

Columbia County
Board of Adjustments
May 28th, 2026 AGENDA

5:30 pm at 971 West Duval Street Suite 145 Lake City, Florida

Pledge to the U.S. flag

Invocation

Roll Call

Quasi-Judicial Hearings:

SE260402 (Special Exception) – A petition by Laura Ray, owner, requesting a Special Exception to operate a small engine repair shop on the land as described below: parcel #35-4S-15-00407-101 Located at 2378 SW Cypress Lake Rd.

SE260304 (Special Exception) – A petition by Wendy Grennell, agent for Verlus Dean and Lynn Hackett, requesting a Special Exception to operate an outdoor storage yard for boats, campers, and RVs on the land as described below: parcel #21-6S-16-03900-003 Located at the corner of SW 247 and SW Elim Church

SE260305 (Special Exception) – A petition by Wendy Grennell, agent for Verlus Dean and Lynn Hackett, requesting a Special Exception to operate a flea market on the same land as described above.

SE260302 (Special Exception) - SE260302 – A petition by Joel Rousseau, agent for Marvin and Neomia B. Brown, requesting a Special Exception to place a communications tower on the land as described below: parcel #08-7S-17-09956-000 Located at TBD SW Scrubtown Rd.

Staff Matters:

Approval/Adoption of previous meeting minutes.

Columbia County
Board of Adjustments
April 23,2026 at 5:42 P.M.

The Columbia County Planning and Zoning met in a scheduled meeting held at 971 West Duval Street, in the Tourism Development Council Conference room. The meeting was called to order by Chairman, Jock Phelps followed by the Pledge of Allegiance to the Flag of the United States of America.

Roll Call remained the same and was done by the Deputy Clerk Melissa Williams

Members Present:

Jock Phelps, Chairman

Mike McKee, Vice Chair

Gerry Solenski

Walt Graham (not present)

Jody DuPree

Others in Attendance:

Seth Lane, County Planner

Melissa Williams, Deputy Clerk

Patrick Krechowski, Attorney for Planning and Zoning Board

Karen Aiken-Smott, Planning Tech

David Kraus, County Manager

Agenda Additions/Deletions

Additions: None.

Deletions: SE260401-The Petition by Mark Shelton, agent for Florida Power and Light is being removed from the agenda due to Florida Statue 163.3205, solar farms and their components (including battery storage) are a permitted use on agriculturally zoned land.

Patrick Krechowski, Attorney for Planning and Zoning Board agreed to remove this from the agenda.

Seth Lane, County Planner stated that a vote was not needed.

The board acknowledged that they had no jurisdiction over the matter and the item was officially removed from the agenda without objection.

Public Hearings:

SE260303- A petition by William A. Townsend, agent for William H. Townsend and Carolyn Brinkley, requesting a Special Exception to allow an auto-body paint shop on the lands as described below: Parcels #08-3S-16-02-32-000 and 05-3S-16-01995-000, located at 477 NW Huntsville Church Drive.

(See attached documents)

Seth Lane, County Planner spoke about the petition by William A. Townsend for a special exception to allow an auto body and paint shop on a 29-acre agricultural property at 477 Northwest Huntsville Church Drive.

Chairman Jock Phelps - Opened the Public Hearing:

Jock Phelps, Chairman asked the question if this was already existing?

Mike Mckee questioned what was on the property now?

Staff noted the property is isolated and the use is allowed as a special exception in AG zoning, with a building size constraint of 2,500 square feet.

Seth Lane, County Manager stated that it has a home and auto shop on the property.

The petitioner, William Townsend, clarified his business is a "hot rod shop," not a typical autobody shop. It does not look like a junk yard. He makes sure that the property is clean, he does have a Waste Pro dumpster on it.

He stated that parts are taken to a scrap yard monthly and chemical waste is properly contained and taken to the landfill.

Jody DuPree spoke about the business being on the property and whether he has a business license.

Board members inquired about outside storage restrictions and confirmed the applicant needs a county business license.

William Townsend stated he will get his business license.

Chairman, Jock Phelps - Closed the Public Hearing

MOTION by Mike McKee to approve Petition SE260303 special exception for William A. Townsend.
SECOND by Gerry Solenski. The motion carried unanimously.

SE260301- A petition by Curtis Stamper, property owner, requesting a Special Exception to cut and sell firewood, camper wood and baskets utilizing a saw and log splitter on the lands as described below.
Parcel # 10-7S-17-09974-209. Located on South US Highway 441 as part of the Dogwood Acres Subdivision.

Curtis Stamper requested a special exception to cut and sell firewood ("sawmill and similar uses") on his two conjoined agricultural-zoned lots. This case was referred by code enforcement due to a complaint about an unpermitted sawmill and debris.

Seth Lane, County Planner spoke about the relevant code requires any building for such use to be at least 300 feet from any lot line, a setback not possible on the property. He also spoke about other residents.

Gerry Solenski asked the question what is the hardship?

Seth Lane, County Planner stated that it is not a hardship, it is a variance.

Patrick Krechowski, Attorney for Planning and Zoning Board stated this not a hardship it is a variance.

Jock Phelps, Chairman made a comment.

Jody DuPree asked how long he had the property?

Curtis Stamper answered that he purchased the property in 2009.

Seth Lane, County Planner stated that other residents were concerned if a hurricane comes with the logs.

Chairman Jock Phelps - Opened the Public Hearing:

Curtis Stamper spoke about doing firewood for 17 years and he has never had a log fly off his property.

Jock Phelps, Chairman asked if he had a business license?

Curtis Stamper stated yes, he did.

Gerry Solenski asked if he resided on the property.

Curtis Stamper stated no.

Patrick Krechowski, Attorney for Planning and Zoning Board stated to conduct your public hearing then come back before the Board to talk further.

Mr. Stamper argued he has operated for 17 years, the 300-foot rule applies to a building not his portable equipment (chainsaws, log splitter), and he had letters of support from bordering neighbors.

He stated he was storing logs from a neighbor's cleared property on his second lot, separate from his seasoned firewood, and refuted noise complaints by comparing chainsaw noise to a lawnmower.

Code enforcement threatened a fine of up to \$1,000 per day for the logs on his primary lot.

A neighbor, Brett Cooley, who filed the complaint, cited concerns about noise from trucks and chainsaws, the operation's expansion, property value decline, pest habitats, and a large, centralized fire hazard in a residential subdivision. He stated Mr. Stamper was unresponsive when he tried to speak with him.

Jody Dupree asked if he was the one that filed the complaint.

Brett Cooley stated yes.

Discussion ensued.

Chairman, Jock Phelps - Closed the Public Hearing

Chairman, Jock Phelps -opened comments for the Board.

Board Discussion & Conclusion:

The board discussed that there is no official definition for "sawmill" but characterized the issue as a business in a residential area that has grown beyond its original scope.

Jody Dupree spoke about it has been a business for 17 years.

MOTION by Jody DuPree to deny the Special Exception Request SE260301. SECOND by Gerry Solenski. The motion carried unanimously.

Seth Lane, County Planner stated that Mr. Curtis Stamper has 30 days to appeal to BOCC.

Jock Phelps, Chairman announced his final day and the end of his tenure.

MOTION by Jody DuPree to nominate Mike McKee to be the new Chairman of the Board of Adjustments. SECOND by Gerry Solenski. The motion carried unanimously.

MOTION by Jody DuPree to nominate Gerry Solenski to be the new Vice Chair of the Board of Adjustments. SECOND by Mike McKee. The motion carried unanimously.

Staff Matters: Approval / Adoption of previous meeting minutes and BOA /Planning and Zoning workshop minutes from March 26, 2026

MOTION by Jody DuPree to approve and adopt the previous meeting minutes. SECOND by Mike McKee. The motion carried unanimously.

There being no further business, the Planning & Zoning meeting adjourned at 6:22 P.M.

ATTEST:

Jock Phelps, Chairman

Seth Lane, County Planner



Columbia County Gateway to Florida

75836
FOR PLANNING USE ONLY

Application # SE 260402

Application Fee \$1,050.00

Receipt No. 773088

Filing Date 4-6-2026

Completeness Date _____

Special Exception Application

A. PROJECT INFORMATION

1. Project Name: Jesse Harvey Small Engine Repair
2. Address of Subject Property: 2378 SW Cypress Lake Rd Lake City, FL. 32024
3. Parcel ID Number(s): 35-4S-15-00407-101
4. Future Land Use Map Designation: _____
5. Zoning Designation: AG 3
6. Acreage: 1.83
7. Existing Use of Property: Residential
8. Proposed use of Property: Residential/ Small Business
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): _____

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Laura Ray Title: Owner
Company name (if applicable): _____
Mailing Address: 2378 SW Cypress Lake Rd
City: Lake City State: FL Zip: 32024
Telephone: (386) 867-5686 Fax: () Email: laura.ray64@yahoo.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): _____
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: N/A
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. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$1,050. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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 properly 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.

Laura Ray
Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

4-6-26
Date

COLUMBIA COUNTY, FLORIDA PLANNING & ZONING/BOARD OF ADJUSTMENTS STAFF REPORT

I. APPLICATION INFORMATION

Application Type: Special Exception
Application No: SE260402
Applicant/Owner: Laura Ray/Arthur Ray
Parcel ID: 35-4S-15-00407-101
Location: 2378 SW Cypress Lake Rd.
Zoning: Agricultural (A-3)
Request: Approval of a Special Exception to allow a Small Engine Repair Shop

II. SUMMARY OF REQUEST

The applicant requests approval of a Special Exception to allow a small engine repair shop within an Agricultural (A-3) zoning district. Applicant has submitted a business plan detailing services provided, hours of operation, etc.

III. SITE & AREA CHARACTERISTICS

The subject property is located in a agriculturally zoned area with surrounding agricultural and low-density residential uses. Property is located on the outskirts of the Cypress Lake Hills subdivision.

IV. LDR ANALYSIS & CONFLICTS

Reviewed under Section 12.2 and Section 4.5.7.26 of the Columbia County LDRs.

- Sec. 4.5.26 of the LDRs allows for a small engine repair shop in A-3 zoning via Special Exception with the building being limited to 2,000 sqf. Building does not have a permit. Retroactive permit may be required based on cost of the building and date of construction.

V. COMPREHENSIVE PLAN CONSISTENCY & CONFLICTS

Conflicts: Comprehensive plan states in Section I.8 that considerations relating to general compatibility with adjacent properties must be taken into consideration when granting special exceptions. This property is located in a platted subdivision. Neighbors within the subdivision have provided support for the granting of this Special Exception. Board may consider conditionally approving application with the requirement of providing a buffer between neighboring properties.

VI. STAFF NOTES

Staff suggests buffering be provided on parcel sides that abuts neighboring residential parcels. Applicant should be limited in their hours of operation. Suggested hours provided in their business plan are reasonable.

Special Exception Criteria

(a) 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.

Property has appropriate access off SW Cypress Lake Rd (County maintained dirt road).

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

Proposed parking noted on preliminary site plan.

(c) Refuse and service areas, with particular reference to the items in [subsections] (a) and (b) above.

Not addressed.

(d) Utilities, with reference to locations, availability, and compatibility.

Addressed in applicants' provided documents. Separate power pole for shop.

(e) Screening and buffering with reference to type, dimensions, and character.

Staff recommends buffering between neighboring parcels.

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

Not addressed.

(g) Required yards and other open space.

Adequate space provided.

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

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

(2) Whether the proposed use is compatible with the established land use pattern;

(3) 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;

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

(5) Whether the proposed use will adversely influence living conditions in the neighborhood;

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

(7) Whether the proposed use will create a drainage problem;

(8) Whether the proposed use will seriously reduce light and air to adjacent areas;

(9) Whether the proposed use will adversely affect property values in the adjacent area;

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

(11) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

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.

YES

b. Whether the proposed use is compatible with the established land use pattern.

IT IS COMPATIBLE.

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.

NO EFFECT

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

IT WOULD BE ADVANTAGEOUS.

e. Whether the proposed use will adversely influence living conditions in the neighborhood.

IT WILL NOT HAVE ANY EFFECT ON THE LIVING CONDITIONS IN THE NEIGHBORHOOD.

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

IT WILL NOT EXCESSIVELY INCREASE TRAFFIC AND HAVE NO CONGESTION.

g. Whether the proposed use will create a drainage problem.

N/A

h. Whether the proposed use will seriously reduce light and air to adjacent areas.

N/A

i. Whether the proposed use will adversely affect property values in the adjacent area.

N/A

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

N/A

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

N/A

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.

ATTACHED

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.

THERE IS 3 SEPARATE POWER POLES ON THE PROPERTY. 1 FOR THE RESIDENTIAL HOME, 1 FOR A SHED AND 1 FOR THE PROPOSED SHOP.

h. Location and dimensions of all existing and proposed parking areas and loading areas.

SEE ON ATTACHED MAP

i. Location, size, and design of proposed landscaped areas (including existing trees and

required landscaped buffer areas).

SEE ON ATTACHED MAP

j. Location and size of any lakes, ponds, canals, or other waters and waterways.

NONE

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.

N/A

l. Location of trash receptacles.

BEHIND THE HOME AND BEHINE THE SHOP

4. Stormwater Management Plan—Including the following: N/A

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. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

ATTACHED

6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).

8. Legal Description with Tax Parcel Number (In Microsoft Word Format).

ATTACHED

9. Proof of Ownership (i.e. deed).

ATTACHED

10. Agent Authorization Form (signed and notarized).

ATTACHED

11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

ATTACHED

12. Fee. The application fee for a Special Exception Application is \$1,050. No application shall be accepted or processed until the required application fee has been paid.

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

1370.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R00407-101	651	3

RAY ARTHUR F JR
RAY CAROL A
2378 SW CYPRESS LAKE RD
LAKE CITY FL 32024

THIS BILL IS FULLY PAID

Ex:HOMESTEAD; HX Additional
2378 CYPRESS LAKE SW LAKE CITY 32024
LOT 1 CYPRESS LAKE HILLS S/D EX .24 AC FOR
ADDT'L R/W FOR CYPRESS LAKE RD DESC IN WD

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES	TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS	GENERAL FUND	85,166	7.8150	50,722	34,444	269.18
	COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	LOCAL	88,241	0.7480	25,000	63,241	47.30
	CAPITAL OUTLAY	88,241	3.1010	25,000	63,241	196.12
	SUWANNEE RIVER WATER MGT DIST	88,241	1.5000	25,000	63,241	94.86
WATER MGT	LAKE SHORE HOSPITAL AUTHORITY	85,166	0.2812	50,722	34,444	9.69
	LK SHORE	85,166	0.0001	50,722	34,444	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	617.15
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NON AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY		RATE	AMOUNT
FFIR	FIRE ASSESSMENTS	2.00 Units @ 303.9800	607.96
GGAR	SOLID WASTE - ANNUAL	2.00 Units @ 210.1500	420.30

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	1,028.26
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COMBINED TAXES AND ASSESSMENTS	1,645.41	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,645.41	-65.82	0.00	1,579.59	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

1370.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R00407-101	651	3

RAY ARTHUR F JR
RAY CAROL A
2378 SW CYPRESS LAKE RD
LAKE CITY FL 32024

THIS BILL IS FULLY PAID

Ex:HOMESTEAD; HX Additional
2378 CYPRESS LAKE SW LAKE CITY 32024
LOT 1 CYPRESS LAKE HILLS S/D EX .24 AC FOR
ADDT'L R/W FOR CYPRESS LAKE RD DESC IN WD

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,645.41	-65.82	0.00	1,579.59	0.00

Receipt(s) 2025-16379 on 11/27/25 for \$1,579.59 by CoreLogic

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

1365.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R00407-101	651	3

RAY ARTHUR F JR
RAY CAROL A
2378 SW CYPRESS LAKE RD
LAKE CITY FL 32024

THIS BILL IS FULLY PAID

Ex:HOMESTEAD; HX Additional
2378 SW CYPRESS LAKE RD LAKE CITY 32024
LOT 1 CYPRESS LAKE HILLS S/D EX .24 AC FOR
ADDT'L R/W FOR CYPRESS LAKE RD DESC IN WD

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	82,582	7.8150	50,000	32,582	254.63
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	85,923	0.7480	25,000	60,923	45.57
LOCAL	85,923	3.1430	25,000	60,923	191.48
CAPITAL OUTLAY	85,923	1.5000	25,000	60,923	91.38
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	82,582	0.2936	50,000	32,582	9.57
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	82,582	0.0001	50,000	32,582	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	AD VALOREM TAXES	592.63
---------------	---------	------------------	--------

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	2.00 Units @ 293.9800	587.96
GGAR SOLID WASTE - ANNUAL	2.00 Units @ 198.0600	396.12

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	984.08
----------------------------	--------

COMBINED TAXES AND ASSESSMENTS	1,576.71	See reverse side for important information
--------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,576.71	-63.07	0.00	1,513.64	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

1365.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R00407-101	651	3

RAY ARTHUR F JR
RAY CAROL A
2378 SW CYPRESS LAKE RD
LAKE CITY FL 32024

THIS BILL IS FULLY PAID

Ex:HOMESTEAD; HX Additional
2378 SW CYPRESS LAKE RD LAKE CITY 32024
LOT 1 CYPRESS LAKE HILLS S/D EX .24 AC FOR
ADDT'L R/W FOR CYPRESS LAKE RD DESC IN WD

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,576.71	-63.07	0.00	1,513.64	0.00

Receipt(s) 2024-17299 on 11/24/24 for \$1,513.64 by CoreLogic

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



Yellow is for parking
Black is Driveway

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated 3/26/2026

Parcel: 35-4S-15-00407-101 (1595)

Owner & Property Info

Result 1 of 1

Owner	RAY ARTHUR F JR RAY CAROL A 2378 SW CYPRESS LAKE RD LAKE CITY, FL 32024		
Site	2378 SW CYPRESS LAKE RD, LAKE CITY		
Description*	LOT 1 CYPRESS LAKE HILLS S/D EX .24 AC FOR ADDTL R/W FOR CYPRESS LAKE RD DESC IN WD 1458-32, 602-519, 655-20, 768-2003, 852-229, WD 1473-2656		
Area	1.83 AC	S/T/R	35-4S-15
Use Code**	SINGLE FAMILY (0100)	Tax District	3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$25,620	Mkt Land	\$25,620
Ag Land	\$0	Ag Land	\$0
Building	\$105,160	Building	\$105,160
XFOB	\$6,850	XFOB	\$6,850
Just	\$137,630	Just	\$137,630
Class	\$0	Class	\$0
Appraised	\$137,630	Appraised	\$137,630
SOH/10% Cap	\$52,464	SOH/10% Cap	\$49,951
Assessed	\$88,241	Assessed	\$90,462
Exempt	HX HB \$50,722	Exempt	HX HB \$51,411
Total Taxable	county:\$34,444 city:\$0 other:\$0 school:\$63,241	Total Taxable	county:\$36,268 city:\$0 other:\$0 school:\$65,462

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/23/2022	\$100	1473 / 2656	WD	I	U	11
1/21/1998	\$40,200	852 / 229	WD	V	Q	03
12/17/1992	\$52,700	768 / 2003	WD	I	Q	
6/9/1988	\$4,700	655 / 020	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1992	1248	1536	\$105,160

*Bldg Desc: determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	2005	\$100.00	1.00	0 x 0
0070	CARPORT UF	2013	\$750.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.830 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$25,620

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

GrizzlyLogic

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/26/2026 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales





PREPARED BY & RETURN TO:

Name: CAORL A. RAY

Address: 2378 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

Parcel No.: 35-4S-15-00407-101

Inst: 202212016514 Date: 08/23/2022 Time: 11:16AM
Page 1 of 1 B: 1473 P: 2656, James M Swisher Jr, Clerk of Court
Columbia, County, By: BS
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 23rd day of AUGUST, 2022, by ARTHUR F. RAY, JR. and CAROL A. RAY, HUSBAND AND WIFE, hereinafter called the Grantors, to ARTHUR F. RAY, JR., CAROL A. RAY and ~~LAUREN~~ ^{LAURA} KRENEE RAY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, whose post office address is 2378 SW CYPRESS LAKE RD, LAKE CITY, FL 32024, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

**LOT 1 OF CYPRESS LAKE HILLS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN
PLAT BOOK 5, PAGE 82, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY
AND MAKES NO WARRANTIES AGAINST THE SAME.
LEGAL PROVIDED BY GRANTOR.**

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

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

Arthur F. Ray Jr L.S.
Name: ARTHUR F. RAY, Jr.
Address: 2378 S.W. CYPRESS LAKE RD.
LAKE CITY FLA. 32024

Carol A. Ray L.S.
Name: CAROL A. RAY
Address: 2378 SW Cypress Lake Rd.
Lake City, FL. 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 23rd day of AUGUST, 2022, by ARTHUR F. RAY, Jr. and CAROL A. RAY, who are personally known to me or who have produced Driver's License as identification.

 JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26

35-4S-15-00407-101

LOT 1 OF CYPRESS LAKE HILLS S/D, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5,
PAGE 82, PUBLIC RECORDS OF COLUMBIA COUNTY FL.

Find my nearest Fire Station

For best results, enter in your house number and street name without it's direction and suffix.
For example: Use 111 Bascom instead of 111 NE Bascom Norris Drive

Search Addresses

2378 CYPRESS LAKE RD

Search results are limited to 5 per search.

2378 SW CYPRESS LAKE RD

Top three nearest fire hydrants

Hydrants	Aerial Distance(Ft)	Directions
hydrant icon Fire Hydrant	20637.547912401158	Directions
hydrant icon Fire Hydrant	26998.939207435134	Directions
hydrant icon Fire Hydrant	27033.77421516084	Directions

Top three Fire Stations Within 7 Aerial Miles

STATION	ADDRESS	DISTANCE	DIRECTIONS
		Distance(Mi)	
 station icon 43	2318 SW PINEMOUNT RD	5.172	Directions
 station icon 44	332 SW WINGATE ST	5.326	Directions

Enter in your house number and street name without it's direction and suffix

Contacts

Office Hours:

Monday - Friday
8:00 A.M. - 5:00 P.M.

Location:

370 SE Race Track Lane
Lake City, FL 32025

Phone:

(386) 754-7071

Fax:

(386) 754-7064

Email:

jeff_crawford@columbiacountyfla.com

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Laura Ray
(Name of Person to Act as my Agent)

for _____
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Special Exemption
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Arthur Ray

Applicant/Owner's Title: Owner

On Behalf of: _____
(Company Name, if applicable)

Telephone: 386-697-7272 Date: 4-6-26

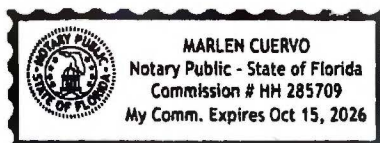
Applicant/Owner's Signature: Arthur Ray

Print Name: ARTHUR RAY

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 6 day of April, 2026, by _____
whom is personally known by me ☒ OR produced identification ☒.
Type of Identification Produced FD 6

[Signature]
(Notary Signature) (SEAL)



APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Laura Ray
(Name of Person to Act as my Agent)

for _____
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Special Exemption
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Carol Ray

Applicant/Owner's Title: Owner

On Behalf of: _____
(Company Name, if applicable)

Telephone: 386-867-5192 Date: 4-6-26

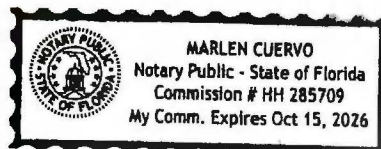
Applicant/Owner's Signature: Carol Ray

Print Name: Carol Ray

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 6 day of April, 2026, by _____, whom is personally known by me ☒ OR produced identification ☒.
Type of Identification Produced FLDL

[Signature]
(Notary Signature) (SEAL)





Building and Zoning Department

Special Exceptions Application

Invoice

75836

Applicant Information

Laura Ray
2378 SW CYPRESS LAKE RD

Invoice Date

04/06/2026

Permit

SE260402

Amount Due

\$1,050.00

Job Location

Parcel: 35-4S-15-00407-101
Owner: RAY ARTHUR F JR, RAY CAROL A,
Address: 2378 SW CYPRESS LAKE RD

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/06/2026	Fee: Special Exception	\$1050.00
Amount Due:		\$1050.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

Laura Ray
2378 SW CYPRESS LAKE RD

Method

Cash 104

Date of Payment

04/06/2026

Payment

773088

Amount of Payment

\$1050.00

AppID: 75836 Permit #: SE260402
Special Exceptions
Parcel: 35-4S-15-00407-101
Owner: RAY ARTHUR F JR, RAY CAROL A,
Address: 2378 SW CYPRESS LAKE RD

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/06/2026	Fee: Special Exception	\$1050.00
04/06/2026	Payment: Cash 104	(\$1050.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.

April 14, 2026

County Manager
Columbia County, Florida

This letter is in regards to the
business of Jessie's Small Engine
Repair located at 2378 SW
Cypress Lake Road in Lake City,
Florida.

The noise from the business will
not effect my resident at all.

Sincerely,

Daniel & Wanda Hill

Daniel Hill Wanda Hill

signature

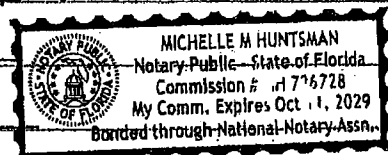
04/14/2026

Date

296 SW Horse Way
Lake City, FL 32024

address

Michelle M. Huntsman



April 14, 2026

County Manager
Columbia County, Florida

This letter is in regards to the
business of Jessie's Small Engine
Repair located at 2378 SW
Cypress Lake Road in Lake City,
Florida.

The noise from the business will
not effect my resident at all.

Sincerely,
Cody Pitts + Misty Pitts

Cody and Misty Pitts
signature

Date

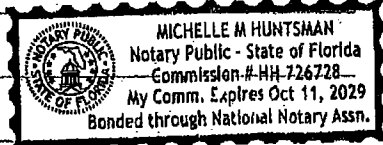
04/14/2026

287 SW Horse Way

Lake City, FL 32024

address

Michelle M. Huntsman



April 14, 2026

County Manager
Columbia County, Florida

This letter is in regards to the
business of Jessie's Small Engine
Repair located at 2378 SW
Cypress Lake Road in Lake City,
Florida.

The noise from the business will
not effect my resident at all.

Sincerely,
Jarrah Baldwin

Jarrah Baldwin

signature

Date

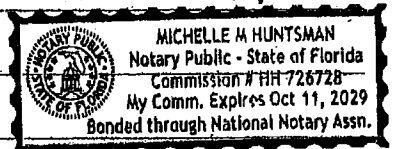
04/14/2026

Michelle M. Huntsman

221 SW Horse Way

Lake City, FL 32024

address



April 14, 2026

County Manager
Columbia County, Florida

This letter is in regards to the
business of Jessie's Small Engine
Repair located at 2378 SW
Cypress Lake Road in Lake City,
Florida.

The noise from the business will
not effect my resident at all.

Sincerely,
Warrett Beach + Taylor Beach

Warrett Beach Taylor Beach

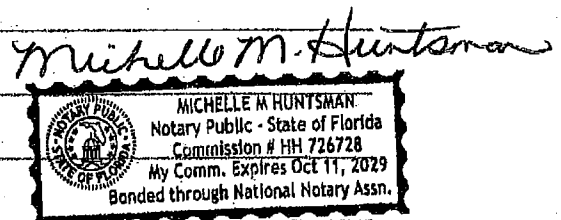
signature

04/14/2026

Date

171 SW Horse Way
Lake City, FL 32024

address



April 14, 2026

County Manager
Columbia County, Florida

This letter is in regards to the
business of Jessie's Small Engine
Repair located at 2378 SW
Cypress Lake Road in Lake City,
Florida.

The noise from the business will
not effect my resident at all.

Sincerely,
Makayla Bacon

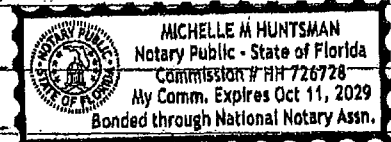
Makayla Bacon

signature

04/14/2026

Date

Michelle M. Huntsman



244 SW Horse Way

Lake City, FL 32024

address

BUSINESS PLAN

Jesse's Small Engine Repair

1. BUSINESS OVERVIEW

Business Name: Jesse's Small Engine Repair

Owner: Jesse Harvey

Location: Columbia County, Florida

Service Area: Columbia County and surrounding communities

Jesse's Small Engine Repair is a locally owned and operated small business that provides repair and maintenance services for residential small engine equipment. The business is focused on delivering reliable, affordable, and timely service to homeowners and community members.

The business operates on a small scale and is structured to maintain an organized workflow without creating disruption to the surrounding area.

2. SERVICES PROVIDED

Jesse's Small Engine Repair specializes in:

- Lawn mower repair (push and riding mowers)
- Zero-turn mower repair
- Weed eater / trimmer repair
- Chainsaw repair
- Leaf blower repair
- Small generator repair
- General diagnostics and maintenance of small engines

Typical Services Include:

- Oil changes
 - Carburetor cleaning and rebuilds
 - Spark plug replacement
 - Fuel system repair
 - Blade sharpening and adjustments
 - General troubleshooting and repair
-

3. EQUIPMENT RANGE

- **Smallest Equipment:** Handheld tools such as trimmers, blowers, and chainsaws
- **Largest Equipment:** Riding lawn mowers and zero-turn mowers

Not Serviced:

- No semi-trucks
- No automobiles
- No diesel or large commercial equipment

The business strictly focuses on small engine repair only.

4. HOURS OF OPERATION

- **Monday through Friday:** 8:00 AM – 6:00 PM
- **Saturday:** 8:00 AM – 3:00 PM
- **Sunday:** Closed

Hours of operation are publicly listed on Google and the business website.

5. AFTER-HOURS SERVICE

- Equipment drop-off and pick-up may be arranged after hours by appointment
 - Customers may schedule evening drop-off or pick-up when necessary
-

6. BUSINESS OPERATIONS

- Work is performed in a controlled and organized workspace
 - Jobs are scheduled to maintain a manageable workload
 - Equipment is stored and handled in a safe and orderly manner
-

7. COMMUNITY IMPACT

Jesse's Small Engine Repair supports the Columbia County community by providing reliable and affordable repair services for residential equipment and helping residents avoid unnecessary replacement costs.

