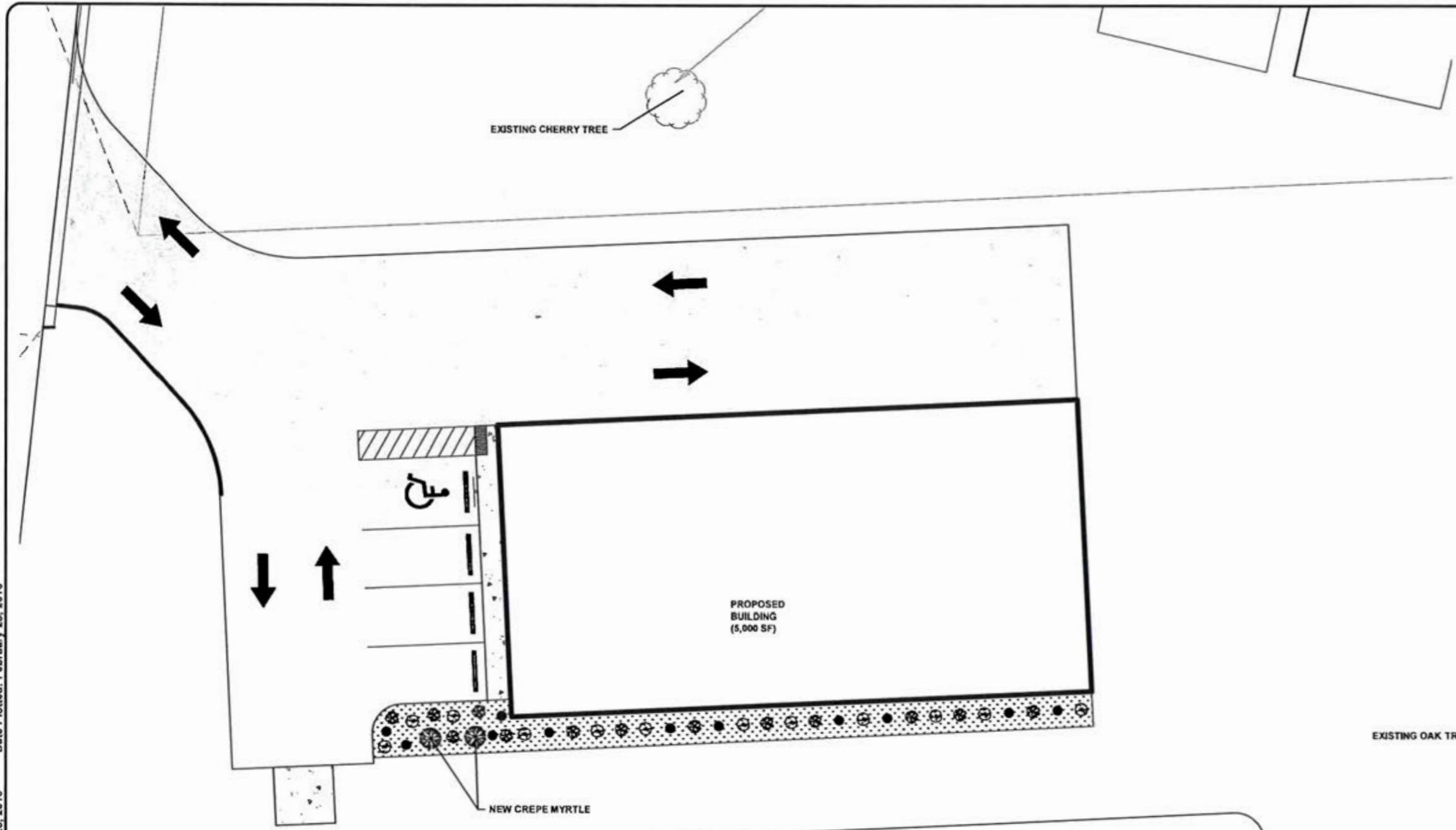
SITE DATA TABLE SIKES INSULATION

PARCEL ID NUMBER	34-3S-17-06970-002		
ZONING	COMMERCIAL INTENSIVE (C1)		
LAND USE	COMMERCIAL		
TAX DISTRICT NUMBER	2		
PHYSICAL ADDRESS	2188 SE BAYA DRIVE LAKE CITY, FL 32025		
PROJECT PROPERTY BOUNDARY	SQ. FT.	ACRES	% OF SITE
TOTAL PROPERTY BOUNDARY AREA	108071	2.48	100.00%
PROJECT AREA / LIMITS OF CONSTRUCTION (LOC)	108071	2.48	100.00%
BOTH ON-SITE & OFF-SITE	108071	2.48	100.00%
BUILDING/YARD SETBACK REQUIREMENTS	FRONT = 20'	SIDE = 5'	REAR = 15'
EXISTING IMPERVIOUS AREA ON-SITE			
EXISTING ASPHALT PAVEMENT	3742	0.09	3.46%
EXISTING CONCRETE	0	0.00	0.00%
EXISTING BUILDING	1730	0.04	1.60%
EXISTING STORMWATER MANAGEMENT FACILITY	0	0.00	0.00%
TOTAL EXISTING IMPERVIOUS AREA ON-SITE	5472	0.13	5.06%
PROPOSED IMPERVIOUS AREA ON-SITE			
EXISTING ASPHALT PAVEMENT TO REMAIN	3742	0.09	3.46%
EXISTING CONCRETE TO REMAIN	0	0.00	0.00%
EXISTING BUILDING TO REMAIN	1730	0.04	1.60%
EXISTING STORMWATER MANAGEMENT FACILITY TO REMAIN	0	0.00	0.00%
PROPOSED ASPHALT PAVEMENT	7781	0.18	7.20%
PROPOSED CONCRETE	716	0.02	0.66%
PROPOSED BUILDING	5000	0.11	4.63%
PROPOSED PARKING AREA	7781	0.18	7.20%
TOTAL PROPOSED IMPERVIOUS AREA ON-SITE	18969	0.44	17.55%
TOTAL PROPOSED PERVIOUS AREA ON-SITE	89102	2.05	82.45%
REQUIRED PARKING LANDSCAPE AREA ON-SITE	778	0.02	0.72%
PROPOSED PARKING LANDSCAPE AREA ON-SITE	811	0.02	0.75%
REQUIRED PARKING	1 PS / 1500 SF = 2 SPACES + 1 H.C. SPACE		
PROVIDED PARKING	3 SPACES + 1 H.C. SPACE		

SITE PLAN
SIKES ENVIROSEAL INSULATION
 COLUMBIA COUNTY, FL

North Florida Professional Services, Inc.
 P.O. BOX 3823
 Lake City, FL 32025
 Ph: 386-752-4675
 Fax: 386-752-4674
 Eng. Lic. 29011

REVISIONS:
 L150125SIK
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 01-25-16
 SHEET NO. 5



LANDSCAPE REQUIREMENTS

OFFSTREET REQUIRED LANDSCAPE AREA = 778 SF

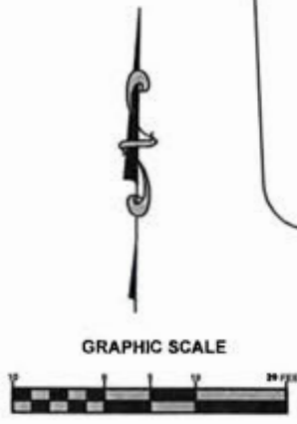
OF TREES REQUIRED = 1/200 SF OF REQUIRED LANDSCAPED AREA = 797 SF / 200 SF = 4 TREES

OF 5 GALLON SHRUBS REQUIRED = 3 / TREE = 12 REQUIRED

OF 2 GALLON PLANTS REQUIRED = 6 / TREE = 24 REQUIRED

North Florida Professional Services, Inc.
 P.O. BOX 3823
 Lake City, FL 32025
 Ph. 386-752-4675
 Fax. 386-752-4674
 Eng. Lic. 20011

LANDSCAPE PLAN
 SIKES ENVIROSEAL INSULATION
 COLUMBIA COUNTY, FL



TREE AND SHRUBBERY REQUIREMENTS					
MAP SYMBOL	COMMON NAME	SCIENTIFIC NAME	NO.	SIZE	NOTES
●	MINIATURE AZALEAS	PENTANTHERA	12	2 GAL	
⊗	BOX WOODS	BUXUS	12	2 GAL	
⊖	INDIAN HAWTHORNE	RHAPHIOLEPIS	12	5 GAL	
▤	MISC GROUNDCOVER	--	--		
▨	SOD/GRASS	--	--		
○	CHERRY TREE	PRUNUS AVIUM	1	MIN. 4'	EXISTING
⊙	OAK TREE	QUERCUS	1	MIN. 4'	EXISTING
⊗	CREPE MYRTLE	LAGERSTROEMIA	2	MIN. 4'	SEE SHEET 2 FOR PLANTING DETAIL

REVISIONS:

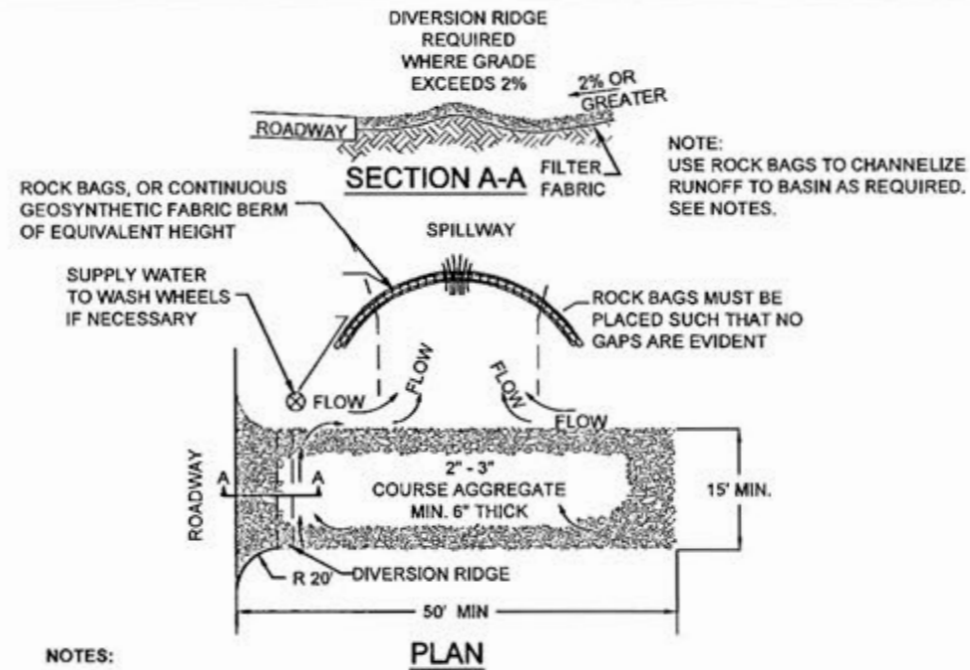
DATE DESIGNED BY: [Signature] CHECKED BY: [Signature]

DATE: 01-25-16

SHEET NO. 7

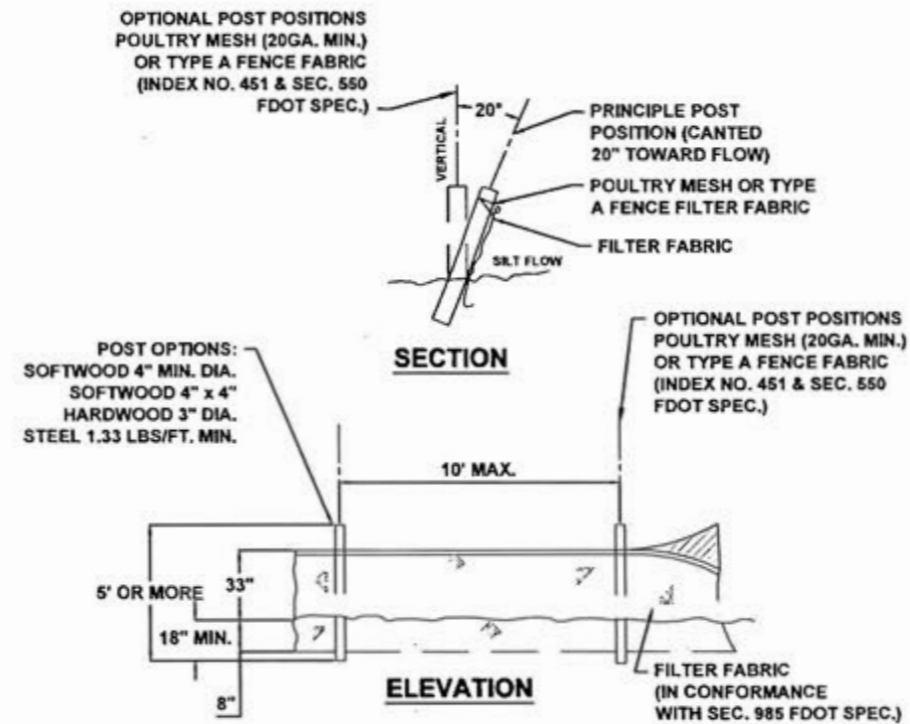
EROSION CONTROL NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO CITY OF LIVE OAK, SRWMD, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP'S FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS. PERMIT REQUIRED FROM SRWMD HAS BEEN OBTAINED.
19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.



TEMPORARY CONSTRUCTION ENTRANCE

SCALE: N.T.S.



TYPE IV SILT FENCE

SCALE: N.T.S.

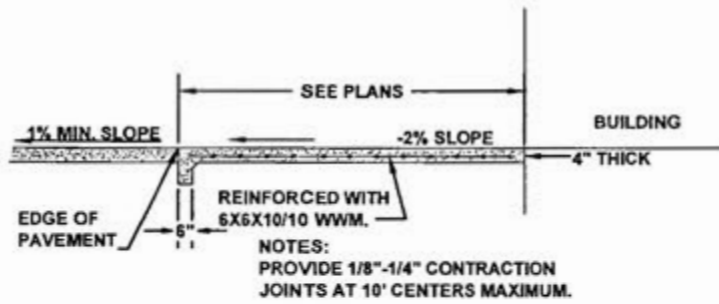


North Florida Professional Services, Inc.
P.O. BOX 3923
Lake City, FL 32025
Ph. 386-752-4875
Fax. 386-752-4874
Eng. Lic. 23011

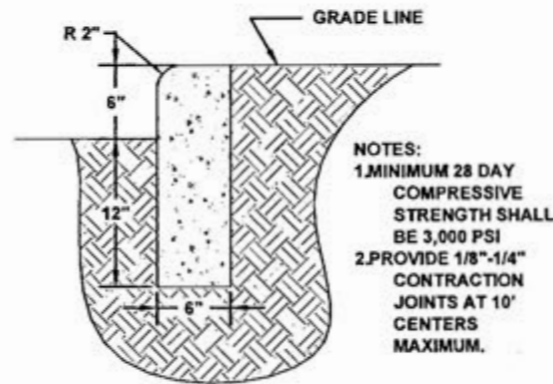


EROSION PLAN
SIKES ENVIROSEAL INSULATION
COLUMBIA COUNTY, FL

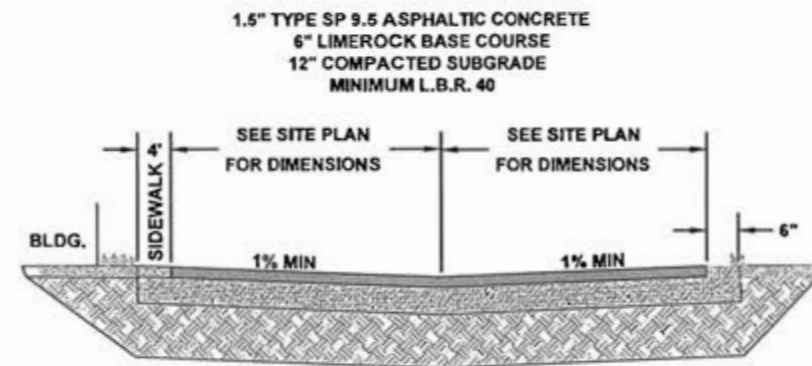
REVISIONS:
JOB NUMBER: L150125SIK
DESIGNED BY: [Signature]
DRAFTED BY: [Signature]
CHECKED BY: [Signature]
DATE: 01-25-16
SHEET NO. 8



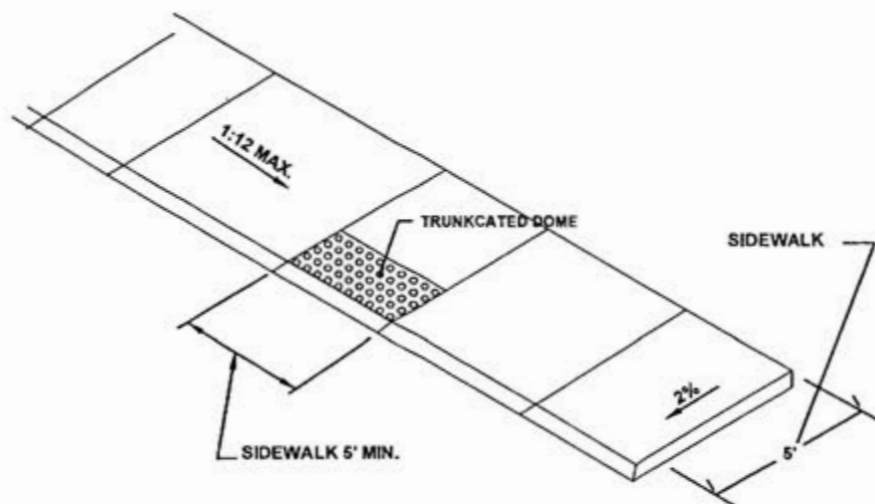
1 **SIDEWALK DETAIL "A"**
9 SCALE:N.T.S.



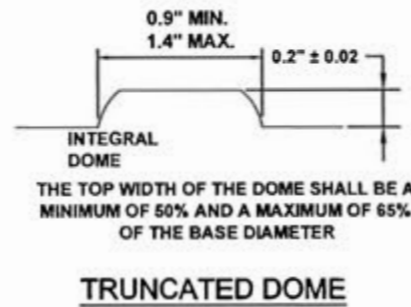
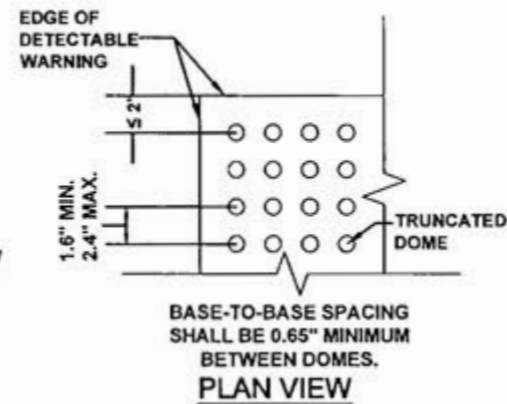
2 **HEADER CURB DETAIL**
9 SCALE: N.T.S.



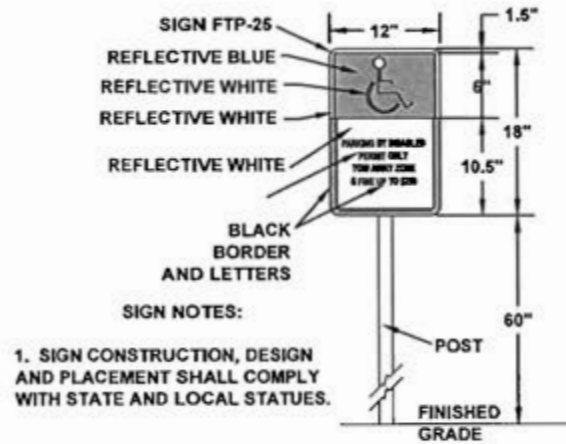
3 **PARKING APRON TYPICAL SECTION**
9 SCALE:N.T.S.



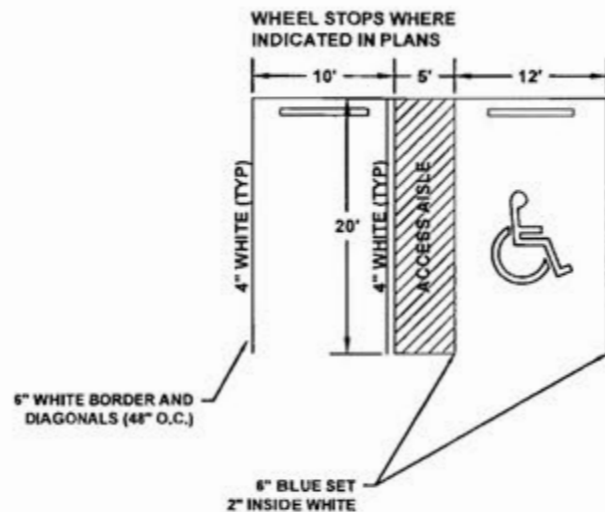
4 **ADA RAMP AND TRUNCATED DOME DETAIL**
9 SCALE:N.T.S.



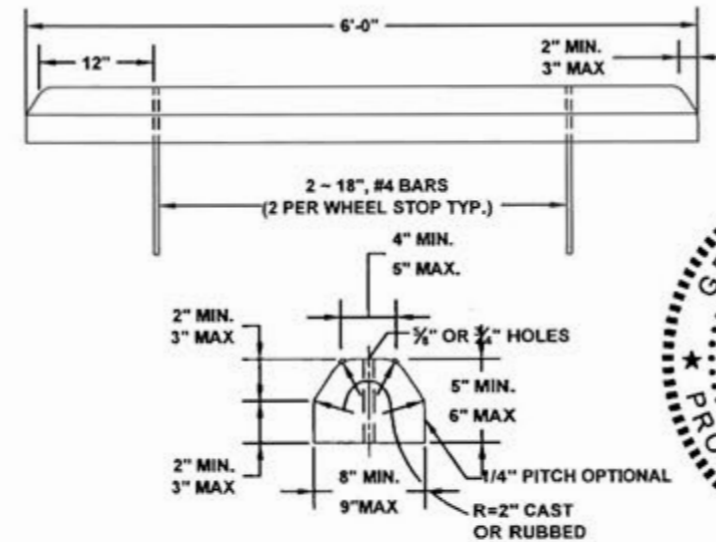
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" (610mm) FROM THE BACK OF CURB.



5 **HANDICAP PARKING SIGN DETAIL**
9 SCALE:N.T.S.



6 **HANDICAP PARKING STALL DETAIL**
9 SCALE:N.T.S.



7 **WHEEL STOP DETAIL**
9 SCALE:N.T.S.