8. SAFETY AND COMPLIANCE

- No hazardous industrial work is performed

- Noise levels remain consistent with standard residential mechanical activity
 - No excessive traffic or environmental impact is created
-

9. BUSINESS GOALS

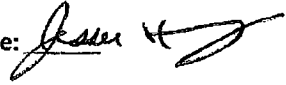
- Provide dependable and honest repair services
 - Maintain a strong reputation within the local community
 - Operate in full compliance with county guidelines
-

10. SUMMARY

Jesse's Small Engine Repair is a small, community-focused business dedicated to servicing residential equipment in Columbia County. The business operates within a limited and controlled scope and maintains a professional and respectful presence in the area.

SIGNATURE

I certify that the information provided in this business plan is true and accurate to the best of my knowledge.

Owner Signature: 

Printed Name: Jesse Harvey

Date: 4-21-26

NOTICE OF PUBLIC HEARING

CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

BY THE COLUMBIA COUNTY, FLORIDA, BOARD OF ADJUSTMENTS. **NOTICE IS HEREBY GIVEN** that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a Special Exception, as described below, will be heard by the Board of Adjustments of Columbia County, Florida, at a public hearing on May 28, 2026, at 5:30pm, or as soon thereafter as the matters can be heard, in the Tourist Development Council Building located at 971 W Duval St. Suite 145, Lake City, Florida.

SE260402 – A petition by Laura Ray, owner, requesting a Special Exception to operate a small engine repair shop on the land as described below: parcel #35-4S-15-00407-101

LOT 1 CYPRESS LAKE HILLS S/D EX .24 AC FOR ADDT'L R/W FOR CYPRESS LAKE RD DESC IN WD 1458-32. 602-519, 655-20, 768-2003, 852-229, WD 1473-2656

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 application are available for public inspection at the Office of the County Planner, County Administrative Offices located at 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 forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

For more information, contact Seth Lane at (386) 754-7119



Columbia County Gateway to Florida

75650
FOR PLANNING USE ONLY

Application # SE 260304

Application Fee \$1,050.00

Receipt No. 772958

Filing Date 3-23-2026

Completeness Date _____

Special Exception Application

A. PROJECT INFORMATION

1. Project Name: Fort White Storage
2. Address of Subject Property: 116034 SW State Road 47 Fort White
3. Parcel ID Number(s): 21-65-16-03900-003
4. Future Land Use Map Designation: AG-3
5. Zoning Designation: A-3
6. Acreage: 22.31
7. Existing Use of Property: Residential
8. Proposed use of Property: Residential / Open Storage
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Article 4.5.7.39
Other uses which are compatible with the uses of the district
* Article 4.5.7.32 allows for mini-warehouses enclosed
We are proposing OPEN storage for campers, RV, Boats

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Wendy Grennell Title: Agent
Company name (if applicable): _____
Mailing Address: 3104 SW Old Wire Rd
City: Fort White State: FL Zip: 32038
Telephone: (888) 984-6274 Fax: () Email: permitlady2017@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): Verlus Dean + Lynn Hackett
Mailing Address: 137 NW Slappy Dr
City: Lake City State: FL Zip: 32055
Telephone: (888) 623-2767 Fax: () Email: hackettd@comcast.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.

*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? No
If yes, list the names of all parties involved: _____
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"):
- Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - Whether the proposed use is compatible with the established land use pattern.
 - 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.
 - Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - Whether the proposed use will adversely influence living conditions in the neighborhood.
 - Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - Whether the proposed use will create a drainage problem.
 - Whether the proposed use will seriously reduce light and air to adjacent areas.
 - Whether the proposed use will adversely affect property values in the adjacent area.
 - Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - 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.
- NA 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. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
- ✓ 6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

- ✓ 7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- ✓ 8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- ✓ 9. Proof of Ownership (i.e. deed).
- ✓ 10. Agent Authorization Form (signed and notarized).
- ✓ 11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- ✓ 12. Fee. The application fee for a Special Exception Application is \$1,050. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

Wendy Grennell
Applicant/Agent Name (Type or Print)

Wendy Grennell
Applicant/Agent Signature

2-9-2026
Date

COLUMBIA COUNTY, FLORIDA PLANNING & ZONING/BOARD OF ADJUSTMENTS STAFF REPORT

I. APPLICATION INFORMATION

Application Type: Special Exception

Application No: SE260304 and SE260305

Applicant/Owner: Wendy Grennell (agent)/Verlus Dean and Lynn Hackett (owners)

Parcel ID: 21-6S-16-03900-003

Location: 16034 SW State Road 47 Fort White, Fl.

Zoning: Agricultural (A-3)

Request: Approval of (2) Special Exceptions to allow for a flea market and open storage for campers, RVs, and boats.

II. SUMMARY OF REQUEST

The applicant requests approval of (2) Special Exceptions to allow a flea market and open storage yard within a Agricultural (A-3) zoning district. Property has been used for similar purposes in the past. Property is approximately 22.31 acres. Surrounding zoning is A-3, with low residential density usage.

III. SITE & AREA CHARACTERISTICS

The subject property is located in a agriculturally zoned area with surrounding agricultural and low-density residential uses. There is a commercial neighborhood zoned parcel to the South..

IV. LDR ANALYSIS & CONFLICTS

- Reviewed under Section 12.2 and Sections 4.5.7.23/39 of the Columbia County LDRs.
Conflicts: No listed restrictions for Special Exception granting a flea market. Subsection 39 if for "other similar uses." Applicant feels that the outdoor storage of campers, RVs, and boats is similar to subsection 32 which allows mini-warehouse and enclosed storage.

V. COMPREHENSIVE PLAN CONSISTENCY & CONFLICTS

Staff is concerned with traffic and will be requesting an official FDOT traffic study with the Site Development Plan application should the Special Exceptions be granted.

VI. STAFF NOTES

Staff is not concerned with the granting or not of these Special Exceptions. Staff concerns will be addressed in the Site Development Plan process if the Special Exceptions are granted.

Special Exception Criteria

(a) 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.

Property has access to SW Elim Church Rd. and SW State Rd. 47. FDOT traffic study will be required for Site Development Plan.

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

Applicant has provided a preliminary site plan with designated parking including adequate ADA parking. Possible noise concern for neighboring parcels during peak hours for flea market.

(c) Refuse and service areas, with particular reference to the items in [subsections] (a) and (b) above.

Preliminary site plan does show refuse and bathrooms. Further inspection required with Site Development Plan application.

(d) Utilities, with reference to locations, availability, and compatibility.

Well, septic, and power shown on preliminary site plan.

(e) Screening and buffering with reference to type, dimensions, and character.

Natural buffering is already in place for most of the parcel. Further buffering may be recommended by the board.

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

Not addressed. Lighting will be required for outdoor storage area if approved.

(g) Required yards and other open space.

Adequate space provided.

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

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

(2) Whether the proposed use is compatible with the established land use pattern;

(3) 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;

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

(5) Whether the proposed use will adversely influence living conditions in the neighborhood;

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

(7) Whether the proposed use will create a drainage problem;

(8) Whether the proposed use will seriously reduce light and air to adjacent areas;

(9) Whether the proposed use will adversely affect property values in the adjacent area;

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

(11) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Attachment 1

Analysis of Section 12.2.1.(3)(H) Of the Land Development Regulations ("LDRs")

February 9, 2026

Dean Hackett

137 NW Slappy Dr

Lake City, FL 32055

Columbia County Building and Zoning Department

135 NE Hernando Avenue

Lake City, FL 32055

SUBJECT: Fort White Storage Analysis of Section 12.2.1.(3) of the Land Development Regulations

To Whom it May Concern:

I, Dean Hackett and my agent Wendy Grennell are presenting an application for Special Exception for Parcel # 21-6S-16-03900-003 that would allow for approximately 3 acres of outdoor storage for Recreational Vehicles, campers, boats and other equipment. Please find below support information required for the Special Exception Application.

1. Analysis of Section 12.2.1.(3) 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

The subject property has an Agriculture -3 Future Land Use Map Designation (FLUM) and an Agriculture-3 Zoning Designation. The Zoning Designation is consistent with the FLUM Designation. The proposed use is allowed under a Special Exception within the A-3 zoning district per section 4.5.4.23 of the Columbia County Land Development Regulations. The above information states the proposed use is in conformance with the Comprehensive Plan and will not cause any adverse effects to the plan.

b. Whether the proposed use is compatible with the established land use patterns

The proposed use is compatible with the established land use pattern. The subject property has 2 established access points to SW SR 47 allowing for ingress and egress and not affecting any other residential areas. The site is sustainable for an outdoor storage area for Recreational vehicles, campers, boats and other equipment.

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.

We are proposing an outdoor storage area, approximately 3 acres in the middle of 22.31 acres. This proposed use will not increase the population density or load on public school facilities. The site has 2 existing access points to SW SR 47 and therefore would not cause an overtax on the roads. The property contains exiting wells and septic systems, therefore would not increase the use of public utilities.

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

With direct access to SW SR 47, the close proximity to the Town of Fort White and Ichetucknee Springs, the proposed storage area would bring increased income to the area by the use of the community's stores, gas stations and restaurants.

e. Whether the proposed use will adversely influence living conditions in the neighborhood.

The subject property has direct access to SW SR 47; no residential areas will be affected by traffic and will not adversely affect the living conditions of the surrounding neighborhood. In conversations with adjoining neighbors, they have no issues with a storage area being set up on the subject property. The proposed area for storage is hidden from view of neighboring properties and SW SR 47.

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

The proposed project will have very minimal impact on traffic. The proposed project does not bring in daily traffic. According to the FDOT online Traffic Reports, SR 47 is more than

sufficient to handle the anticipated traffic flow of the proposed project. Please see Concurrency Worksheet.

g. Whether the proposed use will create a drainage problem.

The proposed use will not create a drainage problem. There is no new development for this proposed use. The structures and driveways exist and have been in place since 2016 or earlier for some features of the property. This location was previously used for RV's (Fort Ichnetucknee Resort).

h. Whether the proposed use will seriously reduce light and air to adjacent areas.

The proposed project will not seriously reduce light or air to the adjacent areas.

i. Whether the proposed use will adversely affect property values in the adjacent areas.

The proposed project will not adversely affect property values in the adjacent areas. With the implementation of this project, the clean-up and maintenance of the subject property should increase the values of the surrounding properties.

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

We do not believe that the proposed use would be any kind of 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.

The proposed use is not out of scale with the needs of the neighborhood or the community. This location brings visitors and tourism because of the Ichetucknee State Park. The previous Fort Ichetucknee Resort, rental of tubes for the river, and now the newly approved Stillwater Estates RV Resort just to the north of our proposed project is consistent with the scale of the community and the visitors the State Park brings.

Attachment 2

Vicinity Map



Attachment 3

Site Plan

4795 SW Elm Church Rd

21-65-16-0390-003

(2024)

BOUNDARY SURVEY
IN SECTION 31
TOWNSHIP 26 SOUTH
RANGE 16 EAST
CLARK COUNTY, OKLA.

Survey Number 3
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 4
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 5
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 6
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 7
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 8
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 9
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 10
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 11
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 12
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 13
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 14
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 15
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

Survey Number 16
Section 31, Township 26S, Range 16E, Clark County, Oklahoma
Surveyed by Mark D. Durbin and Associates, Inc.
Date of Survey: 10/17/2023
Surveyed for: 21-65-16-0390-003

4



MARK D. DURBIN AND ASSOCIATES, INC.
1000 S. WEST 100TH AVE
SUITE 100
OKLAHOMA CITY, OK 73160
PHONE: (405) 750-1000
FAX: (405) 750-1001
WWW.MDDA-OKLA.COM

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1908 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, CLARK COUNTY, OKLA.

10/17/2023

Attachment 4

Storm Water Management Plan Not Applicable Existing Facilities

Attachment 5

Fire Department Access and Water Supply Plan



COLUMBIA COUNTY FIRE RESCUE

509 SW Bascom Norris Dr., Lake City, FL 32025

Office (386) 758-3349

Cpt. Shane Overstreet
State Inspector # 256399

TO: Mr. Hackett

FROM: Cpt. Shane Overstreet
Fire Inspector # 256399

REF: Fire Department Access and Water Supply

On February 23, 2026, I observed the following location at SW SR 47 and SW Elim Church Rd. has adequate access for CCFR apparatus and sufficient water supply can be established for the intended use of the facility.

Sincerely,

Shane Overstreet

Shane Overstreet

Attachment 6

Concurrency Impact Analysis

**Trip Generation/Sanitary
Sewer/Potable Water
Not Applicable**

Attachment 7

Comprehensive Plan Consistency Analysis

February 9, 2026

Dean Hackett

137 NW Slappy Dr

Lake City, FL 32025

Columbia County Building & Zoning Department

135 NE Hernando Avenue

Lake City, FL 32055

SUBJECT: Fort White Outdoor Storage Comprehensive Plan Consistency Analysis

To Whom it May Concern:

We are requesting a Special Exception for parcel 21-6S-16-03900-003 to utilize approximately 3 acres for outdoor storage for Campers, Recreational Vehicles, boats and other equipment. The following is in response to #7 on the Special Exception Application.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives and Policies).

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL- Recognizing the importance of protecting the quality of life and natural resources for the surrounding area.

OBJECTIVES AND POLICIES FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map.

- Objective 1.2 The county shall maintain the rural character of rural areas by limiting development activities to those uses and densities which are identified within the following policies.
- Policy 1.2.1 The county shall permit in rural areas agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, conventional single-family dwellings, mobile homes, churches, and other houses of worship, and uses requiring approval as special exceptions.

Consistency- The proposed project would be allowed under a special exception, located in a rural area and has direct access to SW SR 47.

- Policy 1.1.2 The county's land development regulations shall be based on and consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency- Storage of Recreational Vehicles and campers are compatible with Agricultural Land Uses and meets all required findings required for granting a special exception under this policy in the Columbia County Comprehensive Plan.

- Policy 1.2.3 Does not apply
- Policy 1.2.4 Does not apply
- Policy 1.2.5 Does not apply

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

- Objective 1.3 The county shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.
- Policy 1.3.1 The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.
- Consistency- The proposed project does not contribute to the proliferation of urban sprawl. The proposed project has existing facilities and is recreational in nature.
- Policy 1.3.2 The county shall continue to have mechanisms which protect public lands from adverse impact of adjacent incompatible land uses, which include but are not limited to high density residential land use, commercial and industrial land use and mining activity.
- Consistency- The proposed project is compatible with adjacent land uses.

Attachment 8

Legal Description With Tax Parcel Number (In Microsoft Word Format)

Parcel 21-6S-16-03900-003

Legal Description

COMM NE COR OF SEC, W 945.56 FT TO W R/W OF SR-47, CONT W 667.46 FT FOR POB, CONT W 932.16 FT, SW 497.79 FT TO N R/W OS SW ELIM CHURCH RD, SE ALONG R/W 978.06 FT, NE 250.51 FT, SE 638.68 FT TO W R/W OF SR-47, NE ALONG CURVE 340.55 FT, NW 654.68 FT, N 5 DEG E 291.20 FT TO POB & COMM NE COR OF SEC, W 945.56 TO W R/W OF SR-47 & POB, W 667.46 FT, S05 DEG W 291.20 FT, S84 DEG E 254.08 FT, N05 DEG E 193.61 FT E 408.11 FT TO PT ON W SAID R/W, NE ALONG R/W 129.83 FT TO POB.

WD 1335-462, WD 1340-2737

Attachment 9

Proof of Ownership (i.e. Deed)

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 17-0244

Inst: 201712013568 Date: 07/19/2017 Time: 3:30PM
Page 1 of 2 B: 1340 P: 2737, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 28.00

General Warranty Deed

Made this July 17, 2017 A.D. By **Dana M. Oser, a single person**, whose address is: 15990 SW SR 47, Fort White, Florida 32038, hereinafter called the grantor, to **Verlus Dean and Lynn L. Hackett, Husband and Wife**, whose post office address is: 137 NW Slappy Drive, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

Part of the NE 1/4 of Section 21, Township 6 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Commence at an iron pip marking the NE corner of Section 21, Township 6 South, Range 16 East, Columbia County, Florida, and thence S 88 degrees 30' 27" W, along the monumented North line of the NE 1/4 of said Section 21, a distance of 945.56 feet to a 5/8" iron rod, LS 4708, on the West right-of-way line of State Road No. 47, a 100 foot wide public right-of-way, and the point of beginning of the herein described lands; thence continue S 88 degrees 30' 27" W, along said North line, 667.46 feet to a 5/8" iron rod, LS 4708; thence S 05 degrees 47' 26" W, 291.20 feet to a 5/8" iron rod, LS 4708; thence S 84 degrees 13' 46" E, 254.08 feet; thence N 05 degrees 47' 26" E, 193.61 feet; thence N 88 degrees 25' 30" E, 408.11 feet to a point on the aforementioned West right-of-way line, said right-of-way line being defined by a curve concave Easterly and having a radius of 22968.31 feet and a central angel of 00 degrees 19' 26" and being subtended by a chord having a bearing of N 07 degrees 13' 30" E and a chord length of 129.83 feet; thence Northerly along the arc of said curve, an arc distance of 129.83 feet to the point of beginning.

Parcel ID Number: part of **21-6S-16-03900-002**

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 17-0244

Together with all the 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, 2016.

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:

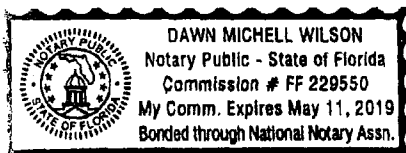
Cheryl E. Beatty
Witness Printed Name Cheryl E. Beatty

Dawn M. Wilson
Witness Printed Name Dawn M. Wilson

State of Florida
County of Suwannee

The foregoing instrument was acknowledged before me this 17th day of July, 2017, by Dana M. Oser, who is/are personally known to me or who has produced FL ID as identification.

Dana M. Oser (Seal)
Dana M. Oser
Address: 15990 SW SR 47, Fort White, Florida 32038



Dawn M. Wilson
Notary Public
Print Name: Dawn M. Wilson
My Commission Expires: 5/11/2019

Attachment 10

Agent Authorization Form

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Wendy Grennell
(Name of Person to Act as my Agent)

for _____
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Special Exception
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Verlus Dean Hackett

Applicant/Owner's Title: owner

On Behalf of: _____
(Company Name, if applicable)

Telephone: 386-623-2763 Date: _____

Applicant/Owner's Signature: Dean Hackett

Print Name: DEAN HACKETT

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 30 day of January, 20 26, by Verlus Dean Hackett, whom is personally known by me ☐ OR produced identification ☒.
Type of Identification Produced FL DL

Shirley M. Bennett
(Notary Signature)

(SEAL)



SHIRLEY M. BENNETT
Notary Public
State of Florida
Comm# HH657610
Expires 3/12/2029

Attachment 11

Proof of Payment of Taxes

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

17422.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03900-003		3

HACKETT VERLUS DEAN
HACKETT LYNN L
137 NW SLAPPY DR
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

4775 ELIM CHURCH SW FORT WHITE 32038
COMM NE COR OF SEC, W 945.56 FT TO W R/W OF
SR-47, CONT W 667.46 FT FOR POB, CONT W 932.16

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	152,714	7.8150	0	152,714	1,193.46
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	152,714	0.7480	0	152,714	114.23
LOCAL	152,714	3.1010	0	152,714	473.57
CAPITAL OUTLAY	152,714	1.5000	0	152,714	229.07
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	152,714	0.2812	0	152,714	42.94
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	152,714	0.0001	0	152,714	0.02

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	2,053.29
---------------	---------	------------------	----------

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @303.9800	307.92
GGAR SOLID WASTE - ANNUAL	1.00 Unit @210.1500	210.15

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	518.07
----------------------------	--------

COMBINED TAXES AND ASSESSMENTS	2,571.36	See reverse side for important information
--------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,571.36	-102.85	0.00	2,468.51	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

17422.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03900-003		3

HACKETT VERLUS DEAN
HACKETT LYNN L
137 NW SLAPPY DR
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

4775 ELIM CHURCH SW FORT WHITE 32038
COMM NE COR OF SEC, W 945.56 FT TO W R/W OF
SR-47, CONT W 667.46 FT FOR POB, CONT W 932.16

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,571.36	-102.85	0.00	2,468.51	0.00

Receipt(s) 2025-10275 on 11/17/25 for \$2,468.51 by DEAN/LYNN HACKETT

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Attachment 12

Fee

\$1050



Building and Zoning Department

Special Exceptions Application

Invoice

75650

Applicant Information

Wendy Grennell
16034 SW STATE ROAD 47

Invoice Date

03/23/2026

Permit

SE260304

Amount Due

\$1,050.00

Job Location

Parcel: 21-6S-16-03900-003
Owner: HACKETT VERLUS DEAN, HACKETT LYNN L,
Address: 16034 SW STATE ROAD 47

Contractor Information

Invoice History

Date	Description	Amount
03/23/2026	Fee: Special Exception	\$1050.00
Amount Due:		\$1050.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

***Fee balances are not immediately updated using online Credit Card.
If you have paid permit fees using the online application site or by another
method such as check or cash, please allow time for your payment to be
processed.***

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

Wendy Grennell
16034 SW STATE ROAD 47

Method

Check 3074

Date of Payment

03/23/2026

Payment

772958

Amount of Payment

\$1050.00

AppID: 75650 Permit #: SE260304
Special Exceptions
Parcel: 21-6S-16-03900-003
Owner: HACKETT VERLUS DEAN, HACKETT LYNN L,
Address: 16034 SW STATE ROAD 47

Contractor Information

Payment History

Date	Description	Amount
03/23/2026	Fee: Special Exception	\$1050.00
03/23/2026	Payment: Check 3074	(\$1050.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.

NOTICE OF PUBLIC HEARING

CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

BY THE COLUMBIA COUNTY, FLORIDA, BOARD OF ADJUSTMENTS. **NOTICE IS HEREBY GIVEN** that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a Special Exception, as described below, will be heard by the Board of Adjustments of Columbia County, Florida, at a public hearing on May 28, 2026, at 5:30pm, or as soon thereafter as the matters can be heard, in the Tourist Development Council Building located at 971 W Duval St. Suite 145, Lake City, Florida.

SE260304 – A petition by Wendy Grennell, agent for Verlus Dean and Lynn Hackett, requesting a Special Exception to operate an outdoor storage yard for boats, campers, and RVs on the land as described below: parcel #21-6S-16-03900-003

COMM NE COR OF SEC, W 945.56 FT TO W R/W OF SR-47, CONT W 667.46 FT FOR POB, CONT W 932.16 FT, SW 497.79 FT TO N R/W OS SW ELIM CHURCH RD, SE ALONG R/W 978.06 FT, NE 250.51 FT, SE 638.68 FT TO W R/W OF SR-47, NE ALONG CURVE 340.55 FT, NW 654.68 FT, N 5 DEG E 291.20 FT TO POB & COMM NE COR OF SEC, W 945.56 TO W R/W OF SR-47 & POB, W 667.46 FT, S05 DEG W 291.20 FT, S84 DEG E 254.08 FT, N05 DEG E 193.61 FT E 408.11 FT TO PT ON W SAID R/W, NE ALONG R/W 129.83 FT TO POB. WD 1335-462, WD 1340-2737

SE260305 – A petition by Wendy Grennell, agent for Verlus Dean and Lynn Hackett, requesting a Special Exception to operate a flea market on the same land as described above.

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 application are available for public inspection at the Office of the County Planner, County Administrative Offices located at 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 forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

For more information, contact Seth Lane at (386) 754-7119



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SE 260305

Application Fee \$1,050.00

Receipt No. 772962

Filing Date 3-23-2026

Completeness Date -

75653

Special Exception Application

A. PROJECT INFORMATION

1. Project Name: Fort White Flea Market
2. Address of Subject Property: 16034 SW State Road 47 Fort White
3. Parcel ID Number(s): 21-65-16-03900-003
4. Future Land Use Map Designation: A6-3
5. Zoning Designation: A-3
6. Acreage: 22.31
7. Existing Use of Property: Residential
8. Proposed use of Property: Residential / Flea Market
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Article 4.5.7.23
Special exceptions within Agriculture-1, Agriculture-2,
Agriculture-3 districts 23. Flea Markets

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Wendy Grennell Title: Agent
Company name (if applicable): _____
Mailing Address: 3124 SW Old Wire Rd
City: Fort White State: FL Zip: 32038
Telephone: (386) 984-6274 Fax: () Email: permiHady2017@gmail.com
3. If the applicant is agent for the property owner*,
Property Owner Name (title holder): Verdus Dean + Lynn Hackett
Mailing Address: 137 NW Slappy Dr
City: Lake City State: FL Zip: 32055
Telephone: (386) 623-2763 Fax: () Email: hackettd@comcast.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.

*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? No
If yes, list the names of all parties involved: _____
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.
- NW 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. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
- ✓ 6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

- ✓ 7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- ✓ 8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- ✓ 9. Proof of Ownership (i.e. deed).
- ✓ 10. Agent Authorization Form (signed and notarized).
- ✓ 11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- ✓ 12. Fee. The application fee for a Special Exception Application is \$1,050. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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 properly 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.

Wendy Grennell
Applicant/Agent Name (Type or Print)

Wendy Grennell
Applicant/Agent Signature

2-9-2026
Date

Attachment 1

Analysis of Section 12.2.1.(3)(H) Of the Land Development Regulations ("LDRs")

February 9, 2026

Dean Hackett

137 NW Slappy Dr

Lake City, FL 32055

Columbia County Building and Zoning Department

135 NE Hernando Avenue

Lake City, FL 32055

SUBJECT: Fort White Flea Market Analysis of Section 12.2.1.(3) of the Land Development Regulations

To Whom it May Concern:

I, Dean Hackett and my agent Wendy Grennell are presenting an application for Special Exception for Parcel # 21-6S-16-03900-003 that would allow for a Flea Market utilizing an existing 102' x 88' Pole Barn. Please find below support information required for the Special Exception Application.

1. Analysis of Section 12.2.1.(3) 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

The subject property has an Agriculture -3 Future Land Use Map Designation (FLUM) and an Agriculture-3 Zoning Designation. The Zoning Designation is consistent with the FLUM Designation. The proposed use is allowed under a Special Exception within the A-3 zoning district per section 4.5.4.23 of the Columbia County Land Development Regulations. The above information states the proposed use is in conformance with the Comprehensive Plan and will not cause any adverse effects to the plan.

b. Whether the proposed use is compatible with the established land use patterns

The proposed use is compatible with the established land use pattern. The subject property has 2 established access points to SW SR 47. The site is sustainable for a Flea Market with the 2 established driveways allowing for ingress and egress and not affecting any other 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.

We are proposing a Flea Market, operating 3 days a week for 8 hours a day. This proposed use will not increase the population density or load on public school facilities. The site has 2 existing access points to SW SR 47 and therefore would not cause an overtax on the roads. The property contains exiting wells and septic systems, therefore would not increase the use of public utilities.

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

With direct access to SW SR 47, the close proximity to the Town of Fort White and Ichetucknee Springs, the proposed Flea Market would bring increased income to the area by the use of the community's stores, gas stations and restaurants.

e. Whether the proposed use will adversely influence living conditions in the neighborhood.

The subject property has direct access to SW SR 47, no residential areas will be affected by traffic and will not adversely affect the living conditions of the surrounding neighborhood. In conversations with adjoining neighbors, they have no issues with a flea market being setup on the subject property.

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

The proposed project will have very minimal impact on traffic. According to the FDOT online Traffic Reports, SR 47 is more than sufficient to handle the anticipated traffic flow of the proposed project. Please see Concurrency Worksheet.

g. Whether the proposed use will create a drainage problem.

The proposed use will not create a drainage problem. There is no new development for this proposed use. The structure and driveways exist and have been in place since 2016 or earlier for some features of the property.

h. Whether the proposed use will seriously reduce light and air to adjacent areas.

The proposed project will not seriously reduce light or air to the adjacent areas.

i. Whether the proposed use will adversely affect property values in the adjacent areas.

The proposed project will not adversely affect property values in the adjacent areas. With the implementation of this project, the clean-up and maintenance of the subject property should increase the values of the surrounding properties.

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

We do not believe that the proposed use would be any kind of 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.

The proposed use is not out of scale with the needs of the neighborhood or the community. This location brings visitors and tourism because of the Ichetucknee State Park. The previous Fort Ichetucknee Resort, rental of tubes for the river, and now the newly approved Stillwater Estates RV Resort just to the north of our proposed project is consistent with the scale of the community and the visitors the State Park brings.

Attachment 2

Vicinity Map

COLUMBIA COUNTY Property Appraiser

Parcel 21-6S-16-03900-003 <https://search.ccpafl.com/parcel/03900003166S21>

4775 SW ELIM CHURCH RD

Owners

HACKETT VERLUS DEAN
HACKETT LYNN L
137 NW SLAPPY DR
LAKE CITY, FL 32055

Use: 0200: MOBILE HOME

Subdivision: DIST 3

Legal Description

COMM NE COR OF SEC, W 945.56 FT TO W R/W OF SR-47, CONT W 667.46 FT FOR POB, CONT W 932.16 FT, SW 497.79 FT TO N R/W OS SW ELIM CHURCH RD, SE ALONG R/W 978.06 FT, NE 250.51 FT, SE 638.68 FT TO W R/W OF SR-47, NE ALONG CURVE 340.55...



Attachment 3

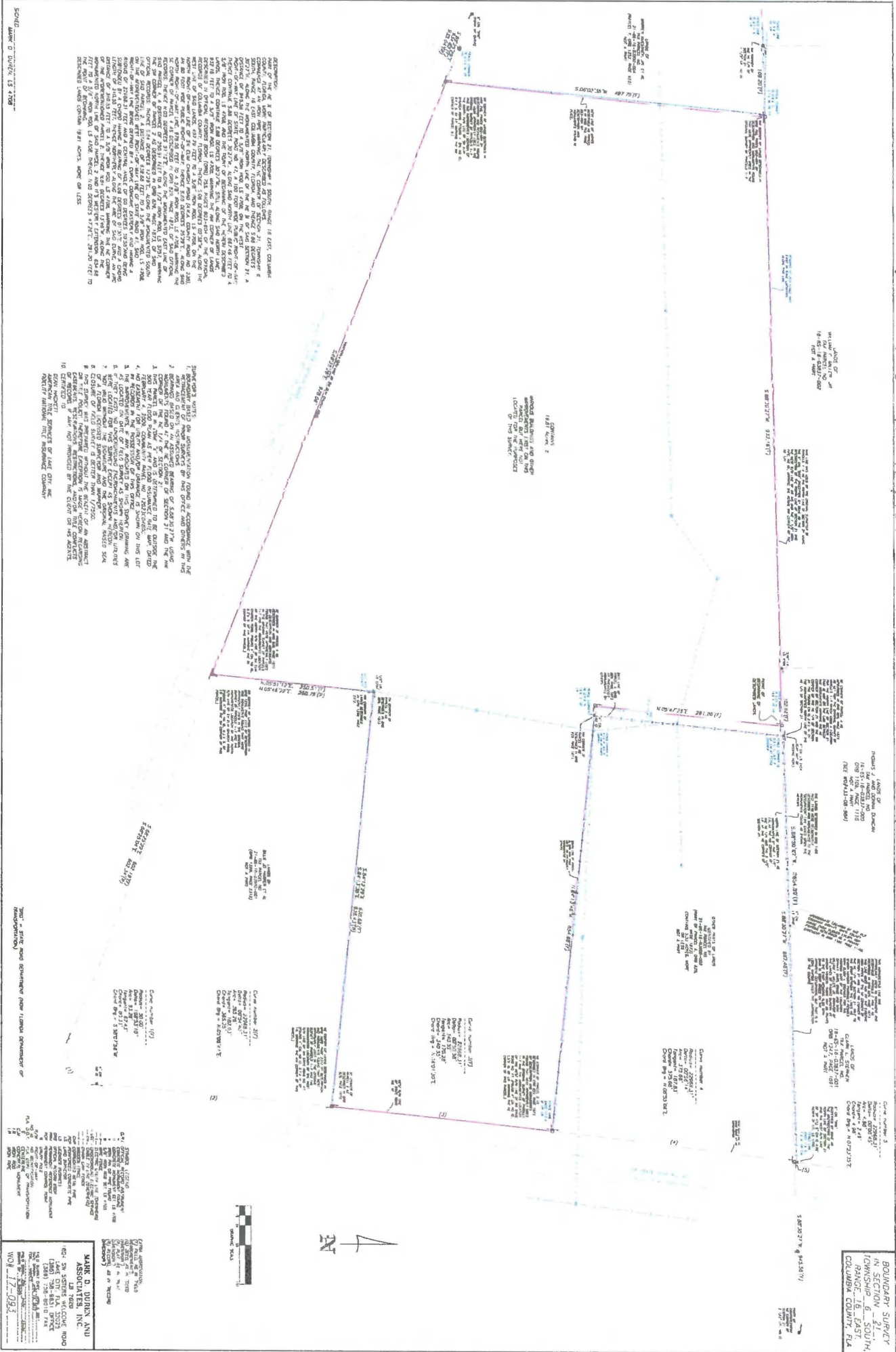
Site Plan

4795 SWEET Church Rd

21-65-16-03900-003

(2024)

BOUNDARY SURVEY
IN SECTION -21-
TOWNSHIP-6 SOUTH
RANGE-16 EAST
COLUMBIA COUNTY, PA



Scale: 1 inch = 100 feet

SAAR D. DUREN AND
ASSOCIATES, INC.
100 S. 10TH STREET
SUITE 200
PHILADELPHIA, PA 19107
TEL: 215-592-1234
FAX: 215-592-1235
WWW.SAARDUREN.COM

Attachment 4

Storm Water Management Plan Not Applicable Existing Facilities

Attachment 5

Fire Department Access and Water Supply Plan



COLUMBIA COUNTY FIRE RESCUE

509 SW Bascom Norris Dr., Lake City, FL 32025

Office (386) 758-3349

Cpt. Shane Overstreet
State Inspector # 256399

TO: Mr. Hackett

FROM: Cpt. Shane Overstreet
Fire Inspector # 256399

REF: Fire Department Access and Water Supply

On February 23, 2026, I observed the following location at SW SR 47 and SW Elim Church Rd. has adequate access for CCFR apparatus and sufficient water supply can be established for the intended use of the facility.

Sincerely,

Shane Overstreet

Shane Overstreet

Attachment 6

Concurrency Impact Analysis

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
210	Residential	4.10	0.98	100.00	410.00	98.00

*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)
Residential	15.00	30.00	450.00

* 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.

Sanitary Sewer 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)
Residential	15.00	30.00	450.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. 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.

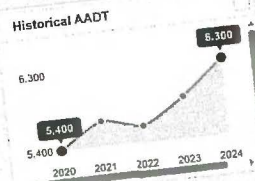
Solid Waste Analysis

Use	Pounds per Vendor Space	Total Vendor Spaces	Total (Lbs Per Day)
Residential	10.00	30.00	300.00

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

Daily Traffic Info:
 Road Name: SR-47
 From: CR-238/SW ELIM CH RD
 To: SW CR-246
 Year: 2024
 AADT: 6300
 Roadway: 29020000
 Code: 290053
 County: Columbia
 Lat/Long: 29.95589, -82.71281
[Historical AADT Chart](#)

D2



Traffic Reports

To view a report, first select one:
 Annual Average Daily Traffic

Then, select a county (or Florida's Turnpike):
 Columbia

[Generate Report](#)

Attachment 7

Comprehensive Plan Consistency Analysis

February 9, 2026

Dean Hackett

137 NW Slappy Dr

Lake City, FL 32025

Columbia County Building & Zoning Department

135 NE Hernando Avenue

Lake City, FL 32055

SUBJECT: Fort White Flea Market Comprehensive Plan Consistency Analysis

To Whom it May Concern:

We are requesting a Special Exception for parcel 21-6S-16-03900-003 to utilize the existing facilities for a weekend flea market containing approximately 30-35 vendor spaces under the existing covered pole barn. The following is in response to #7 on the Special Exception Application.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives and Policies).

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL- Recognizing the importance of protecting the quality of life and natural resources for the surrounding area.

OBJECTIVES AND POLICIES FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map.

- Objective 1.2 The county shall maintain the rural character of rural areas by limiting development activities to those uses and densities which are identified within the following policies.
- Policy 1.2.1 The county shall permit in rural areas agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, conventional single family dwellings, mobile homes, churches, and other houses of worship, and uses requiring approval as special exceptions.

Consistency- The proposed project would be allowed under a special exception, located in a rural area and has direct access to SW SR 47. The proposed project has existing septic systems and wells.

- Policy 1.1.2 The county's land development regulations shall be based on and consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency- Flea markets are compatible with Agricultural Land Uses and meets all required findings required for granting a special exception under this policy in the Columbia County Comprehensive Plan.

- Policy 1.2.3 Does not apply
- Policy 1.2.4 Does not apply
- Policy 1.2.5 Does not apply

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

- Objective 1.3 The county shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.
- Policy 1.3.1 The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.
- Consistency- The proposed project does not contribute to the proliferation of urban sprawl. The proposed project has existing facilities and is recreational in nature.
- Policy 1.3.2 The county shall continue to have mechanisms which protect public lands from adverse impact of adjacent incompatible land uses, which include but are not limited to high density residential land use, commercial and industrial land use and mining activity.
- Consistency- The proposed project is compatible with adjacent land uses.

Attachment 8

Legal Description With Tax Parcel Number (In Microsoft Word Format)

Parcel 21-6S-16-03900-003

Legal Description

COMM NE COR OF SEC, W 945.56 FT TO W R/W OF SR-47, CONT W 667.46 FT FOR POB, CONT W 932.16 FT, SW 497.79 FT TO N R/W OS SW ELIM CHURCH RD, SE ALONG R/W 978.06 FT, NE 250.51 FT, SE 638.68 FT TO W R/W OF SR-47, NE ALONG CURVE 340.55 FT, NW 654.68 FT, N 5 DEG E 291.20 FT TO POB & COMM NE COR OF SEC, W 945.56 TO W R/W OF SR-47 & POB, W 667.46 FT, S05 DEG W 291.20 FT, S84 DEG E 254.08 FT, N05 DEG E 193.61 FT E 408.11 FT TO PT ON W SAID R/W, NE ALONG R/W 129.83 FT TO POB.

WD 1335-462, WD 1340-2737

Attachment 9

Proof of Ownership (i.e. Deed)

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 17-0244

Inst: 201712013568 Date: 07/19/2017 Time: 3:30PM
Page 1 of 2 B: 1340 P: 2737, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 28.00

General Warranty Deed

Made this July 17, 2017 A.D. By **Dana M. Oser, a single person**, whose address is: 15990 SW SR 47, Fort White, Florida 32038, hereinafter called the grantor, to **Verlus Dean and Lynn L. Hackett, Husband and Wife**, whose post office address is: 137 NW Slappy Drive, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

Part of the NE 1/4 of Section 21, Township 6 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Commence at an iron pip marking the NE corner of Section 21, Township 6 South, Range 16 East, Columbia County, Florida, and thence S 88 degrees 30' 27" W, along the monumented North line of the NE 1/4 of said Section 21, a distance of 945.56 feet to a 5/8" iron rod, LS 4708, on the West right-of-way line of State Road No. 47, a 100 foot wide public right-of-way, and the point of beginning of the herein described lands; thence continue S 88 degrees 30' 27" W, along said North line, 667.46 feet to a 5/8" iron rod, LS 4708; thence S 05 degrees 47' 26" W, 291.20 feet to a 5/8" iron rod, LS 4708; thence S 84 degrees 13' 46" E, 254.08 feet; thence N 05 degrees 47' 26" E, 193.61 feet; thence N 88 degrees 25' 30" E, 408.11 feet to a point on the aforementioned West right-of-way line, said right-of-way line being defined by a curve concave Easterly and having a radius of 22968.31 feet and a central angel of 00 degrees 19' 26" and being subtended by a chord having a bearing of N 07 degrees 13' 30" E and a chord length of 129.83 feet; thence Northerly along the arc of said curve, an arc distance of 129.83 feet to the point of beginning.

Parcel ID Number: part of **21-6S-16-03900-002**

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 17-0244

Together with all the 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, 2016.

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:

Cheryl E. Beatty
Witness Printed Name Cheryl E. Beatty

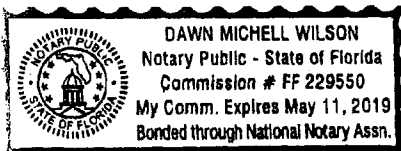
Dawn M. Wilson
Witness Printed Name Dawn M. Wilson

State of Florida
County of Suwannee

The foregoing instrument was acknowledged before me this 17th day of July, 2017, by Dana M. Oser, who is/are personally known to me or who has produced FL ID as identification.

Dana M. Oser (Seal)
Dana M. Oser
Address: 15990 SW SR 47, Fort White, Florida 32038

Dawn M. Wilson
Notary Public
Print Name: Dawn M. Wilson
My Commission Expires: 5/11/2019



Attachment 10

Agent Authorization Form

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Wendy Grennell
(Name of Person to Act as my Agent)

for _____
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Special Exception
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Verlus Dean Hackett

Applicant/Owner's Title: Owner

On Behalf of: _____
(Company Name, if applicable)

Telephone: 386-623-2763 Date: _____

Applicant/Owner's Signature: Dean Hackett

Print Name: Dean Hackett

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 30 day of January, 20 26, by Verlus Dean Hackett, whom is personally known by me ☐ OR produced identification ☒.
Type of Identification Produced FL DL

Shirley M. Bennett
(Notary Signature) (SEAL)



SHIRLEY M. BENNETT
Notary Public
State of Florida
Comm# HH657610
Expires 3/12/2029

Attachment 11

Proof of Payment of Taxes

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

17422.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03900-003		3

HACKETT VERLUS DEAN
HACKETT LYNN L
137 NW SLAPPY DR
LAKE CITY FL 32055

THIS BILL IS FULLY PAID
4775 ELIM CHURCH SW FORT WHITE 32038
COMM NE COR OF SEC, W 945.56 FT TO W R/W OF
SR-47, CONT W 667.46 FT FOR POB, CONT W 932.16

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	152,714	7.8150	0	152,714	1,193.46
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	152,714	0.7480	0	152,714	114.23
LOCAL	152,714	3.1010	0	152,714	473.57
CAPITAL OUTLAY	152,714	1.5000	0	152,714	229.07
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	152,714	0.2812	0	152,714	42.94
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	152,714	0.0001	0	152,714	0.02

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	2,053.29
---------------	---------	------------------	----------

NON AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @303.9800	307.92
GGAR SOLID WASTE - ANNUAL	1.00 Unit @210.1500	210.15

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	518.07
----------------------------	--------

COMBINED TAXES AND ASSESSMENTS	2,571.36	See reverse side for important information
--------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,571.36	-102.85	0.00	2,468.51	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

17422.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03900-003		3

HACKETT VERLUS DEAN
HACKETT LYNN L
137 NW SLAPPY DR
LAKE CITY FL 32055

THIS BILL IS FULLY PAID
4775 ELIM CHURCH SW FORT WHITE 32038
COMM NE COR OF SEC, W 945.56 FT TO W R/W OF
SR-47, CONT W 667.46 FT FOR POB, CONT W 932.16

DO NOT WRITE BELOW THIS PORTION

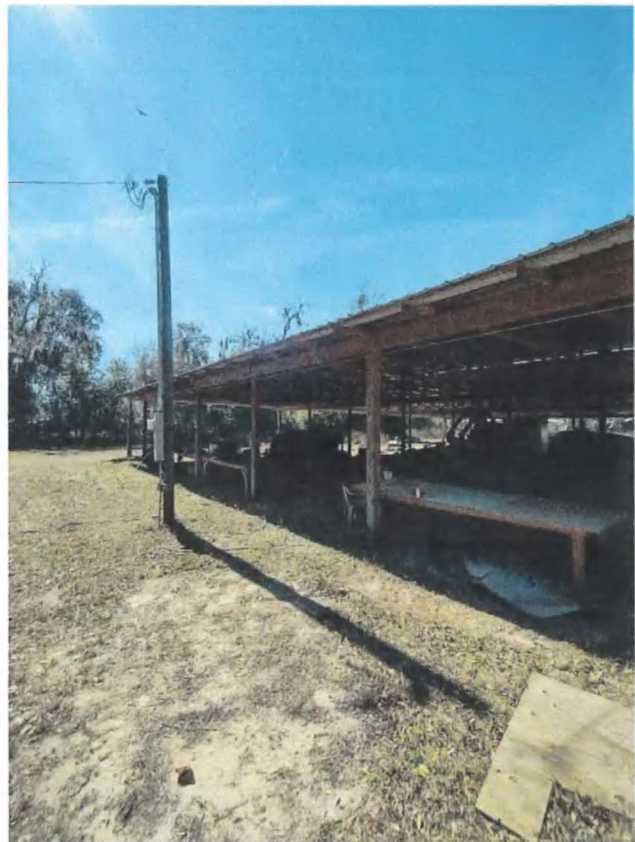
PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,571.36	-102.85	0.00	2,468.51	0.00

Receipt(s) 2025-10275 on 11/17/25 for \$2,468.51 by DEAN/LYNN HACKETT

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

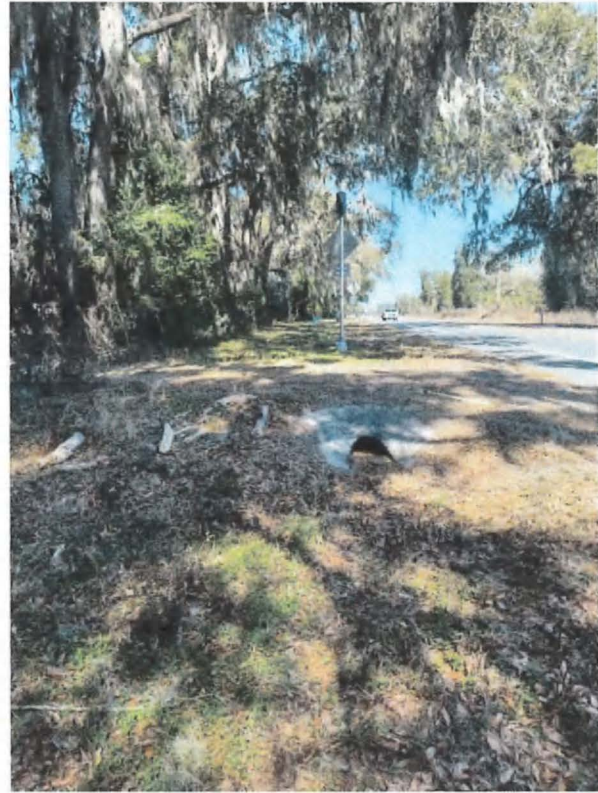
Fort White Flea Market Existing Pole Barn



Fort White Flea Market Existing Entrance Drive



Fort White Flea Market Existing Exit Drive



Fort White Flea Market Business Plan

1. Executive Summary

- **Business Name:** Fort White Flea Market
 - **Location:** Fort White, Florida Columbia County
 - **Mission Statement:** To provide a vibrant, affordable marketplace for local vendors and bargain hunters alike.
 - **Vision Statement:** To become the go-to weekend shopping destination in the region.
 - **Key Offerings:** Under roof vendor spaces, 30-35 vendors
 - **Target Market:** Local shoppers, tourists, collectors, small business vendors.
-

2. Business Description

- **Overview:** Outdoor covered flea market
 - **Operating Schedule:** Friday, Saturday and Sunday from 7 am to 6 pm
-

3. Market Analysis

- **Industry Overview:** Trends in flea markets, secondhand goods, and local shopping.
 - **Target Audience:** Demographics, shopping habits, and spending patterns.
 - **Competitor Analysis:** Other flea markets, thrift stores, and online marketplaces in your area.
 - **Opportunities:** Seasonal events, partnerships with local artisans, eco-friendly shopping trends.
-

4. Marketing & Sales Strategy

- **Branding:** Logo, signage, and market theme.
 - **Promotion Channels:** Social media, local radio, flyers, community boards, partnerships with local businesses.
 - **Events & Attractions:** Live music, food trucks, kids' activities, themed weekends.
 - **Vendor Recruitment:** Outreach to artisans, antique dealers, and small businesses.
-

5. Operations Plan

- **Location & Layout:** Stall arrangement, parking, restrooms, food court.
 - **Vendor Management:** Rental agreements, pricing, rules & regulations.
 - **Staffing:** Market manager, security, maintenance, event staff.
 - **Suppliers & Partners:** Food vendors, entertainment providers, waste management.
-
-

6. Risk Management

- **Potential Risks:** Weather disruptions, low vendor turnout, competition.
 - **Mitigation Strategies:** Covered areas, flexible vendor contracts, strong marketing.
-



Building and Zoning Department

Special Exceptions Application

Invoice

75653

Applicant Information

Wendy Grennell
16034 SW STATE ROAD 47

Invoice Date

03/23/2026

Permit

SE260305

Amount Due

\$1,050.00

Job Location

Parcel: 21-6S-16-03900-003
Owner: HACKETT VERLUS DEAN, HACKETT LYNN L,
Address: 16034 SW STATE ROAD 47

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/23/2026	Fee: Special Exception	\$1050.00
Amount Due:		\$1050.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

Wendy Grennell
16034 SW STATE ROAD 47

Method

Check 3072

Date of Payment

03/23/2026

Payment

772962

Amount of Payment

\$1050.00

AppID: 75653 Permit #: SE260305
Special Exceptions
Parcel: 21-6S-16-03900-003
Owner: HACKETT VERLUS DEAN, HACKETT LYNN L,
Address: 16034 SW STATE ROAD 47

Contractor Information

Payment History

Date	Description	Amount
03/23/2026	Fee: Special Exception	\$1050.00
03/23/2026	Payment: Check 3072	(\$1050.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

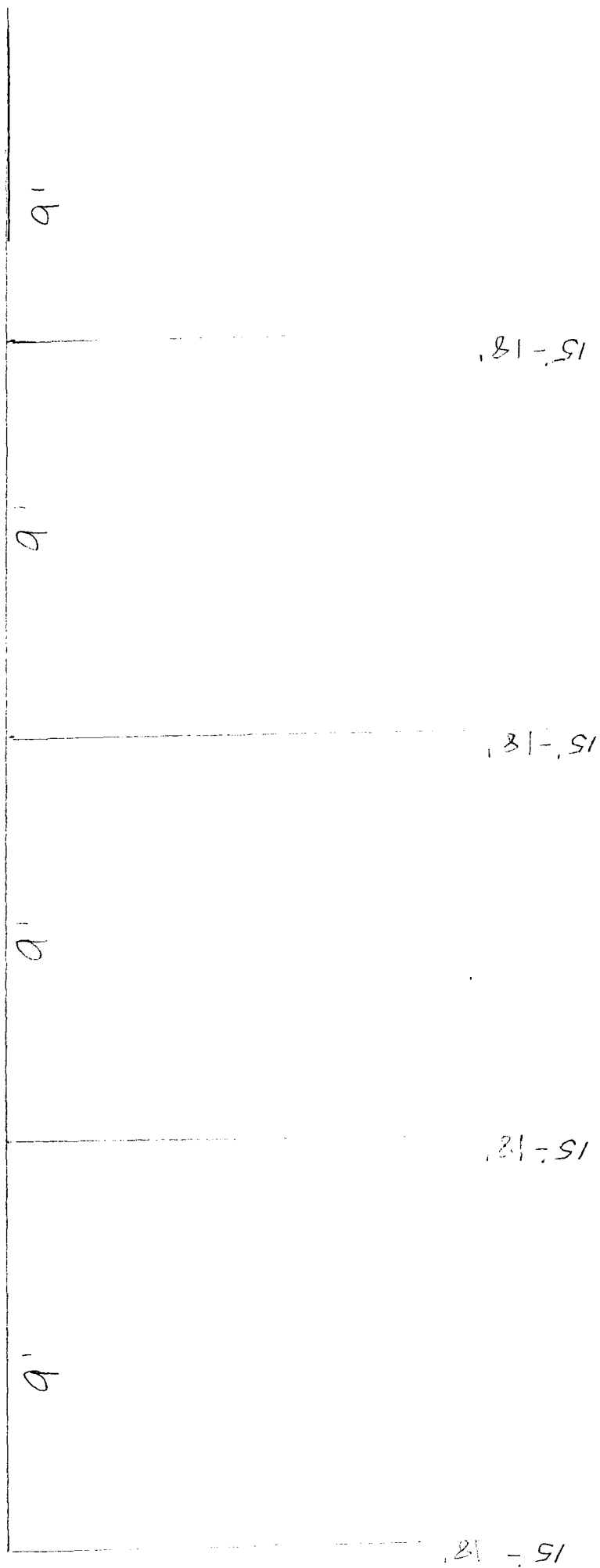
Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

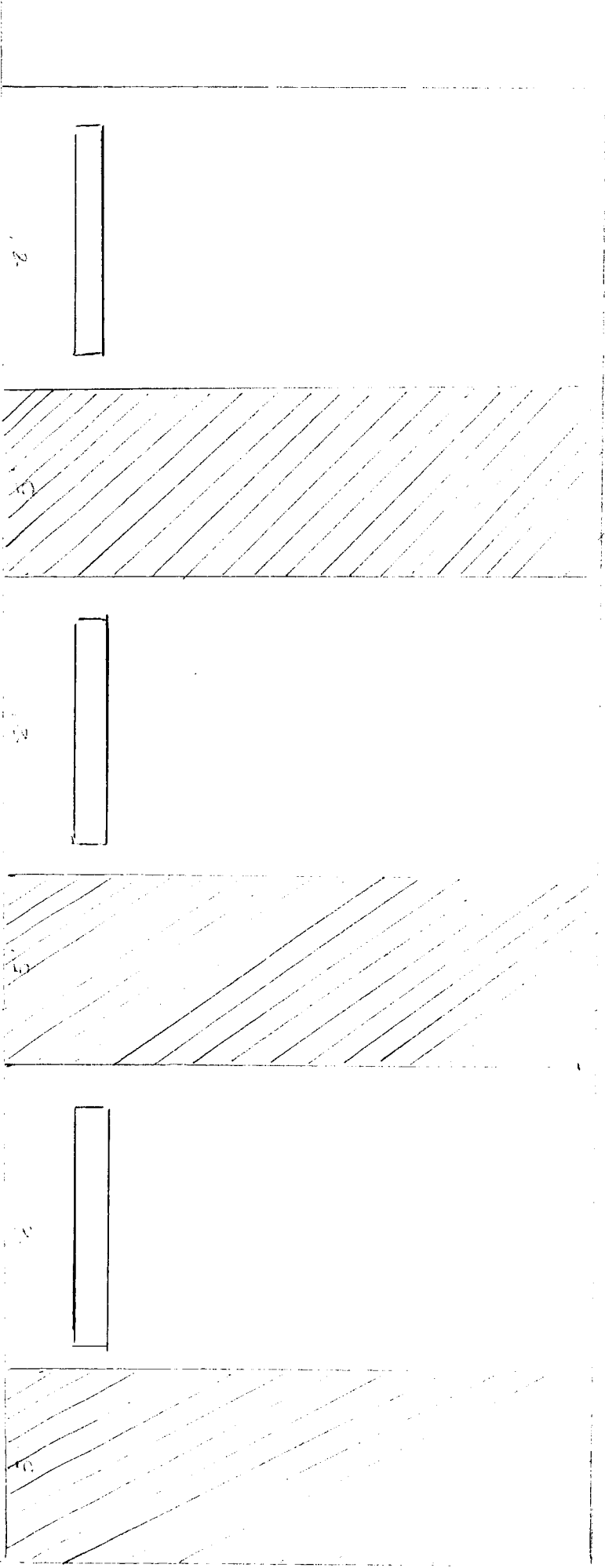
All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Fort White Flea Market
 Proposed parking lot
 10 spaces

Concrete Slab Details



Fort White Fire Marshall
 1. 1/2" hard cap forming level
 2. 5' span, 1/2" 5' with 5' unboard spot
 Asphalt

NOTICE OF PUBLIC HEARING

CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

BY THE COLUMBIA COUNTY, FLORIDA, BOARD OF ADJUSTMENTS. **NOTICE IS HEREBY GIVEN** that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a Special Exception, as described below, will be heard by the Board of Adjustments of Columbia County, Florida, at a public hearing on May 28, 2026, at 5:30pm, or as soon thereafter as the matters can be heard, in the Tourist Development Council Building located at 971 W Duval St. Suite 145, Lake City, Florida.

SE260304 – A petition by Wendy Grennell, agent for Verlus Dean and Lynn Hackett, requesting a Special Exception to operate an outdoor storage yard for boats, campers, and RVs on the land as described below: parcel #21-6S-16-03900-003

COMM NE COR OF SEC, W 945.56 FT TO W R/W OF SR-47, CONT W 667.46 FT FOR POB, CONT W 932.16 FT, SW 497.79 FT TO N R/W OS SW ELIM CHURCH RD, SE ALONG R/W 978.06 FT, NE 250.51 FT, SE 638.68 FT TO W R/W OF SR-47, NE ALONG CURVE 340.55 FT, NW 654.68 FT, N 5 DEG E 291.20 FT TO POB & COMM NE COR OF SEC, W 945.56 TO W R/W OF SR-47 & POB, W 667.46 FT, S05 DEG W 291.20 FT, S84 DEG E 254.08 FT, N05 DEG E 193.61 FT E 408.11 FT TO PT ON W SAID R/W, NE ALONG R/W 129.83 FT TO POB. WD 1335-462, WD 1340-2737

SE260305 – A petition by Wendy Grennell, agent for Verlus Dean and Lynn Hackett, requesting a Special Exception to operate a flea market on the same land as described above.

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 application are available for public inspection at the Office of the County Planner, County Administrative Offices located at 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 forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

For more information, contact Seth Lane at (386) 754-7119



Columbia County Gateway to Florida

73632
FOR PLANNING USE ONLY
Application # SE 260302
Application Fee \$3,800.00 (plus consultant fees
in excess of \$2,500.00)
Receipt No. 722934
Filing Date 3-11-26
Completeness Date _____

Special Exception Application – Communication Towers

A. PROJECT INFORMATION

1. Project Name: NXFL-406 Shilo - NexTower Development Group II, LLC.
2. Address of Subject Property: Vacant, no physical address, Located off of SW Scrubtown Rd.
3. Parcel ID Number(s): 08-7S-17-09956-000
4. Future Land Use Map Designation: Agriculture-3
5. Zoning Designation: Agriculture-3 (A-3)
6. Acreage: 17.25
7. Existing Use of Property: Vacant
8. Proposed use of Property: Communications Tower
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.2.34
To allow for a wireless communications tower & facility as an essential service in a Agricultural district.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Joel Rousseau Title: Agent
Company name (if applicable): NexTower Development Group II, LLC.
Mailing Address: 905 NW 56th Terrace, Suite A
City: Gainesville State: FL Zip: 32605
Telephone: (352) 283-0001 Fax: () Email: jrousseau@nexttower.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.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Marvin & Neomia B. Brown
Mailing Address: 1908 SW Scrubtown Rd
City: Fort White State: FL Zip: 32038
Telephone: (912) 614-7206 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: Ground Lease
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. Analysis demonstrating compliance with Section 4.2.34(4) of the Land Development Regulations ("LDRs"). Analysis must include how the proposed communication tower meets the requirements of Section 4.2.34(4)(1)(a-i), Section 4.2.34(4)(2)(a-j), and Section 4.2.34(4)(1-10) of the LDRs.
3. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
4. 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.
5. 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.
6. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

7. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
8. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). Can be submitted in conjunction with requirement 1.a above.
9. Legal Description with Tax Parcel Number (In Microsoft Word Format).
10. Proof of Ownership (i.e. deed).
11. Agent Authorization Form (signed and notarized).
12. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
13. Fee. The application fee for a Special Exception Application for a Communication Tower is \$3,800, plus consulting fees incurred by the County in excess of \$2,500 for technical review of tower applications. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All fourteen (14) 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.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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 properly 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.

Joel Rousseau, NexTower Development Group II, LLC.

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

8-21-25

Date

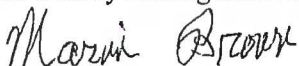
EXHIBIT B
Agent Authorization

Columbia County
Zoning and Building Department
135 NE Hernando Ave
Lake City, FL 32055

**Re: Agent Authorization for SW Scrubtown Rd, Fort White, FL 32038
(Parcel # 08-7S-17-09956-000)**

Ladies and Gentlemen:

You are hereby advised that Marvin Brown hereby authorizes and empower NexTower Development Group II, LLC. and its affiliates, to act as agent to file an application for land use amendment, rezoning, waiver, variance, and/or general approval of cell towers and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Columbia County Zoning and Building Department.

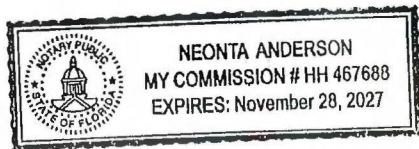


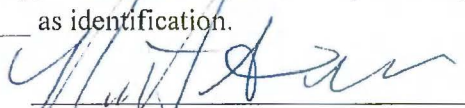
Marvin Brown

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of July, 2025 by, Marvin Brown, who is ☐ personally known to me or ☒ has produced FL DL as identification.