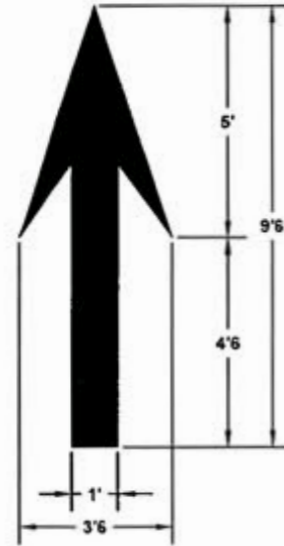


North Florida Professional Services, Inc.
P.O. BOX 3823
Tallahassee, FL 32318
Lake City, FL 32025
Ph. 877-335-1525
Ph. 386-752-4875
Fax. 386-752-4874
Eng. Lic. 39011



DETAILS
SIKES ENVIROSEAL INSULATION
COLUMBIA COUNTY, FL

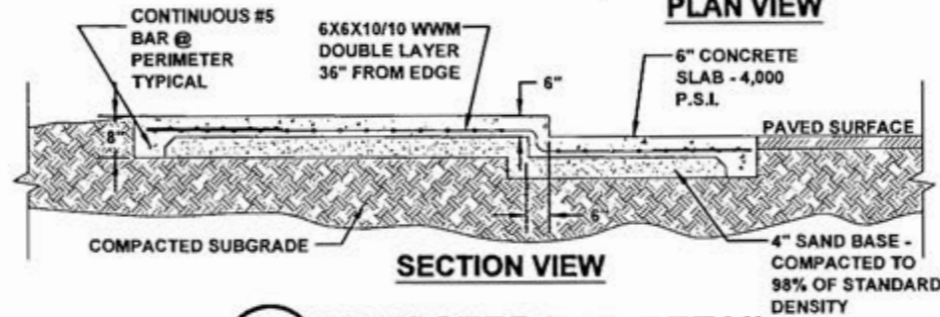
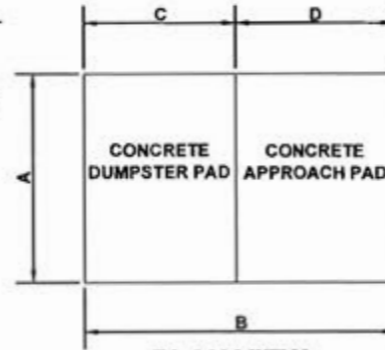
REVISIONS:
L150125SIK
DESIGNED BY: DRAFTED BY: CHECKED BY:
TH FV GB
DATE: 01-25-16
SHEET NO. 9



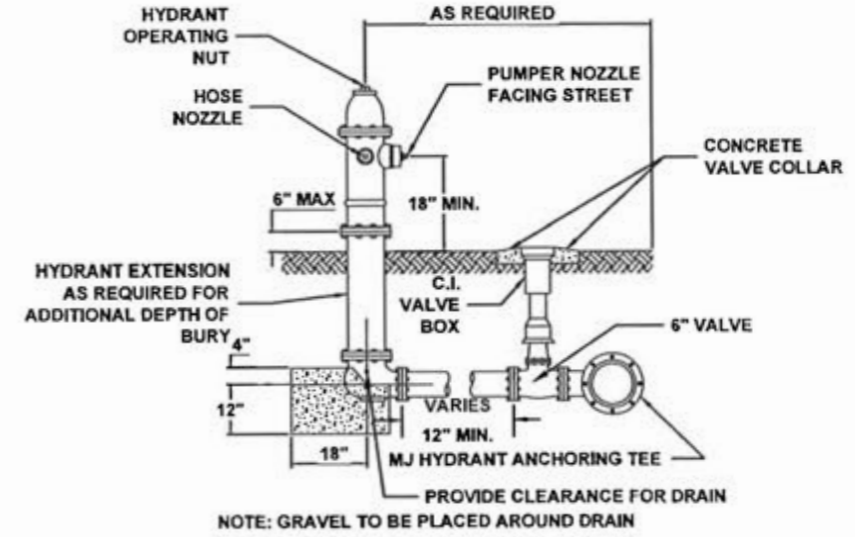
8 THROUGH LANE-USE ARROW
 SCALE: N.T.S.

CONCRETE NOTES:

1. THE DESIGN OF FOUNDATIONS AND SLAB-ON-GRADE IS BASED ON AN ASSUMED MINIMUM BEARING CAPACITY OF 2,000 PSF.
2. THE AREA UNDER FOOTINGS, FOUNDATIONS, AND CONCRETE SLABS-ON-GRADE SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL AND BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, LARGE ROCKS, AND ANY OTHER FOREIGN MATERIAL.
3. THE CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.
4. A MINIMUM CONCRETE COVER OF 3" SHALL BE PROVIDED FOR ALL REINFORCING STEEL.
5. REINFORCING STEEL:
 REINFORCING STEEL BARS.....ASTM A-615
 GRADE 40
 WELDED WIRE FABRIC.....ASTM A-185



9 DUMPSTER PAD DETAIL
 SCALE: N.T.S.



10 FIRE HYDRANT ASSEMBLY
 SCALE: N.T.S.



North Florida Professional Services, Inc.
 P.O. BOX 3823
 Lake City, FL 32025
 Tallahassee, FL 32318
 Ph. 877-333-1525
 Fax. 351-752-4674
 Eng. Lic. 29011



DETAILS
 SIKES ENVIROSEAL INSULATION
 COLUMBIA COUNTY, FL

JOB NUMBER:	L150125SIK
DESIGNED BY:	FV
DRAFTED BY:	GB
CHECKED BY:	GB
DATE:	01-25-16
SHEET NO.:	10



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

November 30, 2015

VIA ELECTRONIC MAIL

Brett Crews, P.E.
Crews Engineering Services
P.O. Box 970
Lake City, FL 32056

Re: SE 0548 "Sikes Enviroseal Insulation"
Completeness Review

Dear Mr. Crews,

On November 23, 2015, the Columbia County Building and Zoning Department received your application for a Special Exception for "Sikes Enviroseal Insulation" (Tax Parcel Number 06970-002).

Upon receipt of an application, a review for completeness is conducted. The Building and Zoning Department has conducted a review of the aforementioned application for completeness. The comments below are based solely on a preliminary review of the aforementioned application for completeness. A detailed review will be performed once all requirements of completeness have been met.

Please address the following:

- 1) The applicant has provided an analysis of Section 12.2.1(3)(h) of the Land Development Regulations ("LDRs"); however, the analysis is insufficient. The applicant must demonstrate how the proposed application meets each standard.
- 2) The applicant has the following deficiencies on the site plan:
 - a. Location, size, and design of proposed landscaped areas (including existing trees and required landscape buffers). Subject property is surrounded on the south and east sides by residentially zoned lands; therefore, a 30 foot buffer (or 6' opaque fence) is required on the south and east sides in accordance with Section 4.14.10 & Section 4.2.13 of the LDRs.
- 3) The applicant has not provided proof of ownership. The applicant must provide proof of ownership.
- 4) The applicant must provide agent authorization from the property owner granting Crews Engineering Services authorization to act on the property owner's behalf.

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

Revised submittals must contain all information for a complete application. A total of nine (9) copies of the revised application and ALL attachments must be submitted. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. M. Stubbs", with a long horizontal flourish extending to the right.

Brandon M. Stubbs
County Planner/LDR Admin.
Building & Zoning
Ph: (386) 754-7119
bstubbs@columbiacountyfla.com



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

December 4, 2015

VIA ELECTRONIC MAIL

Brett Crews, P.E.
Crews Engineering Services
P.O. Box 970
Lake City, FL 32056

Re: SE 0548 "Sikes Enviroseal Insulation"
Review Comments

Dear Mr. Crews,

The above referenced application was review for sufficiency in accordance with Columbia County's Comprehensive Plan and Land Development Regulations ("LDRs"). Please address all insufficiencies detailed below in writing and provide detail as to how each insufficiency has been addressed by 11:00 AM on Friday, December 18, 2015. A total of nine (9) copies of the revised site plan, application, and support material must be submitted. Further, one (1) copy of the site plan must be submitted on a CD in PDF format.

Please address the following insufficiencies:

- 1) The applicant must provide a detailed landscape plan demonstrating compliance with Section 4.2.17.10 of the Land Development Regulations ("LDRs").
- 2) Sheet DET3, please correct the follow deficiencies:
 - a. The applicant's handicap parking space detail indicates a 13' x 20' handicap parking space; however, only a 12' x 20' handicap parking space is required. Further, the applicant has not indicated the required access isle width of 5'.
- 3) Sheet SIT2, please correct the follow deficiencies:
 - a. The applicant has a notation of the north property boundary; however, no north property boundary is depicted. The applicant must depict the north property boundary as indicated.
 - b. There is a conflict between two (2) parking spaces (between the loading bays) and the required loading zones. To provide for safe on-site traffic circulation, the applicant must move the two (2) proposed parking spaces between the loading zones to a safe location.
 - c. The applicant has not indicated the width of the loading zone. The applicant must indicate the width of the proposed loading zones (minimum of 12').
 - d. The applicant indicates that the length of the loading zone is 25'; however, the minimum loading zone length is 30'. The applicant must provide loading zones meeting the minimum dimensions of 12' x 30'.
 - e. The applicant indicates a 5' sidewalk in front of the loading bays. The location of the sidewalk is a safety issue between trucks backing into the loading zones and pedestrians on the sidewalk. The sidewalk must be removed from in front of the loading bay area. The sidewalk

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

between the parking spaces and portion of the building not containing a loading bay must remain.

- 4) The applicant has not provided the required submittals from the Completeness Review Letter, dated November 30, 2015. The applicant must comply with all the requirements of the Completeness Review Letter, dated November 30, 2015.

Note: There may be additional review comments from other County departments that are not included in this letter. In the event that additional review comments from other County departments are provided at a later date, the site plan may be subject to conditions of approval. **If all deficiencies are not sufficiently addressed and submitted on or before the required submittal date, the application may be delayed or tabled to a later Planning & Zoning Board hearing.**

Sincerely,



Brandon M. Stubbs
County Planner/LDR Admin



COLUMBIA COUNTY FIRE RESCUE

P.O. BOX 1529 Lake City, Florida 32056
Office (386) 754-7071 Fax (386) 754-7064

Fire Chief
David L. Boozer

07 October 2015

TO: Brandon Stubbs
County Planner/LDR Admin.

FROM: David L. Boozer
Fire Chief

RE: SDP 15-09
Sikes Enviroseal Insulation, Inc.

Brandon,

A review was conducted of the submitted site plan for the Sikes Enviroseal Insulation, Inc. warehouse to be located off Baya Drive in Lake City, Florida. I recommend approval of the proposed project.

Please feel free to contact me should you have any further questions,

Sincerely,

David L. Boozer

THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

Legal Copy
As Published

STATE OF FLORIDA,
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared Todd Wilson
who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at
Lake City, Columbia County, Florida; that the attached copy of advertisement, being a

in the matter of Notice of Public Hearing
in the _____ Court, was published
in said newspaper in the issues of March 11, 2016

Affiant further says that The Lake City Reporter is a newspaper published at Lake
City in said Columbia County, Florida, and that the said newspaper has heretofore been
continuously published in said Columbia County, Florida, and has been entered as second
class mail matter at the post office in Lake City, in said Columbia County, Florida, for a
period of one year next preceding the first publication of the attached copy of advertise-
ment; and affiant further says that he has neither paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 11 day of March
A.D., 20 16



NOTARY PUBLIC
STATE OF FLORIDA
EXP. FEB. August 31, 2013
Lakeland, FL

Kathleen Bricetto
Notary Public

NOTICE OF PUBLIC HEARING CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on March 24, 2016 at 7:00 p.m. or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 572 West Duval Street, Lake City, Florida, SE 0548, petition by WJ Sikes, agent for Sikes Environmental Insulation, Inc., owner, to request a special exception be granted as provided for in Section 4.14.5(1) of the Land Development Regulations to allow for wholesale, warehouse, or storage use in a completely enclosed building in a Commercial Intensive (CI) Zone District. The special exception has been filed in accordance with an application dated February 26, 2016, along with a site plan dated February 26, 2016, to be located on property described, as follows:

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, THENCE ALONG AND WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, S.06° 17'19"W, 124.50 FEET TO THE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, ALONG AND WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, S.00° 17'19"W, 295.17 FEET TO A POINT ON THE NORTH BOUNDARY OF BELLAIRE SUBDIVISION, THENCE ALONG AND WITH SAID NORTH BOUNDARY OF BELLAIRE SUBDIVISION, S.88° 05' 52"W, 369.46 FEET TO A POINT; THENCE N.06° 16'40"E, 405.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE, THENCE ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE ALSO ALONG AND WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1474.35 FEET, A CHORD BEARING AND DISTANCE OF N.72° 49' 30"E, 18.15 FEET TO A POINT; THENCE S.09° 16'06"W, 124.58 FEET TO A POINT; THENCE N.87° 25'09"E, 355.78 FEET TO THE POINT OF BEGINNING. Containing 2.5 acres, more or less.

Tax Parcel 06970-002
The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the special exception.

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2199.

293589
March 11, 2016

PUBLIC NOTICE: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA.

*Pasted
3-11-16
BS*

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **March 24, 2016 at 7:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0548, a petition by Will Sikes, agent for Sikes Enviroseal Insulation, Inc., owner, to request a special exception be granted as provided for in Section 4.14.5(1) of the Land Development Regulations to allow for wholesale, warehouse, or storage use in a completely enclosed building in a Commercial Intensive ("CI") Zone District. The special exception has been filed in accordance with an application dated February 26, 2016, along with a site plan dated February 26, 2015, to be located on property described, as follows:

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG AND WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, S.06°17'19"W., 124.50 FEET TO THE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, ALONG AND WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, S.06°17'19"W., 295.17 FEET TO A POINT ON THE NORTH BOUNDARY OF BELLAIRE SUBDIVISION; THENCE ALONG AND WITH SAID NORTH BOUNDARY OF BELLAIRE SUBDIVISION, S.88°59'52"W., 369.46 FEET TO A POINT; THENCE N.06°16'46"E., 405.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE; THENCE ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE, ALSO ALONG AND WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1474.39 FEET, A CHORD BEARING AND DISTANCE OF N.72°49'39"E., 16.16 FEET TO A POINT; THENCE S.06°16'06"W., 124.59 FEET TO A POINT; THENCE N.87°25'09"E., 355.76 FEET TO THE POINT OF BEGINNING.

Containing 2.5 acres, more or less.

Tax Parcel 06970-002

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the special exception.

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

**FOR MORE INFORMATION CONTACT BRANDON M.
STUBBS, COUNTY PLANNER AT (386) 754-7119**



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

**Board of Adjustment Hearing Date:
Quasi-Judicial Hearing**

February 25, 2016

SUBJECT: SE 0553 – A request for a Special Exception pursuant to Section 4.2.34 to allow for a wireless communications facility as an essential service in an Agriculture-3 (“A-3”) Zone District on an approximate 40 acre subject property.

APPLICANT/AGENT: Cynthia Dennis, C4 Towers, LLC

PROPERTY OWNER(S): Stephen H. & Beverly A. Heinking

LOCATION: North of vacant agriculture lands; South of Hillandale Farms; East of vacant agriculture lands NW U.S. Highway 41, and Suwannee Valley Estates; West of vacant agriculture lands; Columbia County, Florida.

PARCEL ID NUMBER(S): 22-2s-16-01712-000

ACREAGE: ±40 acres

EXISTING FLUM Agriculture

EXISTING ZONING Agriculture-3 (“A-3”)

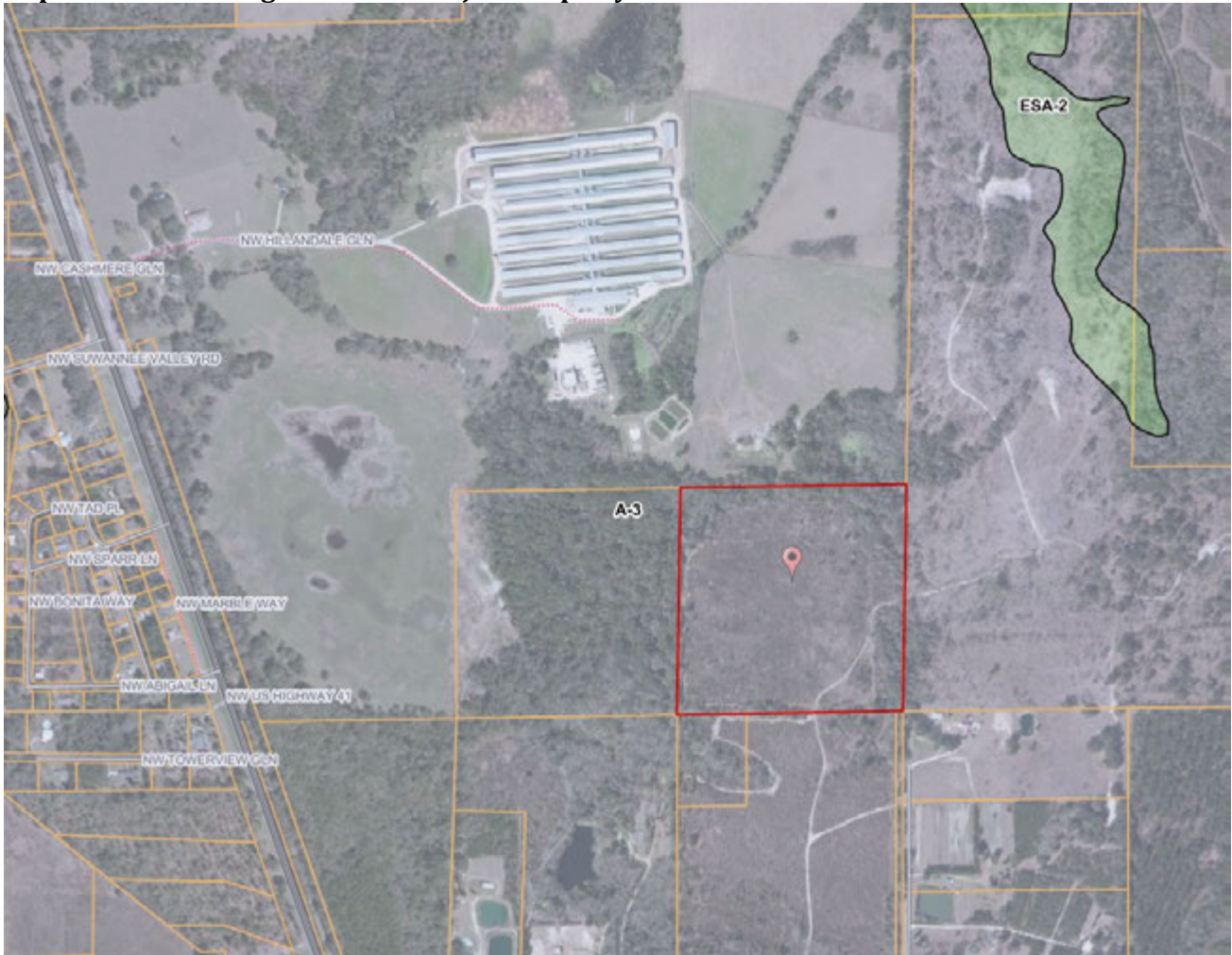
PROJECT PLANNER: Brandon M. Stubbs

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

SUMMARY

The proposed Special Exception would allow for a wireless communication facility as an essential service. The subject property is located in an A-3 Zone District. The subject property is currently vacant and is primarily surrounded by vacant agricultural lands.

Map 1. Official Zoning Atlas with Subject Property



The Agriculture-3 ("A-3") Zone District is described as follows in Section 4.5.1 of the Land Development Regulations ("LDRs"):

"The "A" Agricultural category includes three zone districts: A-1, A-2 and A-3. Lands in these districts are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the county's comprehensive plan."

ZONING DISTRICT COMPARISON

Zoning District:	Agriculture - 3 ("A - 3")
Max. Gross Density:	One (1) Dwelling Unit per Five (5) Acres
Minimum Lot Area	5 Acres
Floor Area Ratio:	0.20
Typical Uses*:	All Agriculture Activities, The Processing, Storage, and Sale of Agricultural Products, Single-Family Dwellings, Mobile Homes, Plant Nurseries and Greenhouses, Homes of six or fewer residents which otherwise meet the definition of a "Community Residential Facility", Public Elementary and Middle Schools, and Churches and other Houses of Worship

SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Hillandale Farms	Agriculture	Agriculture-3 ("A-3")
South	Vacant Agriculture Lands	Agriculture	Agriculture-3 ("A-3")
East	Vacant Agriculture Lands	Agriculture	Agriculture-3 ("A-3")
West	Vacant Agriculture Lands/NW U.S. Highway 41/Suwannee Valley Estates	Agriculture	Agriculture-3 ("A-3")

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes a zoning designation that is consistent with the proposed underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Existing Zoning Designation	Consistent
Agriculture	Agriculture-3 (“A-3”)	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element

Map 3. Future Land Use Map Designation



Staff has reviewed the application for a Site Specific Amendment to the Official Zoning Atlas for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

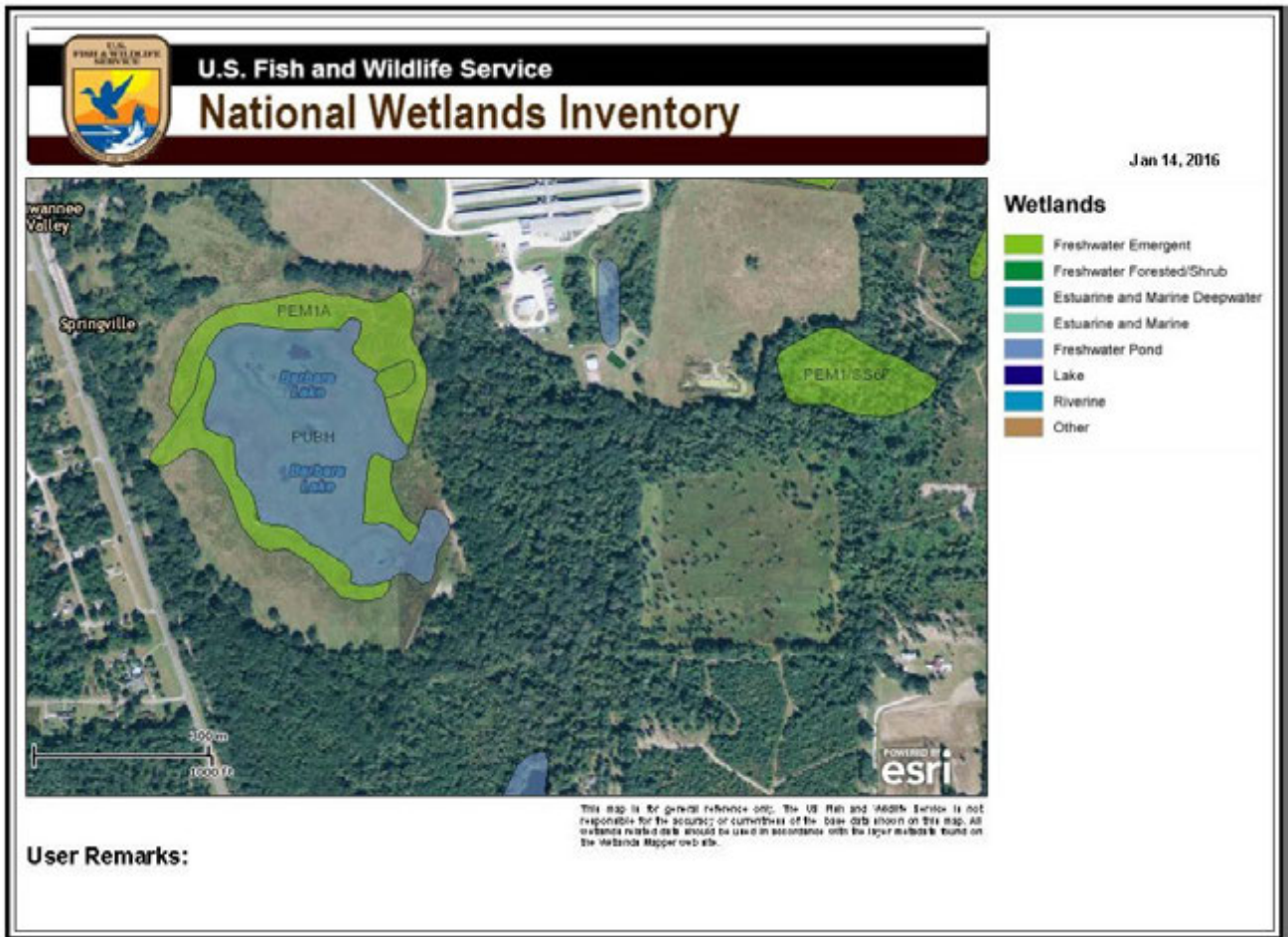
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Evaluation: Given the best available data indicated there are no wetlands on the subject property, there are no issues related to wetland protection.