[Notary Seal]





(Notary Signature)

EXHIBIT B
Agent Authorization

Columbia County
Zoning and Building Department
135 NE Hernando Ave
Lake City, FL 32055

**Re: Agent Authorization for SW Scrubtown Rd, Fort White, FL 32038
(Parcel # 08-7S-17-09956-000)**

Ladies and Gentlemen:

You are hereby advised that Marvin Brown hereby authorize and empower Holtzman Vogel, to act as agent to file an application for land use amendment, rezoning, waiver, variance, and/or general approval of cell towers and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Columbia County Zoning and Building Department.

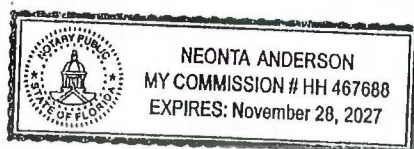
Marvin Brown
Marvin Brown

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of July, 2025 by, Marvin Brown, who is ☐ personally known to me or ☒ has produced FL DL as identification.

[Notary Seal]

Neonta Anderson
(Notary Signature)



COLUMBIA COUNTY, FLORIDA

**STAFF REPORT
BOARD OF ADJUSTMENTS / PLANNING & ZONING
Special Exception – Telecommunications Tower**

I. APPLICATION INFORMATION

Application Type: Special Exception (Communication Tower – Section 4.2.34)

Project Name: 265' Self-Support Telecommunications Tower

Applicant / Agent: Joel Rousseau, NexTower Development Group II, LLC.

Property Owner: Marvin & Neomia B. Brown

Parcel ID: 08-7S-17-09956-000

Property Address: Vacant, no physical address, located off SW Scrubtown Rd.

Acreage: Approximately 17.25 acres

Existing Zoning: A-3

Future Land Use: A-3

II. REQUEST

The applicant is requesting approval of a Special Exception to construct a 265' self-support telecommunications tower pursuant to Section 4.2.34 of the Columbia County Land Development Regulations.

The proposed facility includes a 80'x80' lease area, a secured equipment compound, and the ability to accommodate up to three (4) wireless carriers.

III. SITE DESCRIPTION & SURROUNDING LAND USES

The subject property consists of approximately 17.25 acres and is located along SW Scrubtown Rd. in a predominantly rural agricultural area of Columbia County.

Surrounding Land Uses:

North: Agricultural

South: Agricultural

East: Agricultural

West: Agricultural

IV. PROPOSED DEVELOPMENT

The proposed monopole tower will be engineered in accordance with TIA/EIA standards and the Florida Building Code. The facility will be un-staffed and generate minimal traffic. In accordance with FAA requirements the proposed SST shall have lighting. Navigational hazard lighting will be a medium intensity-dual system.

The tower is designed to collapse within the required fall zone, and required setbacks are met or exceeded.

V. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

Pursuant to Section 4.2.34 (Essential Services), communication towers are permitted by Special Exception in all zoning districts subject to compliance with specific criteria. This site is located in a A-3 zoned parcel, so proof that other locations were researched is not required according to Section 4.2.34 of the LDRs. The applicant has demonstrated compliance with setback, height justification, fall zone, collocation, and structural certification requirements.

VI. SPECIAL EXCEPTION REVIEW CRITERIA

- The proposed use is compatible with surrounding agricultural land uses.
- The facility will not adversely affect public health, safety, or welfare.
- Adequate access and emergency services are available.
- The tower height is the minimum necessary to meet service objectives.
- The request is consistent with the Columbia County Comprehensive Plan.

VII. FINDINGS OF FACT

- The request qualifies as a Special Exception under Section 4.2.34.
- The property is of sufficient size to accommodate the proposed facility.
- Required setbacks and fall zone criteria are satisfied.

- The tower supports essential communications infrastructure.

Third-party review by OMNICOM Consulting Group, Inc. out of Tallahassee, Florida recommends approval of the application.

Lawrence Wilson from Columbia County's Central Communications Department found no concerns with the application as well.

VIII. STAFF NOTES

Staff does not find any concerns with the granting of this Special Exception if so desired by the board. Staff would like to make the recommendation that the applicant inform the County by writing if they so choose to ever not renew their lease with the property owner.

Special Exception Criteria

(a) 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.

Site has deeded ingress/egress from SW Scrubtown Rd. Estimated trips to site is 1 per month for maintenance.

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

Designated parking is not required.

(c) Refuse and service areas, with particular reference to the items in [subsections] (a) and (b) above.

Not required.

(d) Utilities, with reference to locations, availability, and compatibility.

Well and septic not required.

(e) Screening and buffering with reference to type, dimensions, and character.

Site will have adequate natural buffering.

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

No signage. In accordance with FAA requirements, the proposed SST shall have lighting. Navigational hazard lighting will be a medium intensity-dual system.

(g) Required yards and other open space.

Adequate space provided.

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

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

(2) Whether the proposed use is compatible with the established land use pattern;

(3) 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;

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

(5) Whether the proposed use will adversely influence living conditions in the neighborhood;

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

(7) Whether the proposed use will create a drainage problem;

(8) Whether the proposed use will seriously reduce light and air to adjacent areas;

(9) Whether the proposed use will adversely affect property values in the adjacent area;

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

(11) Whether the proposed use is out of scale with the needs of the neighborhood or the community.



Columbia County
Attention: Columbia County – Zoning Department
372 West Duval Street
Lake City, FL 32055

RE: Tower Application – NXFL-406 Shilo
Proposed 255-ft' Self-Support Tower with 10-ft Appurtenance (265-ft Overall Height)

Applicant: NexTower Development Group II, LLC.
905 NW 56th Terrace, Suite A
Gainesville, FL 32605
Contact: Joel Rousseau
Email: JRousseau@nextower.net

Land Owner: Marvin & Neomia B. Brown
1908 SW Scrubtown Rd
Fort White, FL 32038

Engineering: Towersource
1355 Windward Concourse, Suite 410
Alpharetta, GA 30005
Contact: Bert Atkinson
Email: batkinson@towersourceinc.com

Columbia County Zoning Department:

Enclosed please find NexTower Development Group II, LLC's (NexTower) application for TOWER approval to construct a 265-ft Self-Support Telecommunications Tower. The following documents are included pursuant to Section 4.2.34 Land Development Regulations.

- Application for Zoning Special Permit
- Agent Authorizations
- Summary of Request and Narrative (from LDR 4.2.34)
- Analysis of Section 12.2.1 (3)(h)
- Deed and proof of payment taxes
- Survey and 1A Certification
- Legal Descriptions
- Site Plans (Construction Drawings)
- Preliminary Tower Design and Fall Certification
- FAA Determination of No Hazard
- Airport Compliance statement
- T-Mobile Propagation Coverage Maps
- Existing Towers Map
- Letter of Intent for Collocation
- Photo-Simulations
- FDEP Stormwater Certification



Summary Statement of Request and Narrative:

The applicant, NexTower Development Group II, LLC. ("NexTower") is seeking approval of Special Exception Tower application to construct a 265-foot Self-Support Antenna Tower (Tower) on a portion of land located within S8-T7S-R17E and better described as Marvin & Neomia B. Brown Parcel# 08-7S-17-09956-000 ("The Property"). The property is currently undeveloped and provides the applicant with adequate Tower facility ground space, connection to utilities and access to SW Scrubtown Road (Public Right-of-way). The proposed Tower site has been located within the parent tract to minimize the visual impact to adjacent transportation view corridors and residential use properties. The property is in Agriculture-3 (A-3) Zoning Category. The Antenna Tower Lease premises is approximately 0.147 acres in Size or 6,400 sq-ft (80'x80') in addition to any required easements for access and utility services.

This Special Exception application is sought in conjunction with T-Mobile USA for the purpose of providing enhanced commercial wireless network coverage, in vehicle coverage and increased inbuilding coverage to the residents in the region. The SST Tower is designed to accommodate four (4) wireless providers. The SST Tower & ancillary equipment will be enclosed with security fencing in accordance with Columbia County Land Development Regulations. The SST Tower will require Navigational Hazard Lighting per FAA requirements. The SST Tower will contain no habitable structures, does not require potable water, sanitary sewer or create solid waste therefore having no impact on public facilities.

Based on NexTower research it does not appear that adverse visual impacts, environmental impacts, stormwater impacts, or historical impacts will occur as a result of the construction and operation of the proposed SST Tower at this location. The below responses to Section 4.2.34 demonstrate compliance with the standards of the Columbia County Land Development Regulations.

Section 4.2.34 Special Permits for Essential Services, applicable excerpts:

Where permanent structures are involved in providing essential services, such structures shall conform insofar as possible to the character of the district in which the property is located, as to architecture and landscaping characteristics of adjoining properties. The following standards shall apply to all new or expanded communication towers....

1. *Location: Communication towers are allowed in all zoning districts, including "Residential" districts, when the following requirements are met.*
 - a) *Every reasonable effort shall be made to locate the communication tower in a non-residential zoning district, including, but not limited to where feasible based on engineering and economic considerations;*



- Response: The zoning district for the proposed SST tower is A-3

- b) *Where the applicant seeks to locate a communication tower in a residential district, the applicant shall demonstrate that no other industrial, commercial or agriculturally zoned property is available to the applicant for this intended use;*

- Response: The proposed SST tower is not located in a residential district. The proposed facility is located in AG district A-3.

- c) *If the proposed location is within a residential district, the proposed location will reasonably minimize the impact of the communication tower due to the height, use or appearance of the adjacent structures or surrounding area;*

- Response: The proposed SST tower is not located in a residential district.

- d) *There are no existing building structures located within the area that are reasonably available to the applicant for this intended purpose and serve the applicant's propagation needs;*

- Response: There are no existing building structures within a 3-mile radius of the proposed tower. The closest tower is 3.02 miles away. Please refer to Tower Separation Map and RF Propagation Study submitted as part of the application. A review of the area within the search ring and extensive review of surrounding existing towers was performed using the FCC ASR, FAA, or other available tower databases and found that there are no existing telecommunications towers, no existing buildings, and no other structures of sufficient height in the geographic area that will meet T-Mobile coverage objectives.

- e) *No other existing communication tower meeting the applicant's needs is located within the area is reasonably available to the applicant for purposes of co-location. Further, owners of communication towers must provide access and space for government-owned antennae where possible on a basis not less favorable than is required for private co-location;*

- Response: Please refer to RF Propagation Study submitted as part of the application. A review of the area within the search ring and extensive review of surrounding existing towers was performed using the FCC ASR, FAA, or other available tower databases and found that there are no existing telecommunications towers, no existing buildings, and no other structures of sufficient height in the geographic area that will meet T-Mobile coverage objectives. Additionally, tower and ground space for government-owned antennae is available under standard market rates and lease terms.



f) *The proposed height of the communication tower is the minimum necessary by the applicant to satisfy the communications system needs at the location.*

- Response: The proposed height of the tower is based on engineering requirements of T-Mobile to provide coverage to the area of need and part of an FCC regulatory compliance to provide coverage to rural communities and rural highways.

g) *No communication tower shall be located in violation of Columbia County Ordinance No. 77-6 (Lake City Airport Hazard Zoning Ordinance) as amended;*

- Response: The proposed SST is not within any airport zone of Lake City Airport as it is located greater than 15 miles from the airport.

h) *No communication tower shall be located or allowed which causes the existing airport license of any airport as defined herein or as "airport" as defined in F.S. chapter 330, (1995), as amended, to be limited, modified, restricted or otherwise changes as result of the siting of such communication tower; and,*

- Response: The proposed SST is not located near an existing airport. Aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation

i) *The applicant must provide a written, notarized statement to the Building Department of Columbia County demonstrating compliance with [subsections] (1)(a) through (h). Requests to locate communications towers in land use districts can only be approved by the zoning board of adjustment at a duly noticed public hearing.*

- Response: Please find statement of compliance attached as part of this submittal.

2. *Design and Construction: The following criteria shall apply to the design and construction of communication towers.*

a) *All other applicable permits must be obtained, including Federal Communications Commission and Columbia County building permit approvals before construction. All tower facilities shall comply or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission and any other agency of the federal or state government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owner(s) shall bring such tower or antennas into compliance with such revised standards and regulations to the extent required by such governmental agency.*

- Response: Applicant acknowledges and shall comply with this section.

b) *All communication towers shall be designed and constructed to Electronic Industries Association/Telecommunications Industries Association 222-E Standards or greater (at*



the option of the applicant) as published by the Electronic Industries Association, as may be amended from time to time. Communication tower owners shall be responsible for periodic inspections of such towers at least every two years to ensure structural integrity. Such inspections shall be conducted by a structural engineer with a current license issued by the State of Florida. The results of the inspection shall be provided in writing to the Columbia County Building Department Director upon request;

- Response: Applicant acknowledges and shall comply with this section.
- c) *All towers shall be designed and constructed so that in the event of collapse or failure the tower structure will fall completely within the parcel or property where the tower is located. However, the applicant may apply for a waiver of this restriction upon showing of need and adequate safety of surrounding property;*
- Response: The proposed SST Tower is designed with a collapse radius of 100-ft. so that in the event of collapse the tower will fall within the boundaries of the parent tract in which the tower is located. There are no residential dwellings, schools, or emergency evacuation shelters within the SST Tower collapse radius. The attached certification by Sabre Industries certifies the collapse zone based on proposed tower design. Please refer to Certified Tower Fall Zone letter.
- d) *All communication tower supports and peripheral anchors shall be located within the parcel or property where the tower is located;*
- Response: The proposed Self-Supporting tower will have no supports or peripheral anchors located outside the Tower Lease Premises. Refer to project Site Plans submitted as part of this application for details and specifications.
- e) *Communication towers shall be marked and lighted as required by Federal Aviation Administration, or other state or federal agency of competent jurisdiction;*
- Response: The proposed SST Tower complies with the requirements of this section. Based on FAA Aeronautical Study No. 2025-ASO-12937-OE, the tower does not exceed obstruction standards and would not be a hazard to air navigation. In accordance with FAA requirements the proposed SST shall have lighting. Navigational hazard lighting will be a medium intensity-dual system.
- f) *All accessory buildings or structures shall comply with other applicable provisions of the zoning regulations and land use code;*
- Response: Applicant acknowledges and shall comply with this section.
- g) *Setbacks for communication tower accessory buildings and structures will comply with those required for the zoning district in which the tower is located. The board of adjustment may reduce this setback by 50 percent to allow placement of an additional*



equipment building or permitted accessory structure to encourage collocation/shared use of tower structures. Setbacks will be measured as provided within these zoning regulations; and

- Response: The center of the proposed SST is setback from the parent tract lines as follows:

North Line: 327.5 feet

East Line: 162.0 feet

West Line: 1060.9 feet

South line: 327.5 feet

Proposed and future wireless tenant equipment/concrete pads exceed the minimum district building setbacks of 25 feet. The Lease premises is setback from the nearest property line 114 feet +/-.

- h) *Advertising shall be in compliance with the sign regulations contained within these zoning regulations;*

- Response: The proposed SST will not be used for advertising.

- i) *The perimeter base of all communication towers must be enclosed within a security fence no less than eight feet in height with access secured by a locked gate; and*

- Response: Applicant is proposing a 8-ft high chain link fence with overhead security with multi-carrier Stymie Lock access system. Reference Site Plans, Sheet C2 for fence details.

- j) *All communication tower facilities shall be identified by use of a metal plate or other conspicuous marking giving the name, address and telephone number of the communication tower owner and lessee if different from the owner, and operator. Such identification shall also include the telephone number of a contact person.*

- Response: Applicant Acknowledges sign requirements. Please refer to Sheet C4 within the Site Plans that were submitted with this application. Example of NexTower Signage below: (Verbiage to be site specific)

24"W x 18"H Full Color Sign, Single Sided - Qty 2



Any communication tower or antenna found not to be in compliance with code standards, or found to constitute a danger to persons or property, upon notice to the owner of the communications facility, such tower or antenna shall be brought into compliance or removal within 90 days. In the event the use of any communication tower has been discontinued for a period of one year, the tower shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the planning and zoning administrator who shall have the right to request documentation and/or affidavits from the communication tower owner/operator regarding the issue of tower usage. Upon such abandonment, the owner/operator of the tower shall have an additional 90 days within which to:

- 1. Reactivate the use of the tower or transfer the tower to another owner/operator who makes actual use of the tower; or*
- 2. Dismantle and remove the tower.*

At the earlier of one (1) year from the date of abandonment without reactivation or upon completion of dismantling and removal, any special permit and/or variance for the tower shall automatically expire.

- Response: Applicant acknowledges and shall comply with this section.

The procedure in connection with the application and granting of special exceptions for essential services shall generally conform to that outlined in sections 23.3 and 23.5 of these zoning regulations; provided, however, that the criteria for the granting of a special exception for essential services shall be limited to a showing of the need for such services in the requested location, that it is in the public interest that such special exception be granted, and in compliance with the other provisions heretofore set out in this section.

- Response: Applicant acknowledges and shall comply with this section.

Meeting the requirement of this section shall not excuse the applicant from otherwise complying with the Columbia County Comprehensive Plan and these zoning regulations. The board of adjustment shall have the right and authority to waive certain requirements of this section where it is found that a literal application or enforcement of this section would result in practicable difficulty or unnecessary hardship and relief granted would not be contrary to the public interest or intent of this section, but will do substantial justice and remain in accordance with the spirit of this section. As a minimum, any request for such waiver shall meet the criteria for a variance as specified in section 23.6 of these zoning regulations.

- Response: Applicant acknowledges and shall comply with this section.



In addition, an application for a special exception for any Telecommunications Tower facility or use of an alternative tower structure shall be made to the Zoning Administrator. Incomplete applications shall not be considered. A complete application shall contain the following:

- 1) 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.*
 - Response: Please refer to Pages 7 and 8 of the RF propagation study for adjacent T-Mobile Hand off locations (anchor tenant) sites. NexTower Development Group II, LLC, does not currently own or operate any towers within Columbia County.
- 2) Description of the communication tower's area of service identifying the use of the tower or antenna for coverage or capacity.*
 - Response: To improve both indoor and in-vehicle wireless coverage for our customers in the Bethlehem Community Park region, Columbia County, River Rise Preserve State Park, and surrounding areas—including US 41/US 441, US 27, CR 18, and CR 236—we propose the following:
 - Coverage Impact: Enables deployment of our complete Mid-Band, Low-Band, and 5G spectrum portfolio, delivering Ultra Capacity 5G to the region
 - This strategic build will significantly enhance connectivity for residents, visitors, and commuters across the targeted coverage zones. Please refer to T-Mobile Propagation Map package included as part of this submittal.
- 3) If required, photo simulations of the proposed telecommunications facilities illustrating the potential visual impact.*
 - Response: Photo simulation Package is attached as part of this submittal.
- 4) Site plan or plans to sale specifying the location of tower(s), guy anchors (if any), accessory buildings or uses, access, parking, fences, landscaped areas, and adjacent land uses.*
 - Response: Please refer to submitted site plans prepared by Towersource Engineering.



5) *Show legal description of the parent tract and leased parcel (if applicable). The location of the proposed communication tower in digital format compatible with the county's geographic information system, if the county has such system or similar system in place at the time. Certification by a Florida licensed land surveyor of the mean sea level elevation and topography.*

- Response: Please refer to submitted site plans prepared by Towersource Engineering and survey prepared by Stonecypher Surveying, Inc.

6) *Utilities inventory indicating the locations of all water, sewer, drainage, and power lines impacting the proposed tower site.*

- Response: Please refer to submitted site plans prepared by Towersource Engineering.

7) *Report from a professional structural engineer, licensed in the State of Florida documenting the following:*

- a) Tower height and design, including technical engineering, and other pertinent factors governing the proposed tower design. A cross-section of the tower structure shall be included.*
- b) Total anticipated capacity of the structure, including number and types of antennas which can be accommodated.*
- c) Failure characteristics of the tower and demonstration that the site and setbacks are of adequate size to contain possible debris.*

- Response: Please refer to Preliminary Tower Design and Certified Tower Fall Zone Letter as prepared by Sabre Industries.

8) *A certified statement prepared by an engineer licensed to practice in the State of Florida, that the construction and placement of the communication tower will not violate Columbia County Ordinance No. 77-6, as amended, or private airport zone of this section.*

- Response: Please find attached airport compliance statement.



9) *Written statement from the FAA, the FCC and any appropriate state review authority stating that the proposed tower site complies with regulations administered by that agency or that the tower is exempt from these regulations.*

- Response: Please refer to the preliminary FAA analysis performed by Airspace Consulting. FAA Study No. 2025-ASO-4859-OE has been applied for and is pending official Determination of No Hazard.

10) *Letter of intent to lease excess space on the tower structure and to lease additional excess land on the tower site until the shared use potential of the tower is absorbed, where feasible, and subject to reasonable terms. The term "where feasible", as it applies to collocation, means the utilization of tower by another party which would, at the time of such utilization, comply with sound engineering principles, would not materially degrade or impair the communication tower's utilization by existing users, would not unduly burden the tower structurally, and would not otherwise materially and adversely impact existing users. Reasonable terms for use of a communication tower and tower site that may be imposed by the owner include requirement for a reasonable rent or fees, taking into consideration the capitalized cost of the communication tower and land, rental and other charges payable by the tower owner, the incremental cost of designing and constructing the tower so as to accommodate additional users, increases in maintenance expenses relating to the tower and a fair return on investment, provided such amount is also consistent with rates paid by other collocators at comparable tower sites.*

- Response: Please refer to NexTower Letter of Collocation submitted as part of this application.

11) *Evidence of applicant's inability to collocate on a reasonable basis on an otherwise suitable existing communication tower for the location of proposed antenna.*

- Response: Please refer to RF Propagation Package and Existing Communications Tower Map that shows evidence of no suitable structures within the application search area for the purposes of collocation.

12) *Evidence that the communication tower is needed to meet the applicant's propagation requirements.*

- Response: Please refer to RF Propagation Package by T-Mobile RF Engineer submitted as part of this project.



13) *The applicant shall provide any additional information which may be reasonable requested by the coordinator within 30 days from application in order to fully evaluate and review the proposed communication tower site and the potential impact of a proposed tower and/or communication antenna.*

- Response: Applicant acknowledges the above required items for a complete application.



Columbia County
Attention: Columbia County – Zoning Department
372 West Duval Street
Lake City, FL 32055

RE: Tower Application – NXFL-406 Shilo
Proposed 255-ft' Self-Support Tower with 10-ft Appurtenance (265-ft Overall Height)

Applicant: NexTower Development Group II, LLC.
905 NW 56th Terrace, Suite A
Gainesville, FL 32605
Contact: David H. Boeff | Joel Rousseau
Email: Dboeff@nextower.net | JRousseau@nextower.net

Land Owner: Marvin & Neomia B. Brown
1908 SW Scrubtown Rd
Fort White, FL 32038

Engineering: Towersource
1355 Windward Concourse, Suite 410
Alpharetta, GA 30005
Contact: Bert Atkinson
Email: batkinson@towersourceinc.com

Columbia County Zoning Department:

Enclosed please find NexTower Development Group II, LLC's (NexTower) application for TOWER approval to construct a 265-ft Self-Support Telecommunications Tower. The following documents are included pursuant to Section 12.2.1.(3)(h) Land Development Regulations.

Section 12.2.1.(3)(h) Special exceptions:

Where permanent structures are involved in providing essential services, such structures shall conform insofar as possible to the character of the district in which the property is located, as to architecture and landscaping characteristics of adjoining properties. The following standards shall apply to all new or expanded communication towers....

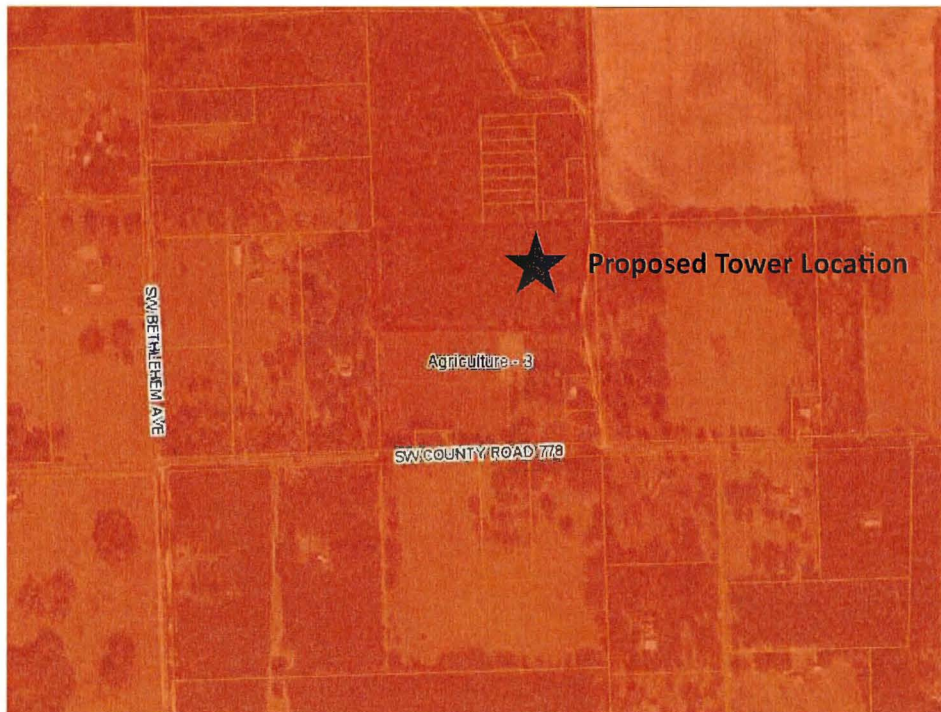
A. *Whether the proposed use would be in conformance with the County's comprehensive plan and would have an adverse effect on the comprehensive plan.*

- **Response:**

- **I: Future Land Use Element:** The FLUM for this property and surrounding area is Agriculture-3. The County regulations encourage placement of towers in non-residential land use districts and allows special exceptions in agriculture areas. The proposed request

is consistent with the Goals and objectives of the comprehensive plan and zoning standards. The proposed Tower location is a 17.25 acre vacant (A-3) Agriculture Tract. The proposed tower is an unmanned facility, consisting of approx. .147 acres confined within a fenced area and does not conflict with the surrounding neighborhood uses.

Columbia County FLU map and Location of Proposed Tower:



- **II. Transportation Element:** The proposed project is located on SW Scrubtown Rd. The proposed tower facility on average requires (1) trip per month per carrier or periodic maintenance visits and does not create any measurable effect on transportation elements or transportation facilities.
- **III. Housing Element:** These Objectives do not apply to the proposed request.
- **IV: Sanitary Sewer, Solid Waste, Discharge, Potable Water and Natural Groundwater Aquifer Recharge Element:**
 - a. Sanitary Sewer: The proposed Communications Facility does not require sanitary sewer service therefore does not adversely impact the level of sewer service facilities.
 - b. Solid Waste: The proposed Communications Facility does not require solid waste therefore does not adversely impact on the level of service of solid waste facilities.



- c. Drainage: The Proposed facility shall include limited impervious and semi-impervious surface areas for the tower foundations, carrier equipment pads, tower compound & access road. Natural drainage flows will be maintained. Sediment and erosion control measures shall be deployed to protect adjacent lands and limited wetlands located on the parent tract during construction. The project meets the requirements for a 10/2 Self-Certification with the Florida Department of Environmental Protection. A copy of the certification has been provided with the submittal documents. Therefore, the facility should not adversely impact the level of service of drainage facilities.
- d. Potable Water: The proposed facility will not require potable water services therefore it should not have adverse impact on the level of service of potable water facilities.
- e. Natural Ground Water Aquifer Recharge: Based on the map titled "Areas of High Recharge Potential to the Floridan Aquifer" from the Columbia County Comprehensive Plan, the proposed site lies within a zone of high recharge potential. It is not adjacent to any major natural drainage features and, as such, is unlikely to negatively affect groundwater recharge. The proposed tower project will cover approximately 0.157 acres with impervious or semi-impervious surfaces. In accordance with Policy IV.7.2.6.a., parcels of 1 acre or more must maintain impervious surface coverage below 20%. The parent parcel, totaling 17.25 acres, allows for a maximum of 3.45 acres of impervious surface—well above the proposed coverage, which remains compliant with county regulations.

o **V: Conservation Element:**

Air Quality – The Tower facility does not generate emissions that effect air quality and therefore the facility is compliant with this regulation.

Community Wells – According to the illustration A-III Waterwells, and the Illustration A-IV Rivers and Lakes, both provided in the County Comprehensive plan, there are no existing community wells on the property, and the facility is approx. 3.0 miles southwest of Hammock Branch, and therefore should adversely impact these resources.

Wetlands: There are no wetlands located within 35 feet of the proposed project area, therefore the project complies with this standard.

Flood Prone Areas – According to mapping on the Columbia County Flood Insurance Rate map, and information provided by Stonecypher Surveying, Inc., The NexTower Lease Parcel and Easement appear to lie in Flood zone X based on the Federal emergency management act firm, community panel No. 12023C0495C, dated February 4, 2009.

Aquifer Recharge Areas: According to the illustration A-XI, High Ground Water Aquifer Recharge Area, and A-XIIa, Area Regionally Significant Natural Ground Water



Resources, both provided in the Comprehensive plan, the site location is located within an "Area of High recharge potential to the Floridan Aquifer." It is not adjacent to any major natural drainage features and, as such, is unlikely to negatively affect groundwater recharge. The proposed tower project will cover approximately 0.157 acres with impervious or semi-impervious surfaces. In accordance with Policy IV.7.2.6.a., parcels of 1 acre or more must maintain impervious surface coverage below 20%. The parent parcel, totaling 17.25 acres, allows for a maximum of 3.45 acres of impervious surface—well above the proposed coverage, which remains compliant with county regulations

Soils: The proposed Tower does not interfere with habitat protection and resources. No Recognized Environmental Conditions were found as a part of a completed NEPA and Phase I ESA therefore, the project meets the standard of the comprehensive plan.

Wildlife habitats: According to the illustration A-X11b_Regional Significant Resources natural systems the project falls outside the Regional ecological greenway. This designation covers most of the SE Quadrant of Columbia County. The proposed facility is minimal in nature should not impede wildlife and will not effect any endangered or threatened species and is not designated a critical habitat, therefore should be in compliance with this section of the comprehensive code.