Map 4. Wetlands Map



Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

- 1) Hurricane fine sand soils are somewhat poorly drained, nearly level soils on flats and in areas adjacent to depressions and poorly defined drainageways. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Hurricane fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Evaluation: Hurricane Fine Sand poses severe limitations for septic tank absorption field and moderate limitations for building sites. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

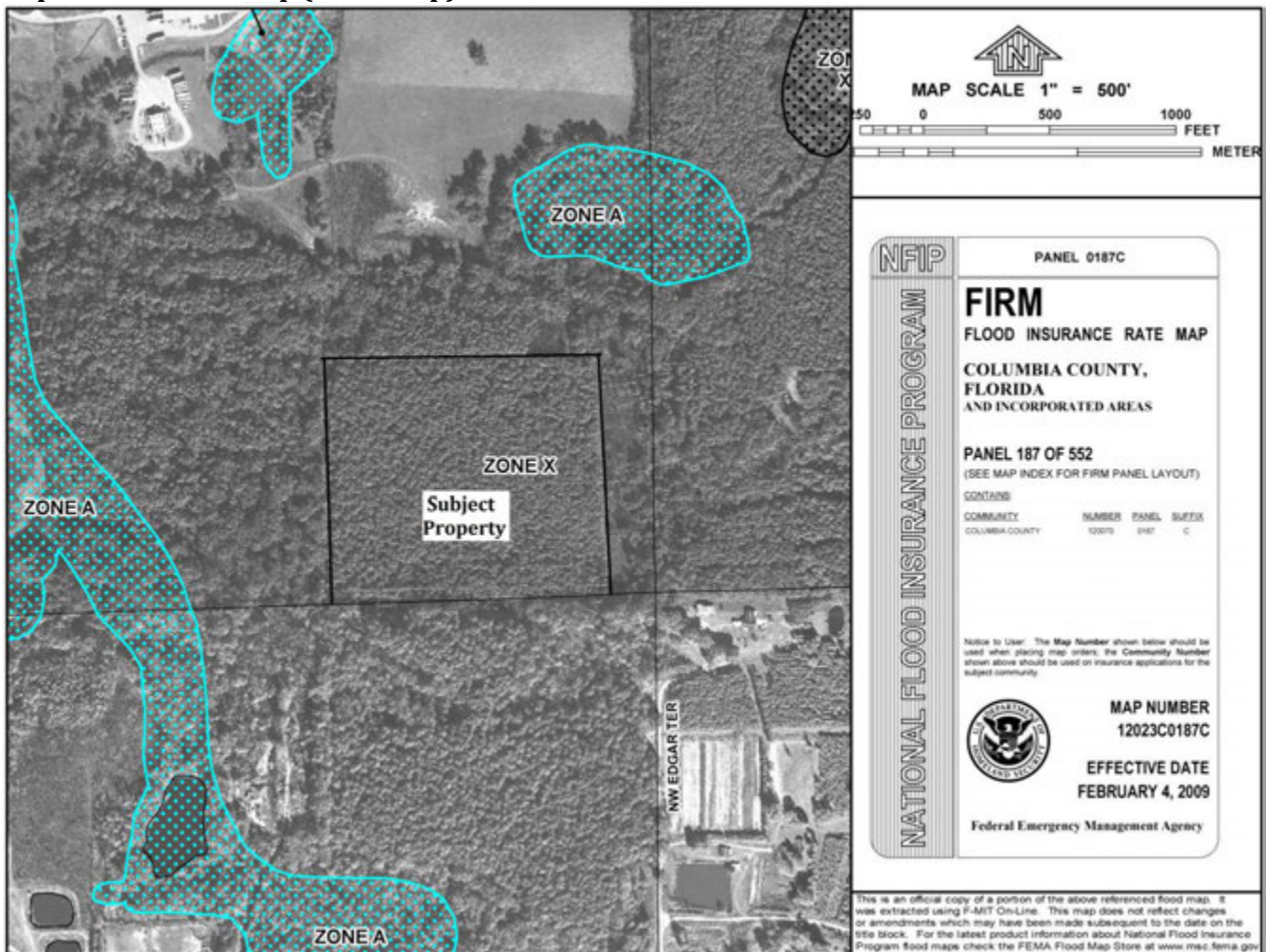


Flood Potential

Panel 0187C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Given the subject property is located in Flood Zone "X" and is outside the 500-year flood zone, there is no concern of flood on the subject property.

Map 6. FEMA FIRM Map (Flood Map)



Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is partially located within a stream to sink area.

Evaluation: Section 4.2.38 of the County's LDRs regulates Stream to Sink watershed areas. Section 4.2.38 requires all development not otherwise prohibited to comply with the following:

1. All new development, redevelopment and expansion of existing development shall provide stormwater detention or retention and treatment for development within a stream to sink watershed consistent with the rules of the Suwannee River Water Management District, as contained in chapter 40B, Florida Administrative Code.
2. All new development not connected to a central sanitary sewer system shall be limited to densities that prevent degradation of groundwater quality. Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher densities may be permitted in stream to sink watershed areas.
3. All new development, redevelopment and expansion of existing development shall ensure that post development water runoff rate does not exceed pre-development runoff rate and that water quality is not degraded within stream to sink watershed areas.
4. All new development shall comply with all other applicable requirements of these land development regulations.

Given the proposed use is a communication's tower; therefore, there is no concern related to Stream to Sink Watersheds.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Clayey Sand.

Evaluation: There are no issues related to minerals.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the subject property is located in a vulnerable area.

Evaluation: While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

Evaluation: There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

The Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the Land Development Regulations ("LDRs") establish standards with which all Special Exception applications must be found to be compliant. Further, Section 4.2.34 of the LDRs provides additional requirements for wireless communications facilities. Staff's evaluation of the application's compliance with the applicable standards of the Future Land Use Element of the Comprehensive Plan, Section 12.2.1 of the LDRs, and Section 4.2.34 of the LDRs is provided below.

- 1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Evaluation and Findings: The applicant has submitted a site plan with the request for a Special Exception that provides means of ingress and egress to the property and proposed structures.

- 2) Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.
- Evaluation and Findings:** The applicant proposes a wireless communications facility as an essential service. These types of facilities are not manned facilities; however, there is ample area for parking located on-site.
- 3) Refuse and service areas, with particular reference to the items in [subsections] (1) and (2) above.
- Evaluation and Findings:** The proposed use is a wireless communications facility as an essential service. As previously mentioned, the types of facilities are typically unmanned; therefore, refuse and service areas are not warranted.
- 4) Utilities, with reference to locations, availability, and compatibility.
- Evaluation and Findings:** The proposed use of a wireless communications facility is not anticipated to generate any additional impact to utilities.
- 5) Screening and buffering with reference to type, dimensions, and character.
- Evaluation and Findings:** The applicant has provided ample buffering around the tower per Section 4.2.34(4)(2)(c) of the LDRs. Further, the applicant is providing the required 8 foot security fencing around the wireless communications facility per Section 4.2.34(4)(2)(i) of the LDRs.
- 6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
- Evaluation and Findings:** The applicant is not proposing any advertising signage at this time. The applicant has provided the required identification signage per Section 4.2.34(4)(2)(j) of the LDRs.
- 7) Required yards and other open space.
- Evaluation and Findings:** The site plan indicates that the required setback and open space standards have been met.
- 8) Considerations relating to general compatibility with adjacent properties and other property in the district including, but not limited to:
- a) Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan;
- Evaluation and Findings:** Section 4.2.34 of the LDRs encourages wireless communications facilities to be located in non-residential areas. The subject property has an Agriculture Future Land Use Map Designation. Wireless communications facilities are encouraged to be located in these areas.
- b) Whether the proposed use is compatible with the established land use pattern;
- Evaluation and Findings:** The properties in the area are designated for larger tracts of land of 10 acres or more. The larger tracts of land allow for more buffering from adjacent properties. The proposed use of a wireless communications facility is compatible with the established land use pattern. Further, Section 4.2.34 encourages wireless communications facilities to be located in non-residential areas.
- c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;

Evaluation and Findings: The applicant is requesting a wireless communications facility as an essential service; therefore, the proposed amendment would not increase or overtax the load on public facilities.

- d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood;

Evaluation and Findings: As an essential service, it is not anticipated that the proposed use would be advantageous to the community or neighborhood. In fact, essential services are meant to service the surrounding community and/or neighborhood.

- e) Whether the proposed use will adversely influence living conditions in the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use of a wireless communications facility will adversely influence the living conditions of the neighborhood.

- f) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety;

Evaluation and Findings: The proposed use is an unmanned wireless communications facility; therefore, the proposed amendment should not create any impacts to public facilities, including traffic.

- g) Whether the proposed use will create a drainage problem;

Evaluation and Findings: The amount of impervious surfacing associated with wireless communications facilities is minimal; therefore, the proposed change should not create a drainage problem.

- h) Whether the proposed use will seriously reduce light and air to adjacent areas;

Evaluation and Findings: The proposed amendment will not seriously reduce light or air to adjacent areas.

- i) Whether the proposed use will adversely affect property values in the adjacent area;

Evaluation and Findings: It is not anticipated that the proposed amendment will affect property values of the adjacent area.

- j) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and

Evaluation and Findings: It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties.

- k) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Evaluation and Findings: As an essential service, the proposed use is not out of scale with the needs of the neighborhood or the county.

PUBLIC FACILITIES IMPACT

Given the applicant proposes a wireless communication facility that is an unmanned facility; there are no impacts to Public Facilities.

RESOLUTION NO. BA SE 0553

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A SPECIAL EXCEPTION WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 4.2.34 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR A WIRELESS COMMUNICATIONS FACILITY AS AN ESSENTIAL SERVICE WITHIN THE AGRICULTURE-3 ("A-3") ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting with appropriate conditions and safeguards of said petition for special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will not create a drainage problem;
- (g) The proposed use will not seriously reduce light and air to adjacent areas;
- (h) The proposed use will not adversely affect property values in the adjacent areas;
- (i) The proposed use will not be a deterrent to the improvement or development of

adjacent property in accord with existing regulations; and

- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition SE 0553, a petition by Cynthia Dennis of C4 Towers, LLC., as agent for Stephen H. & Beverly A. Heinking, owners, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated December 1, 2015 and submitted as part of a petition dated January 14, 2016, to be located on property described, as follows:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

Containing 40 acres, more or less.

A portion of Tax Parcel 01712-000

Section 2. A site plan, as described above, is herewith incorporated into this resolution by reference, shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations.

Section 3. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.

Section 4. If the use of land approved by this special exception ceases for any reason for a period of more than six (6) consecutive months, this resolution shall be thereby revoked and of no force and effect.

Section 5. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 6. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 24th day of March 2016.

Attest:

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA

Brandon M. Stubbs, Secretary to the
Board of Adjustment

Robert F. Jordan, Chairman



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SE 0553

Application Fee \$750.00

Receipt No. 4565

Filing Date 1-14-16

Completeness Date _____

Special Exception Application

A. PROJECT INFORMATION

1. Project Name: C110 Hwy 41
2. Address of Subject Property: 339 N.W. Scarborough Lane in unincorporated Lake City
3. Parcel ID Number(s): 22-2S-16-01712-000
4. Future Land Use Map Designation: Improved A (005000)
5. Zoning Designation: A-1
6. Acreage: 3156.20 AC
7. Existing Use of Property: Improved AG
8. Proposed use of Property: Portion Wireless communication Facility
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Please see the attached Item #1

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Cynthia Dennis Title: Site Manager
 Company name (if applicable): C4 Towers, LLC
 Mailing Address: 64 SE 7th Avenue
 City: Delray Beach State: FL Zip: 33483
 Telephone: (407) 970-3066 Fax: () N/A Email: cdennis.clq@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): STEPHEN H & BEVERLY A HEINKING
 Mailing Address: 339 NE SCARBOROUGH LN
 City: LAKE CITY State: FL Zip: 32055
 Telephone: () Fax: () N/A Email: N/A

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: No
If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. CPA N/A
Rezoning Amendment: Yes _____ No _____
Rezoning Amendment Application No. Z N/A
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z N/A
Variance: Yes _____ No _____
Variance Application No. V N/A
Special Exception: Yes _____ No _____
Special Exception Application No. SE N/A

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations (“LDRs”):
 - a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Special Exception Application is \$750. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

A total of fourteen (14) copies of proposed Special Exception Application and support material and a PDF copy on a CD are required at the time of submittal.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Cynthia Dennis

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

12/23/2015

Date

Columbia County Property Appraiser

updated: 12/15/2015

2015 Tax Year

Parcel: 22-2S-16-01712-000

<< Next Lower Parcel Next Higher Parcel >>

Search Result: 1 of 1

Owner & Property Info

Owner's Name	HEINKING STEPHEN H & BEVERLY A		
Mailing Address	339 NE SCARBOROUGH LN LAKE CITY, FL 32055		
Site Address			
Use Desc. (code)	TIMBERLAND (005600)		
Tax District	3 (County)	Neighborhood	22216
Land Area	40.000 ACRES	Market Area	03
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
SE1/4 OF SE1/4. ORB 344-546, 794-993			



Property & Assessment Values

2015 Certified Values	
Mkt Land Value	cnt: (1) \$0.00
Ag Land Value	cnt: (0) \$8,440.00
Building Value	cnt: (0) \$0.00
XFOB Value	cnt: (0) \$0.00
Total Appraised Value	\$8,440.00
Just Value	\$93,474.00
Class Value	\$8,440.00
Assessed Value	\$8,440.00
Exempt Value	\$0.00
Total Taxable Value	Cnty: \$8,440 Other: \$8,440 Schl: \$8,440

2016 Working Values		(...Hide Values)
Mkt Land Value	cnt: (1)	\$0.00
Ag Land Value	cnt: (0)	\$8,440.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$8,440.00
Just Value		\$93,474.00
Class Value		\$8,440.00
Assessed Value		\$8,440.00
Exempt Value		\$0.00
Total Taxable Value		Cnty: \$8,440 Other: \$8,440 Schl: \$8,440

NOTE: 2016 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
8/15/1994	794/993	WD	V	U	35	\$145,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

Extra Features & Out Buildings

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

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
005600	TIMBER 3 (AG)	40 AC	1.00/1.00/1.00/1.00	\$211.00	\$8,440.00

009910	MKT.VAL.AG (MKT)	40 AC	1.00/1.00/1.00/1.00	\$0.00	\$93,474.00
Columbia County Property Appraiser				updated: 12/15/2015	

1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

RCC - 15.00
Doc - 14.15
11/30/94

Prepared by [unclear]
[unclear]
Part of [unclear]
[unclear]

WARRANTY DEED

THIS INDENTURE, made this 15th day of August, 1994, between DREW E. LAW, JR. and his wife, BRENDA H. LAW, Social Security Number: 261-11-5862, of the County of Columbia, in the State of Florida, party of the first part, Grantor, and STEPHEN H. HEINKING and his wife, BEVERLY A. HEINKING, Social Security Number: 355-34-6789, whose post-office address is Route 2, Box 37, Ft. White, Florida 32038, parties of the second part, Grantee,

W I T N E S S E T H:

That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

TOWNSHIP 2 SOUTH, RANGE 16 EAST

Parcel No. 1:

Section 22: SE 1/4 of SE 1/4.

Parcel No. 2:

Section 27: W 1/2 of NE 1/4 LESS AND EXCEPT: Commence at the Southwest Corner of the NE 1/4 of Section 27, Township 2 South, Range 16 East, and run thence North 0 deg. 47'42" E along the West line of said NE 1/4 a distance of 2100 feet; thence run North 89 deg. 27'00" E parallel to the South line of the said NE 1/4, 420 feet; thence run South 00 deg. 47'42" 2100 feet to the South line of the NE 1/4; thence run South 89 deg. 27'00" W, along the South line of said NE 1/4, 420 feet to

DOCUMENTARY STAMP \$1015.00
INTANGIBLE TAX 6
P. DEWITT GASON, CLERK OF
COURT, COLUMBIA COUNTY
[Signature]

EX 0794 PG0993

OFFICIAL RECORDS

the POINT OF BEGINNING.

TOGETHER WITH an easement for ingress and egress, 25 feet in width in the NW corner of the E 1/2 of the NE 1/4 of said Section 27 more particularly described as follows: Begin at the Northwest Corner of the E 1/2 of the NE 1/4 of Section 27, Township 2 South, Range 16 East, Columbia County, Florida; thence North 89 deg. 07'02" E, along the North line of the said NE 1/4 a distance of 35.78 feet; thence S 44 deg. 47'36" W, 51.19 feet to the West line of said E 1/2 of the NE 1/4; thence N 00 deg. 28'11" E along said West line 35.78 feet to the POINT OF BEGINNING.

N.B. SUBJECT TO taxes after December 31, 1993; easements of record; road rights-of-way; reservations and restrictions of record, if any; visible easements; and applicable zoning and land use regulations.

N.B. SUBJECT TO Easement to Suwannee Valley Electric Cooperative, Inc. recorded in Official Records Book 431, Page 702, public records, Columbia County, Florida.

N.B. SUBJECT TO the following existing mortgages which Grantors will continue to pay timely and comply with all terms and conditions thereof, and Grantees do not assume, to-wit:

a. Mortgage given by Grantors to FARMERS HOME ADMINISTRATION dated January 30, 1987, and recorded in Official Records Book 613, Page 637.

b. Mortgage given by Grantors to FARMERS HOME ADMINISTRATION dated June 25, 1984, and recorded in Official Records Book 541, Page 139, which has been extended by Mortgage Extension Agreement recorded in Official Record Book 613, Page 635.

c. Mortgage given by Grantors to FARMERS HOME ADMINISTRATION dated September 10, 1981, and recorded in Official Records Book 475, Page 83, which has been extended by Mortgage Extension Agreement recorded in Official Record Book 541, Page 144.

d. Mortgage given by Grantors to FARMERS HOME ADMINISTRATION dated May 22, 1975, and recorded in Official Records Book 344, Page 551, which has been extended by Mortgage Extension Agreement recorded in Official Record Book 613, Page 635.

OFFICIAL RECORDS

EX 0794 PG 0994

e. Mortgage given by Grantors to FARMERS HOME ADMINISTRATION dated October 21, 1977, and recorded in Official Records Book 388, Page 750, which has been extended by Mortgage Extension Agreement recorded in Official Record Book 541, Page 144.

f. Mortgage given by Grantors to FARMERS HOME ADMINISTRATION dated April 21, 1981, and recorded in Official Records Book 466, Page 583, which has been extended by Mortgage Extension Agreement recorded in Official Record Book 541, Page 144.

Property Appraisers Parcel Identification Number: 01712-000

OFFICIAL RECORDS
BK 0794 PG 0995

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

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

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

Marlin Feagle
MARLIN FEAGLE
Printed Name of Witness

Drew E. Law, Jr. (SEAL)
DREW E. LAW, JR.

Robin L. Smalley
Robin L. Smalley
Printed Name of Witness

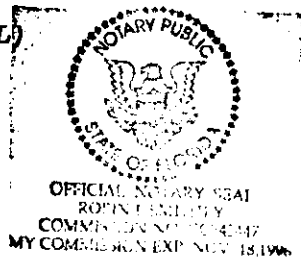
Brenda H. Law (SEAL)
BRENDA H. LAW

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared DREW E. LAW, JR. and his wife, BRENDA H. LAW, who are personally known to me or who has produced _____ as identification and who did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of August, 1994.

(NOTARIAL)



Robin L. Smalley
NOTARY PUBLIC
MY COMMISSION EXPIRES:

94-10799

1994 AUG 16 PM 4:23

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY Marlin Feagle D.C.

Columbia County Tax Collector

generated on 10/8/2015 2:07:04 PM EDT

Tax Record

Last Update: 10/8/2015 2:05:13 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such

Account Number R01712-000	Tax Type REAL ESTATE	Tax Year 2014						
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Mailing Address HEINKING STEPHEN H & BEVERLY A 339 NE SCARBOROUGH LN LAKE CITY FL 32055</td> <td style="width: 50%; border: none;">Property Address GEO Number 222S16-01712-000</td> </tr> </table>			Mailing Address HEINKING STEPHEN H & BEVERLY A 339 NE SCARBOROUGH LN LAKE CITY FL 32055	Property Address GEO Number 222S16-01712-000				
Mailing Address HEINKING STEPHEN H & BEVERLY A 339 NE SCARBOROUGH LN LAKE CITY FL 32055	Property Address GEO Number 222S16-01712-000							
Exempt Amount See Below	Taxable Value See Below							
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Exemption Detail NO EXEMPTIONS</td> <td style="width: 33%;">Millage Code 003</td> <td style="width: 34%;">Escrow Code</td> </tr> <tr> <td colspan="3">Legal Description (click for full description) 22-2S-16 5600/5600 40.00 Acres SE1/4 OF SE1/4. ORB 344-546, 794-993</td> </tr> </table>			Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code	Legal Description (click for full description) 22-2S-16 5600/5600 40.00 Acres SE1/4 OF SE1/4. ORB 344-546, 794-993		
Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code						
Legal Description (click for full description) 22-2S-16 5600/5600 40.00 Acres SE1/4 OF SE1/4. ORB 344-546, 794-993								
Ad Valorem Taxes								
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied			
BOARD OF COUNTY COMMISSIONERS	8.0150	7,840	0	\$7,840	\$62.64			
COLUMBIA COUNTY SCHOOL BOARD								
DISCRETIONARY	0.7480	7,840	0	\$7,840	\$5.86			
LOCAL	4.8840	7,840	0	\$7,840	\$38.29			
CAPITAL OUTLAY	1.5000	7,840	0	\$7,840	\$11.76			
SUWANNEE RIVER WATEP MGT DIST	0.4141	7,840	0	\$7,840	\$3.25			
LAKE SHORE HOSPITAL AUTHORITY	0.9620	7,840	0	\$7,840	\$7.54			
Total Millage		16.5231	Total Taxes		\$129.54			
Non-Ad Valorem Assessments								
Code	Levying Authority				Amount			
FFIR	FIRE ASSESSMENTS				\$53.74			
Total Assessments					\$53.74			
Taxes & Assessments					\$183.28			

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/17/2014	PAYMENT	3500894.0001	2014	\$175.95

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

OWNER/AGENT AUTHORIZATION

I, **Stephen Heinking** certify that I am the owner of the property referenced below. I hereby authorize **C4 Towers, LLC Agents and Staff members** to act as my agent to initiate any governmental regulatory reviews required for a communications tower on the parcel with the tax account number 22-2S-16-01712-000, in Columbia County, Florida.




Owner Name: Stephen Heinking

Date: 11-23-15

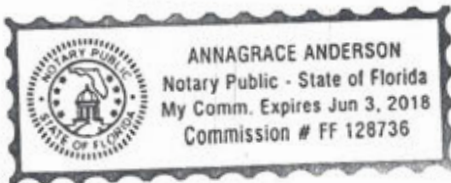
STATE OF FLORIDA

COUNTY OF Columbia

The foregoing document was acknowledged before me this 23 day of Nov 2015,
by Stephen Heinking who is personally known to me or provided
FLDL as identification.



(Print Name) Annagrace Anderson
Notary Public
My Commission Expires: Jun 3, 2018



OWNER/AGENT AUTHORIZATION

I, **Beverly Heinking** certify that I am the owner of the property referenced below. I hereby authorize **C4 Towers, LLC Agents and Staff members** to act as my agent to initiate any governmental regulatory reviews required for a communications tower on the parcel with the tax account number 22-2S-16-01712-000, in Columbia County, Florida.

Beverly Heinking

Owner Name: Beverly Heinking

Date: 11-23-15

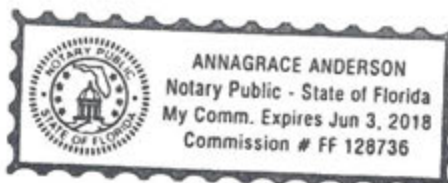
STATE OF FLORIDA

COUNTY OF Columbia

The foregoing document was acknowledged before me this 23 day of Nov 2015,
by Beverly Heinking, who is personally known to me or provided
FLDL as identification.

Annagrace Anderson
(Print Name) Annagrace Anderson
Notary Public

My Commission Expires: Jun 3, 2018



C4 Towers, LLC

January 4, 2016

Mr. Brandon Stubbs and Mr. Arthur K. Peters
Planning Manager/ Consulting Engineer
Columbia County Planning and Zoning
PO Box 1529
Lake City, FL 32056-1529

Re: Intent to allow and promote the colocation of antennas onto the
Proposed 250ft Cell Tower located on parcel ID-
22-25-16-01712-000
Parent parcel addressed: 339 N.W. West Scarborough Lane

Dear Mr. Brandon Stubbs and Mr. Arthur K. Peters,

C4 Towers, LLC builds every tower to accommodate a minimum of 5 five carriers. We market our towers to all carriers, and invite them to co-locate antennas on the tower and add their ground equipment inside of our leased ground area. Marketing our tower is imperative to our business. It benefits all, with wireless coverage, 911 service, and ultimately for us it's a financial gain.

We do this by email/ US mail and personal phone calls, to the RF engineers in the particular region of any given tower. Being in the industry, we have the inside tract to these contacts. We market vigorously to all carriers.

Sincerely,

Cynthia Dennis



SOUTHEAST REGION, SITE DEVELOPMENT
10151 Deerwood Park Blvd, Jacksonville, FL 32256
Phone: (904) 928-1786

Brandon Stubbs
Planning Manager
Columbia County Planning and Zoning
PO Box 1529
Lake City, FL 32056-1529

Re: C4 Towers, LLC Proposed New Cell Tower ID C110- Hwy 47

Dear Brandon Stubbs,

This letter is being submitted to express Sprint's need for a wireless coverage in Columbia County. An analysis of the area was performed and the results were used to establish a search area to meet the capacity and coverage needs for the Vicinity Hwy 441 located in Lake City FL.