Historic Resources: According to the illustration A-II, Historic Resources, in the County Comprehensive Plan, there are no identified historic resources near the proposed tower site. NexTower shall complete NEPA, SHPPO THPPO prior to construction activities.

- **VI: Recreation and Open Space:** The Proposed Tower Facility is unmanned and not located in close proximity to a public recreation area or public open space, therefore the should be no impact upon the provision of recreation and open space by this proposal.
- **VII: Intergovernmental Coordination Element:** This does not apply to this proposal.
- **VIII: Capital Improvement Element:** This aspect of the Comprehensive plan should not apply to this development.
- **IX: Public Schools Facilities Element:** The Proposed Facility is unmanned therefore this aspect of the Comprehensive Plan does not apply to this proposal.

B. Whether the proposed use is compatible with the established land use pattern:

- ◆ **Response:** The existing land use is vacant agriculture. The surrounding land use pattern is primarily agriculture activities. The project parcel and surrounding parcels are in the



Agriculture-3 Future land use category and Agriculture-3 zoning district. The proposed tower will not affect the use of the property or the adjacent properties.

C. *Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as school, utilities, and streets.*

- **Response:** The proposed Tower is an unmanned Wireless Facility and therefore does not have an impact on Schools, utilities, and a negligible impact on roads. The facility will consist of an average rate of (1) tech site visits per month per carrier.

D. *Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.*

- **Response:** The demand for Cellular communications increases daily. The Proposed tower facility is a part of a expand coverage and services to customers in the service area. The proposed tower shall be designed to accommodate (3) Wireless Providers in addition to T-Mobile and is available for Collocation which is advantageous to the community, neighborhood, and future commercial growth in the area. The Propagation maps included in the submittal package demonstrate T-Mobile proposed RF conditions.

E. *Whether the proposed use will adversely influence the living conditions in the neighborhood.*

- **Response:** The proposed tower and associated carrier equipment will comply with the FAA and FCC Requirements and will operate within the parameters required by the FCC. The proposed Tower will not adversely influence the living conditions of the overall neighborhood.

F. *Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.*

- **Response:** As noted previously, the proposed tower only requires periodic visits for maintenance purposes. The proposed tower will not create any measurable traffic impacts or increase congestion in the area.

G. *Whether the proposed use will create a drainage problem.*

- **Response:** The Proposed facility shall include limited impervious and semi-impervious surface areas for the tower foundations, carrier equipment pads, tower compound & access road. Natural drainage flows will be maintained. Sediment and erosion control



measures shall be deployed to protect adjacent lands and limited wetlands located on the parent tract during construction. The project meets the requirements for a 10/2 Self-Certification with the Florida Department of Environmental Protection. A copy of the certification has been provided with the submittal documents. Therefore, the facility should not adversely impact the level of service of drainage facilities.

H. Whether the proposed use will seriously reduce light and air to adjacent areas.

- **Response:** No, T-Mobile utilizes outdoor cabinets for their equipment. Future carrier shelters, if installed, shall be less than 1-story, concrete prefab DCA approved structures. The tower itself is comprised of open metal framework and will not obstruct airflow, therefore there should be no measurable reduction of light or air to adjacent areas.

I. Whether the proposed use will adversely affect property values in the area.

- **Response:** The surrounding uses are agricultural in nature therefore the proposed tower should not have any impact on property values. It can be argued that residents entertain cell coverage and wireless capabilities be sufficient when purchasing or renting property.

J. Whether the proposed use will be a deterrent to the improvements of development of adjacent property in accord with existing regulations.

- **Response:** The proposed tower location should not consider a deterrent to improvements or development of adjacent properties. The area consists of few residential uses and is comprised mainly of agricultural related activities. The proposed tower is a passive use which bring enhanced wireless coverage to the surrounding residents.

K. Whether the proposed use is out of scale with the needs of the neighborhood or the community.

- **Response:** Current service levels show noticeable gaps—dropped calls, slow data speeds, and inconsistent coverage—demonstrating that the community's needs are not being fully met by existing infrastructure. The proposed tower is designed specifically to address these deficiencies, providing the level of service that today's usage patterns require. The height and design of the tower are consistent with industry standards for achieving reliable coverage in a suburban environment. Rather than being excessive, the scale of the tower reflects the minimum necessary height and capacity to close the coverage gap and ensure dependable service for the surrounding area



March 30, 2026

OMNICOM CONSULTING GROUP, INC.

TECHNICAL REVIEW REPORT

SPECIAL EXCEPTION (SE 260302) FOR

Wireless Communications Tower Facility

for

COLUMBIA COUNTY

for

NexTower Development Group II, LLC

265' Self-Supporting Tower

This report is in response to Columbia County's request to perform consulting services related to the NexTower Development Group II, LLC (NexTower) application to construct a 265' self-supporting tower (255' tower steel with a 10' lighting rod) located SW Scrubtown Road Fort White, FL on Parcel 08-7S-17-09956-000. NexTower will build and own this tower while T-Mobile will be the anchor tenant. Omnicom Consulting Group, Inc. (OCG) has been contracted to review, analyze and evaluate the application for compliance with Columbia County's Land Development Regulations, specifically Section 4.2.34

Upon review of the application OCG would recommend approval of the special exception application.

As part of OCG's due diligences a search for existing tower sites, public structures or other appropriate support structures in the immediate area of the proposed tower site was performed. OCG performed this search using the FCC ASR database, Google Earth and other available tower databases. OCG could not locate any existing tower structures within 2 miles of the proposed location.

OCG reviewed and analyzed the RF Package submitted by T-Mobile Wireless as part of the overall NexTower application. The T-Mobile package included information about the existing towers being utilized by the T-Mobile network in the immediate area of the proposed tower.

T-Mobile provided coverage maps showing coverage in the area without and with the proposed tower. T-Mobile also stated that the new tower is needed to provide additional capacity in the area as the surrounding tower sites are at or reaching their traffic handling capacity.

OCG agrees with the provided T-Mobile coverage maps and that the proposed tower height is the minimum required to gain noticeable improved coverage in the area of need.

OCG has attached the tower structure search results and coverage prediction maps to this report as supporting materials.

Submitted by:

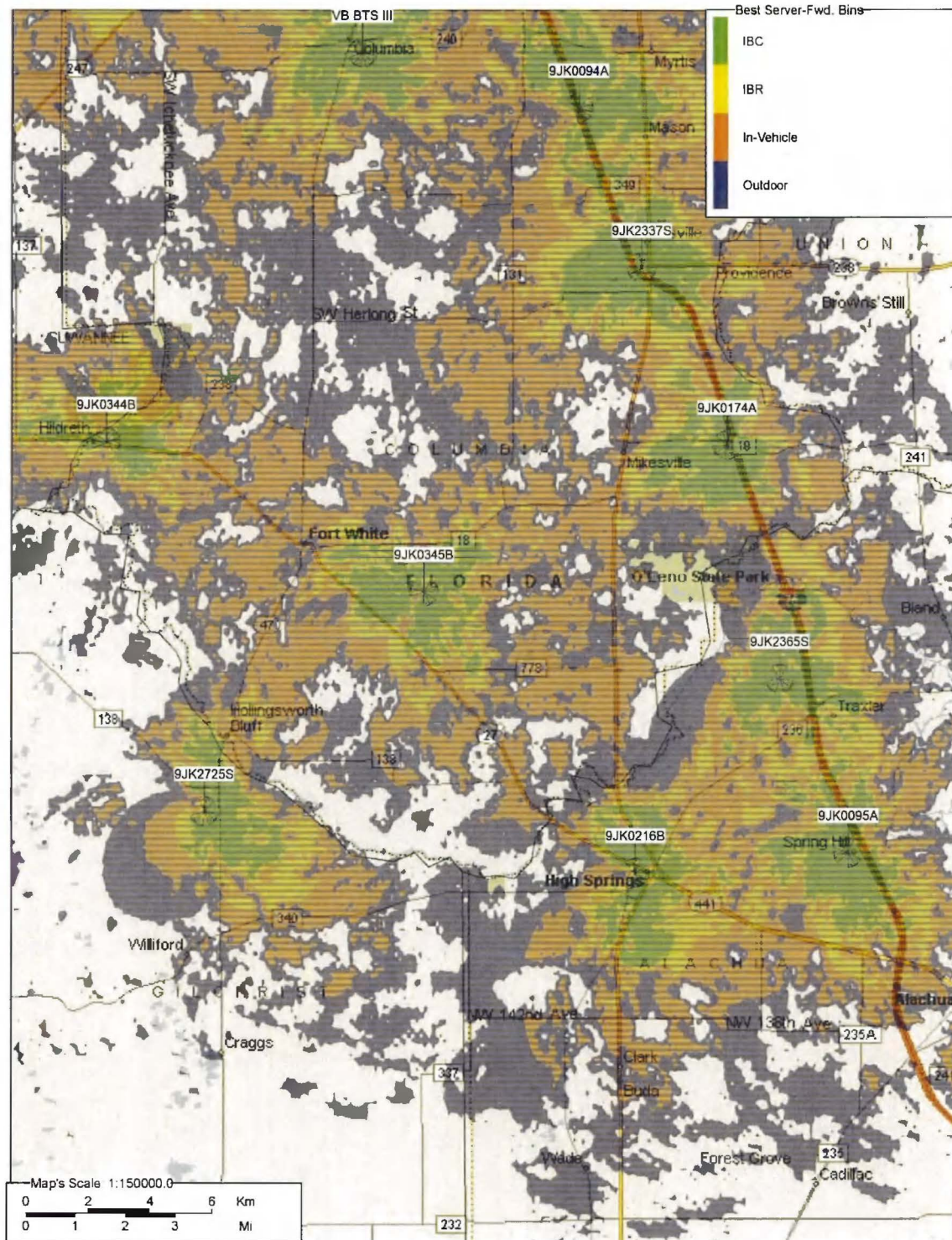
A handwritten signature in black ink, appearing to read "Chris Monzingo", is written over a light blue horizontal line.

Christopher J. Monzingo, P.E., PMP

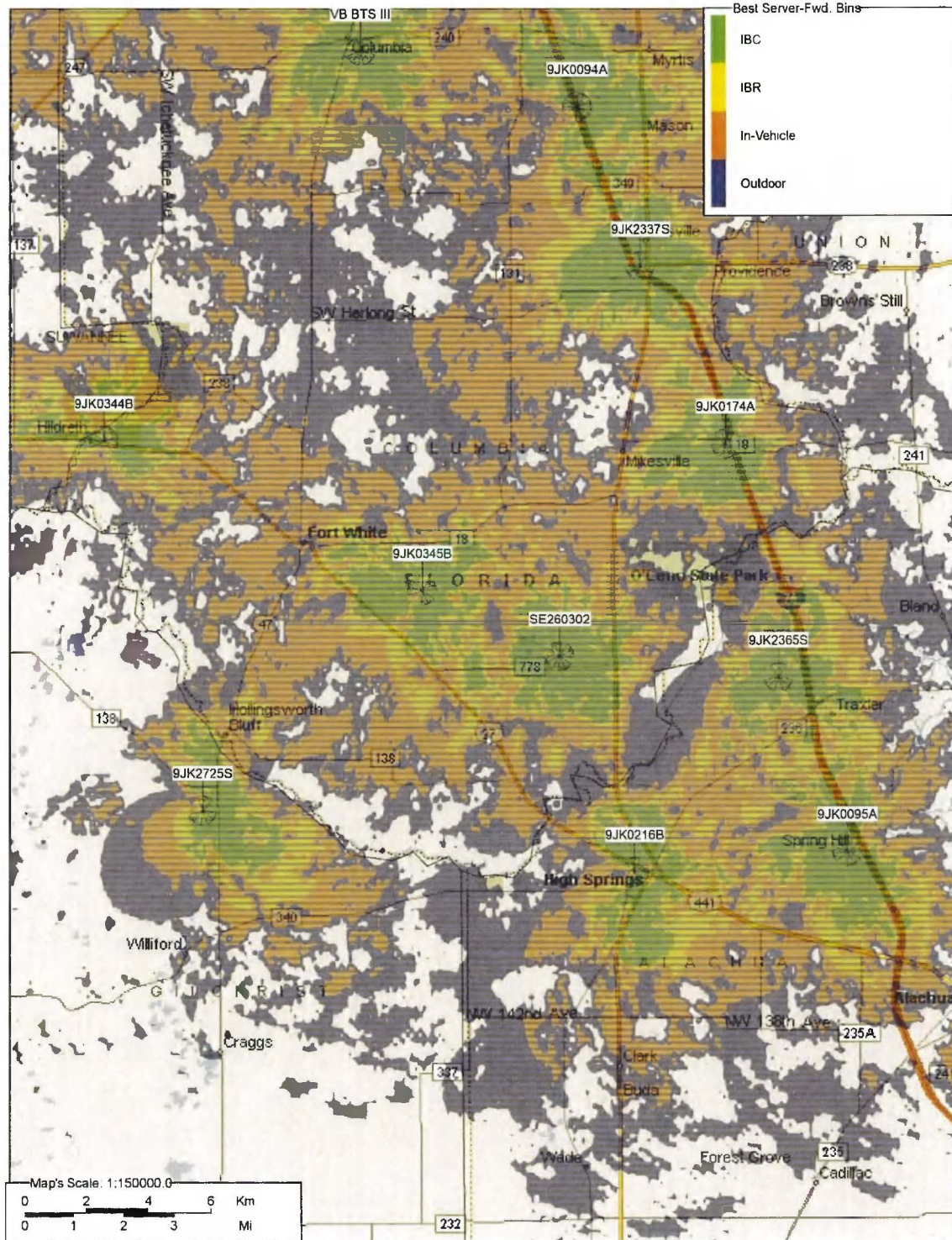
Vice President



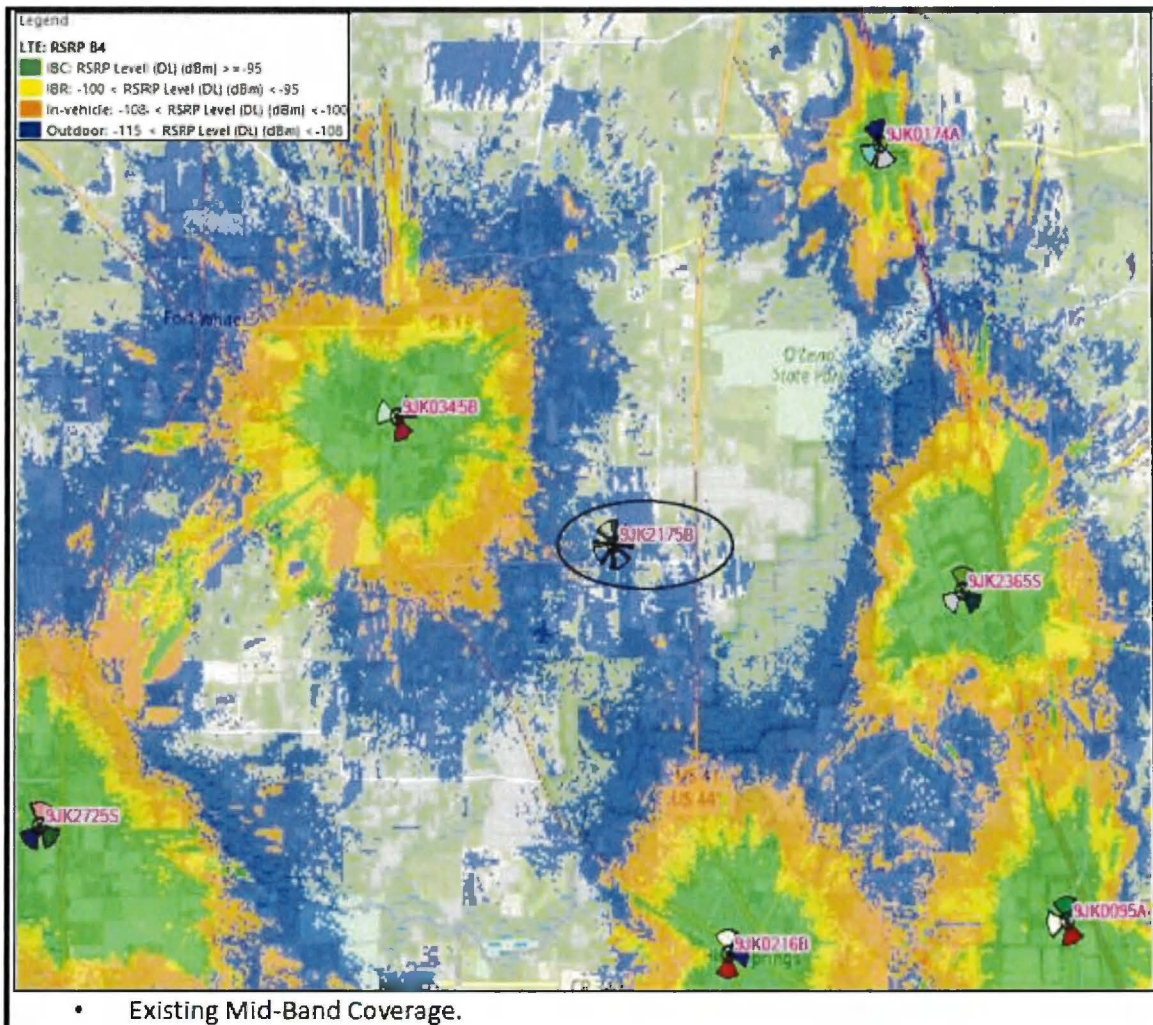
TOWER STRUCTURE SEARCH RESULTS



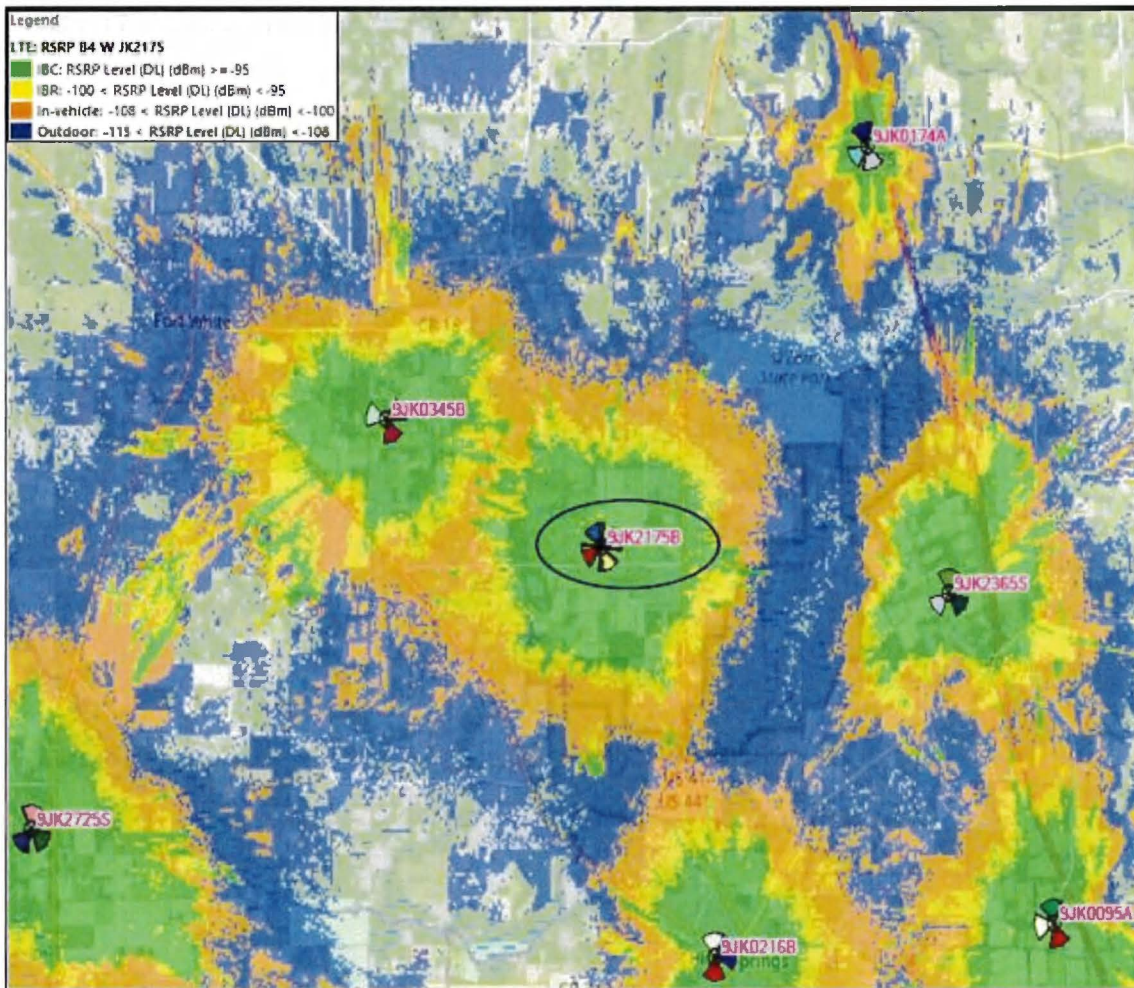
Coverage without SE260302



Coverage with SE260302



T-Mobile Provided Coverage Map



- Existing and planned Mid-Band Coverage with proposed site.

T-Mobile Provided Coverage Map

OPTION AND GROUND LEASE AGREEMENT

THIS OPTION AND GROUND LEASE AGREEMENT is made as of the Effective Date by and between **Marvin & Neomia B. Brown**, husband and wife ("Optionor"), and **NexTower Development Group II, LLC**, a Delaware limited liability company ("Optionee").

I. OPTION TO LEASE

1. **Grant of Option.** For good and valuable consideration and the mutual promises herein set forth, Optionor hereby gives and grants unto Optionee and its assigns, an exclusive and irrevocable option to lease ("Option") a certain parcel of real property which is a portion of the property owned by Optionor located at Parcel ID: 08-7S-17-09956-000, SW Scrubtown Road, Fort White, Florida (the "Parent Tract") all as more particularly described on **Exhibit "A"**, and depicted on the survey or site plan attached as **Exhibit "A-1"** ("Leased Premises"), together with an easement, or easements, for ingress, egress and utilities for the duration of the lease on the property which are more particularly described on **Exhibit "B"** attached hereto ("Easement(s)"). The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein. Optionor agrees and acknowledges the Optionee may, at Optionee's sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and the Easement(s), and that the legal description of the Leased Premises and the Easement(s), as shown on the survey, shall thereafter become the legal description of the Leased Premises and the Easement(s).

2. **Option Initial Term.** The initial term of this Option shall be for **Twelve (12) months** from the date this of this Agreement as first written above ("Option Initial Term").

3. **Consideration for Option.** Consideration for the Initial Term of the Option granted hereunder shall be [REDACTED] ("Option Consideration").

4. **Extension of Option.** This Option can be extended at the discretion of Optionee for Two (2) additional period(s) of Twelve (12) months each ("Option Renewal Term(s)") by Optionee paying to Optionor the additional consideration of [REDACTED] prior to the expiration of the then-existing term of this Option.

5. **Memorandum of Option.** Attached as **Exhibit "C"** is a Memorandum of Option to be signed by Optionor and Optionee describing the Optionee's option to exercise the Lease hereinafter set forth, which may be recorded in the Public Records by Optionee.

6. **Optionor's Representations and Warranties.** As an inducement for Optionee to enter into and be bound by the terms of this Option, Optionor represents and warrants to Optionee and Optionee's successors and assigns that:

(a) Optionor has good and marketable title to the Leased Premises and the Easement(s) free and clear of all liens and encumbrances, other than those liens and encumbrances shown on **Exhibit "D"** attached hereto;

(b) Optionor has the authority to enter into and be bound by the terms of this Option;

(c) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Optionor or which may otherwise affect the Leased Premises and the Easement(s); and

(d) The Leased Premises and the Easement(s) are not presently subject to an option, lease or other contract which may adversely affect Optionor's ability to fulfill its obligations under this Option, and Optionor covenants that it shall not grant an option or enter into any contract which will affect the Leased Premises or the Easement(s) until this Option expires or is terminated by Optionee.

These representations and warranties of Optionor shall survive the exercise of the Option and the closing anticipated by the exercise of this Option.

7. **Liquidated Damages.** In the event of a default or breach of this Option by Optionee, Optionor's damages shall be fixed and liquidated to the sums paid by Optionee to Optionor as consideration for this Option. Optionor hereby expressly waives any other remedies it may have for a breach of this Option by Optionee including specific performance and damages for breach of contract.

8. **Inspections and Investigations.** Optionor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Parent Tract at any time after the date of this Option to perform, or cause to be performed site inspections, which shall include but not be limited to, test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises and the Easement(s). Optionor shall provide Optionee with any necessary keys or access codes to the Parent Tract if needed for ingress and egress. Optionee shall not unreasonably interfere with Optionor's use of the Parent Tract in conducting these activities. Optionee shall have the right, at its cost and expense, to have the Leased Premises and the Easement(s) surveyed and to obtain a title report or commitment for a leasehold title policy covering the Leased Premises and the Easement(s) from the title insurance company of its choice. Optionor shall remove any survey or title defects, which will adversely affect Optionee's leasehold title or its ability to mortgage the leasehold interest. In the event Optionor shall fail to cure any such defects, Optionee, at its election, may cure the defects at Optionor's expense or may declare this Option to be void and of no further effect in which there shall be no further liability on the part of Optionee to Optionor.

9. **Further Acts.** Optionor shall cooperate with Optionee in executing any documents necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and the Easement(s) and to take such action as Optionee may reasonably require to effect the intent of this Option. Optionor hereby irrevocably appoints Optionee or Optionee's agent as Optionor's agent to file applications on behalf of Optionor with federal, state and local

governments authorities which applications relate to Optionee's intended use of the Leased Premises including but not limited to land use and zoning applications.

10. **Successors and Assigns.** This Option shall run with the Parent Tract described on **Exhibit "A"** and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

II. GROUND LEASE AGREEMENT

11. **Exercise of Option.** Upon the tender of written notice of Optionee's intent to exercise the Option, the terms of this ground lease agreement ("Lease") shall govern the relationship of the parties, and Optionor shall thereafter be referred to as Lessor, and Optionee shall hereafter be referred to as Lessee. The date of the written notice to exercise the Option shall constitute the commencement date of the Lease ("Commencement Date").

12. **Use.** The Leased Premises may be used by Lessee for the explicit purpose of the transmission and receipt of wireless communication signals in any and all frequencies and the construction and maintenance of a non-guyed communications tower, antennas, buildings, and related facilities and activities, and all other uses permitted under applicable zoning regulations (providing it is related to the cell tower and its tenants). Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Leased Premises (the "Governmental Approval"). Lessee may construct additional improvements, demolish and reconstruct improvements, or restore, replace and reconfigure improvements at any time during the Initial Term or any Renewal Term of this Lease.

13. **Initial Term.** The term of this Lease shall be **five (5) years** commencing on the Commencement Date, as that term is defined in Paragraph 11 herein, and terminating on the fifth (5th) anniversary of the Commencement Date ("Initial Term"). The parties agree that a memorandum of lease in the form attached hereto as **Exhibit "E"**, evidencing the Commencement Date and other matters, shall be executed and recorded.

14. **Renewal Terms.** Lessee shall have the right to extend this Lease for **Seven (7) additional five (5) year terms** ("Renewal Terms"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

15. **Rent.** Commencing on the first day of the calendar month following the Commencement Date, during the Initial Term and each Renewal Term of this Lease, Lessee shall pay to Lessor an annual rental amount of [REDACTED] to be paid in equal monthly installments of [REDACTED] ("Rent"), which shall be deemed to include any applicable State, County or local sales or use tax. Rent shall be payable in advance on or before the fifteenth (15th) day of each calendar month and shall be remitted to the address shown for Lessor in this Lease, or such other address as Lessor may direct by notice of writing to Lessee. It shall be the sole responsibility of the Lessor to remit payment of any applicable

State, County or local sales, rent or use tax to the appropriate taxing authority. If the Commencement Date, or the date of termination (the "Termination Date"), of this Lease is other than the first (1st) day of a calendar month, rent shall be prorated. In the event of termination for any reason, other than nonpayment of Rent, all Rent paid in advance of Termination Date for that period, after the Termination Date shall be refunded to Lessee.

There will be a **Revenue Sharing** provision whereby Lessee shall pay Lessor [REDACTED] additional rent per month per future cell carrier tenant that leases the tower. The anchor cell carrier tenant is exempt. Lessee shall pay Lessor the Revenue Sharing additional rent within thirty (30) days of Lessee's receipt of the cell carrier tenant's rent.

The Rent shall increase by 2% annually on the anniversary of the Commencement Date.

16. **Lessor's Representation and Warranties.** Lessor represents and warrants that Lessee's intended use of the Leased Premises as a site for the transmission and receipt of wireless communication signals; for the construction and maintenance of towers, antennas or buildings; and related facilities ("Intended Use") is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations. Lessor further represents and warrants that there are no easements, licenses, rights of use or other encumbrances on the Leased Premises or the Easement(s) which will interfere with or constructively prohibit Lessee's Intended Use of the Leased Premises. Lessor further represents and warrants that the execution of this Lease by Lessor will not cause a breach or an event of default of any other agreement to which Lessor is a party.

17. **Conditions Subsequent.** In the event that Lessee's Intended Use of the Leased Premises is actually or constructively prohibited through no fault of Lessee or the Leased Premises or the Easement(s) are, in Lessee's opinion, unacceptable to Lessee, then upon notice from Lessee, this Lease shall terminate and be of no further force or effect and Lessee shall be entitled to a refund from Lessor of any deposits or Rent paid in advance to Lessor which sums were paid prior to the date upon which Lessee gives Lessor notice of its intent to terminate this Lease pursuant to this paragraph.

18. **Interference.** Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use, any portion of adjacent real property owned by Lessor in any way which interferes with the wireless communications operation of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease or is not promptly rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon notice to Lessor.

19. **Improvements Utilities: Access.**

(a) Lessee shall have the right at Lessee's sole cost and expense, to erect and maintain on the Leased Premises improvements, personal property and facilities, including without limitation, a communications tower, a structural tower base, radio transmitting and receiving antennas, communications equipment, equipment cabinet and/or shelters and related

facilities (collectively the "Tower Facilities"). The Tower Facilities shall remain the exclusive property of the Lessee throughout the term and upon termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon Lessee's tower or Lessee's other improvements, communications equipment or Easement rights. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Tower Facilities.