Sprint takes many considerations into account in determining this location including existing towers, the Radio Frequency clutter created by landscape, topography, and structure density; as well as the equipment type and frequency/s being deployed. After taking all of these variables into account it was determined that there were no existing structures in the area to collocate on to meet our objectives. Propagation models were used to determine the appropriate tower height of 250ft' and a viable location with suitable tower separation. The proposed site identified as C110 -Hwy 47, will be a 250ft tower equipped to meet Sprint's coverage and capacity needs of the residents and traffic through this area of Columbia County.

Based on FCC regulations and federal policies on the licensing of spectrum there is sufficient frequency separation between the commercial telecommunications frequencies; and the licensed Public Safety frequencies being utilized by Columbia County and State of Florida entities; to mitigate the possibility of frequency interference.

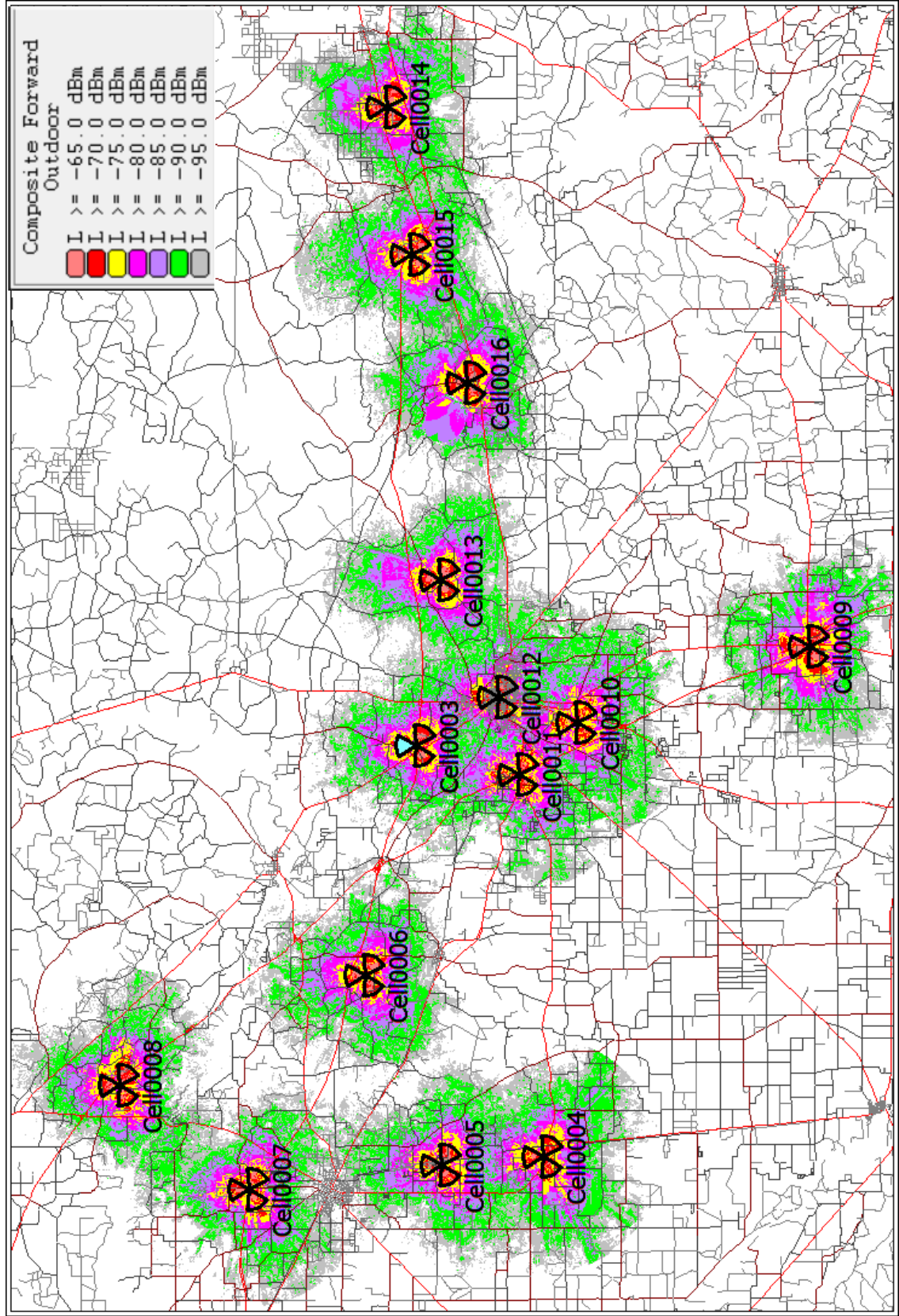
Sprint will consider entering into a collocation agreement if C4 Towers, LLC obtains all necessary governmental approvals, and assuming that the parties can come to terms on a collocation agreement with terms and conditions acceptable to Sprint.

Rocky Heatherley
Regional Site Development Manager
Orlando, Jacksonville, Panhandle and Gulf Coast

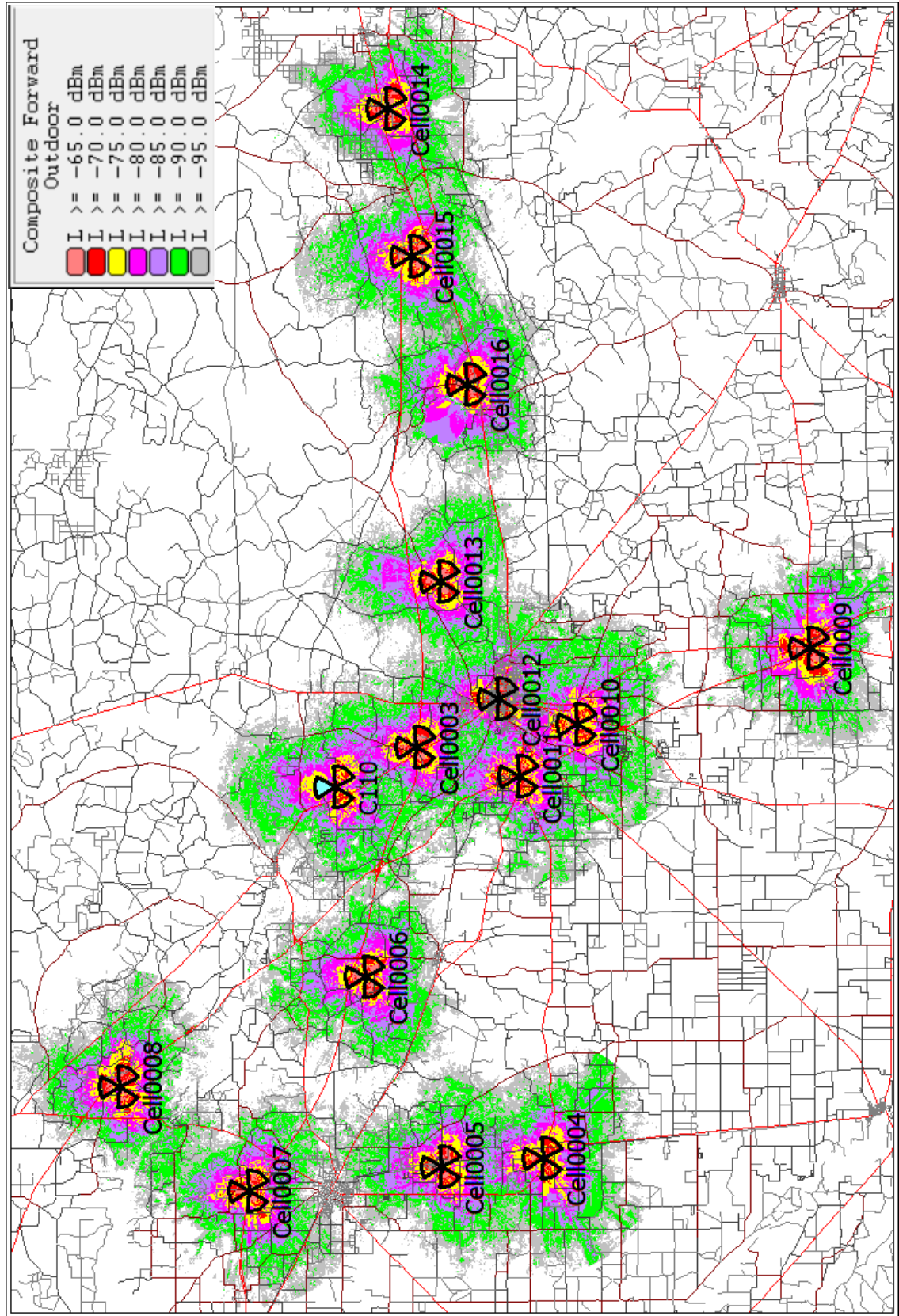


#gettingbettereveryday

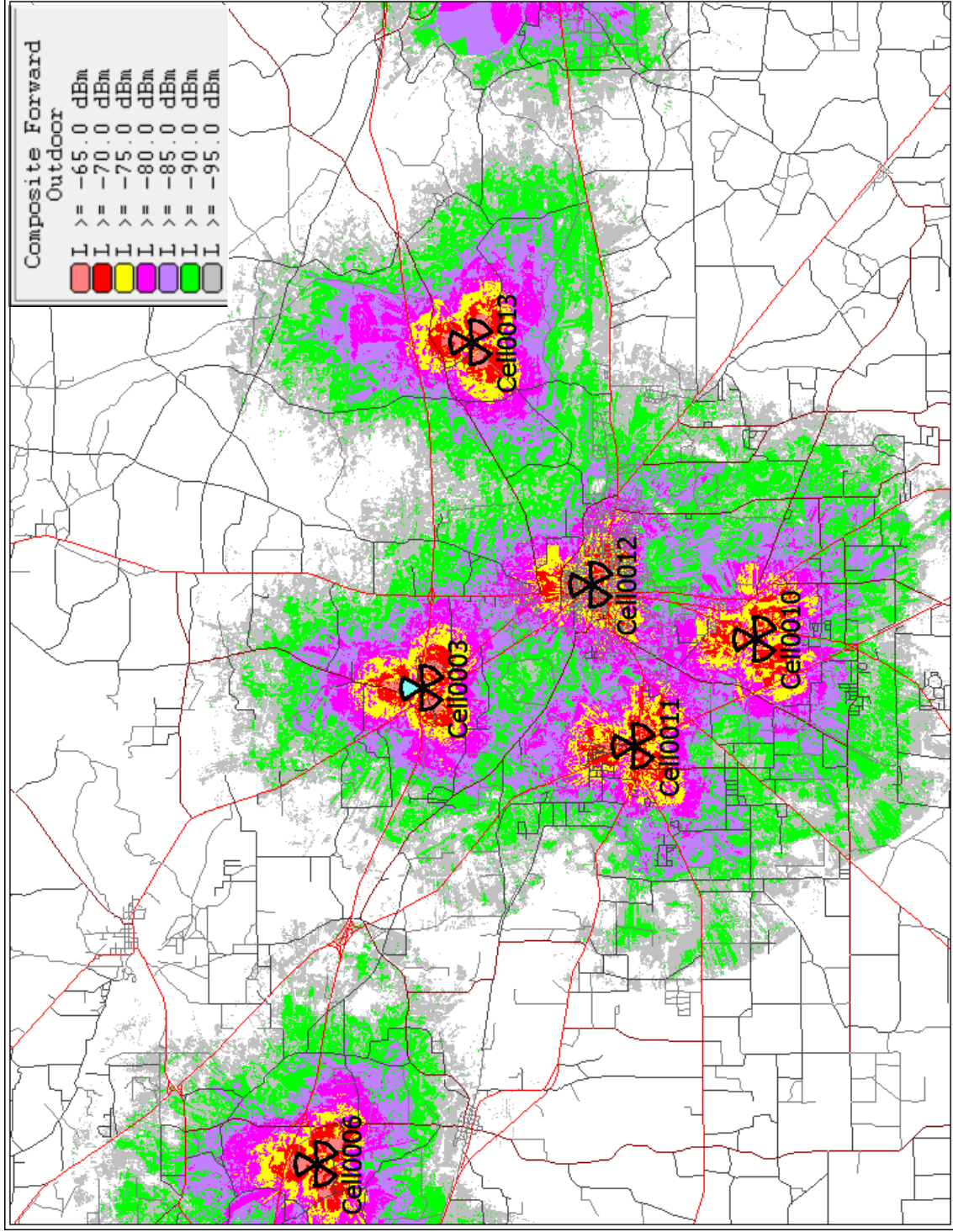
Before C110-Hwy41



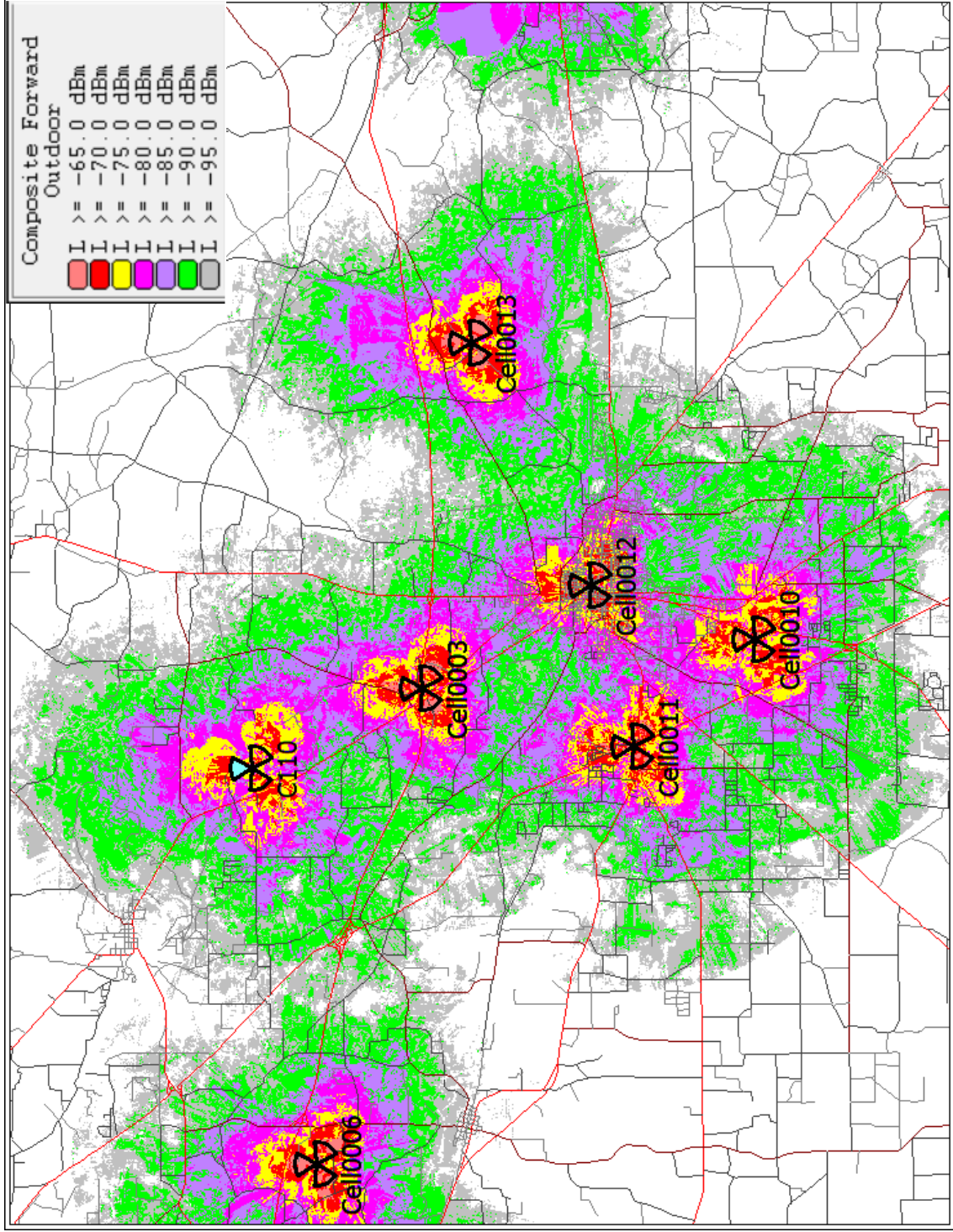
After C110-Hwy41



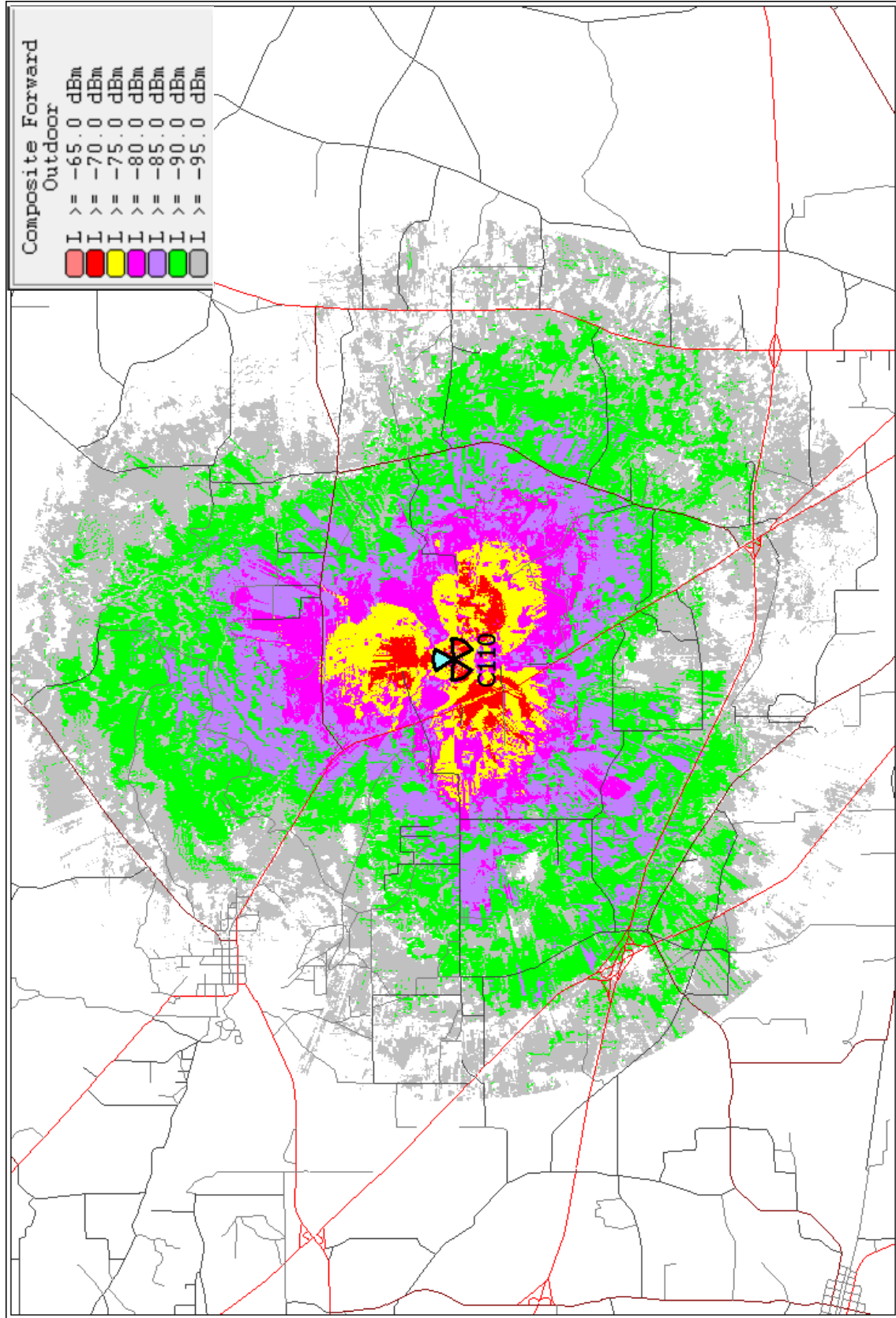
Before C110-Hwy41 (Zoom in)



After C110-Hwy41 (Zoom in)



Standalone C110-Hwy41



Area of Analysis

- Towers considered in the analysis are listed below

- **The Panhandle Market**

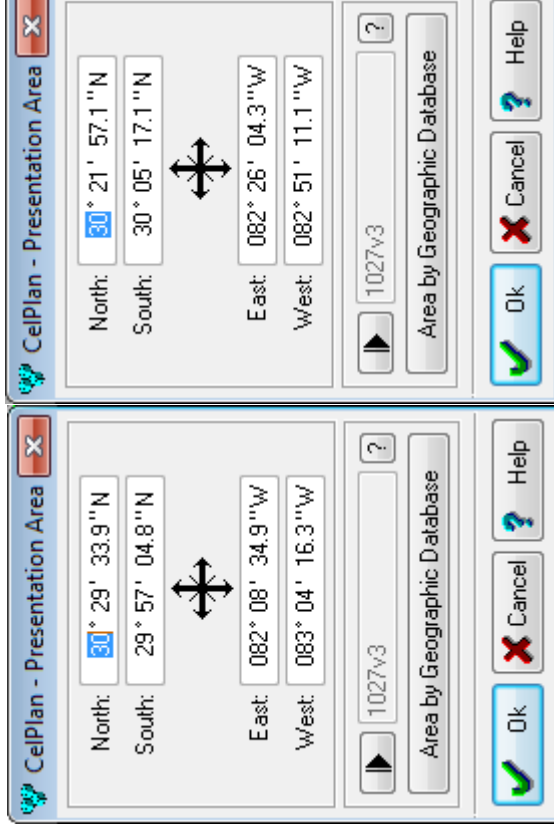
- Cell 3: 30.24397222 / -82.66978888
- Cell 4: 30.16619166 / -82.96170000
- Cell 5: 30.22880556 / -82.96777778
- Cell 6: 30.27541944 / -82.83273055
- Cell 7: 30.34670000 / -82.98492777
- Cell 8: 30.42640000 / -82.91170000
- Cell 9: 30.00278055 / -82.59925833
- Cell 10: 30.14548611 / -82.65300277
- Cell 11: 30.18126694 / -82.69002805
- Cell 12: 30.19382777 / -82.63466666
- Cell 13: 30.22961111 / -82.55144444

- **The Jacksonville Market**

- Cell 14: 30.26237333 / -82.21510861
- Cell 15: 30.24712222 / -82.31979444
- Cell 16: 30.21285833 / -82.41156388

Assumptions

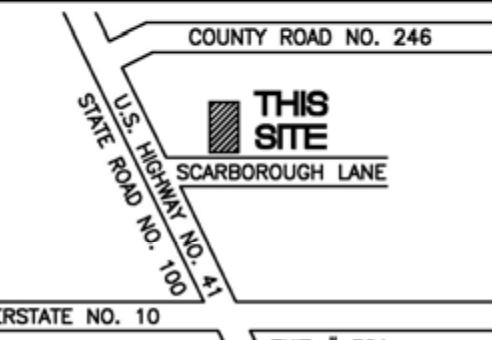
- Height for all sites is AGL (Above Ground Level)
- All sites 3-sectored, default azimuths (0,120,240)
- All Sprint towers 200 ft high.
- 65 degrees horizontal beamwidth antenna, no downtilt
- Estimated propagation model for 2100 MHz band (AWS), based on measurements for medium size US city
- 1 arcsec (30m) GIS data (terrain and clutter)
- WGS83/84 used for coordinates
- Service class outdoor
 - User terminal antenna: 0 dBi
 - 95% area probability for fading considerations
 - Human body attenuation of 3 dB applied



SKETCH OF PARENT TRACT BOUNDARY
 339 N.W. SCARBOROUGH LANE, LAKE CITY, FL 32055
 HWY 41 - C110



HWY 41 - C110



LOCATION SKETCH
 SECTIONS 22 & 27-T02S-R16E
 NOT TO SCALE

LEGEND

P.O.C.	POINT OF COMMENCEMENT	134.25	SPOT ELEVATION
P.O.B.	POINT OF BEGINNING		
C.C.R.	COLUMBIA COUNTY RECORDS		
R/W	RIGHT-OF-WAY		WOOD UTILITY POLE
E/P	EDGE OF PAVEMENT		TELCO SERVICE
O.R.	OFFICIAL RECORD		WELL PUMP
OH	OVERHEAD UTILITY		
X	FENCE (TYPE NOTED)		

PROPOSED TOWER INFORMATION

LATITUDE = 30°17'39.579" NORTH
 LONGITUDE = 082°41'50.285" WEST
 NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/1990)
 EXISTING AVERAGE GROUND ELEVATION AT TOWER = 130.7 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

REPORT OF BOUNDARY AND TOPOGRAPHIC SURVEY

- THE PARENT TRACT SHOWN HEREON IS BASED ON A SEARCH CONDUCTED BY WSP CONSULTANTS, INC. OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 5, 2015, FILE NO. 2037-3441694.
- UNLESS OTHERWISE NOTED HEREON RECORD AND MEASURED VALUES (SHOWN) ARE IN SUBSTANTIAL AGREEMENT.
- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXISTING FEATURES WITHIN THE PARENT TRACT FOR THE FUTURE INSTALLATION OF A COMMUNICATIONS FACILITY.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.050 THROUGH 5J-17.052 F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE.
- HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A "LEICA TCPR1205+4" TOTAL STATION AND "ALLEGRO CE CARLSON" DATA COLLECTION SYSTEM.
- ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL ACCURACY OF 0.1'.
- HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- UNDERGROUND FOUNDATIONS AND/OR UTILITIES HAVE NOT BEEN LOCATED.
- FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM).
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT #2904004 CONTROL POINT: "C11", ELEVATION 137.411 FEET.
- THE VALUES FOR THE LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON ARE WITHIN THE ALLOWABLE TOLERANCES FOR THE FEDERAL AVIATION ADMINISTRATION 1-A LETTER.
- THE LATITUDE AND LONGITUDE SHOWN HEREON WERE OBTAINED UTILIZING THE FOLLOWING FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT #2904004 CONTROL POINT: "C11". THIS SURVEY CONTROL POINT HAS A PUBLISHED VALUE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/1990 (NAD83/1990), AS PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH ZONE). THE MEASUREMENTS WERE OBTAINED UTILIZING "SOKKIA STRATUS" GPS RECEIVERS AND POST-PROCESSED WITH SOKKIA SPECTRUM SOFTWARE.
- THE C4 TOWERS LEASE PARCEL SHOWN IN THIS SURVEY LIES ENTIRELY WITHIN THE DESCRIBED PARENT PARCEL.
- THE SURVEYOR HAS REVIEWED THE OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 5, 2015, FILE NO. 2037-3441694. ALL PLOTTABLE MATTERS OF RECORD IDENTIFIED IN THE OWNERSHIP AND ENCUMBRANCE REPORT THAT ARE PERTINENT TO THE C4 TOWERS LEASE PARCEL AND ITS ACCESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED ON THIS SURVEY. THE SURVEYOR RELIED SOLELY UPON THAT OWNERSHIP AND ENCUMBRANCE REPORT WITH RESPECT TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
- BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT, THE C4 TOWERS LEASE PARCEL HAS ACCESS TO N.W. SCARBOROUGH LANE, A PUBLIC RIGHT-OF-WAY, BY MEANS OF THE ACCESS AND UTILITY EASEMENT DESCRIBED HEREON. THE EASEMENT LIES ENTIRELY WITHIN THE LANDS OF THE OWNER(S) OF THE PARENT DESCRIBED IN SAID OWNERSHIP AND ENCUMBRANCE REPORT AND NO EASEMENTS OR RIGHTS OF OTHER THIRD PARTIES DISCLOSED BY THAT OWNERSHIP AND ENCUMBRANCE REPORT WOULD PRECLUDE ACCESS OVER THE PARENT PARCEL FROM THE C4 TOWERS LEASE PARCEL TO THAT PUBLIC RIGHT-OF-WAY.

CERTIFICATE

I, WILLIAM S. PAYNE, DO HEREBY STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING STATED IN RULES 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

WSPayne
 WILLIAM S. PAYNE
 PROFESSIONAL SURVEYOR AND MAPPER #LS 5685
 WSP CONSULTANTS, INC. #LB 7188
 STATE OF FLORIDA

DESCRIPTION OF PARENT TRACT
 (PER OFFICIAL RECORD BOOK 794, PAGE 993 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA)

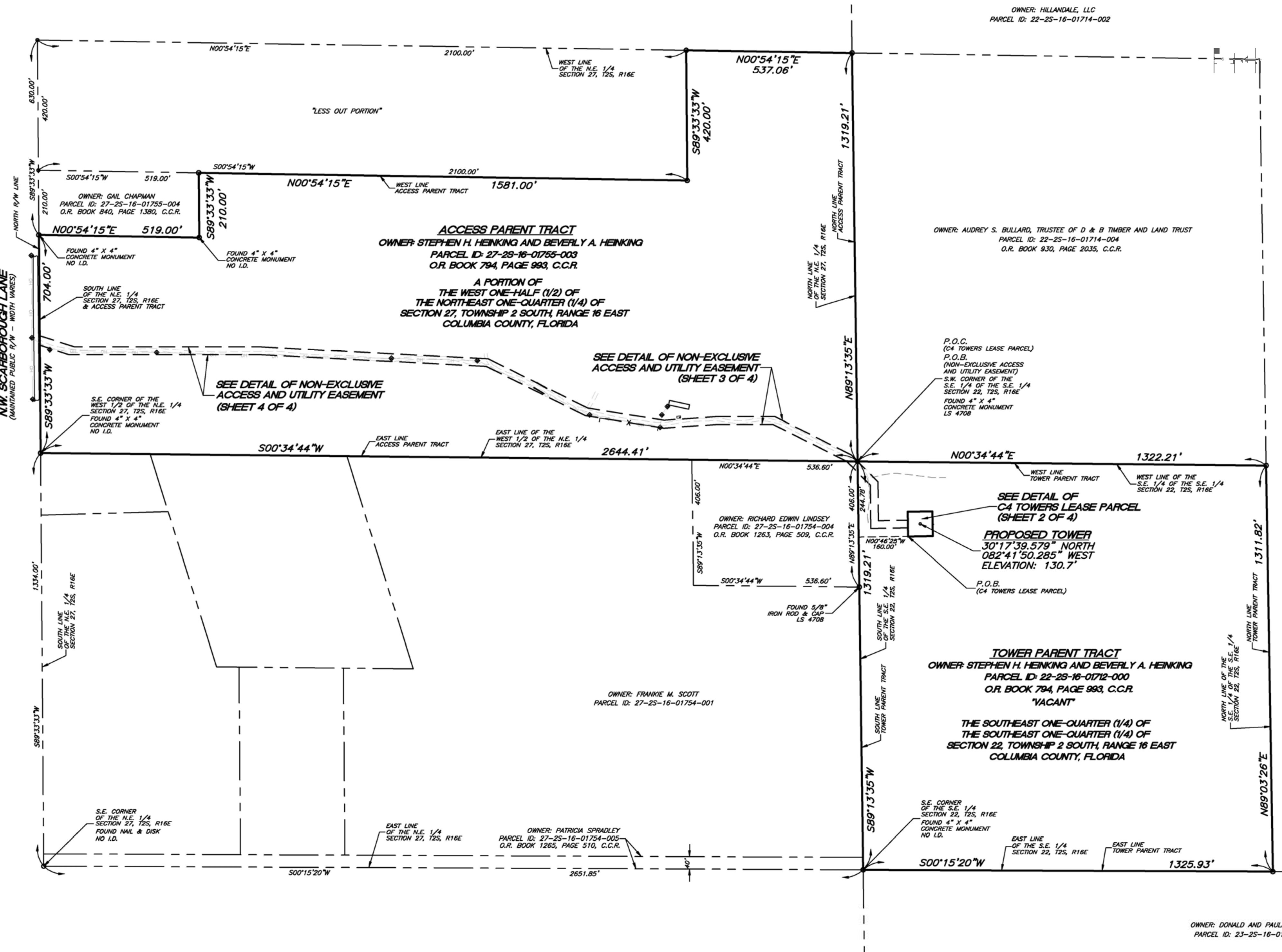
PARCEL NO. 1:
 THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

PARCEL NO. 2:
 THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST, AND RUN THENCE N00°47'42"E ALONG THE WEST OF SAID NORTHEAST 1/4 A DISTANCE OF 2100 FEET; THENCE RUN N89°27'00"E PARALLEL TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4, 420 FEET; THENCE RUN S00°47'42"W A DISTANCE OF 2100 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4; THENCE RUN S89°27'00"W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 420 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, 25 FEET IN WIDTH IN THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE N89°07'02"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 35.78 FEET; THENCE S44°47'36"W, 51.19 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4; THENCE N00°28'11"E ALONG SAID WEST LINE 35.78 FEET TO THE POINT OF BEGINNING.

OWNERSHIP AND ENCUMBRANCE REPORT REVIEW NOTE

- I HAVE REVIEWED THE OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-3441694, DATED OCTOBER 5, 2015, AND FIND AS FOLLOWS WITH RESPECT TO MATTERS OF RECORD LISTED IN SAID REPORT.
 - WARRANTY DEED, IN FAVOR OF STEPHEN H. HEINKING AND HIS WIFE, BEVERLY A. HEINKING, RECORDED AUGUST 16, 1994 IN OFFICIAL RECORDS BOOK 794, PAGE 993, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. (CURRENT VESTING DOCUMENT)
 - BLANKET IN NATURE - DESCRIBES THE TOWER PARENT TRACT AND ACCESS PARENT TRACT.
 - TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
 - STANDARD EXCEPTION - NOT THE TYPE TO BE DEPICTED HEREON.
 - EASEMENT IN FAVOR OF SUWANNEE VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORD BOOK 431, PAGE 702, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
 - NOT PLOTTED HEREON - DOES NOT AFFECT THE TOWER PARENT TRACT OR ACCESS PARENT TRACT.
 - SAID EASEMENT IS THE FOR THE PARCEL EAST OF THE ACCESS PARENT TRACT.



SEE SHEETS 2 AND 3 OF 4 FOR DETAIL AND DESCRIPTION OF NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
 SEE SHEET 4 OF 4 FOR DETAIL AND DESCRIPTION OF C4 TOWERS LEASE PARCEL

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120070	0187	C	02/04/2009	X A	N/A NOT PUBLISHED

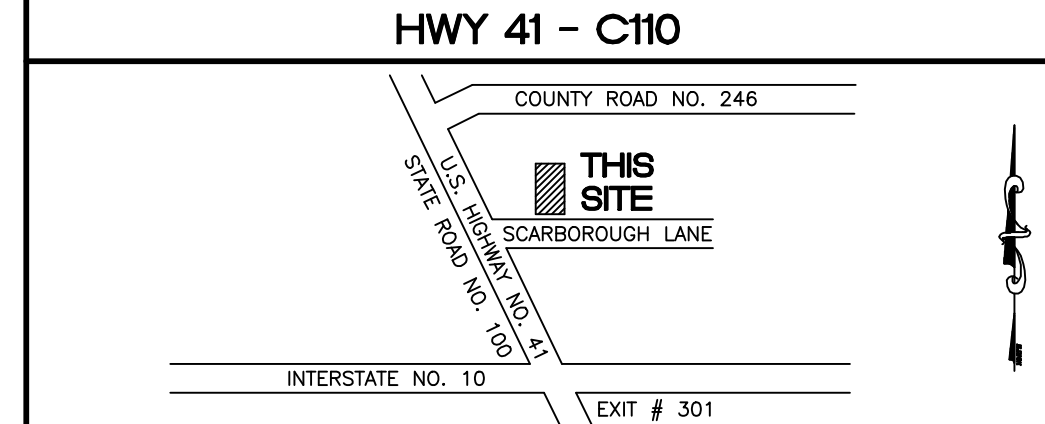
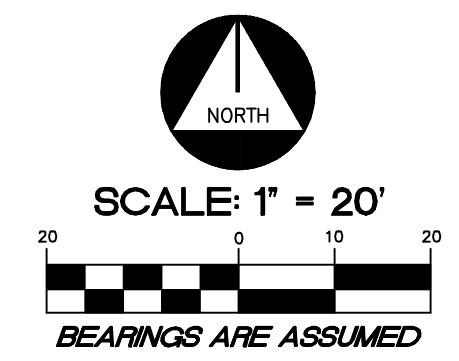
SURVEY DATE: 11/13/2015					
DRAWN: WSP					
CHECKED: WSP					
MANAGER: WSP					
DWG FILE: 15-1287.DWG					
JOB FILE:	No.	DATE			
			REVISION		BY

WSP Consultants, Inc.
 SURVEYORS & MAPPERS
 19006 1ST STREET S.W., LUTZ, FL 33548
 PHONE (813) 909-2420
 PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
 LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 HWY 41 - C110
 PREPARED FOR:
C4 TOWERS, LLC
 LOCATED IN:
 COLUMBIA COUNTY, FLORIDA

PROJECT NO:
 15-1287
 SHEET NO:
 1 OF 4

DETAIL OF C4 TOWERS LEASE PARCEL
 339 N.W. SCARBOROUGH LANE, LAKE CITY, FL 32055
 HWY 41 - C110



LOCATION SKETCH
 SECTIONS 22 & 27-T02S-R16E
 NOT TO SCALE

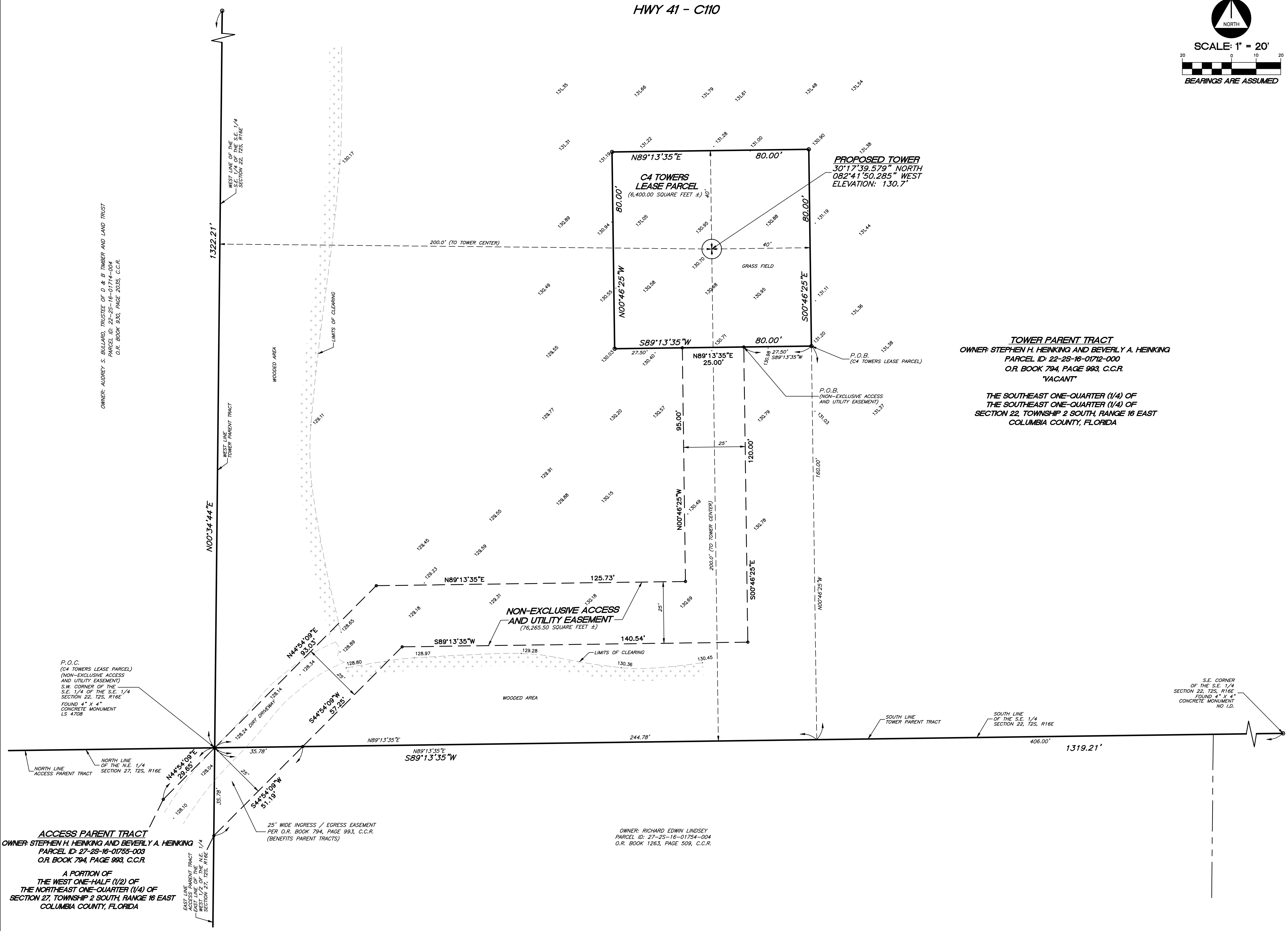
LEGEND

P.O.C.	POINT OF COMMENCEMENT	134.55	SPOT ELEVATION
P.O.B.	POINT OF BEGINNING		
C.C.R.	COLUMBIA COUNTY RECORDS		
R/W	RIGHT-OF-WAY		
E/P	EDGE OF PAVEMENT		
O.R.	OFFICIAL RECORD		
— OH —	OVERHEAD UTILITY		
— X —	FENCE (TYPE NOTED)		
			WOOD UTILITY POLE
			TELCO SERVICE
			WELL PUMP

PROPOSED TOWER INFORMATION
 LATITUDE = 30°17'39.579" NORTH
 LONGITUDE = 082°41'50.285" WEST
 NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/1990)
 EXISTING AVERAGE GROUND ELEVATION AT TOWER = 130.7 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

DESCRIPTION OF C4 TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND 4" X 4" CONCRETE MONUMENT - LS 4708);
 THENCE ON AN ASSUMED BEARING OF N89°13'35"E ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 244.78 FEET (REFERENCED BY A FOUND 4" X 4" CONCRETE MONUMENT - NO I.D. AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, AT A BEARING OF N89°13'35"E AND DISTANCE OF 1319.21 FEET);
 THENCE N00°46'25"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;
 THENCE S89°13'35"W A DISTANCE OF 80.00 FEET;
 THENCE N00°46'25"W A DISTANCE OF 80.00 FEET;
 THENCE N89°13'35"E A DISTANCE OF 80.00 FEET;
 THENCE S00°46'25"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;
 SAID PARCEL OF LAND SITUATE WITHIN COLUMBIA COUNTY, FLORIDA, CONTAINING 6,400.00 SQUARE FEET, MORE OR LESS.



TOWER PARENT TRACT
 OWNER: STEPHEN H. HEINKING AND BEVERLY A. HEINKING
 PARCEL ID: 22-2S-16-01712-000
 O.R. BOOK 794, PAGE 993, C.C.R.
 'VACANT'

THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

P.O.C. (C4 TOWERS LEASE PARCEL) (NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT) S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 SECTION 22, T2S, R16E FOUND 4" X 4" CONCRETE MONUMENT LS 4708

ACCESS PARENT TRACT
 OWNER: STEPHEN H. HEINKING AND BEVERLY A. HEINKING
 PARCEL ID: 27-2S-16-01755-003
 O.R. BOOK 794, PAGE 993, C.C.R.
 A PORTION OF THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

OWNER: RICHARD EDWIN LINDSEY
 PARCEL ID: 27-2S-16-01754-004
 O.R. BOOK 1263, PAGE 509, C.C.R.

SURVEY DATE:	11/13/2015				
DRAWN:	WSP				
CHECKED:	WSP				
MANAGER:	WSP				
DWG FILE:	15-1287.DWG				
JOB FILE:	No.	DATE		REVISION	BY

WSP Consultants, Inc.
 SURVEYORS & MAPPERS
 19006 1ST STREET S.W., LUTZ, FL 33548
 PHONE (813) 909-2420
 PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
 LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 HWY 41 - C110
 PREPARED FOR:
C4 TOWERS, LLC
 LOCATED IN:
 COLUMBIA COUNTY, FLORIDA

PROJECT NO:
 15-1287
 SHEET NO:
 2 OF 4

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120070	0187	C	02/04/2009	X	N/A NOT PUBLISHED

DETAIL OF NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
 339 N.W. SCARBOROUGH LANE, LAKE CITY, FL 32055
 HWY 41 - C110

DESCRIPTION OF NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST AND ALSO BEING A PORTION OF THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND 4" X 4" CONCRETE MONUMENT - LS 4708);

THENCE ON AN ASSUMED BEARING OF N89°13'35"E ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 244.78 FEET (REFERENCED BY A FOUND 4" X 4" CONCRETE MONUMENT - NO I.D., AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, AT A BEARING OF N89°13'35"E AND DISTANCE OF 1319.21 FEET);

THENCE N00°46'25"W A DISTANCE OF 160.00 FEET;

THENCE S89°13'35"W A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING;

THENCE S00°46'25"E A DISTANCE OF 120.00 FEET;

THENCE S89°13'35"W A DISTANCE OF 140.54 FEET;

THENCE S44°57'09"W A DISTANCE OF 57.25 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22;

THENCE CONTINUE S44°57'09"W A DISTANCE OF 51.19 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 27;

THENCE S26°30'00"W A DISTANCE OF 266.11 FEET;

THENCE S00°00'00"W A DISTANCE OF 181.77 FEET;

THENCE S04°00'00"E A DISTANCE OF 171.98 FEET;

THENCE S09°00'00"W A DISTANCE OF 256.65 FEET;

THENCE S26°17'00"W A DISTANCE OF 358.65 FEET;

THENCE S03°00'00"W A DISTANCE OF 734.19 FEET;

THENCE S00°00'00"W A DISTANCE OF 603.26 FEET;

(CONTINUED)

THENCE S17°48'27"W A DISTANCE OF 113.67 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 27, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SCARBOROUGH LANE (MAINTAINED COUNTY RIGHT-OF-WAY - WIDTH VARIES);

THENCE S89°33'33"W ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 26.32 FEET;

THENCE N17°48'27"E A DISTANCE OF 118.00 FEET;

THENCE N00°00'00"E A DISTANCE OF 600.00 FEET;

THENCE N03°00'00"E A DISTANCE OF 740.00 FEET;

THENCE N26°17'00"E A DISTANCE OF 360.00 FEET;

THENCE N09°00'00"E A DISTANCE OF 250.00 FEET;

THENCE N04°00'00"W A DISTANCE OF 170.00 FEET;

THENCE N00°00'00"E A DISTANCE OF 188.53 FEET;

THENCE N26°30'00"E A DISTANCE OF 276.04 FEET;

THENCE N44°57'09"E A DISTANCE OF 39.65 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 27;

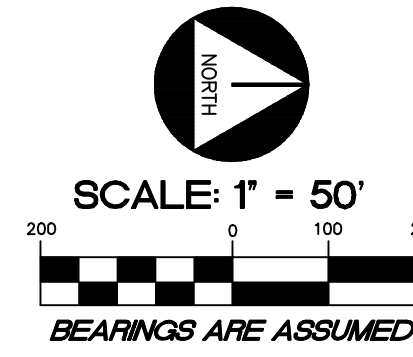
THENCE CONTINUE N44°57'09"E A DISTANCE OF 93.03 FEET;

THENCE N89°13'35"E A DISTANCE OF 125.73 FEET;

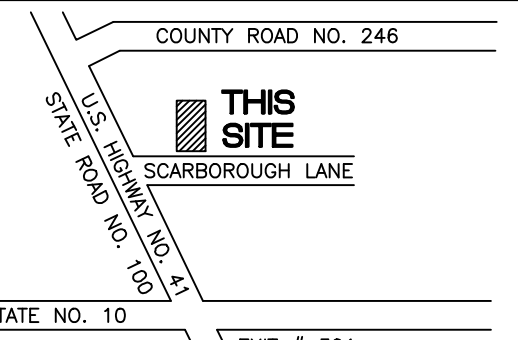
THENCE N00°46'25"W A DISTANCE OF 95.00 FEET;

THENCE N89°13'35"E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN COLUMBIA COUNTY, FLORIDA, CONTAINING 76,265.50 SQUARE FEET, MORE OR LESS.