(b) Lessee shall have the right to install utilities, at Lessee's expense, and to improve present utilities on the Leased Premises (including but not limited to the installation of emergency power generators). Lessee shall have the right to permanently place utilities on (or to bring utilities across or under) the Easement(s) to service the Leased Premises and the Tower Facilities. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Easement(s) for ingress and egress, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute a separate written easement to the utility company providing the service for Lessee in a form which may be filed of record evidencing this right.

(c) Lessor represents and warrants to Lessee that Lessee shall, at all times during this Lease, enjoy ingress, egress, and access from the Leased Premises to an open and improved public road which presently exists, and which Easement(s) shall be adequate to service the Leased Premises and the Tower Facilities. If no such public road exists, or ceases to exist in the future, Lessor will grant an appropriate easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Leased Premises and the Tower Facilities. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement evidencing this right and Lessor shall maintain access to the Easement(s) in a free and open condition so that no interference is caused by Lessor, by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easement(s). Lessor shall provide such access to the Leased Premises across Lessor's adjacent property, and over all paved or unpaved roads owned or controlled by Lessor, to allow Lessee, or its sublessees, to use, maintain and repair the improvements located on the Leased Premises. Such access shall be provided twenty-four (24) hours per day, seven (7) days per week.

20. Termination. Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (without however, limiting any other rights available to the parties pursuant to any other provisions hereof); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues curing of the default to completion within a reasonable time period, the non-defaulting party shall no longer be entitled to declare a default;

(b) Upon thirty (30) days' written notice by Lessee to Lessor, if Lessee is unable to obtain or maintain through no fault of Lessee, any license, permit or other Governmental

Approval necessary for the construction and operation of the Tower Facilities or Lessee's business; or

(c) By Lessee for any reason upon one (1) year's advance written notice from Lessee to Lessor.

(d) In the event of the Agreement's termination or expiration, within (90) ninety days of such written notification of termination or expiration, Lessee shall remove the tower and demolition the foundations to (24) twenty-four inches below grade. The lease parcel will be returned to its original condition, wear and tear accepted. All such costs will be the sole responsibility of Lessee.

21. **Sublessee's Improvements.** Lessee's licensee(s) and sublessee(s) shall be entitled to modify the Tower and to erect additional improvements on the Leased Premises, including, but not limited to antennas, dishes, cabling, additional storage buildings or equipment shelters as are reasonably required for the operation and maintenance of the communications equipment, together with rights of ingress and egress to the Leased Premises and the right to install utilities to and on the Leased Premises and Easement(s) as if said licensee or sublessee were the Lessee under this Lease.

22. **Taxes.** Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Tower Facilities. Lessee shall pay, as additional Rent, any increase in real property taxes levied against the Leased Premises which are directly attributable to Lessee's use of the Leased Premises, and Lessor agrees to furnish proof of such increase to Lessee. In the event that Lessor fails to pay, when due, any taxes affecting the Leased Premises or the Easement(s), Lessee shall have the right, but not the obligation, to pay such taxes and deduct the full amount of the taxes paid by Lessee on Lessor's behalf from future installments of Rent. Lessor hereby represents and warrants that Lessor's property on which the Leased Premises and Easement(s) are located is not subject to any "Conservation Use Covenant", "Greenbelt Covenant", agricultural or timberland covenant, or any other conservation use program which restricts or limits development of Lessor's property. Lessor agrees to be solely responsible for payment of any penalties, roll-back or additional taxes, special assessments or other monetary amounts now or hereafter payable to any county, city, state or other party as a result of the breach of any conservation use tax program affecting the property on which the Leased Premises and Easement(s) are located or resulting from the change in the nature or character of the use of the property from its present use to a communications tower facility. Lessor does hereby covenant and agree to indemnify and hold Lessee forever harmless from any and all liabilities, claims, demands, actions or causes of action arising from or relating to a breach of any such covenants, whether such breach occurs because of the erection of the Tower Facilities on the Leased Premises or otherwise.

23. **Destruction of Premises.** If the Leased Premises or the Tower Facilities are destroyed or damaged, so as to hinder the effective use of the Tower Facilities in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor. In such event, all rights and obligations of Lessee to Lessor shall cease as of the date of the damage or destruction, and Lessee shall be entitled to the reimbursement of any Rent prepaid by the Lessee.

24. **Condemnation.** If a condemning authority takes all of the Leased Premises or

Easement(s), or a portion sufficient in Lessee's determination to render the Leased Premises or the Easement(s), in the opinion of Lessee, unsuitable for the use which Lessee was then making of the Leased Premises and Easement(s), this Lease shall terminate as of the date the title vests in the condemning authority. Lessee shall be entitled to file its own claims against the condemning authority for the value of its Tower Facilities, moving expenses, prepaid rent and business dislocation expenses. A sale of all or part of the Leased Premises and/or Easement(s) to a purchaser with the power of eminent domain, in the face of the exercise of eminent domain power, shall be treated as taking by condemnation for the purpose of this paragraph.

25. **Insurance.** Lessee shall purchase and maintain in full force and effect throughout the Initial Term and any Renewal Term public liability and property damage policies. The policy of general liability insurance shall provide a combined single limit of \$1,000,000 and shall name Lessor as an additional insured.

26. **First Right of Refusal.** In the event Lessor shall receive a bona fide offer from a third party to purchase or if Lessor intends to communicate to a third party an offer to sell, (a) all or any portion of the Leased Premises, (b) any adjoining or adjacent property subject to an easement hereunder or (c) this Agreement or any rights hereunder including the right to receive rent (in each case, the "Sale Assets"), Lessor shall first communicate the terms of such offer to Lessee, provide a copy of the bona fide offer to Lessee and offer to sell such property to Lessee upon the same terms and conditions, including any financing terms. Lessee shall have thirty (30) days from receipt of the notice from Lessor to accept the offer in writing. If Lessee accepts Lessor's offer within thirty (30) days, Lessor shall be bound to sell the Sale Assets to Lessee, and Lessee shall be bound to purchase the Sale Assets from Lessor, in accordance with the bona fide offer. If Lessee fails to exercise such right of first refusal within the stated time, Lessor may sell the Sale Assets subject to any and all terms and conditions of this Lease; provided, however, that if the terms of sale change or if Lessor has not sold or transferred title to such property within ninety (90) days of the date of Lessor's written notice to Lessee, any such sale and transfer of title shall again be subject to Lessee's right of first refusal. Lessee's right of first refusal shall continue in effect as to any subsequent proposed sale by the current landlord or by any transferee. In addition to the foregoing, Lessor shall not grant any interest in any portion of Lessor's Parent Tract (other than the conveyance of fee simple title to the entire Lessor's Parent Tract) to any third party which plans to use it as a communications facility without the prior written consent of Lessee, in Lessee's sole and absolute discretion.

27. **Lessee's Environmental Covenants and Indemnity.** As used in this Lease, the term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste which is, or becomes designated as such in the future or is regulated by any agency of the United States Government or by any local governmental authority having jurisdiction, including, without limitation, any substance, material or waste that is defined or designated as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or the Clean Water Act. During the term of this Lease, Lessee shall cause the presence, use, storage and/or disposal of any Hazardous Material, on or under the Leased Premises by Lessee, its agents, employees, business invitees, contractors or sublessees to be in compliance with all applicable laws, rules, regulations and orders. Lessee shall not install or permit the installation of any underground storage tanks on the Leased Premises. Lessee shall defend, indemnify, protect and hold Lessor

harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of Hazardous Materials on or under the Leased Premises caused by the acts, omissions or negligence of Lessee, its employees, business invitees, contractors or sublessees. The foregoing indemnity shall survive any termination of this Lease.

28. **Lessor's Environmental Representation and Indemnity.** Lessor represents and warrants that no Hazardous Materials have been generated, stored, disposed of or are present on or under the Leased Premises and the Easement(s) prior to the Commencement Date of this Lease. Lessor shall indemnify, defend, protect and hold Lessee harmless from and against any and all claims, costs, fines, judgments, liability, actions, causes of action, liens and expenses; including, without limitation, penalties and reasonable attorneys fees, incurred or suffered by or asserted against Lessee, arising out of or in any way relating to any one or more of the following which are not caused by Lessee: (a) the presence of any Hazardous Materials in, on, or under the Leased Premises; (b) any past, present or threatened release of Hazardous Materials in, on, under or from the Leased Premises; (c) any activity by Lessor in connection with any actual, proposed or threatened use, treatment, storage, existence, disposition or other release, production, manufacturing, management, abatement, removal, handling, transfer or transportation to or from the Leased Premises of any Hazardous Materials at any time located in, under or on the Leased Premises; (d) any testing and/or remediation costs in connection with any Hazardous Materials alleged to be located in, under, on or above the Leased Premises; (e) any past or present non-compliance with or violations of any environmental laws in connection with the Leased Premises or operations thereon, including but not limited to, any failure by Lessor to comply with any order of any governmental authority in connection with any environmental laws; and (f) the imposition, recording or filing or the threatened imposition, recording or filing of any environmental lien encumbering the Leased Premises. The foregoing representations and indemnities shall survive any termination of this Lease.

29. **Notices.** All notices required or permitted under this Agreement shall be in writing and shall be deemed effective upon personal delivery, or three (3) days after being deposited in the U.S. Mail, registered or certified, and postage prepaid, or one (1) day after being deposited with a recognized overnight delivery service. Such notices shall be addressed to the party at the addresses shown below, or at such other address or addresses as either party shall designate to the other in writing in accordance with this paragraph:

As to Lessor: Marvin & Naomia Brown
1908 SW Scrubtown Rd
Fort White, FL 32038
Ph: 912-614-7206
Email: Brownb01@windstream.net

As to Lessee: NexTower Development Group II, LLC
Attention: Real Estate Department
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
(352) 363-5560 (office)
(904) 343-9717 (cell)
dboeff@nexttower.net

30. **Title and Quiet Enjoyment.** Lessor warrants and represents that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Leased Premises and the Easement(s); and (iii) the Leased Premises constitutes a legal lot that may be leased without the need for any subdivision or platting approval. Lessor covenants that Lessee shall have the quiet enjoyment of the Leased Premises during the term of the Lease. Lessor shall indemnify Lessee from and against any loss, cost, expense or damage, including attorneys' fees associated with a breach of the foregoing covenant of quiet enjoyment. This Lease shall be an estate for years and not a usufruct. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees, or agents to use any portion of any property owned or controlled by Lessor in any way which interferes with operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessee shall have the right, in addition to any other rights that it may have in law or equity, to enjoin such interference or to terminate this Lease.

Lessee, at Lessee's option, may obtain title insurance on the Leased Premises. Lessor, at Lessor's expense, shall cooperate with Lessee's efforts to obtain such title insurance policy by executing documents or obtaining requested documentation as is required by the title insurance company. At Lessee's option, should Lessor fail to provide requested documentation within ten (10) days of Lessee's request, or fail to provide the non-disturbance instrument(s) as noted in Paragraph 31 of this Agreement, Lessee may withhold and accrue the monthly rental until such time as the requested documents and instruments have been received by Lessee in properly executed form. Lessee's withholding of rent pursuant to this section shall not constitute a default under this Lease.

31. **Subordination and Non-Disturbance.** This Lease shall be subject to and subordinate to any mortgage or deed to secure debt (collectively referred to as a "Mortgage") made by Landlord which may now or hereafter encumber the Leased Premises and Easement(s), provided that no such subordination shall be effective unless the holder of every such Mortgage shall in a separate agreement with Lessee agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Lessor's interest in the Leased Premises and Easement(s), such holder shall recognize and confirm the validity and existence of this Lease and that Lessee shall have the right to continue its use and occupancy of the Leased Premises and Easement(s) in accordance with the provisions of this Lease as long as Lessee is not in default of this Lease beyond applicable notice and cure periods. Lessee shall execute in timely fashion such instruments as may reasonably be requested to evidence the provisions of this paragraph. In the event the Leased Premises and/or Easement(s) are encumbered by a Mortgage on the date of the exercise of the Option, Lessor, no later than ten (10) days after the Option has been exercised shall obtain and furnish Lessee with a non-disturbance agreement in recordable form from the holder of each Mortgage.

32. **Assignments and Subleases.** Lessee may, upon notice to Lessor, mortgage or grant a security interest in this Lease and the Tower Facilities and may assign this Lease and the Tower Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties"). In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee, and to give Secured Parties the same right to cure any default as

Lessee except that the cure period for any Secured Party shall not be less than ten (10) days after the receipt of the default notice. Lessee shall have the right, without Lessor's consent, to sublease or assign its rights under this Lease, but any such sublease or assignment shall be subject to all terms and conditions of this Lease. Upon assignment of all of its rights pursuant to this Lease, and the execution of a written assumption of all of the terms and conditions of the Lease by the assignee, Lessee shall be released from any further liability under this Lease. If a termination, disaffirmation or rejection of the Lease, pursuant to any laws (including any bankruptcy or insolvency laws), by Lessee shall occur, or if Lessor shall terminate this Lease for any reason as provided for in Paragraph 18 herein, Lessor will give the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Leased Premises during a thirty (30) day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Tower Facilities. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

33. **Successors and Assigns.** This Lease shall run with the Leased Premises described on **Exhibit "A"** and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

34. **Waiver of Lessor's Lien.** Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

35. **Waiver of Incidental and Consequential Damages.** Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Lessor as a result of the construction, maintenance, operation or use of the Leased Premises or the Easement(s) by Lessee.

36. **Lessee's Exclusivity.** Lessor agrees not to lease any of Lessor's property within a radius of (3) three miles from the Leased Premises for construction of a tower or for use as a communications facility or for the operation of an antenna site leasing business which competes directly or indirectly with Lessee.

37. **Certifications.** Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term, (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

38. **Confidentiality.** Notwithstanding anything to the contrary contained in this Agreement, Lessor] agrees and acknowledges that all of the terms of this Agreement and any information furnished to Lessor by Lessee in connection therewith are confidential. Lessor shall not disclose any such terms or information without Lessee's prior written consent, except (i) to Lessor's attorney, accountant, lender and/or a prospective fee simple purchaser of Lessor's Property, provided that such party agrees to adhere to the terms and provisions of this section, or (ii) as otherwise required by law. The terms and provisions of this section shall survive the

execution and delivery of this Agreement.

39. Miscellaneous.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the subject matter of this option and ground lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.

(d) If either Lessor or Lessee is represented by a broker in this transaction, that party shall be fully responsible for any fees due to such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Leased Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Lessor shall cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Leased Premises and the Easement(s), and to take such action as Lessee may reasonably require to effect the intent of this Lease.

(h) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

(i) The Effective Date of this Lease shall be the date that the last of Lessor or Lessee sign this Lease.

(SIGNATURE PAGES FOLLOWING)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

LESSOR:

Marvin Brown

An Individual

By: Marvin Brown

Print Name: Marvin Brown

Title: Land Owner

Date: 5/23/25

Address: 1908 SW Scrubtown Rd.
Fort White, FL 32038

LESSOR:

Neomia B. Brown

An Individual

By: Neomia B. Brown

Print Name: Neomi B. Brown

Title: Land Owner

Date: 5/23/25

Address: 1908 SW Scrubtown Rd.
Fort White, FL 32038

LESSEE:

NexTower Development Group II, LLC

a Delaware limited liability company

By: David H. Boeff

Print Name: David H. Boeff

Title: President, CEO

Date: 5/22/2025

Address: 905 NW 56th Terrace, Suite A
Gainesville, Florida 32605

EXHIBIT "A"

Description of Real Property (Leased Premises)

An **80' x 80'** parcel of land for the tower compound being located around the base of the tower, all being a portion of the parent tract (see attached warranty deed for legal description of parent tract, if available). The legal description of the Leased Premises shall be determined by survey and shall thereafter replace this **Exhibit "A"**.

Tax Parcel I.D. # of parent tract: 08-7S-17-09956-000

Physical Address of parent tract: (Vacant) SW SCRUBTOWN RD
FORT WHITE, FL 32038
(COLUMBIA COUNTY)

To be replaced by Survey Legal Description

EXHIBIT "A-1"

Survey or Site Plan

Location of the Leased Premises shall be determined by survey, and upon completion shall replace this **Exhibit "A-1"**.

To Be Replaced by Final Survey

EXHIBIT "B"

Easement(s)

An approximate **25' Easement** for ingress/egress and utilities, each to be determined by survey, and upon completion of survey, shall replace this **Exhibit "B"**.

To be Replaced by Survey Legal Description

Brown NXFL-406

Columbia County, FL
Proposed 255' Self Support Tower
+ 10' Appurtenance
80'x80' NexTower Lease Parcel
60'x60' Fenced Graveled Compound
25' wide Ingress/ Egress & Utilities Easement

Preliminary Site Sketch



BROWN MARVIN/BROWN NEOMIA B
1908 SW SCRUBTOWN RD
FORT WHITE, FL 32038

08-7S-17-09956-000

[illegible]

EXHIBIT "D"

Liens and Encumbrances

Holder of 1st Mortgage: _____
Address: _____
Contact Name: _____
Phone Number: _____
Loan Number: _____

Holder of 2nd Mortgage: _____
Address: _____
Contact Name: _____
Phone Number: _____
Loan Number: _____

Other Liens/Encumbrances
(Please Describe): _____

If No Mortgage(s), Initial here:  _____

EXHIBIT "E"

MEMORANDUM OF LEASE

See Attached

Prepared by and return to:
NexTower Development Group II, LLC
Attn: David H. Boeff, President, CEO
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605

Site ID: NXFL-406 SHILO

MEMORANDUM OF LEASE

This Memorandum of Lease is made on _____, 2025, by and between **Marvin & Neomia B. Brown**, a married couple, as Lessor, whose address 1908 Srubtown Rd, Fort White, FL 32038 and **NexTower Development Group II, LLC**, a Delaware limited liability company, as Lessee, whose address is 905 NW 56th Terrace, Suite A, Gainesville, Florida 32605.

1. Lessor and Lessee are parties to an Option and Ground Lease Agreement dated as of _____, _____, 2025 (the "Lease Agreement"); the terms and provisions of which are incorporated herein by this reference. The premises covered by the Lease Agreement are located in **Columbia County, Georgia**, as more fully described in the legal description attached hereto as **Exhibit "A"** ("Leased Premises").
2. Pursuant to the Lease Agreement, the Lessor has granted, and by these presents does grant, to the Lessee an easement for ingress, egress and utilities for the duration of the Lease Agreement over those lands more particularly described on **Exhibit "B"** hereto. The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein.
3. The Lease Agreement provides for an initial term of five (5) years which commenced on _____. The Lease also provides for seven (7) additional five (5) year terms, which shall occur automatically unless Lessee delivers written notice of intent not to renew to Lessor at least thirty (30) days prior to the expiration of the initial term, or the renewal term then in effect.
4. In accordance with Chapter 713.10 of the Florida Statutes, the Lease Agreement provides that the interest of the Lessor shall not be subject to liens for improvements made by the Lessee, and that the Lessee shall notify any contractor making such improvements of this provision of the Lease Agreement.
5. The Lease Agreement provides that during the term of the Lease Agreement neither Lessor nor any tenant or person or entity claiming by or through Lessor shall be allowed to install or operate a communications facility, including a telecommunications transmission tower, or operate an antenna site leasing business which competes directly or indirectly with Lessee on the lands of Lessor within a radius of three (5) miles of the Leased Premises.

(SIGNATURES ON FOLLOWING PAGES)

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Option as of the date first written above.

WITNESS::

By: Normia B. Brown
Print Name: Normia B. Brown
Address: 1908 SW Scrubtown Rd
Fort White, FL 32038

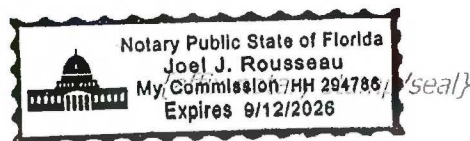
By: X [Signature]
Print Name: Joel Rousseau
Address: 905 NW 5th St, STE A
Gainesville, FL 32605

STATE OF ~~GEORGIA~~ FLORIDA
COUNTY OF Columbia

I, a Notary Public of the County and State aforesaid, certify that **Marvin Brown** personally came before me this day and acknowledged that he, being authorized to do so, executed the foregoing instrument, who is personally known to me or produced DL B650580481750 as identification.

WITNESS my hand and notarial seal, this 23 day of May, 2025.

Notary Public: [Signature]
Print Name: Joel Rousseau
My Commission Expires: 9/12/25



LESSOR:

Marvin Brown
an Individual

By: Marvin Brown
Print Name: Marvin Brown
Title: Landowner
Address: 1908 SW Scrubtown Rd
Fort White, FL 32038

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Option as of the date first written above.

WITNESS::

By: Marvin Brown

Print Name: MARVIN BROWN

Address: 1908 SW Scrubtown Rd.
Fort White, FL 32038

By: JR

Print Name: Joel Rousseau

Address: 905 NW 56th Ter, Ste A
Gainesville, FL 32605

LESSOR:

Neomia B. Brown
an Individual

By: Neomia B. Brown

Print Name: Neomi Brown

Title: Neomia B. Brown

Address: 1908 SW Scrubtown Rd
Fort White, FL 32038

STATE OF ~~GEORGIA~~ Florida
COUNTY OF Columbia

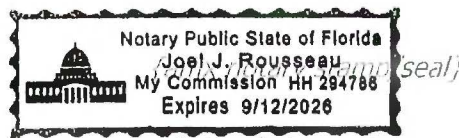
I, a Notary Public of the County and State aforesaid, certify that **Neomia B. Brown** personally came before me this day and acknowledged that he, being authorized to do so, executed the foregoing instrument, who is personally known to me or produced DL B650622 51789-0 as identification.

WITNESS my hand and notarial seal, this 23 day of May, 2025.

Notary Public: JR

Print Name: Joel Rousseau

My Commission Expires: 9/14/2026



IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Option as of the date first written above.

Witness:

By: Kathy Heaton

Print Name: Kathy Heaton

Address: 905 NW 56th Terrace, Ste A
Gainesville, FL 32605

By: JR

Print Name: Joel Rousseau

Address: 905 NW 56th Terrace, Ste A
Gainesville, FL 32605

LESSEE:

NexTower Development Group II, LLC
a Delaware limited liability company

By: David H. Boeff

Print Name: David H. Boeff

Title: President, CEO

Address: 905 NW 56th Terrace, Suite A
Gainesville, Florida 32605

STATE OF FLORIDA

COUNTY OF ALACHUA

I, a Notary Public of the County and State aforesaid, certify that *David H. Boeff*, as President, CEO of **NexTower Development Group II, LLC**, a Delaware limited liability company, personally came before me this day and acknowledged that he, being authorized to do so, executed the foregoing instrument. He is personally known to me.

WITNESS my hand and notarial seal, this 22 day of May, 2025.

Notary Public: JR

Print Name: Joel Rousseau

My Commission Expires: 9/12/2026

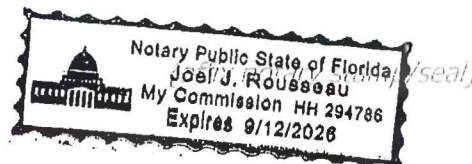


EXHIBIT "A"

Description of Leased Premises

To Be Replaced with Final Survey Legal Descriptions

EXHIBIT "B"

Description of Ingress/Egress and Utilities

To Be Replaced with Final Survey Legal Descriptions

Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R09956-000		
BROWN MARVIN		
Year: 2024	Bill Number:	Owner: BROWN MARVIN
Tax District: 31816		
3	Property Type:	
	Real Estate	
MAILING ADDRESS:	PROPERTY ADDRESS:	
BROWN MARVIN	0	
BROWN NEOMIA B		
1908 SW		
SCRUBTOWN RD		
FORT WHITE FL		
32038		

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 31816 -- No Amount Due

Pay All Bills

- Print Bill / Receipt
- Register for E-Billing
- Property Appraiser

Taxes & Fees Assessments Legal Description

Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$60.53	\$60.53	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$5.79	\$5.79	\$0.00
LOCAL	3.1430	\$24.34	\$24.34	\$0.00
CAPITAL OUTLAY	1.5000	\$11.62	\$11.62	\$0.00
Subtotal	5.3910	\$41.75	\$41.75	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$2.27	\$2.27	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	13.4997	\$104.55	\$104.55	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$0.00	\$0.00	\$0.00
TOTAL	\$0.00	\$0.00	\$0.00

Fees

Authority/Fund	Charged	Paid	Due
ADVERTISING - REAL	\$0.00	\$0.00	\$0.00
INTERNET WEB FEE	\$0.00	\$0.00	\$0.00
Interest	\$3.14	\$3.14	\$0.00
TOTAL	\$3.14	\$3.14	\$0.00



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TAX DEED

State of Florida

County of Columbia

Cert. No. 2056 of 2007

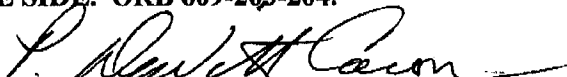
Parcel No. 09956-000

The following Tax Certificate numbered 2056 issued on May 31, 2007 was filed in the office of the Tax Collector of this County and application made for the issuance of a Tax Deed, the applicant having paid or redeemed all other taxes or tax certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 19th day of October, 2009, offered for sale as required by law for cash to the highest bidder and was sold to **Marvin & Neomia B. Brown**, husband & wife, whose address is 1908 SW Scrubtown Rd., Ft White, FL, 32038, being the highest bidder and having paid the sum of his/her bid as required by the Laws of Florida.

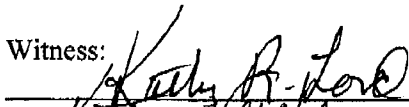
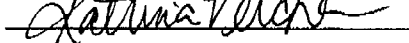
NOW, on this 20th day of October, 2009, in the County of Columbia, State of Florida, in consideration of the sum of (\$34,000.00) **thirty-four thousand dollars and zero cents**, being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands situated in the County and State aforesaid and described as follows:

SEC 08 TWN 7S RNG 17 PARCEL NUMBER: 09956-000

N ½ OF SE ¼ OF SE ¼ EX 1 AC OFF E SIDE. ORB 609-203-204.


Clerk of the Circuit Court
Columbia County, Florida

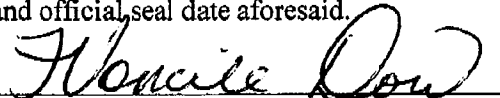
Witness:

Inst: 200912017641 Date: 10/21/2009 Time: 11:46 AM
Doc Stamp-Deed: 238.00
DC P. DeWitt Cason, Columbia County Page 1 of 3 B: 1182 P: 2160

State of Florida
County of Columbia

On this 20th day of October, 2009, before me personally appeared P. DeWitt Cason, Clerk of Circuit Court in and for Columbia County Florida, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned. Witness my hand and official seal date aforesaid.


NOTARY PUBLIC



09-48 TD

CERTIFICATE OF CLERK

I HEREBY CERTIFY that copies of the Notice of Application for Tax Deed filed by Tarpon IV, LLC, regarding Tax Certificate number 2056 issued May 31, 2007, said sale scheduled for October 19, 2009, have been mailed via U.S. Mail on September 25, 2009 to the following persons:

Tarpon IV, LLC
PO Box 100736
Atlanta, GA 30384

Mamie Stokes &
William Isaac Hawk, Jr.
1702 SW Scrubtown Rd
Fort White, FL 32038

Ernestine Campbell
417 W 150th St., Apt. 2W
New York, NY 10031

Vera Bright
1516 SW Scrubtown Rd
Fort White, FL 32038

Helen Walls McCoy
417 W 150th St., Apt. 2W
New York, NY 10031

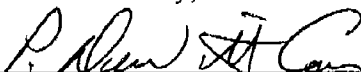
Lawrence & Vernell Johnson
1421 SW Scrubtown Rd
Fort White, FL 32038

Lillie Sherman
1704 East Alabama St
Plant City, FL 33566

Marvin Brown
1908 SW Scrubtown Rd
Fort White, FL 32038

Dated this 25th day of September, 2009, at Columbia County, Florida.

(Seal)


P. DEWITT CASON
CLERK OF COURT

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

Legal Notice of Application For Tax Deed

in the Court, was published
in said newspaper in the issues of *September 23, 30, 2009*

RECEIVED

October 7, 14, 2009

OCT 21 2009

P. DeWitt Cason

Clerk of Courts

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 day of
A.D., 20

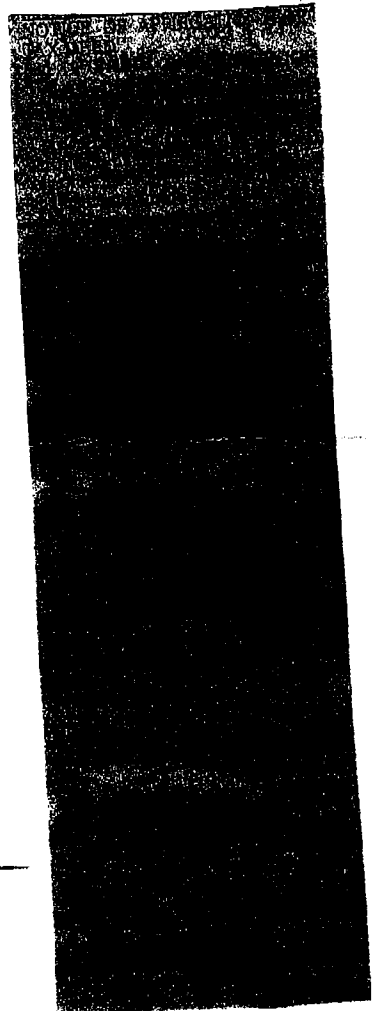


KATHLEEN A. RIOTTO
MY COMMISSION # 00577732
EXPIRES August 20, 2010
Bonded Thru Budget Notary Services

[Signature]

[Signature]

Notary Public



SECTION 8, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

SEC 08 T2N 7S R1G 17 PARCEL NUMBER 09956-000
N 1/2 OF SE 1/4 OF SE 1/4 EX 1 AC OFF E SIDE, ORB 609-203-204

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; THENCE S88° 00' 50"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, FOR 298.03 FEET; THENCE S01° 59' 10"E FOR 287.52 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N88° 00' 50"E FOR 80.00 FEET; THENCE S01° 59' 10"E FOR 80.00 FEET; THENCE S88° 00' 50"W FOR 80.00 FEET; THENCE N01° 59' 10"E FOR 80.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET OF LAND MORE OR LESS.

A 30-FOOT WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; THENCE S88° 00' 50" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, FOR 298.03 FEET; THENCE S01° 51' 10" E FOR 287.52 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE N88° 00' 50" E FOR 80.00 FEET; THENCE S88° 15' 10" E FOR 130.95 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SW SCRUBTOWN ROAD (A MAINTAINED VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE N09° 44' 30" E, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR 30.00 FEET; THENCE N80° 15' 30" W FOR 134.03 FEET; THENCE S88° 00' 50" W FOR 83.08 FEET; THENCE S01° 51' 10" E FOR 30.00 FEET TO THE POINT OF BEGINNING.