HWY 41 - C110



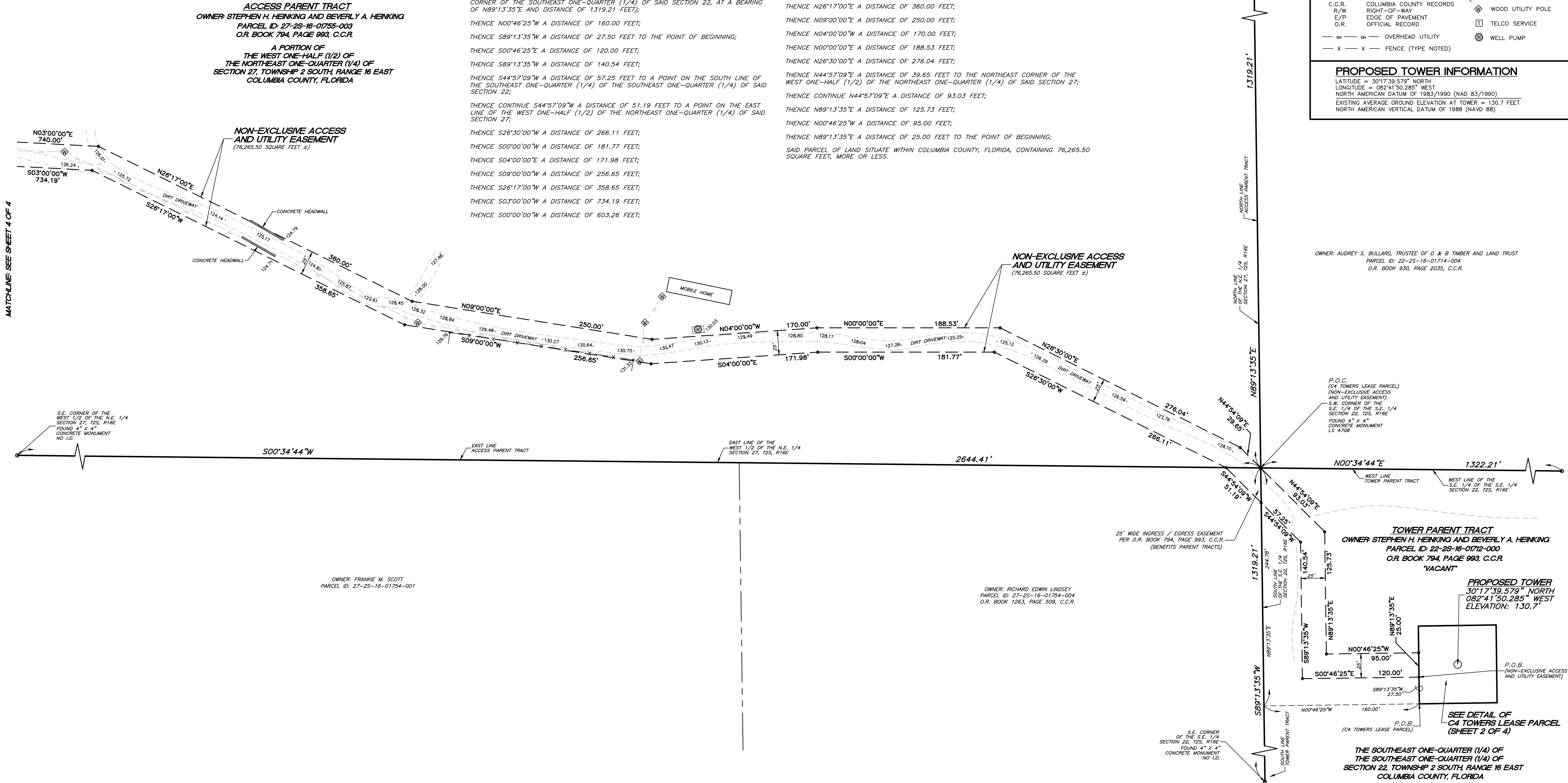
LOCATION SKETCH
SECTIONS 22 & 27-T02S-R16E
NOT TO SCALE

LEGEND

P.O.C.	POINT OF COMMENCEMENT	134.50	SPOT ELEVATION
P.O.B.	POINT OF BEGINNING		
C.C.R.	COLUMBIA COUNTY RECORDS		WOOD UTILITY POLE
R/W	RIGHT-OF-WAY		
E/P	EDGE OF PAVEMENT		TELCO SERVICE
O.R.	OFFICIAL RECORD		WELL PUMP
OH	OVERHEAD UTILITY		
X	FENCE (TYPE NOTED)		

PROPOSED TOWER INFORMATION

LATITUDE = 30°17'39.579" NORTH
 LONGITUDE = 082°41'50.285" WEST
 NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/1990)
 EXISTING AVERAGE GROUND ELEVATION AT TOWER = 130.7 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)



OWNER: AUDREY S. BULLARD, TRUSTEE OF D & B TIMBER AND LAND TRUST
 PARCEL ID: 22-25-16-01714-004
 O.R. BOOK 930, PAGE 2035, C.C.R.

P.O.C. (C4 TOWERS LEASE PARCEL) (NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT)
 S.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 SECTION 22, T2S, R16E
 FOUND 4" X 4" CONCRETE MONUMENT LS 4708

TOWER PARENT TRACT
 OWNER: STEPHEN H. HEINKING AND BEVERLY A. HEINKING
 PARCEL ID: 22-25-16-01712-000
 O.R. BOOK 794, PAGE 993, C.C.R.
 "VACANT"

PROPOSED TOWER
 30°17'39.579" NORTH
 082°41'50.285" WEST
 ELEVATION: 130.7'

THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

SURVEY DATE:	11/13/2015				
DRAWN:	WSP				
CHECKED:	WSP				
MANAGER:	WSP				
DWG FILE:	15-1287.DWG				
JOB FILE:	No.	DATE		REVISION	BY

WSP Consultants, Inc.
 SURVEYORS & MAPPERS
 19006 1ST STREET S.W., LUTZ, FL 33548
 PHONE (813) 909-2420
 PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
 LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 HWY 41 - C110
 PREPARED FOR:
C4 TOWERS, LLC
 LOCATED IN:
 COLUMBIA COUNTY, FLORIDA

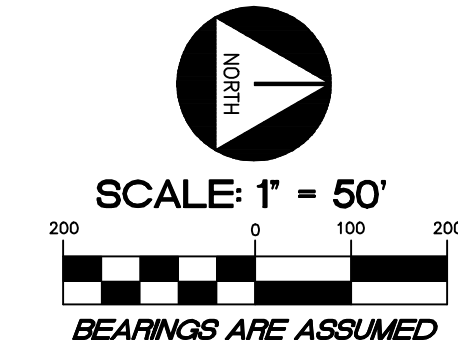
PROJECT NO:
 15-1287
 SHEET NO:
 3 OF 4

FLOOD ZONE INFORMATION

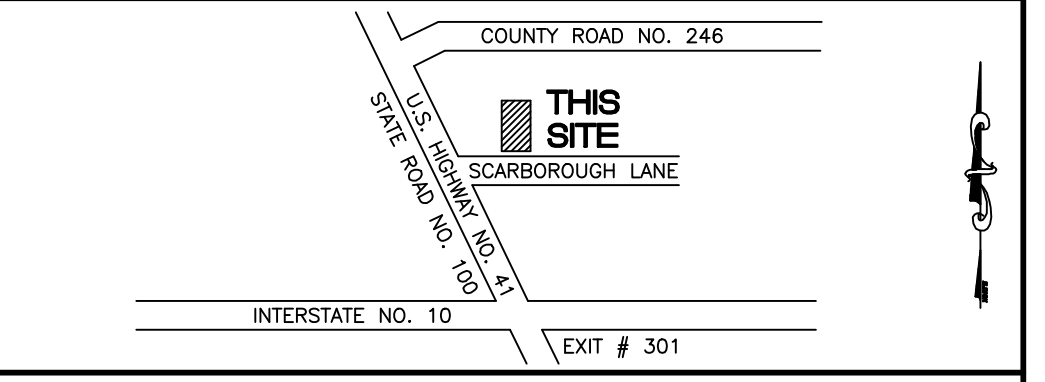
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120070	0187	C	02/04/2009	X A	N/A NOT PUBLISHED

DETAIL OF NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
 339 N.W. SCARBOROUGH LANE, LAKE CITY, FL 32055
 HWY 41 - C110

OWNER: GAIL CHAPMAN
 PARCEL ID: 27-25-16-01755-004
 O.R. BOOK 840, PAGE 1380, C.C.R.



HWY 41 - C110



LOCATION SKETCH
 SECTIONS 22 & 27-T02S-R16E
 NOT TO SCALE

LEGEND

P.O.C.	POINT OF COMMENCEMENT	134.55	SPOT ELEVATION
P.O.B.	POINT OF BEGINNING		
C.C.R.	COLUMBIA COUNTY RECORDS		
R/W	RIGHT-OF-WAY		
E/P	EDGE OF PAVEMENT		
O.R.	OFFICIAL RECORD		
OH	OVERHEAD UTILITY		
X	FENCE (TYPE NOTED)		
			WOOD UTILITY POLE
			TELCO SERVICE
			WELL PUMP

PROPOSED TOWER INFORMATION

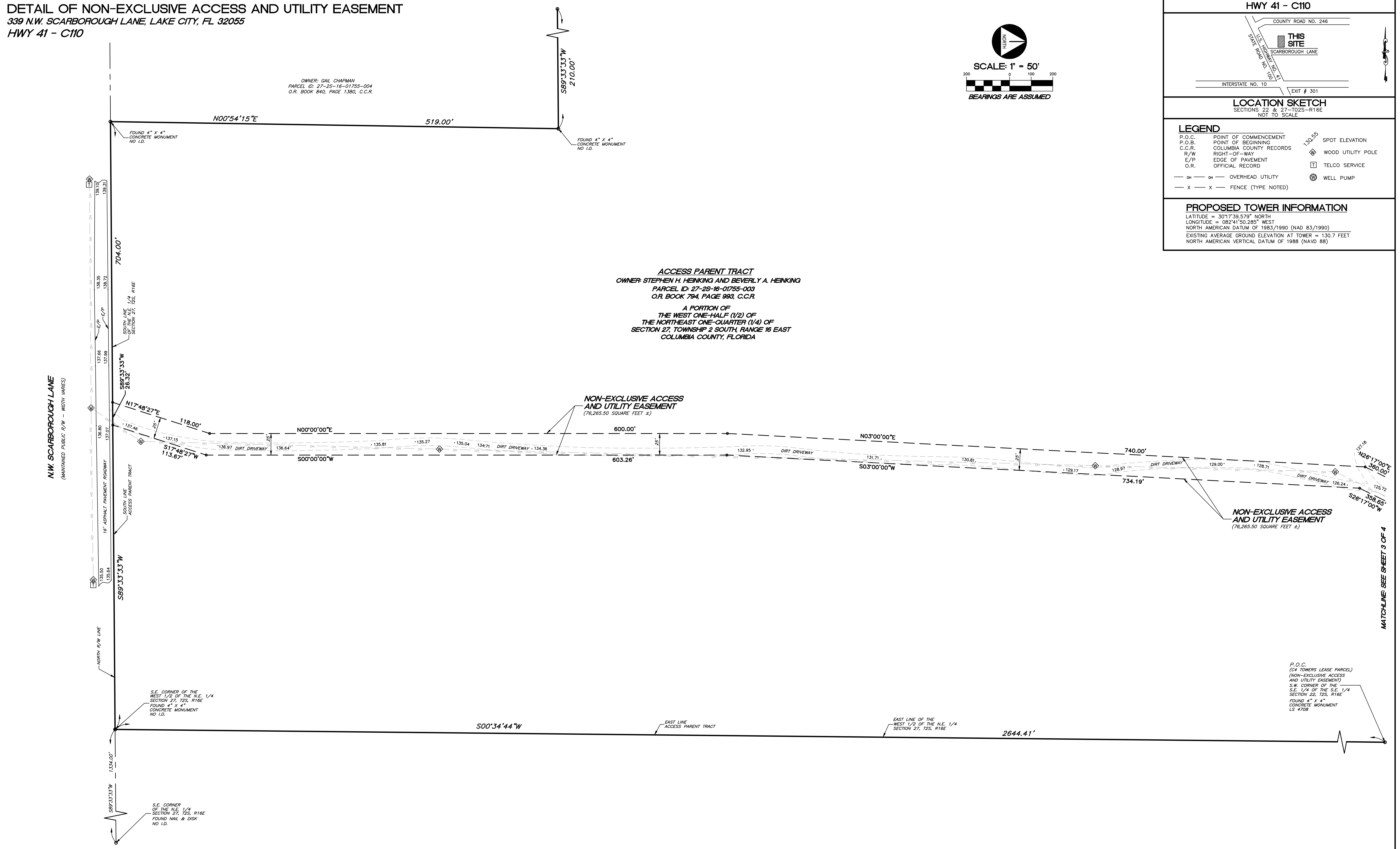
LATITUDE = 30°17'39.579" NORTH
 LONGITUDE = 082°41'50.285" WEST
 NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/1990)
 EXISTING AVERAGE GROUND ELEVATION AT TOWER = 130.7 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

ACCESS PARENT TRACT
 OWNER: STEPHEN H. HEINKING AND BEVERLY A. HEINKING
 PARCEL ID: 27-25-16-01755-003
 O.R. BOOK 794, PAGE 993, C.C.R.

A PORTION OF
 THE WEST ONE-HALF (1/2) OF
 THE NORTHEAST ONE-QUARTER (1/4) OF
 SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA

**NON-EXCLUSIVE ACCESS
 AND UTILITY EASEMENT**
 (76,265.50 SQUARE FEET ±)

**NON-EXCLUSIVE ACCESS
 AND UTILITY EASEMENT**
 (76,265.50 SQUARE FEET ±)



MATCHLINE - SEE SHEET 3 OF 4

P.O.C.
 (C4 TOWERS LEASE PARCEL)
 (NON-EXCLUSIVE ACCESS
 AND UTILITY EASEMENT)
 S.W. CORNER OF THE
 S.E. 1/4 OF THE S.E. 1/4
 SECTION 22, T2S, R16E
 FOUND 4" X 4"
 CONCRETE MONUMENT
 LS 4708

SURVEY DATE:	11/13/2015				
DRAWN:	WSP				
CHECKED:	WSP				
MANAGER:	WSP				
DWG FILE:	15-1287.DWG				
JOB FILE:	No.	DATE			
			REVISION		BY

WSP Consultants, Inc.
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 19006 1ST STREET S.W., LUTZ, FL 33548
 PHONE (813) 909-2420
 PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
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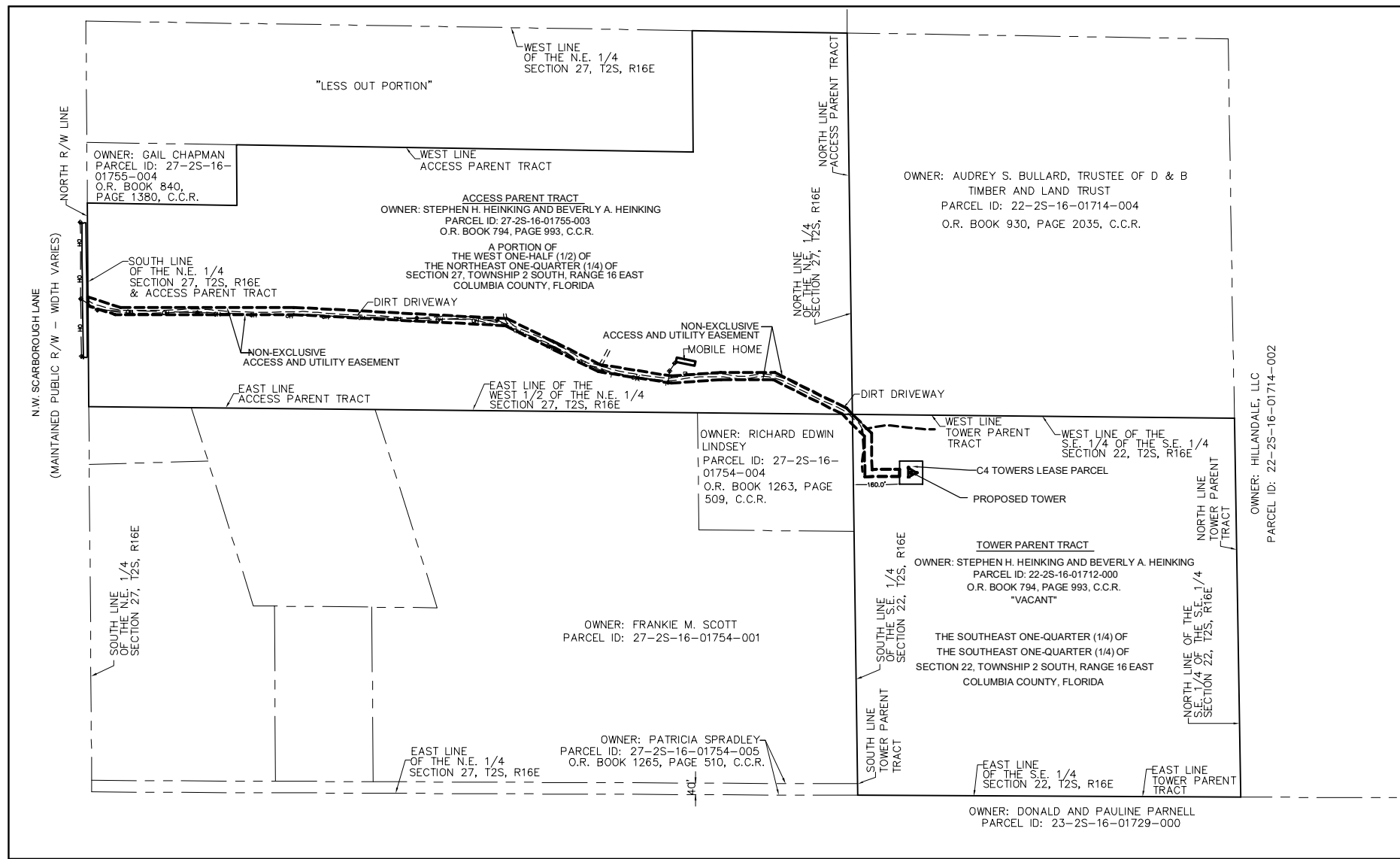
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 HWY 41 - C110
 PREPARED FOR:
C4 TOWERS, LLC
 LOCATED IN:
 COLUMBIA COUNTY, FLORIDA

PROJECT NO:
 15-1287
 SHEET NO:
 4 OF 4

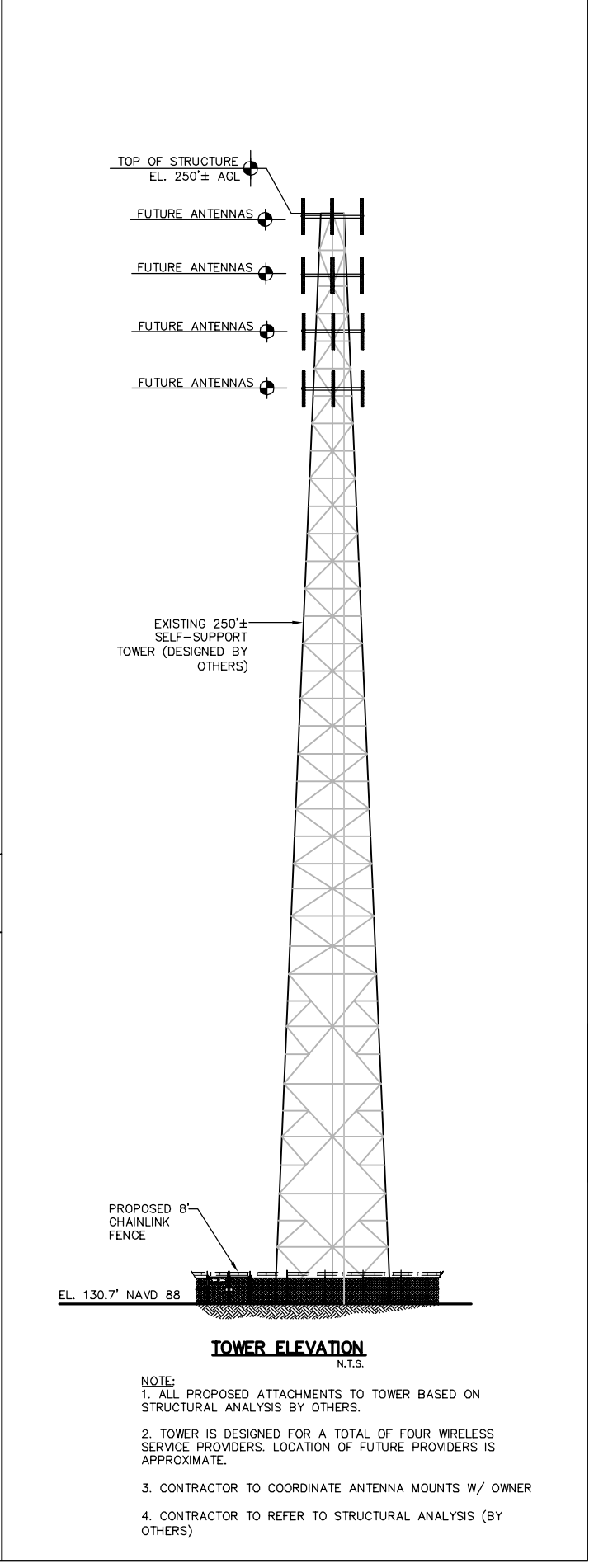
FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120070	0187	C	02/04/2009	X A	N/A NOT PUBLISHED

Drawing name: K:\WPB_Civil\CELL SITES\Mercury Towers\C4 Towers\140175005-C110-HWY 41\cad\3ds\C1.DWG C-1 Nov 30, 2015 11:37am by: marfmarthin



FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120070	0187	C	02/04/2009	X A	N/A NOT PUBLISHED



PARENT TRACT DETAIL(SEE SURVEY)

PARENT TRACT SITE DATA:
 SITE AREA: 2,450,695± SF = 56.26± AC
 LEASE PARCEL AREA: 6,400± SF = 0.15± AC

COORDINATES: (CENTER OF 250' SELF-SUPPORT TOWER)
 LAT: 30°17'39.579" N (NAD 83/1990)
 LONG: 82°41'50.285" W (NAD 83/1990)
 ELEVATION: 130.7± NAVD 88 (PER SURVEY)

ZONING: A-3
 FUTURE LAND USE: AGRICULTURE-3

- NOTES:**
- FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
 - EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
 - "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
 - 8' HIGH CHAIN LINK FENCE AND LOCKED ENTRY GATE.
 - WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.

DESCRIPTION OF C4 TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22 (FOUND 4" X 4" CONCRETE MONUMENT - LS 4708);

THENCE ON AN ASSUMED BEARING OF N89°13'35"E ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, A DISTANCE OF 244.78 FEET (REFERENCED BY A FOUND 4" X 4" CONCRETE MONUMENT - NO I.D., AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, AT A BEARING OF N89°13'35"E AND DISTANCE OF 1319.21 FEET);

THENCE N00°46'25"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°13'35"W A DISTANCE OF 80.00 FEET;

THENCE N00°46'25"W A DISTANCE OF 80.00 FEET;

THENCE N89°13'35"E A DISTANCE OF 80.00 FEET;

THENCE S00°46'25"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN COLUMBIA COUNTY, FLORIDA, CONTAINING 6,400.00 SQUARE FEET, MORE OR LESS.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

C4 TOWERS, LLC
 64 SE 7th Avenue
 Delray Beach, FL 33483

PROJECT INFORMATION:
C110 - HWY 41
 339 N.W. SCARBOROUGH LANE
 LAKE CITY, FL 32055
 COLUMBIA COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2015

ISSUED FOR:
ZONING DRAWINGS

REV.: DATE: DESCRIPTION:

SEAL:

PLANS PREPARED BY:
Kimley»Horn
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.
 1920 WEKIVA WAY, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 845-0665
 FBPE CA0000696

PROVIDER:
C4 TOWERS, LLC
 64 SE 7th Avenue
 Delray Beach, FL 33483

DRAWN BY: CHK.: APV.:
 MM LF LR

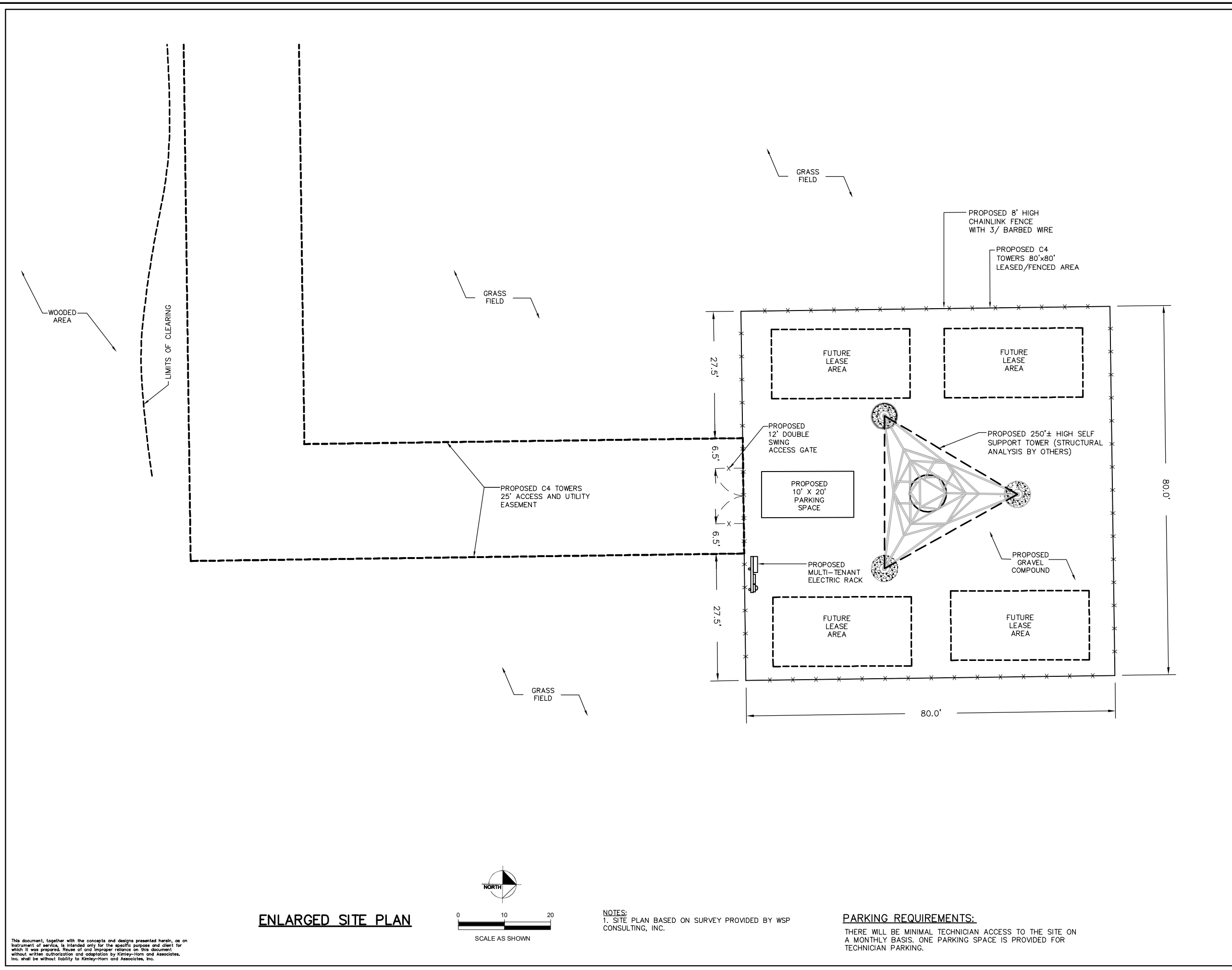
LICENSURE:
 MARIA VICTORIA MARTIN PE 72397

SHEET TITLE:
PARENT TRACT DETAIL & TOWER ELEVATION

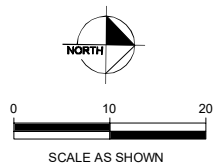
SHEET NUMBER: REVISION:
C-1

KHA Job #:
140175005

Drawing name: K:\WPB_Civil\CELL SITES\Mercury Towers\C4 Towers\140175005-C110-HWY 41\cad\3ds\C1.DWG C-2 Nov 30, 2015 11:36am by: merdumartin



ENLARGED SITE PLAN



NOTES:
1. SITE PLAN BASED ON SURVEY PROVIDED BY WSP CONSULTING, INC.

PARKING REQUIREMENTS:

THERE WILL BE MINIMAL TECHNICAL ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

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C4 TOWERS, LLC
64 SE 7th Avenue
Delray Beach, FL 33483

PROJECT INFORMATION:

C110 - HWY 41
339 N.W. SCARBOROUGH LANE
LAKE CITY, FL 32055
COLUMBIA COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2015

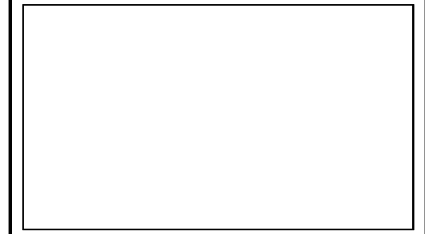
ISSUED FOR:

ZONING DRAWINGS

REV.: DATE: DESCRIPTION:

REV.	DATE	DESCRIPTION

SEAL:



PLANS PREPARED BY:

Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA0000696

PROVIDER:

C4 TOWERS, LLC
64 SE 7th Avenue
Delray Beach, FL 33483

DRAWN BY: CHK.: APV.:

MM LF LR

LICENSE:

MARIA VICTORIA MARTIN PE 72397

SHEET TITLE:

ENLARGED SITE PLAN

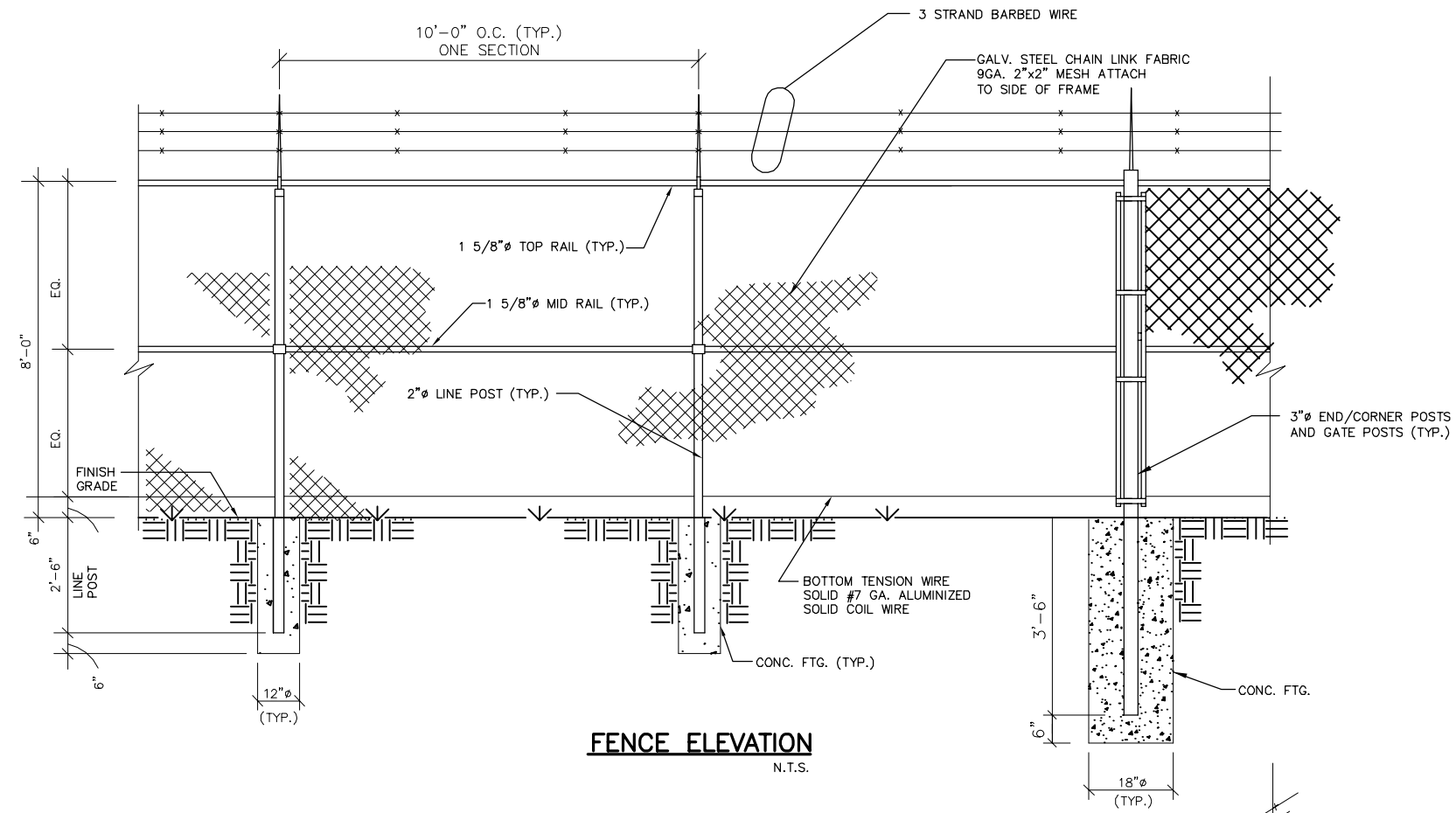
SHEET NUMBER: REVISION:

C-2

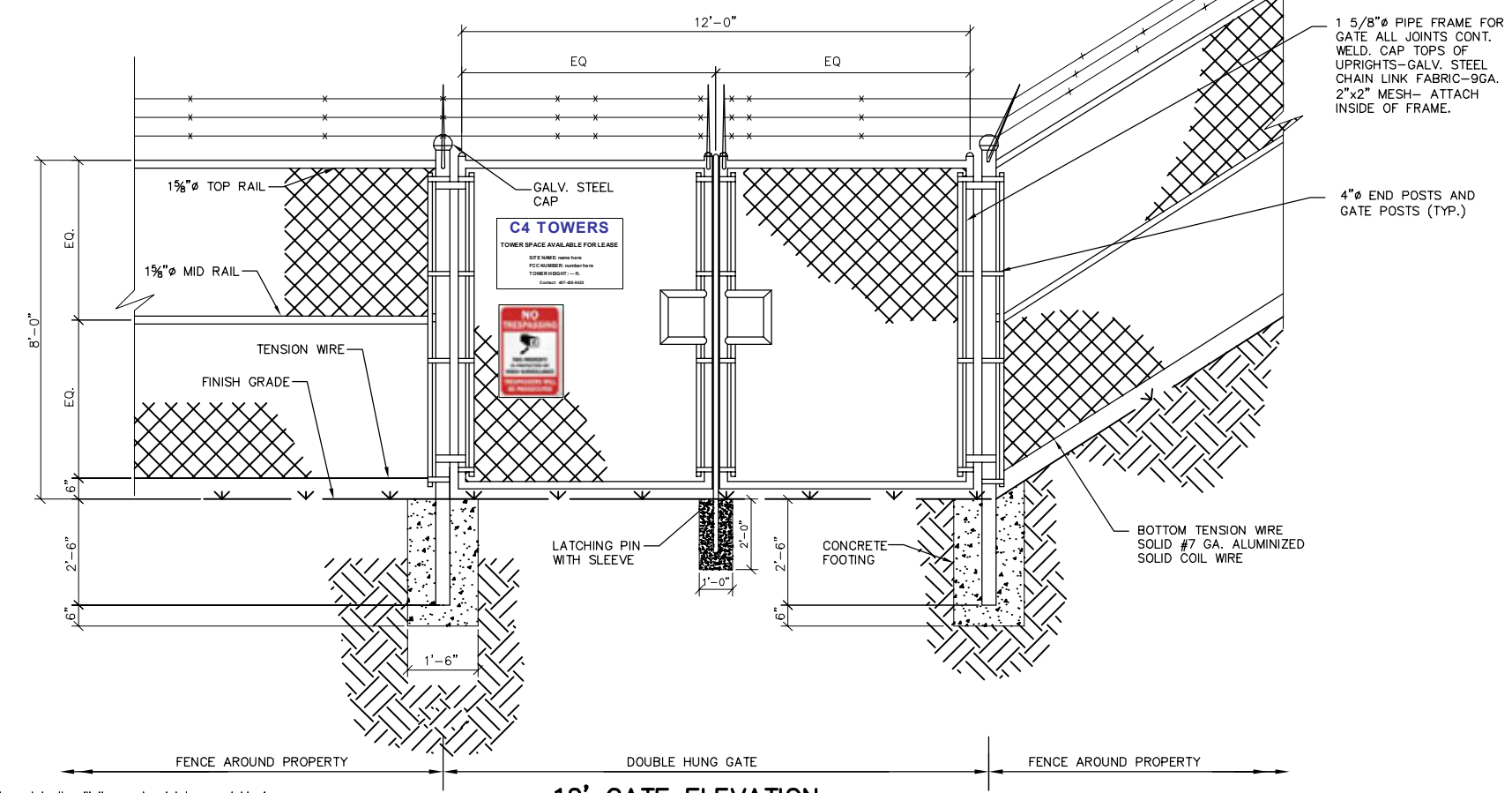
KHA Job #:

140175005

Drawing name: K:\WPB_Civil\CELL SITES\Mercury Towers\C4 Towers\C110 - HWY 41 (Heinking)\CAD\2D\C3.dwg FENCE DETAILS Nov 25, 2015 12:33pm By: Maria Martin



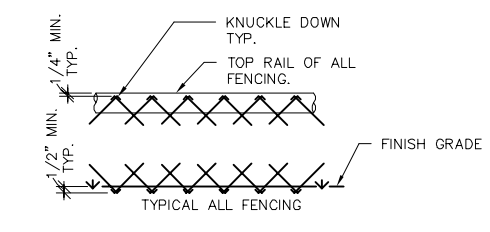
FENCE ELEVATION
N.T.S.



12' GATE ELEVATION
N.T.S.

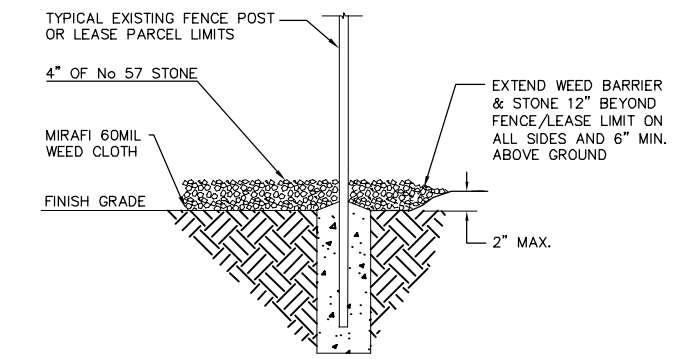
CHAINLINK FENCING NOTES:

- ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
- ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
- ALL GALVANIZED STEEL PIPE TO BE A.S.A. SCH. 40.
- SPLICES SHOULD ONLY OCCUR AT CROSSRAILS.
- CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
- CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

KNUCKLED DOWN DETAIL
N.T.S.



GRAVEL/WEED CLOTH DETAIL
N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

C4 TOWERS
TOWER SPACE AVAILABLE FOR LEASE
SITE NAME: name here
FCC NUMBER: number here
TOWER HEIGHT: -- ft.
Contact: 407-435-0423

18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER THICKNESS: 0.05" HUNG ON COMPOUND GATE

PRIVATE PROPERTY
AUTHORIZED PERSONNEL ONLY
TRESPASSERS WILL BE PROSECUTED

18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER THICKNESS: 0.05" HUNG ON ACCESS ROAD GATE IF APPLICABLE

NO TRESPASSING
THIS PROPERTY IS PROTECTED BY VIDEO SURVEILLANCE
TRESPASSERS WILL BE PROSECUTED

12"x18" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER THICKNESS: 0.05" HUNG ON COMPOUND GATE

SIGN DETAIL
N.T.S.

C4 TOWERS, LLC
64 SE 7th Avenue
Delray Beach, FL 33483

PROJECT INFORMATION:

C110 - HWY 41
339 N.W. SCARBOROUGH LANE
LAKE CITY, FL 32055
COLUMBIA COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2015

ISSUED FOR:

ZONING DRAWINGS

REV.: DATE: DESCRIPTION:

REV.	DATE	DESCRIPTION

SEAL:



PLANS PREPARED BY:

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA00000696

PROVIDER:

C4 TOWERS, LLC
64 SE 7th Avenue
Delray Beach, FL 33483

DRAWN BY: CHK.: APV.:

MM	LF	LR
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LICENSURE:

MARIA VICTORIA MARTIN	PE 72397
-----------------------	----------

SHEET TITLE:

FENCE AND GATE DETAILS

SHEET NUMBER: REVISION:

C-3

KHA Job #:

140175005

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District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Scarlet Parnell Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

January 16, 2016

VIA ELECTRONIC MAIL

Cynthia Dennis
C4 Towers, LLC
64 SE 7th Avenue
Delray Beach, FL 33483

Re: SE 0553 – Review Comments

Dear Ms. Dennis,

The above referenced application was review for sufficiency in accordance with Columbia County's Comprehensive Plan and Land Development Regulations ("LDRs"). Comments were issued by the County's tower consultant, Arthur K. Peters, Consulting Engineers; however, no revisions to the application or support material are warranted. Please see attached letter from Arthur K. Peters, Consulting Engineer, dated January 26, 2016.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon M. Stubbs".

Brandon M. Stubbs
County Planner/LDR Admin

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529 ▼ LAKE CITY, FLORIDA 32056-1529 ▼ PHONE: (386) 755-4100

CONSULTING ENGINEERS
ARTHUR K. PETERS

5422 NW 91ST BOULEVARD
GAINESVILLE, FLORIDA 32653-2872

MEMBER AFCCE
LIFE MEMBER IEEE

RADIO
TELEVISION
CATV
COMMON CARRIER

(352) 331-0149
akpce@cox.net
www.akpce.com

January 26, 2016

Mr. Brandon M. Stubbs
County Planner/LDR Admin
Columbia County, Florida

RE: SE 0553, 250 ft (253 ft est. overall) Triangular, Lattice, Self-supporting Tower

Dear Mr. Stubbs,

This is an analysis of a C4 Towers, LLC application for a tower to be located on the Stephen H and Beverly A Heinking property at 7114 North US Hwy 441, Lake City, FL 32055. This application assumes Sprint as the tower anchor tenant.

A tower of this height is required by the FCC and FAA to employ lighting.

The proposed tower location falls outside the area specified by Ordinance 77-6, Section 4.2.34(4)(2)(8) of the County LDRs.

The application appears to meet requirements of Section 4.2.34 that are within my scope of processes, procedures and technical requirements for the County. The single exception relates to a requirement that an applicant provide an "Inventory of existing communication towers owned/operated by applicant in Columbia County. Each applicant for a tower site shall provide the county with an inventory of its existing communication towers that are either within the jurisdiction of Columbia County or within one-half mile of the border thereof, including specific location, height and design of each tower. The county staff may share such information with the applicants seeking to locate communication towers within Columbia County." This could mean either Sprint and/or C4 Towers.

There are no suitable towers upon which to co-locate the proposed facilities as required in LDR Section 4.2.34(4)(2)(11). See attached exhibits.

This study also indicates that there will be no impact from non-ionizing radiation.

Regards,



Arthur K. Peters, P.E.

SITE CHECKLIST

Printed: Jan 26, 2016 9:19:31 AM
Job Folder: SE 0553

Client: Columbia County

Application ID: SE 0553

Date: 1/25/2016

Applicant(s): Stephen H. & Beverly A. Heinking

Site Name or Reference: C110 HWY 41 (Heinking)

Site Address: 339 NW Scarborough Lane

Site City: Lake City

State: FL

Zip: 32055

Site Lat: 30 17 39.6

Lon: -82 41 50.3

Structure Type: SS Lattice

Site Elev: 131'

Overall Hgt agl: 253'

Freq MHz: 2100

Ant CRAGL: 250'

Max erp dBk: 0

Calculation Defaults:

Scale 1: 125000

Radius km: 35

Terrain Format: USGS

Source Label: C110 Heinking

Maximum Permissible Exposure IEEE C95.1-2005.

Power density has been increased by 60% for a possible ground reflection.

Controlled: Pwr Den 0.0037 mW/cm² Limit 7.0 mW/cm²

Controlled: % of Limit 0.0529 % Time Average Interval 6.0 min

Uncontrolled: Pwr Den 0.0037 mW/cm² Limit 1.0 mW/cm²

Uncontrolled: % of Limit 0.3702 % Time Average Interval 30.0 min

A power density of 0.0 indicates the actual power density is less than 0.00005 mW/cm².

COMMENTS/NOTES:

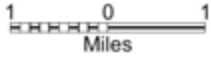
Property Owners: Stephen H. & Beverly A. Heinking
Sprint

North

Scale 1:125,000



Kilometers



Miles

+ C110 Heinking



ADJACENT SITES

Stephen H. & Beverly A. Heinking
C110 HWY 41 (Heinking)

Database: SPRINT Sites
Reference Coordinates: 30 17 39.6 -82 41 50.3
1/26/16 8:52:16 AM

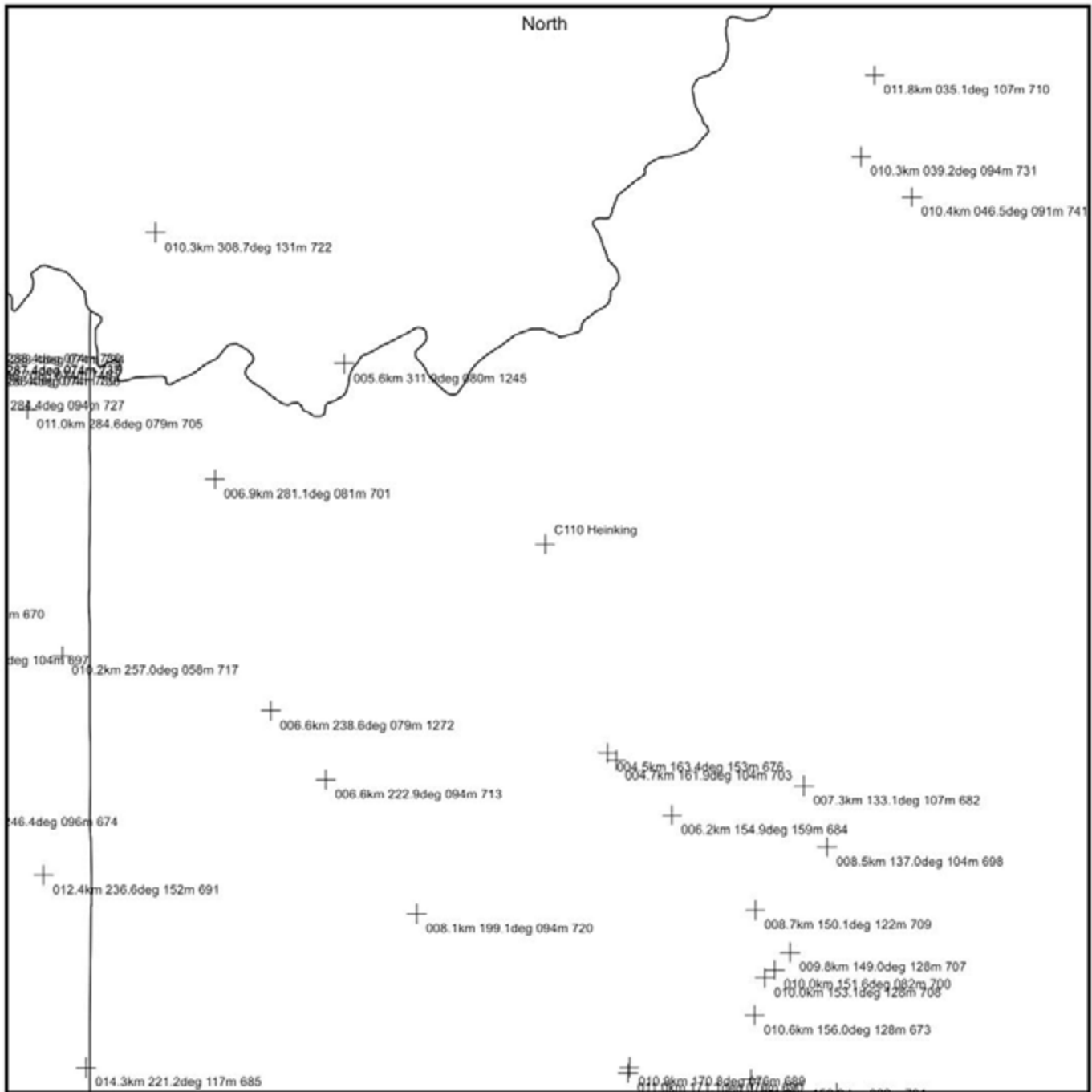
Columbia County
SE 0553

SPRINT ADJACENT SITES WITHIN 35 km
From: C110 Heinking
Reference Lat: 30 17 39.6 Lon: -82 41 50.3
Printed: Jan 26, 2016 8:51:58 AM