2. THE BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 9, 2025.

3. THIS SURVEY MAP ON THE COPIES OF THIS IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. CENTER POINT, PROVED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK. THE VALUES FOR THE PROVED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON EXCEEDED FA "1A" REQUIREMENTS. ELEVATIONS ARE NORTH ANGLE, DATUM OF 1984 (NAD 83) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.

5. THE PURPOSE OF THIS SURVEY IS TO SHOW IMPROVEMENTS ASSOCIATED WITH A PROPOSED TELECOMMUNICATIONS FACILITY AND PROVIDE LEGAL DESCRIPTIONS FOR OURS FACILITY AND ASSOCIATED EASEMENTS AND DISTANCES IN A SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.

6. NEIGHBORED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.

7. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

8. THIS SURVEY CONSIST OF 2 SHEETS AND IS NOT VALID WITH BOTH SHEETS.



●	INDICATES 5/8" REBAR & CAP STAMPED LB 7810
◎	INDICATES 5/8" REBAR & CAP STAMPED AS NOTED
□	INDICATES 4"x4" CONCRETE FLOID R/D ID
R/W	INDICATES RIGHT-OF-WAY
G/L	INDICATES OFFICIAL RECORD
ID	INDICATES IDENTIFICATION
NAYD 89	INDICATES NORTH AMERICAN DATUM OF 1989
R	INDICATES RADIUS
Δ	INDICATES CENTRAL ANGLE
L	INDICATES ARC LENGTH
CB	INDICATES CHORD BEARING
CD	INDICATES CHORD DISTANCE

PROPOSED TOWER DISTANCE FROM FACE
(AS MEASURED PERPENDICULAR FROM CENTER OF TOWER):

NORTH LINE:	327.5'
EAST LINE:	162.0'
SOUTH LINE:	327.5'

FLOOD ZONE NOTE
THE HEREON DESCRIBED LEASE PARCEL AND EASEMENT APPEAR TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12623CH95C DATED FEBRUARY 4, 2009

PROPOSED 255' SELF-SUPPORT TOWER WITH 10' APPURTENANCE
(TOTAL HEIGHT=264')

NAD 83/2011
LATITUDE: 29° 53' 23.10" NORTH
LONGITUDE: 82° 37' 35.89" WEST
GROUND ELEVATION 97.1' NAVD 88



1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel: (352) 379-0948
Email: dward@storie-survey.com

Professional Surveying & Mapping Certificate of Authorization
No.: 1417810

BOOK/PAGE	5A/50	This map prepared by:	SCALE	1" = 100'
DRAWN	HBJ	 7-22-2015	DATE	JUNE 9, 2015
CHECKED	DWS	DAVID W. STONECYPHER PROFESSIONAL SURVEYOR & MAPPER (LA. LICENSE NO. 3193)	PROJECT #	75-0031

DRAWING #	NEXTOWER DEVELOPMENT GROUP II, LLC	SHEET #	1 OF 2
-----------	------------------------------------	---------	--------

BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL

SECTION 8, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

PARENT TRACT
PARCEL ID: 86-75-17-09556-000 (38843)
OWNER: BROWN, MARVIN & NEOMIA B.
O.L. 1182, PAGE 2160

NEXTOWER 30' WIDE
INGRESS/EGRESS & UTILITIES
EASEMENT

NEXTOWER
LEASE PARCEL
AREA: 4.63 SQUARE FEET
VACANT

PROPOSED 255'-
SELF-SUPPORT TOWER
SEE EXHIBIT A-14

SW SCRUBTOWN ROAD
A MAINTENANCE ROAD
A RIGHT-OF-WAY
A RIGHT-OF-WAY

- SURVEYOR'S NOTES**
1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE NORTH LINE OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS BEARING S88° 00' 50" W.
 2. THE BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 9, 2025.
 3. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT REFERENCE NETWORK.
 4. THIS SURVEY CONSIST OF 2 SHEETS AND IS NOT VALID WITH BOTH SHEETS.

BENCHMARKS

TS&M1 - TOP OF REBAR & CAP AT SE LEASE PARCEL CORNER ELEVATION = 98.38' NAVD 88
TS&M2 - TOP OF REBAR & CAP AT SW LEASE PARCEL CORNER ELEVATION = 95.42' NAVD 88

- LEGEND**
- INDICATES 5/8" REBAR & CAP SET STAMPED 10-70-10
 - ⊙ INDICATES 5/8" REBAR & CAP FOUND STAMPED AS NOTED
 - INDICATES 4"x4" CONCRETE MONUMENT FOUND 10-10
 - R/W INDICATES RIGHT-OF-WAY
 - O.L. INDICATES OFFICIAL RECORDS BOOK
 - ID INDICATES IDENTIFICATION
 - NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988

SCALE: 1" = 20'

**STONECYPHER
SURVEYING INC.**

1225 HWY 18TH AVENUE GAINESVILLE, FLORIDA 32601
TEL: (352) 374-0948
EMAIL: INFO@STONECYPHER.COM
WWW.STONECYPHER.COM

Professional Surveying & Mapping Certificate of Authorization No. 126702

BOOK/PAGE	30/10	SCALE	1" = 20'
DRAWN	MLJ	DATE	JUNE 9, 2025
CHECKED	DWS	PROJECT #	PS-0031
COMMUNICATION TOWER SITE			
SHILO NXFL-406			
DRAWING #		SHEET #	
nextower-white-survey.dwg		1 OF 2	
NEXTOWER DEVELOPMENT GROUP II, LLC			

STONECYPHER SURVEYING INC.

1225 NW 16TH AVENUE, GAINESVILLE, FLORIDA 32601

PHONE: 352-379-0948

FAA 1-A CERTIFICATION

June 17, 2025

NexTower Development Group II, LLC

905 NW 56th Terrace, Suite A
Gainesville, Florida 32605

Site Name: ***Shilo***
Site Number: ***NXFL-406***

Site Data: **Proposed 255' Self-Support Tower with 10' Appurtenance (Total Height=265')**

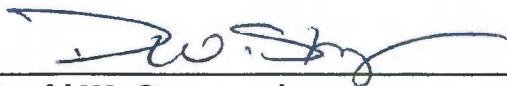
Tower Information

Geographic Coordinates: Latitude – **29° 53' 23.10" North**
Longitude – **82° 37' 35.89" West**

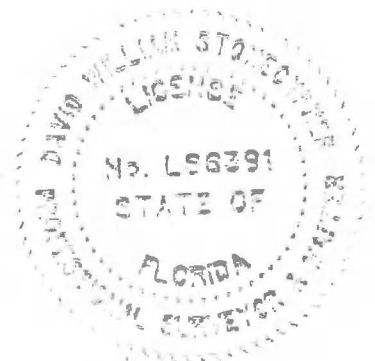
Ground Elevation: Base of Proposed Tower – **97.1'**

Certification

I hereby certify that the latitude of **29° 53' 23.10" North** and the longitude of **82° 37' 35.89" West** are within 20-feet horizontally, and that the ground elevation at the base of the tower of **97.1** feet is accurate to within 3-feet vertically. The horizontal datum (coordinates) are in terms of North American Datum of 1983/2011 (NAD 83/2011) and is expressed as degrees, minutes, and seconds, to the nearest hundredth of a second. The vertical datum (elevation) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest foot.



David W. Stonecypher
Professional Surveyor and Mapper No. LS 6391
Stonecypher Surveying Inc. – Business No. LB 7810
State of Florida



STONECYPHER SURVEYING INC.

1225 NW 16TH AVENUE, GAINESVILLE, FLORIDA 32601

PHONE: 352-379-0948

NEXTOWER DEVELOPMENT GROUP II, LLC **SHILO NXFL-406**

PARENT TRACT DESCRIPTION (O.R. 1182, PAGE 2160)

SEC 08 TWN 7S RNG 17 PARCEL NUMBER 09956-000
N 1/2 OF SE 1/4 OF SE 1/4 EX 1 AC OFF E SIDE. ORB 609-203-204.

NEXTOWER LEASE PARCEL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; THENCE S88° 00' 50"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, FOR 298.03 FEET; THENCE S01° 59' 10"E FOR 287.52 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N88° 00' 50"E FOR 80.00 FEET; THENCE S01° 59' 10"E FOR 80.00 FEET; THENCE S88° 00' 50"W FOR 80.00 FEET; THENCE N01° 59' 10"W FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET OF LAND MORE OR LESS.

NEXTOWER INGRESS/EGRESS & UTILITIES EASEMENT DESCRIPTION

A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PROJECT INFORMATION	
SITE ADDRESS	SW SCRUBTOWN RD FORT WHITE, FL 32038
LATITUDE/LONGITUDE	29.88975 - 82.626636
PARCEL ID	08-7S-17-09956-000 (36843)
PARCEL OWNER	MARVIN & NECOMA B. BROWN
JURISDICTION	COLUMBIA COUNTY
ZONING CLASSIFICATION	AGRICULTURAL-3
DISTURBED AREA:	9.637± SQ. FT. (0.221 ACRES)
APPLICANT:	NEXTOWER DEVELOPMENT GROUP II, LLC. 905 NW 56TH TERRACE, SUITE A GAINESVILLE, FL 32605
CONTACT	JOEL ROUSSEAU PH 352-363-5660
ENGINEER	TOWERSOURCE 1355 WINDWARD CONCOURSE SUITE 410 ALPHARETTA, GA 30005 678-990-2338
TELEPHONE COMPANY	TBD
POWER COMPANY	TBD

PREPARED FOR:

 **NextTower**
YOUR SIGNAL IS OUR EXPERIENCE

SITE NAME:

**SHILO
NXFL-406**

PROJECT DESCRIPTION

**GREENFIELD
PROPOSED 265'-0" SELF SUPPORT TOWER
& TELECOMMUNICATIONS FACILITY
(255'-0" TOWER WITH 10' APPURTENANCE)**

SHEET INDEX:	
NO.	DESCRIPTION
T1	COVER SHEET
GN1	GENERAL NOTES
C1	ZONING PLAN
C1A	AERIAL SITE PLAN
C1B	DETAILED SITE PLAN
C2	FENCE, GATE AND COMPOUND DETAILS
C2	GRADING AND EROSION CONTROL PLAN
C3A	GRADING AND EROSION CONTROL DETAILS
C3B	GRADING AND EROSION CONTROL NOTES
C4	TOWER ELEVATION
C5	ACCESS ROAD DETAIL
E1	BASIC SERVICE AND POWER COORDINATION ROUTING PLAN
E2	GROUNDING PLAN
E3	SINGLE-LINE DIAGRAM
E4	ELECTRICAL NOTES
E5	ELECTRICAL DETAILS
E6	H-FRAME DETAILS

[illegible]

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH THE CURRENT STATE IBC PLUS LATEST STATE AMENDMENTS AS SHOWN ON TITLE PAGE.
2. CONTRACTOR IS TO COMPLY WITH THE REQUEST FOR QUOTATION (RFQ) AND CONSTRUCTION SPECIFICATIONS (LATEST REVISION) & BUILDING MANUFACTURER'S DRAWINGS. ALL PREVIOUSLY PROVIDED BY NEXTOWER.
3. DIMENSIONS TO ALL EXISTING SITE FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR & ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PIPES, OR ANY OTHER SUBSURFACE STRUCTURES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING SERVICE 48 HRS PRIOR TO DIGGING, DRILLING, OR BLASTING.
5. NEXTOWER'S CONSTRUCTION PROJECT MANAGER OR NEXTOWER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF NEXTOWER'S CONSTRUCTION PROJECT MANAGER OR NEXTOWER'S REPRESENTATIVE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS & SPECIFICATIONS AND TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHERS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
7. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER AS TO AVOID ANY INTERRUPTIONS WITH THE PROPERTY OWNER'S OPERATIONS.
8. CONTRACTOR SHALL KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF WASTE MATERIALS & RUBBISH AT ALL TIMES DURING THE CONSTRUCTION PERIOD, & SHALL REMOVE ALL WASTE MATERIALS & RUBBISH FROM THE PROJECT SITE AT THE COMPLETION OF WORK, EXCEPT THOSE SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS TO BE LEFT FOR THE OWNER'S MAINTENANCE.
9. THE CONTRACTOR SHALL RESTORE ALL PROPERTY TO ITS PRE-CONSTRUCTION CONDITION TO THE OWNER'S SATISFACTION.
10. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY DISTURBED, DAMAGED, OR REMOVAL OF MONUMENTATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR.
11. DAMAGE TO EXISTING STRUCTURES & UTILITIES SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. MAINTAIN FLOW FOR ALL UTILITIES.
12. ALL UTILITY CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY COMPANY PRIOR TO EACH CONNECTION.
13. UNLESS OTHERWISE INDICATED, CONTRACTOR SHALL OBTAIN & PROVIDE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, CITY, STATE AND/OR COUNTY CONSTRUCTION LICENSES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY FOR & PROVIDE A CERTIFICATE OF OCCUPANCY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE FOR CONSTRUCTION.
15. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
16. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL.
17. SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.
18. CONTRACTOR IS RESPONSIBLE FOR THE CONDITION OF THE EQUIPMENT DURING AND AFTER CONSTRUCTION. THE EQUIPMENT SHALL NOT BE USED FOR STORAGE OF TOOLS, CONSTRUCTION MATERIALS OR EQUIPMENT. CONTRACTOR SHALL ENSURE THE SHELTER IS CLEANED AT CONCLUSION OF CONSTRUCTION.
19. FOR GREENFIELD/NEW TOWERS SITES, CONTRACTOR IS RESPONSIBLE FOR ENSURING THE TOWER LIGHTS ARE MONITORED MORNING AND NIGHT EACH 24 HRS FROM THE TIME THE TOWER IS TOPPED OUT UNTIL SITE HAS ALARMS CONNECTED TO THE OPERATIONS SWITCH OR NOC. CONTRACTOR TO NOTIFY PROJECT MANAGER AT THE TIME THE TOWER IS TOPPED OUT TO FORWARD NOTIFICATION TO NEXTOWER REGULATORY AND FCC/FA.

GENERAL NOTES CONTINUED

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR -	GENERAL CONTRACTOR
SUBCONTRACTOR -	SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
OWNER	NEXTOWER
OEM -	ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AN UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONS CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWING PROVIDED WERE DESIGN AND SCALED TO 11x17 FORMAT.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 TELCO CONDUITS, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
9. CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. CONTRACTORS SHALL LEGALLY AN PROPERLY DISPOSE OF ALL SCRAP MATERIAL.

SITE WORK GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATION OR DRILLING PIERLS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILIZES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

MASONRY NOTES

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F_m) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACINGS SHALL NOT BE REMOVED UNTIL GROUT IS FULL CURED.

STRUCTURAL STEEL NOTES

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
3. ALL INTERIOR STRUCTURAL STEEL SHALL BE FINISHED WITH ONE COAT FABRICATOR'S NON-LEAD, RED OXIDE PRIMER, PRIMING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARKS, & WELDS IN THE PRIMED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
4. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATION ASTM A123 UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARKS, & WELDS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURERS MAXIMUM ALLOWABLE LOADS.
6. HOLES SHALL NOT BE PLACED THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON THE DRAWINGS.
7. CONNECTIONS:
 - 7.1. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND SHALL CONFORM TO AISC AND AWS D1.1, WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 13th EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
 - 7.2. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASIM A325 BOLTS (3/4") AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
 - 7.3. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASIM A307 BOLTS UNLESS NOTED OTHERWISE.
 - 7.4. CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.
8. STEEL SHAPE:
 - 8.1. W SHAPES - ASTM A992, GR 50
 - 8.2. PLATES, ANGLES, CHANNELS - ASTM A36
 - 8.3. PIPES AS5

LEGEND

	FENCE
	CONTOUR LINE
	PROPERTY LINE / ROW
	LEASE AREA
	EASEMENT
	DISCONNECT SWITCH
	METER
	CIRCUIT BREAKER

	CODED NODE NUMBER
	CHEMICAL GROUND ROD
	GROUND ROD
	GROUND ROD WITH INSPECTION SLEEVE
	CASTWELD TYPE CONNECTION
	COMPRESSION TYPE CONNECTION
	GROUND WIRE

LEGEND

AGL	ABOVE GRADE LEVEL
BTS	BASE TRANSCIVER STATION
(E)	EXISTING
MIN	MINIMUM
N.T.S.	NOT TO SCALE
REF	REFERENCE
RF	RADIO FREQUENCY
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE RESOLVED
TYP	TYPICAL
REQ	REQUIRED
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
MGB	MASTER GROUND BUSS
EG	EQUIPMENT GROUND
BCW	BASE COPPER WIRE
SIAD	SMART INTEGRATED ACCESS DEVICE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
RBS	RADIO BASE STATION
U.N.O.	UNLESS NOTED OTHERWISE

SYMBOLS

	SOLID GROUND BUSS BAR
	SOLID NEUTRAL BUSS BAR
	SUPPLEMENTAL GROUND CONDUCTOR
	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
	CHEMICAL GROUND ROD
	DISCONNECT SWITCH
	METER
	EXOTHERMIC WELD (CAIWELD) (UNLESS OTHERWISE NOTED)
	MECHANICAL WELD
	3/4\" data-bbox="285 655 495 685"/>
	3/4\" data-bbox="285 715 495 745"/>
	GROUNDING WIRE

1 GENERAL NOTES



PARCEL ID: 08-7S-17-09954-000 (36835)
OWNER: SHERMAN, LILLIE

PARCEL ID: 08-7S-17-09943-000 (36789)
OWNER: JOHNSON, LARETHA V.
O.R. 1360, PAGE 2739

PARCEL ID: 08-7S-17-09947-000 (36808)
OWNER: HAWK, ISAAC WILLIAM JR.
O.R. 1009, PAGE 1102

PARCEL ID: 08-7S-17-09953-000 (36825), OWNER: BRIGHT, VERA L.
O.R. 1145, PAGE 1491

PARCEL ID: 08-7S-17-09953-002 (36827)
OWNER: STOKES, MAMIE
NO DEED ON RECORD

PARENT TRACT
PARCEL ID: 08-7S-17-09956-000 (36843)
OWNER: BROWN, MARVIN & NEOMIA B.
O.R. 1182, PAGE 2160

PROPOSED 30' INGRESS/EGRESS & UTILITY EASEMENT

12' WIDE GRAVEL ACCESS ROAD

PROPOSED NEXTOWER
80' x 80' LEASE PREMISES

PROPOSED 60' x 60' FENCED AREA

PROPOSED 255'-0" SELF SUPPORT TOWER W/ 10' APPURTENANCE

100' TOWER FALL RADIUS

PARCEL ID: 08-7S-17-09955-000 (36840)
OWNER: BROWN MARVIN ETAL
NO DEED ON RECORD

TOWER SETBACKS TO PROPERTY LINES	
NORTH	327.5'±
EAST	162.0'±
SOUTH	327.5'±
WEST	1060.9'±

PREPARED FOR:

NexTower

905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32608

A&E FIRM:

towersource

1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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ASE PROJECT #	NXFL-406
DRAWN BY:	JCR
CHECKED BY:	BAA

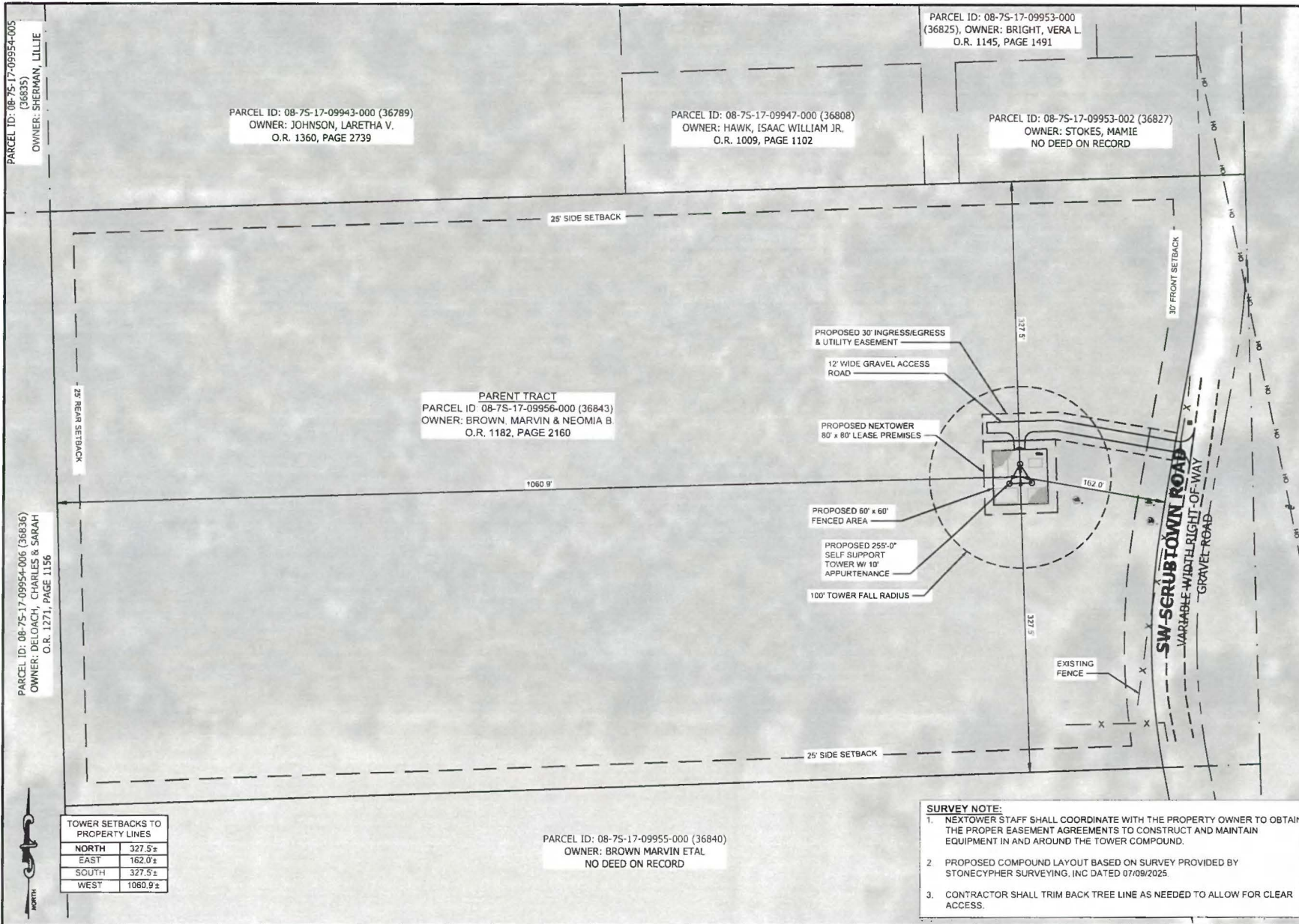
REVISION		
REV	DATE	DESCRIPTION
A	07/23/25	ISSUED FOR REVIEW
D	08/12/25	ISSUED FOR CONSTRUCTION

PHILLIP J. NEUMAN
LICENSE
No 89784
P.J. Neuman
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

08/14/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHIL NEUMAN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE NAME:	SHILO NXFL-406
SITE ADDRESS:	SW SCRUBTOWN RD FORT WHITE, FL 32038
TOWER OWNER:	NEXTOWER
DESIGN TYPE:	RAWLAND
SHEET TITLE:	ZONING PLAN
DRAWING NO:	C1



PARCEL ID: 08-75-17-09954-005 (36835)
OWNER: SHERMAN, LILLIE

PARCEL ID: 08-75-17-09954-006 (36836)
OWNER: DELOACH, CHARLES & SARAH
O.R. 1271, PAGE 1156

PARCEL ID: 08-75-17-09943-000 (36789)
OWNER: JOHNSON, LARETHA V.
O.R. 1360, PAGE 2739

PARCEL ID: 08-75-17-09947-000 (36808)
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PARCEL ID: 08-75-17-09955-000 (36840)
OWNER: BROWN MARVIN ETAL
NO DEED ON RECORD

TOWER SETBACKS TO PROPERTY LINES	
NORTH	327.5'
EAST	162.0'
SOUTH	327.5'
WEST	1060.9'

- SURVEY NOTE:**
1. NEXTOWER STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY STONECYPHER SURVEYING, INC DATED 07/09/2025.
 3. CONTRACTOR SHALL TRIM BACK TREE LINE AS NEEDED TO ALLOW FOR CLEAR ACCESS.

PREPARED FOR

1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

A&E FIRM:

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A&E PROJECT #	NXFL-406
DRAWN BY	JCR
CHECKED BY	BAA

REVISION		
REV	DATE	DESCRIPTION
A	07/23/25	ISSUED FOR REVIEW
D	08/12/25	ISSUED FOR CONSTRUCTION

08/14/2025

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SITE NAME: SHILO
NXFL-406

SITE ADDRESS: SW SCRUBTOWN RD
FORT WHITE, FL 32038

TOWER OWNER: NEXTOWER

DESIGN TYPE: RAWLAND

SHEET TITLE: AERIAL SITE PLAN

DRAWING NO. C1A

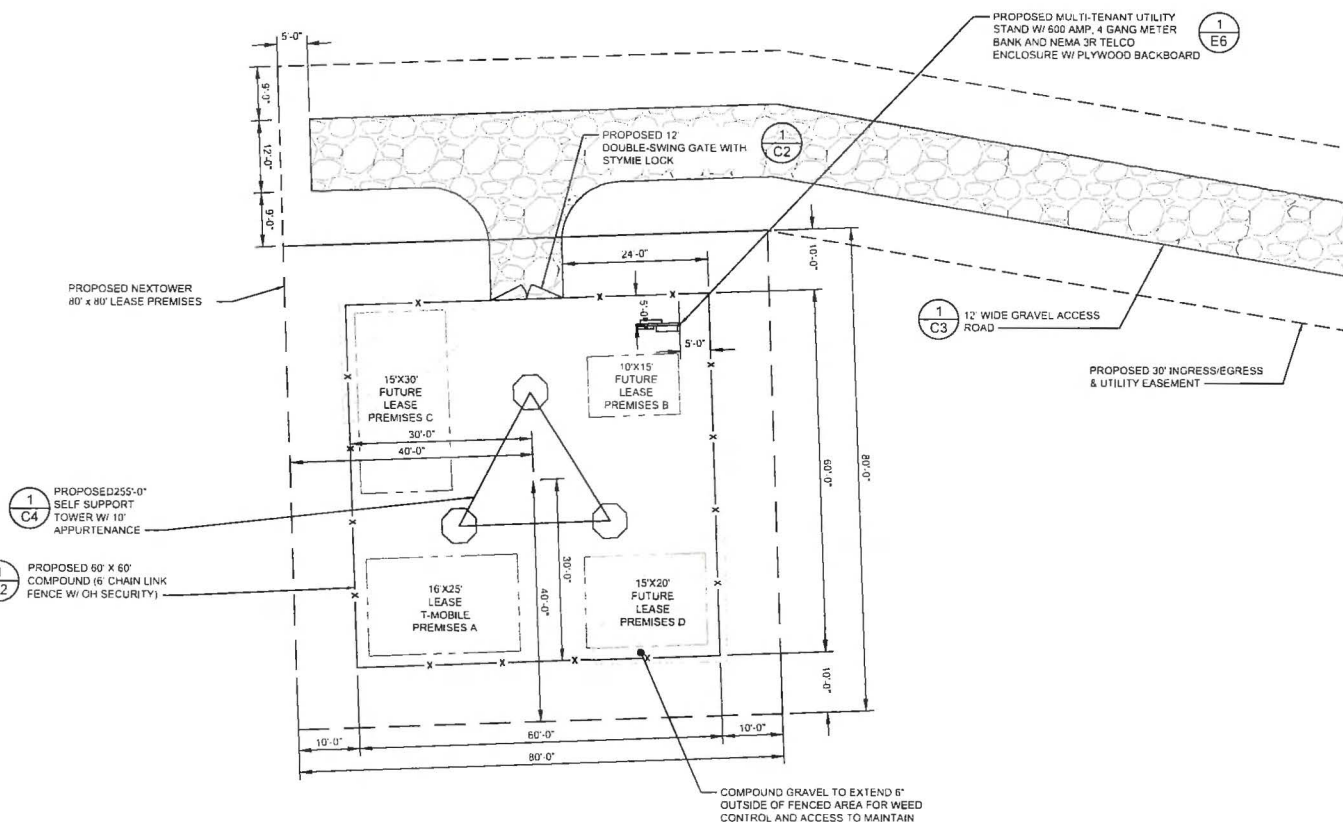
GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND NEXTOWER SPECIFICATIONS, THE NEXTOWER CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- WAVEGUIDE BRIDGE AND EQUIPMENT PAD ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
- ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE. SEE DESIGN DRAWINGS BY OTHERS DO NOT SCALE. NOTIFY ENGINEER OR NEXTOWER CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM NEXTOWER CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY STATE 811 48 HOURS IN ADVANCE OF PERFORMING ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYMIER LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



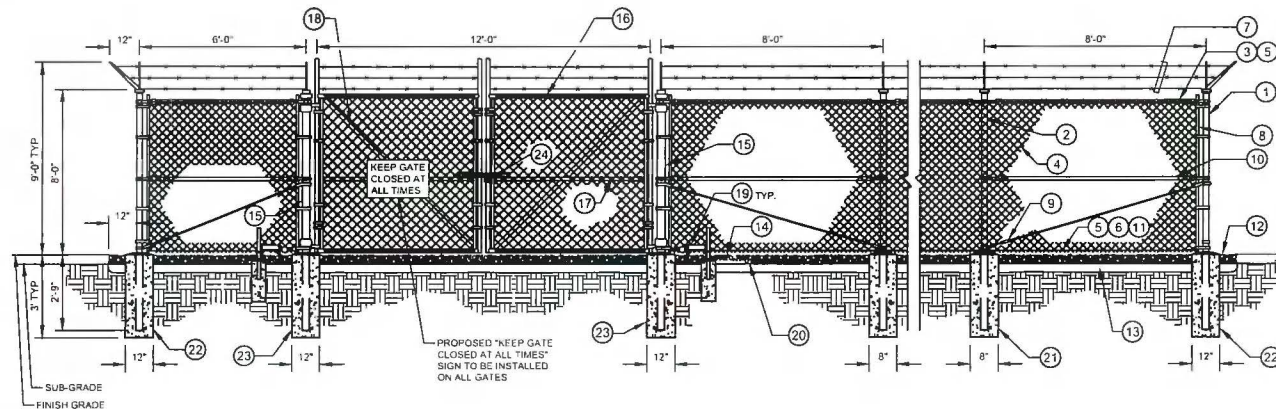
TOWER SETBACKS TO PROPERTY LINES	
NORTH	327.5±
EAST	162.0±
SOUTH	327.5±
WEST	1060.9±

1 DETAILED SITE PLAN



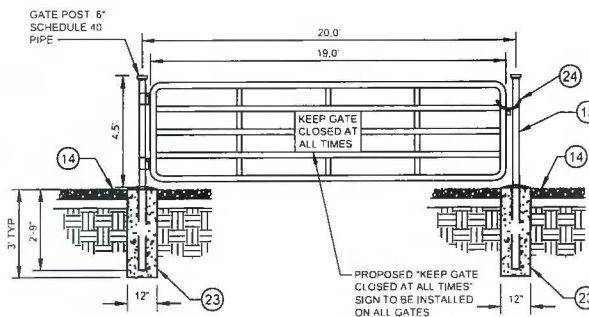
SCALE: 20' 0 20' 40' 1" = 20'-0"

PREPARED FOR: NexTower PROFESSIONAL ENGINEERING FIRM 595 NW 56TH TERRACE, SUITE A GAINESVILLE, FL 32609										
AAE FIRM: towersource 1355 WINDWARD CONCOURSE SUITE 410 ALPHARETTA, GA 30005 678-990-2338										
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AAE PROJECT #	NXFL-406									
DRAWN BY	JCR									
CHECKED BY	BAA									
REVISION <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>07/23/25</td> <td>ISSUED FOR REVIEW</td> </tr> <tr> <td>0</td> <td>08/12/25</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION	A	07/23/25	ISSUED FOR REVIEW	0	08/12/25	ISSUED FOR CONSTRUCTION
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SITE NAME: SHILO NXFL-406										
SITE ADDRESS: SW SCRUBTOWN RD FORT WHITE, FL 32038										
TOWER OWNER: NEXTOWER										
DESIGN TYPE: RAWLAND										
SHEET TITLE: DETAILED SITE PLAN										
DRAWING NO: C1B										



1 FENCE DETAILS

N.T.S.