Client: Columbia County
SE 0553

Note: Stephen H. & Beverly A. Heinking
C110 HWY 41 (Heinking)

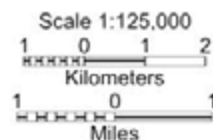
Name	Dist km	Bear deg	CR agl m
SE0553 Cell 3	6.2	154.7	0.0
SE0549 - 1	6.2	154.7	0.0
SE0549 - 9	12.6	176.8	0.0
SE0553 Cell 11	12.6	176.8	0.0
FRED BEAR DR	12.7	151.6	0.0
SE0549 - 10	12.7	151.7	0.0
SE0553 Cell 12	12.7	151.7	0.0
SE0553 Cell 6	13.2	260.8	0.0
SE0549 - 4	13.2	260.8	0.0
SE0553 Cell 13	15.8	117.2	0.0
SE0549 - 11	15.8	117.2	0.0
SE0553 Cell 10	17.0	165.6	0.0
SE0549 - 8	17.0	165.6	0.0
SE0549 - 6	25.3	305.6	0.0
SE0553 Cell 8	25.3	305.6	0.0
SE0549 - 3	27.0	254.4	0.0
SE0553 Cell 5	27.0	254.4	0.0
SE0549 - 5	28.3	282.0	0.0
SE0553 Cell 7	28.3	282.0	0.0
BROOKER ZOS1201	28.5	136.2	0.0
SE0549 - 14	28.9	108.2	0.0
SE0553 Cell 16	28.9	108.2	0.0
SE0549 - 2	29.1	240.8	0.0
SE0553 Cell 4	29.1	240.8	0.0
SE0549 - 7	33.7	163.8	0.0
LAKE BUTLER	33.7	163.8	0.0
SE0553 Cell 9	33.7	163.8	0.0



TOWERS WITHIN 35 km

Stephen H. & Beverly A. Heinking
C110 HWY 41 (Heinking)

Database: asrtwr
Reference Coordinates: 30 17 39.6 -82 41 50.3
1/26/16 8:55:00 AM



Columbia County
SE 0553

TOWERS WITHIN 35 km

From: C110 Heinking

Reference Lat: 30 17 39.6 Lon: -82 41 50.3

Database: FCC ASR

Printed: Jan 26, 2016 8:54:19 AM

Client: Columbia County
SE 0553Note: Stephen H. & Beverly A. Heinking
C110 HWY 41 (Heinking)

Owner	Reg #	Status	Elev Hgt m	Dist km	Bear deg
Pinnacle Towers LLC	1026397	constructed	152.7	4.49	163.4
Global Tower, LLC	1055425	constructed	104.5	4.69	161.9
SBA Towers IV, LLC	1275215	constructed	80.5	5.56	311.9
Pinnacle Towers LLC	1030225	constructed	159.4	6.16	154.9
American Towers, Inc.	1206281	constructed	93.8	6.62	222.9
SBA Towers IV, LLC	1275749	constructed	79.2	6.61	238.6
American Towers, Inc.	1050956	constructed	81.4	6.92	281.1
NEW CINGULAR WIRELESS PCS	1029003	constructed	106.7	7.29	133.1
Verizon Wireless Personal	1215273	constructed	94.4	8.05	199.1
American Towers, Inc.	1041317	constructed	104.2	8.52	137.0
SBA Towers, Inc.	1200714	constructed	121.6	8.69	150.1
Columbia County Sheriff O	1200484	constructed	128.0	9.8	149.0
American Towers, Inc.	1050952	constructed	82.0	9.96	151.6
ANDERSON-COLUMBIA COMPANY	1200707	constructed	128.0	10.01	153.1
American Towers, Inc.	1211908	constructed	57.9	10.2	257.0
Alltel Communications, LL	1245167	constructed	94.5	10.3	39.2
HARRIS CORPORATION	1231336	constructed	131.1	10.27	308.7
COLUMBIA COUNTY BOARD OF	1255493	granted	91.4	10.4	46.5
Alltel Communications, LL	1026094	constructed	128.0	10.62	156.0
BOLTON II, LOUIS D DBA =	1030855	constructed	76.0	10.91	170.8
BOLTON II, LOUIS D DBA =	1030856	constructed	76.0	11.02	171.1
Florida, State of	1061373	constructed	78.7	11.0	284.6
T-Mobile South LLC	1234032	granted	60.7	11.64	188.7
General Tower, L. C.	1201271	granted	106.7	11.81	35.1
Florida, State of	1061369	constructed	61.8	11.81	158.9
BOLTON II, LOUIS D DBA =	1030877	constructed	151.8	12.37	236.6
SpectraSite Communication	1280885	constructed	56.4	12.55	176.8
American Towers, Inc.	1235855	constructed	93.8	12.68	284.4
COLUMBIA, COUNTY OF	1049322	constructed	83.8	12.8	152.0
CROWN CASTLE PT, INC.	1001546	constructed	80.7	12.91	164.2
The Dianne E. Mayfield Ha	1252351	granted	74.1	12.92	286.4
Florida, State of	1210285	constructed	98.1	12.99	161.7
The Dianne E. Mayfield Ha	1252352	granted	74.1	13.0	286.4
The Dianne E. Mayfield Ha	1252348	granted	74.1	12.96	287.4
The Dianne E. Mayfield Ha	1252350	granted	74.1	12.97	287.4
The Dianne E. Mayfield Ha	1252347	granted	74.1	12.96	288.4
The Dianne E. Mayfield Ha	1252349	granted	74.1	13.03	288.4
BELLSOUTH TELECOMMUNICATI	1032482	constructed	57.3	13.06	154.2
The Dianne E. Mayfield Ha	1252353	granted	74.1	13.1	286.7
NEW CINGULAR WIRELESS PCS	1233887	constructed	53.0	13.23	155.9
American Towers, Inc.	1041316	constructed	104.2	13.19	260.8
New Cingular Wireless PCS	1281312	constructed	59.7	13.44	173.1
Alltel Communications, LL	1026100	constructed	96.3	13.56	246.4
CROWN CASTLE PT, INC.	1000818	constructed	80.7	13.99	265.3
Pinnacle Towers LLC	1030226	constructed	117.0	14.33	221.2
Florida Power & Light	1214772	constructed	48.2	14.82	143.2
STC Two LLC	1211515	constructed	78.3	15.76	117.2
HARRIS CORPORATION	1030777	constructed	45.7	16.09	136.7

From: C110 Heinking
 Reference Lat: 30 17 39.6 Lon: -82 41 50.3

Owner	Reg #	Status	Elev Hgt m	Dist km	Bear deg
Newman Media, Inc.	1031340	constructed	122.0	16.42	159.3
TowerCom III, LLC	1276649	granted	48.7	16.7	140.9
Pinnacle Towers LLC	1200377	constructed	111.9	17.04	165.6
CROWN CASTLE PT, INC.	1001548	constructed	80.7	17.02	298.6
CITY OF LAKE CITY, FLORID	1206254	constructed	11.2	17.44	134.8
T-Mobile South LLC	1235638	granted	40.5	17.42	142.2
HUDSON, TIMOTHY C	1031629	constructed	109.0	17.79	180.5
Lake City Community Colle	1203513	granted	30.5	18.03	136.5
Rayonier Inc	1207020	granted	33.5	18.81	138.4
Comcast of Arkansas/Flori	1027609	constructed	92.7	18.79	162.5
Budd Broadcasting Company	1293909	granted	283.2	18.89	12.3
Budd Broadcasting Company	1287724	granted	282.5	18.9	12.9
SBA Towers II LLC	1247355	constructed	78.3	18.97	190.4
American Towers, Inc.	1236619	constructed	93.8	19.02	267.6
NEW CINGULAR WIRELESS PCS	1232815	constructed	79.2	20.21	109.2
Klip, LLC	1240803	granted	91.4	20.81	261.6
Pinnacle Towers LLC	1030227	constructed	141.8	21.01	170.9
NEW CINGULAR WIRELESS PCS	1231914	constructed	97.8	21.51	159.3
Alltel Communications, LL	1250216	constructed	79.2	21.7	196.1
T-Mobile South LLC	1231547	constructed	50.3	21.84	99.7
Progress Energy Service C	1028200	constructed	105.5	23.35	265.2
ALLTEL Communications, LL	1026099	constructed	97.5	23.73	7.2
American Towers, Inc.	1051847	constructed	81.9	23.73	166.6
Learning Avenue, Inc.	1294401	constructed	91.4	23.78	275.8
Comcast of Arkansas/Flori	1027598	constructed	73.1	24.26	271.2
NEW CINGULAR WIRELESS PCS	1029002	constructed	126.2	24.33	278.9
American Towers, LLC.	1027946	constructed	97.8	24.93	5.4
Alltel Communications, LL	1026731	constructed	97.5	25.29	305.3
STC Two LLC	1213607	constructed	79.6	25.29	305.6
Newman Media, Inc.	1031339	constructed	163.0	25.39	223.8
ALLTEL Communications, LL	1286996	granted	30.5	25.39	293.9
TowerCo 2013 LLC	1294066	constructed	79.2	25.62	293.1
Global Tower, LLC	1030751	constructed	148.7	25.79	268.4
Alltel Communications, LL	1026101	constructed	128.0	26.17	258.6
SBA 2012 TC II, LLC	1256412	constructed	59.4	26.73	269.3
Pinnacle Towers LLC	1030221	constructed	152.4	27.02	254.4
FLORIDA POWER & LIGHT COM	1065532	constructed	58.5	27.1	269.9
City of Live Oak Florida	1280233	constructed	38.1	27.34	270.6
SBA Towers II LLC	1266517	constructed	77.7	27.41	136.8
Suwannee Valley Electric	1254495	constructed	146.3	27.58	262.7
Verizon Wireless Personal	1254555	granted	60.9	27.57	272.3
Melody Christian Radio, I	1235172	granted	45.0	27.94	263.8
American Towers, Inc.	1030289	constructed	97.8	28.09	304.8
CROWN CASTLE PT, INC.	1001544	constructed	80.7	28.15	164.7
SBA Towers II LLC	1247580	constructed	75.3	28.19	201.3
American Towers, LLC.	1044478	constructed	104.2	28.27	282.0
SpectraSite Communication	1050955	constructed	63.7	28.95	108.2
Suwannee County of	1201211	constructed	91.0	29.0	245.3
Charles F Martin Ministry	1294552	granted	28.0	28.99	271.3
New Cingular Wireless PCS	1231261	constructed	96.9	29.01	308.0
SBA Towers II LLC	1244864	constructed	105.2	29.15	240.8
WOLR INC DBA = WOLR	1031686	constructed	91.0	29.34	202.0
Two Penny Inc.	1026908	constructed	152.1	29.41	253.5
CSX Transportation Inc.	1208123	constructed	15.2	29.42	272.4

From: C110 Heinking
Reference Lat: 30 17 39.6 Lon: -82 41 50.3

Owner	Reg #	Status	Elev Hgt m	Dist km	Bear deg
Florida, State of	1210849	constructed	21.5	29.64	272.0
ALLTEL Communications, LL	1296060	granted	79.2	30.17	179.5
New Cingular Wireless PCS	1029005	constructed	93.3	30.48	164.4
Suwannee County Commissio	1246643	constructed	17.7	31.24	271.9
Suwannee County Commissio	1245604	constructed	10.9	31.3	271.0
CROWN CASTLE PT, INC.	1001678	constructed	80.8	31.53	281.0
Pinnacle Towers Acquisiti	1231447	constructed	93.9	31.71	309.6
Comcast of the South	1064178	constructed	77.7	32.92	319.2
American Towers, LLC.	1051490	constructed	78.6	33.67	163.8
Florida, State of	1061374	constructed	94.5	34.02	163.8
Duke Energy Business Serv	1028202	constructed	63.7	34.09	316.7
SBA Structures, LLC	1241214	constructed	94.4	34.3	204.0
Hamilton County Sheriff's	1207310	granted	97.5	34.93	318.0

North

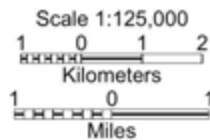
+ C110 Heinking

+ 009.5km 235.1deg WELLBORN ST 4869

AIRPORTS

Stephen H. & Beverly A. Heinking
C110 HWY 41 (Heinking)

Database:
Reference Coordinates: 30 17 39.6 -82 41 50.3
1/26/16 8:46:02 AM
Airports within 35 km



Columbia County
SE 0553

AIRPORTS WITHIN 35 km

From: C110 Heinking

Reference Lat: 30 17 39.6 Lon: -82 41 50.3

Printed: Jan 26, 2016 8:45:43 AM

Client: Columbia County
SE 0553

Note: Stephen H. & Beverly A. Heinking
C110 HWY 41 (Heinking)

Name	ID	Use	Type	Rwy Elev m	Rwy Len m	Dist km	Bear deg	Max Hgt amsl m
WELLBORN	7FL2	pr	st	54.9	445	9.5	235.1	
LAKE SHORE HOSPITAL	86FL	pr	he	57.9	12	12.9	150.1	
HILL LANDING STRIP	FL05	pr	ai	48.8	597	15.8	146.5	
CANNON CREEK	15FL	pr	ai	38.1	1067	16.3	168.9	
LAKE CITY MUNI	31J	pu	ai	61.3	2439	17.0	137.2	253. (206. agl) (77.13a(1)) (77.23a(1))
DELTA	FD84	pr	ai	61.0	716	19.0	170.2	
WINGS N SUNSETS	FL07	pr	ai	39.6	659	22.3	257.4	
LITTLE RIVER	FL10	pr	ai	27.4	1067	28.5	225.6	
LAKE CITY AIRPARK	FL27	pr	ai	36.6	853	29.3	161.7	
SUWANNEE HOSPITAL EMERGENCY	9FL9	pr	he	28.7	9	29.5	269.4	
BUCKNER	8FD1	pr	ai	27.4	762	31.0	225.6	
SUWANNEE COUNTY	24J	pu	ai	31.7	1219	31.3	271.5	253. (206. agl) (77.13a(1)) (77.23a(1))
WRIGHT FARMS	FD61	pr	ai	31.7	792	31.7	245.7	
BUDDYS AG SERVICE	9FD9	pr	ai	30.5	780	32.3	233.7	
FLORIDA SHERIFFS BOYS RANCH	FL08	pr	ai	28.3	549	33.5	293.8	



SOUTHEAST REGION, SITE DEVELOPMENT
10151 Deerwood Park Blvd, Jacksonville, FL 32256
Phone: (904) 928-1786

Brandon Stubbs
Planning Manager
Columbia County Planning and Zoning
PO Box 1529
Lake City, FL 32056-1529

Re: Sprint Letter of Intention to collocate on C4 Towers, LLC Proposed New Cell Tower
ID C110- Hwy 47

Dear Brandon Stubbs,

This letter is being submitted to express Sprint's need for a wireless coverage in Columbia County. An analysis of the area was performed and the results were used to establish a search area to meet the capacity and coverage needs for the Vicinity Hwy 441 located in Lake City FL.

Sprint takes many considerations into account in determining this location including existing towers, the Radio Frequency clutter created by landscape, topography, and structure density; as well as the equipment type and frequency/s being deployed. After taking all of these variables into account it was determined that there were no existing structures in the area to collocate on to meet our objectives. Propagation models were used to determine the appropriate tower height of 250ft' and a viable location with suitable tower separation. The proposed site Identified as C110 -Hwy 47, will be a 250ft tower equipped to meet Sprint's coverage and capacity needs of the residents and traffic through this area of Columbia County.

Based on FCC regulations and federal policies on the licensing of spectrum there is sufficient frequency separation between the commercial telecommunications frequencies; and the licensed Public Safety frequencies being utilized by Columbia County and State of Florida entities; to mitigate the possibility of frequency interference.

It is the intent of Sprint to enter into a collocation agreement if C4 Towers, LLC obtains all necessary governmental approvals, and assuming that the parties can come to terms on a collocation agreement with terms and conditions acceptable to Sprint.

Sincerely,

A handwritten signature in black ink, appearing to read "Rocky Heatherley".

Rocky Heatherley
Market Manager

THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

STATE OF FLORIDA,
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared Todd Wilson who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; that the attached copy of advertisement, being a

Legal Notice of Public Hearing
in the matter of _____

in the _____ Court, was published in said newspaper in the issues of February 12, 2016

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 12th day of February, A.D., 2016

[Signature]
Notary Public

47 AND DOUBLE RUN ROAD,
Containing 0.80 acres, more or less.

Tax Parcel 05341-000
SE 0552, a portion by Cynthia Dennis of CA Towers, LLC, as agent for Stephen H. & Beverly A. Henking, owners, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 (A-3) Zone District. The special exception has been filed in accordance with a site plan dated December 1, 2015 and submitted as part of a petition dated January 14, 2016, to be located on property described, as follows: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

Containing 40 acres, more or less.

A portion of Tax Parcel 01712-000
The public hearing may be continued to one or more future date. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the special exception.

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hemando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2130.

225831

Legal Copy
As Published

NOTICE OF PUBLIC HEARING CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on February 25, 2016 at 7:00 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0552, a petition by Darshna Patel, as agent for Jayveer, LLC, owner, to request a special exception be granted as provided for in Section 4.13.5 (3) of the Land Development Regulations to allow for a package store for sale of alcoholic beverages, bar, tavern or cocktail lounge within the Commercial General (CG) Zone District. The special exception has been filed in accordance with a site plan dated January 11, 2016 and submitted as part of a petition dated January 11, 2016, to be located on property described, as follows:

PARCEL 1
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 67° 27' E ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4, 106.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 47 (U.S. HIGHWAY 441), THENCE S 3° 33' E ALONG SAID EAST RIGHT-OF-WAY LINE, 198.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 3° 33' E ALONG SAID EAST RIGHT-OF-WAY LINE, 86.19 FEET, THENCE N 86° 21' 10" E, 167.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF DOUBLE RUN ROAD, THENCE N 37° 20' E, ALONG SAID WEST RIGHT-OF-WAY LINE, 113.94 FEET, THENCE S 86° 24' W, 242.20 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED LANDS AS CREATED BY AND SET FORTH IN WARRANTY DEED RECORDED JANUARY 31, 1992 IN OFFICIAL RECORDS BOOK 785, PAGE 2171, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 2
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 17 EAST AND RUN NORTH 97° 27' EAST ALONG THE NORTH OF SAID SE 1/4 OF SW 1/4, 106.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 47, THENCE SOUTH 3° 33' EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 279.72 FEET TO THE POINT OF BEGINNING, AND THEN RUN NORTH 86° 27' EAST 174.50 FEET TO THE WEST LINE OF DOUBLE RUN ROAD, THENCE SOUTH 37° 20' WEST ALONG SAID WEST LINE, 263.93 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF DOUBLE RUN ROAD WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 47, THENCE NORTH 3° 33' WEST, 198.26 FEET TO THE POINT OF BEGINNING, SAVE AND EXCEPTING THEREFROM THE NORTH FIVE (5) FEET OF THE AFORESAID PARCEL SAID LANDS BEING SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE NORTH 20 FEET THEREOF, ALSO LESS AND EXCEPT ADDITIONAL RIGHT-OF-WAY TAKEN FOR STATE ROAD NO. 47 AT THE INTERSECTION OF STATE ROAD NO. 47 AND DOUBLE RUN ROAD.

PUBLIC NOTICE: *Posted
2-12-16 BJS*
**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF ADJUSTMENT
OF COLUMBIA COUNTY, FLORIDA.**

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **February 25, 2016 at 7:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0553, a petition by Cynthia Dennis of C4 Towers, LLC., as agent for Stephen H. & Beverly A. Heinking, owners, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated December 1, 2015 and submitted as part of a petition dated January 14, 2016, to be located on property described, as follows:

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Containing 40 acres, more or less.

A portion of Tax Parcel 01712-000

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All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

**FOR MORE INFORMATION CONTACT
BRANDON M. STUBBS, COUNTY PLANNER AT
(386) 754-7119**



**PUBLIC
NOTICE**

MINUTES
BOARD OF ADJUSTMENTS
February 25, 2016

School Board Auditorium, Lake City, Florida at 7:00 pm

A. ROLL CALL

MEMBERS PRESENT: Robert Jordan (Acting Chair), Teena Ruffo, Earl Peeler, Roger Busscher

MEMBERS ABSENT: None

STAFF: Brandon M. Stubbs, County Planner and Joel Foreman, County Attorney

B. PLEDGE OF ALLEGIANCE & INVOCATION

Jordan called the meeting to order.

C. PUBLIC COMMENT SECTION (Items Not on Agenda – Per FL Statute)

Ricky Jernigan inquired about how to become a board member.

Joel Foreman, County Attorney, address Mr. Jernigan's questions.

D. OPEN CONSIDERATION OF AGENDA ITEMS

SE 0552 – Jayveer, LLC – Liquor Store

Gary Gill, Agent, is sworn in and presented the application.

PUBLIC DISCUSSION

None

BOARD DISCUSSION

None

MOTION

Earl Peeler – Moved to Approve SE 0552

SECOND

Teena Ruffo

MOTION PASSED UNANIMOUSLY

SE 0553 – C4 Towers, LLC. – Communications Tower

Stephen Heinking, property owner, is sworn in and presented the application.

Robert Jordan, Chair, raised concerns about need and letter of intent.

Brandon Stubbs, County Planner, addressed Mr. Jordan's concerns.

Joel Foreman, County Attorney, addressed Mr. Jordan's concerns.

Patricia Spradley is sworn in and raised concerns regarding Sprint's letter of intent.

Cynthia Dennis, Agent, is sworn in and spoke regarding the proposed communications tower and letter of intent.

Joel Foreman, County Attorney, addressed issues regarding Patricia Spradley's commitment of lease.

Patricia Spradley asked questions regarding the proposed carrier.

Robert Jordan, Chair, asked the applicant the timeframe to obtain a revised letter of intent from Sprint.

Teen Ruffo, Board Member, raised concerns about verbiage of Sprint's letter of intent.

Joel Foreman, County Attorney, addressed the role of the Board in approving the proposed application.

Cynthia Dennis, Agent, requested the Board approve the application contingent upon a revised letter of intent from Sprint.

Joel Foreman, County Attorney, addressed Ms. Dennis' request.

Teena Ruffo, Board Member, asked the County Planner to read the requirement for intent from the Land Development Regulations.

Brandon Stubbs, County Planner, read the requirement of intent from the Land Development Regulations.

Robert Jordan, Chair, stated he thought prior applications for communications tower by the applicant had a more definite letter of intent from the carrier.

Brandon Stubbs, County Planner, stated that the letter of intent provide mirrors what has been provided in the past from Sprint.

Robert Jordan, Chair, stated that no one had challenged the letter of intent in past hearings, and if the application is approved, then the applicant would have a year to obtain Sprint's approval.

Joel Foreman, County Attorney, suggested that if the Board desired, the Board could condition the approval of a better letter of intent from Sprint and could limit the timeframe to what the Board deems appropriate.

Brandon Stubbs, County Planner, raised concerns about what is a reasonable timeframe.

Earl Peeler, Board Member, addressed the letter of intent.

PUBLIC DISCUSSION

None

BOARD DISCUSSION

None

MOTION 1

Roger Busscher – Moved to Approve SE 0553 contingent upon the applicant providing an amended letter of intent satisfactory to the County Attorney and County Planner within 30 days.

SECOND

Teena Ruffo

MOTION FAIL 2-2

MOTION 2

Earl Peeler – Moved to continue the application to the March 24, 2016 Board of Adjustment meeting.

SECOND

Teena Ruffo

MOTION PASSED 3-1

E. OLD BUSINESS

None

F. NEW BUSINESS

None

G. STAFF UPDATE

None

H. MINUTES

Robert Jordan - Requested a motion

MOTION

Earl Peeler – Moved to approve the January 28, 2016 Minutes

SECOND

Roger Busscher

MOTION PASSED UNANIMOUSLY

I. STAFF MATTERS

None

ADJOURNED THE BOARD OF ADJUSTMENTS

THE FEBRUARY 25, 2016 BOARD OF ADJUSTMENT MINUTES ARE HEREBY ADOPTED ON THIS 24th DAY OF MARCH 2016.

Attest:

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA

Brandon M. Stubbs, Secretary to the
Board of Adjustment

Robert F. Jordan, Chairman