GATE POST 6" SCHEDULE 40 PIPE

KEEP GATE CLOSED AT ALL TIMES

PROPOSED "KEEP GATE CLOSED AT ALL TIMES" SIGN TO BE INSTALLED ON ALL GATES

2 DETAIL NOT USED

N.T.S.

3 GATE DETAILS

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567.
2. INSTALL SWING GATES PER ASTM F-900.
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST AND GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1-1/2" GALVANIZED (UNLESS NOTED OTHERWISE). (HOT DIP ASTM A 120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALVANIZE (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZE HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

REFERENCE NOTES:

- 1 CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE
- 2 LINE POST 2-1/2" SCHEDULE 40 PIPE PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
- 3 TOP RAIL & BRACE RAIL. 1-1/2" PIPE, PER ASTM-F1083.
- 4 FABRIC 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- 5 TIE WIRE. MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- 6 TENSION WIRE: 9 GA. GALVANIZED STEEL.
- 7 BARBED WIRE. DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5' CENTERS.
- 8 STRETCHER BAR.
- 9 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- 10 FENCE CORNER POST BRACE: 1-5/8" DIA. EACH CORNER EACH WAY.
- 11 1-1/2" MAXIMUM CLEARANCE FROM GRADE.
- 12 4" OF GRAVEL SHOULD BE SPREAD ON TOP OF GEO FABRIC THROUGHOUT COMPOUND AND 12" TO 18" OUTSIDE FENCE.
- 13 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- 14 FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- 15 GATE POST 6", SCHEDULE 40 PIPE, FOR CATTLE GATE AND GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE. PER ASTM-F1083.
- 16 GATE FRAME. 1-1/2" PIPE, PER ASTM-F1083.
- 17 GATE FRAME. 1-5/8" DIAMETER PIPE, PER ASTM-F1083.
- 18 GATE DIAGONAL GALVANIZED STEEL 1-1/2" PIPE.
- 19 DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- 20 GEOTEXTILE FABRIC.
- 21 LINE POST: CONCRETE FOUNDATION (2000 PSI).
- 22 CORNER POST: CONCRETE FOUNDATION (2000 PSI).
- 23 GATE POST: CONCRETE FOUNDATION (2000 PSI).
- 24 CONTRACTOR TO PROVIDE STYME LOCK SYSTEM AND PROGRAMMABLE 4 DIGIT COMBINATION LOCK.

PREPARED FOR:



A&E FIRM:



1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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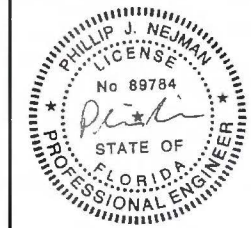
A&E PROJECT # NXFL-406

DRAWN BY JCR

CHECKED BY BAA

REVISION

REV	DATE	DESCRIPTION
A	07/23/25	ISSUED FOR REVIEW
0	08/12/25	ISSUED FOR CONSTRUCTION



08/14/2025

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SITE NAME

SHILO
NXFL-406

SITE ADDRESS

SW SCRUBTOWN RD
FORT WHITE, FL 32038

TOWER OWNER
NEXTOWER

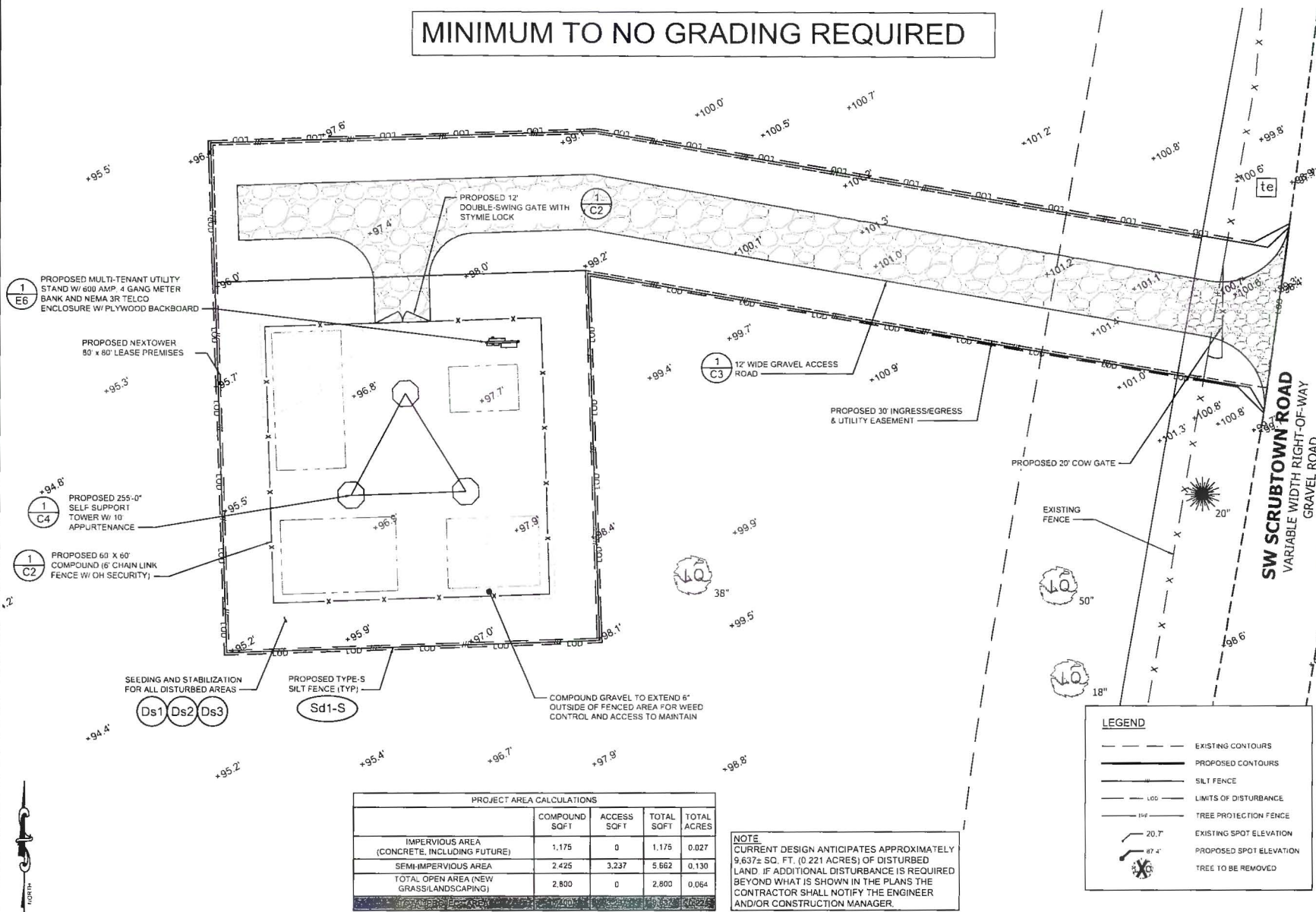
DESIGN TYPE
RAWLAND

SHEET TITLE
FENCE, GATE AND COMPOUND
DETAILS

DRAWING NO

C2

MINIMUM TO NO GRADING REQUIRED



PROJECT AREA CALCULATIONS				
	COMPOUND SQ FT	ACCESS SQ FT	TOTAL SQ FT	TOTAL ACRES
IMPERVIOUS AREA (CONCRETE, INCLUDING FUTURE)	1,175	0	1,175	0.027
SEMI-IMPERVIOUS AREA	2,425	3,237	5,662	0.130
TOTAL OPEN AREA (NEW GRASS/LANDSCAPING)	2,800	0	2,800	0.064

NOTE
CURRENT DESIGN ANTICIPATES APPROXIMATELY 9,637± SQ. FT. (0.221 ACRES) OF DISTURBED LAND. IF ADDITIONAL DISTURBANCE IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR CONSTRUCTION MANAGER.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TREE TO BE REMOVED

PREPARED FOR

1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

A&E FIRM:

1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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DRAWN BY

JCR

CHECKED BY:

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SITE NAME

SHILO
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SITE ADDRESS

SW SCRUBTOWN RD
FORT WHITE, FL 32038

TOWER OWNER

NEXTOWER

DESIGN TYPE

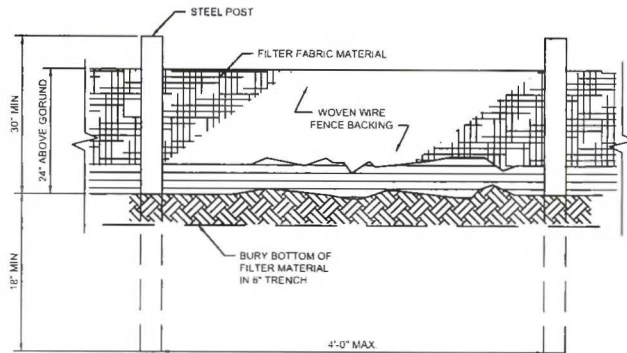
RAWLAND

SHEET TITLE:

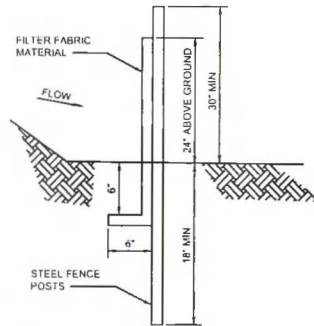
GRADING AND EROSION
CONTROL PLAN

DRAWING NO

C3



NOTE: USE 36" DOT APPROVED FABRIC USE STEEL POSTS



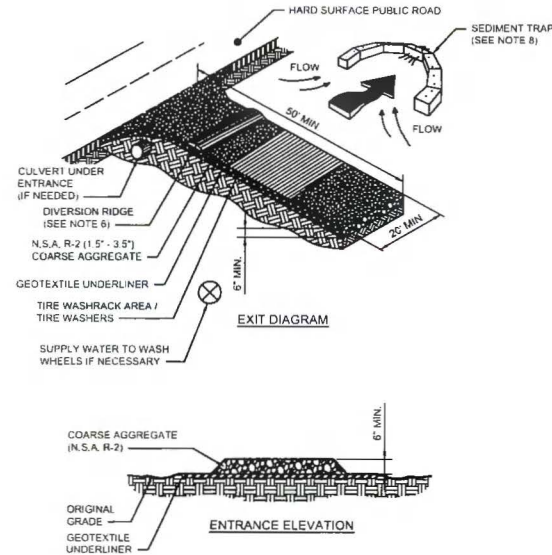
Sd1-S SILT FENCE, TYPE-S

SILT FENCE SHALL MEET THE REQUIREMENTS OF TEMPORARY SILT FENCE OF THE STATE STANDARD SPECIFICATIONS, LATEST EDITION, AND BE WIRE REINFORCED.

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS, AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

MAINTENANCE STATEMENT:
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.



C0 CRUSHED STONE CONSTRUCTION EXIT

NOTES

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASH RACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASH RACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

PREPARED FOR:
NextTower
FROM STATION TO STATION EXPERTISE
905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:
towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT # **NXFL-406**
DRAWN BY **JCR**
CHECKED BY **BAA**

REVISION

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SITE NAME:
**SHILO
NXFL-406**

SITE ADDRESS:
**SW SCRUBTOWN RD
FORT WHITE, FL32038**

TOWER OWNER:
NEXTOWER

DESIGN TYPE:
RAWLAND

SHEET TITLE:
**GRADING AND EROSION
CONTROL DETAILS**

DRAWING NO:
C3A

EXCAVATION & GRADING NOTES:

- ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
- CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
- ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS AND SO FORTH BEFORE AND AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE AND BEFORE BACKFILLING.
- BACKFILLING SHALL:
 - USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE.
 - BE FREE FROM CLODS OR STONES OVER 3-1/2" MAXIMUM DIMENSIONS.
 - BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.
- FILL PREPARATION:
 - REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS, PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
- PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
- REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
- DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
- ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
- ALL CUT AND FILL SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL MAXIMUM.
- REMOVE ALL ORGANICS, ROCKS GREATER THAN 3", UNUSED FILL AND OTHER DEBRIS TO AN AREA OFF SITE IN A LEGAL MANNER.
- CONTRACTOR SHALL ENSURE THAT SOILS ARE SUITABLE TO PREVENT SETTLING OF PLATFORM AND EQUIPMENT.

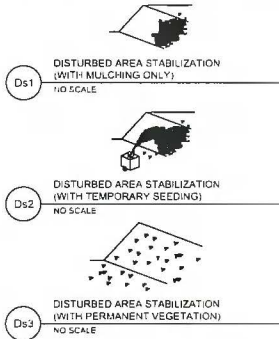
ACTIVITY SCHEDULE	
WORK DESCRIPTION	WORKING DAYS
INSTALLATION OF EROSION CONTROL MEASURES	1-2
CLEARING, GRUBBING, AND GRADING	3-5
MAINTAINING EROSION CONTROL MEASURES	3-6
TEMPORARY GRASSING	9-12
BUILDING CONSTRUCTION	13-19
FINAL LANDSCAPE, GRASSING	20-23
REMOVING EROSION CONTROL MEASURES	24-26

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THE PROJECT.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND NEXTOWER SPECIFICATIONS, THE NEXTOWER CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE NEXTOWER CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN/FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN THIS PLAN ARE FOR TOWER CENTER LOCATION, CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE. SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR NEXTOWER CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM NEXTOWER CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINATES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIAL SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR COMMENCING CONSTRUCTION, HE/SHE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THEIR CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" IN ADVANCE OF PERFORMING ANY WORK. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYLMIE LOCK OR EQUIVALENT AS APPROVED BY NEXTOWER CONSTRUCTION MANAGER.



GENERAL EROSION & SEDIMENT CONTROL NOTES:

- ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
- THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. CONTRACTOR SHALL CALL APPROPRIATE COUNTY FOR AN INSPECTION OF SOIL EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING ACTIVITY. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED.
- THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
- SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH SEEDING.
- SEEDING:
 - A. SEEDING WITH MULCH (CONVENTIONAL SEEDING ON SLOPES LESS THAN 3:1) (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)
 - AGRICULTURAL LIMESTONE 4000 LBS / ACRE
 - FERTILIZER (5-10-15) 1500 LBS / ACRE
 - MULCH, STRAW OR HAY 5000 LBS / ACRE
 - B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL
 - FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS / ACRE
 - C. SECOND YEAR FERTILIZER:
 - FERTILIZER (5-10-15 OR EQUIVALENT) 800 LBS / ACRE
- CONVENTIONAL SEEDING EQUIPMENT GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.
- CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
- THE ONLY MATERIAL TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL. CONSTRUCTION WASTE MAY NEITHER BE BURIED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
- A 25' MIN UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.



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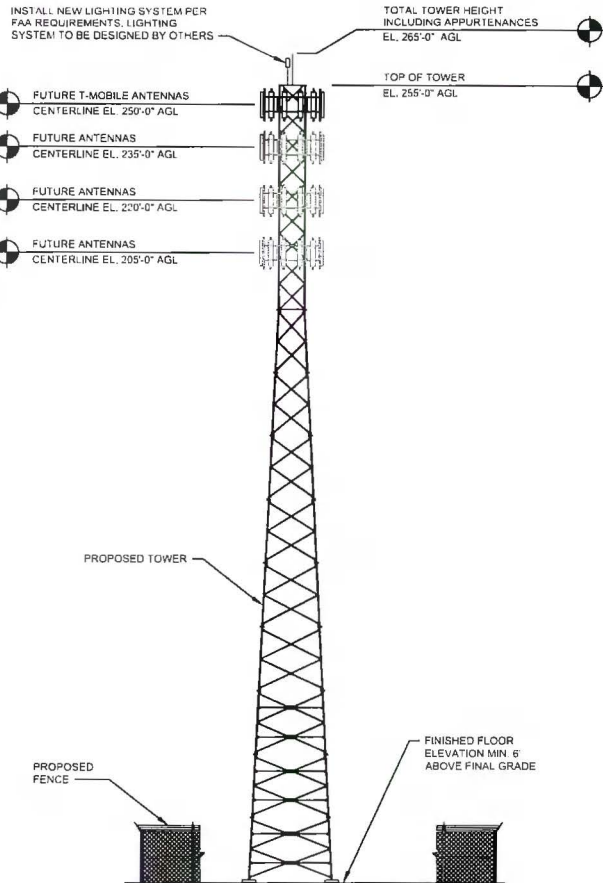
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SITE NAME	SHILO NXFL-406
SITE ADDRESS	SW SCRUBTOWN RD FORT WHITE, FL 32038
TOWER OWNER	NEXTOWER
DESIGN TYPE	RAWLAND
SHEET TITLE	GRADING AND EROSION CONTROL NOTES
DRAWING NO.	C3B



NOTE:
ELEVATION DRAWING SHOWN FOR GENERAL REFERENCE ONLY AND NOT USED FOR THE PURPOSE OF CONSTRUCTION. REFER TO TOWER MANUFACTURER DRAWING FOR DETAIL AND SPECIFICATIONS

- TOWER NOTES**
1. TOWER SHALL HAVE A GALVANIZED FINISH COLOR.
 2. TOWER SHALL BE DESIGNED FOR COLOCATION OF (4) CARRIERS.
 3. THE PROPOSED COMMUNICATION TOWER SHALL BE IN COMPLIANCE WITH FEDERAL COMMUNICATION COMMISSION GUIDELINES CONCERNING RADIO FREQUENCY EMISSIONS.



- SIGN**
- 1" BORDER
 - 3" RADI
- COLOR**
- BACKGROUND - WHITE
 - LEGEND AND BORDER - BLACK

- TEXT:**
- ALL LETTERING 1 1/2" SERIES C PER FDOT INDEX NUMBER 17355
 - 1" SPACING BETWEEN LINES OF TEXT

- NOTES:**
1. CONTRACTOR TO COORDINATE SITE SIGNAGE WITH NEXTOWER CM.
 2. NEXTOWER TO PROVIDE RF AND IDENTIFICATION SIGNS AT TIME OF CONSTRUCTION.

PREPARED FOR

NexTower
105 NW 55TH TERRACE, SUITE A
GAINESVILLE, FL 32605

A&E FIRM:

towersource
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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PHILLIP J. NEJMAN
LICENSE
No 89784
STATE OF FLORIDA
PROFESSIONAL ENGINEER

08/14/2025

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SHILO
NXFL-406

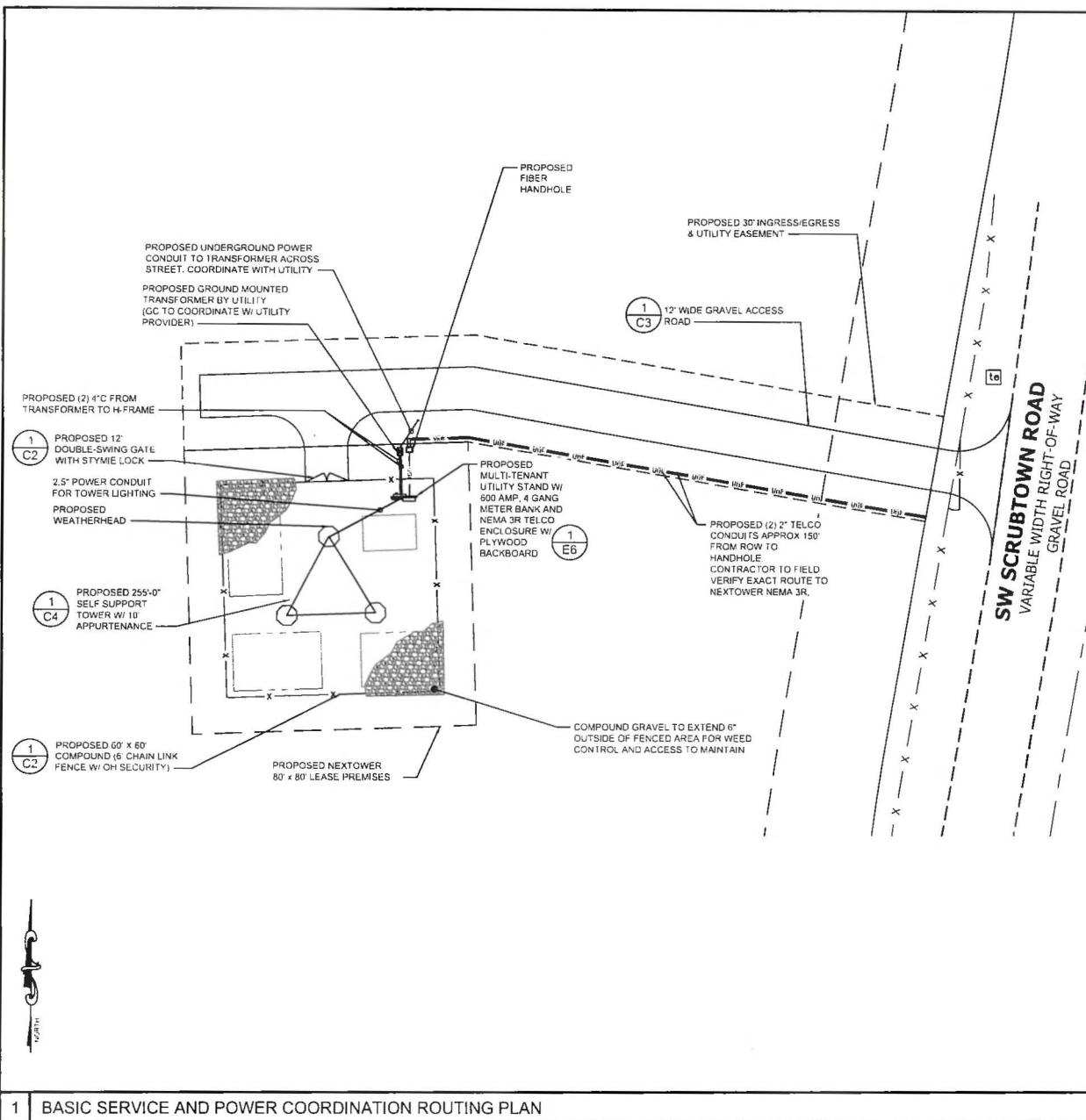
SITE ADDRESS
SW SCRUBTOWN RD
FORT WHITE, FL 32038

TOWER OWNER
NEXTOWER

DESIGN TYPE
RAWLAND

SHEET TITLE
TOWER ELEVATION AND SIGN
DETAIL

DRAWING I.D.
C4



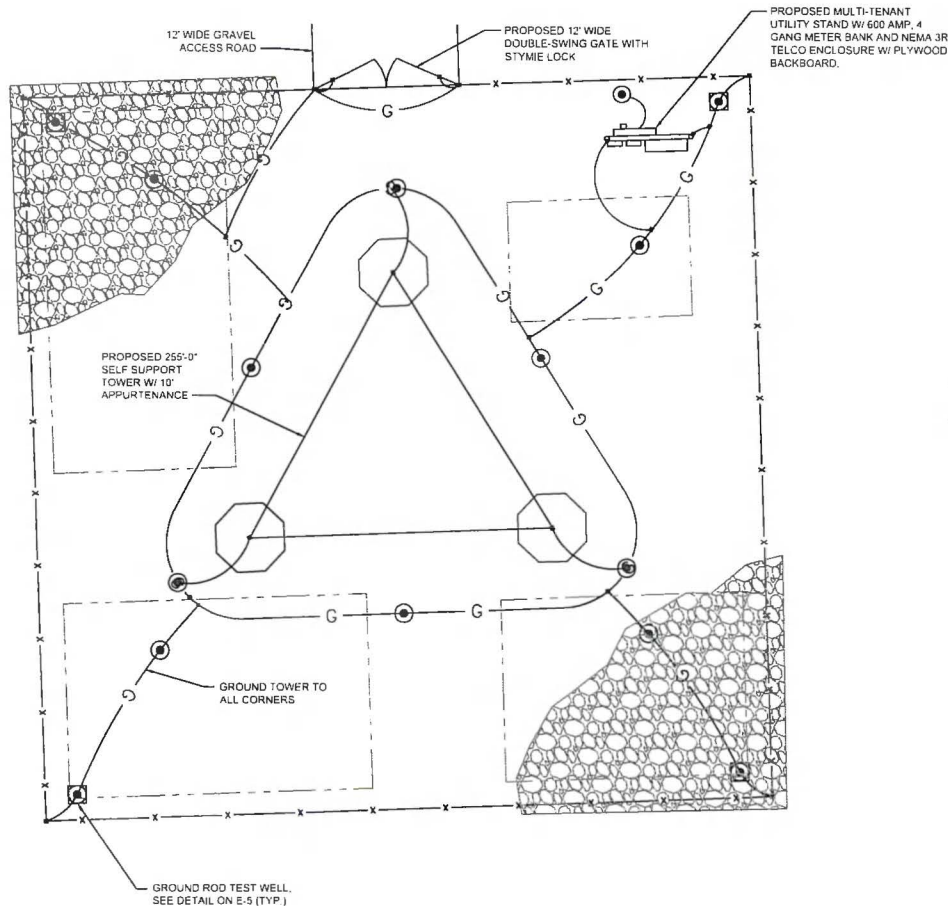
ELECTRICAL NOTES AND SPECIFICATIONS.

- ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.
- CONTRACTOR SHALL OBTAIN OWNER/TENANT SPECIFICATIONS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL UTILITY FOR THE EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
- PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANEL BOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10 000 AMPS.
- CONTRACTOR TO PROVIDE 2-200 LB TEST POLYETHYLENE PULL CORDS SECURELY FASTENED AT EACH END OF POWER AND TELCO CONDUIT. PROVIDE CAPS ON ENDS OF UNUSED CONDUIT.
- CONTRACTOR TO PROVIDE A REBAR MARKER WITH AT LEAST 2 FEET EXPOSED ABOVE GRADE AND PAINTED BRIGHT ORANGE TO INDICATE LOCATION OF CONDUIT CAPPED BELOW GRADE.
- PRIOR TO TRENCHING, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ANY DAMAGE TO EXISTING UTILITIES.
- CONTRACTOR TO VERIFY EXACT ROUTING OF POWER AND TELCO CONDUIT WITH LOCAL UTILITIES AND OWNER/TENANT. ENSURE ALL CONDUIT STUB-UPS ACCOMMODATE EQUIPMENT REQUIREMENTS.
- UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE. USE RIGID GALVANIZED STEEL CONDUIT UNDER ROADS. USE LONG-SWEEP RIGID GALVANIZED STEEL (RGS) FOR ELBOWS. USE RGS FOR RISERS TO EQUIPMENT. MANUFACTURED BENDS SHALL HAVE A MINIMUM RADIUS OF 24" FOR CONDUIT.
- CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT AND SHELTER. EXCAVATE TRENCHES ALONG STRAIGHT LINES PRIOR TO INSTALLING CONDUIT TO ACCOMMODATE ADJUSTING THE ELEVATION, AS NEEDED.
- CONDUIT ENTERING EQUIPMENT SHALL BE SEALED WITH A SEALANT THAT IS IDENTIFIED FOR USE WITH THE CABLE. CONDUCTOR INSULATION, SHIELDING, ETC.
- THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL ADDITIONAL SIGNAGE TO BE LOCATED AT THE COMPOUND FENCE. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT NEXTOWER CONSTRUCTION MANAGER FOR PLACEMENT OF SIGNAGE.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE LANDSCAPING AREA.
- IF GENERATOR/FUEL CELL IS INSTALLED, CONTRACTOR SHALL PROVIDE A LABEL TO READ: "OPENING THE DISCONNECT WILL CAUSE THE GENERATOR TO START. TO REMOVE POWER ENTIRELY FROM THE EQUIPMENT, THE GENERATOR MUST BE TURNED OFF AND THE GENERATOR BREAKER MUST BE OPENED."
- CONTRACTORS SHALL ENSURE A MINIMUM 3' CLEARANCE IN FRONT OF ELECTRICAL PANELS PER NEC.
- ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.

CONDUIT ROUTING NOTES.

- CONTRACTOR TO PROVIDE PULL BOXES AS NEEDED TO ENSURE NO GREATER THAN 360 DEGREES OF BENDS BETWEEN PULL POINTS IN CONDUIT RUNS.
- CONTRACTOR COORDINATE WITH LOCAL UTILITY COMPANY FOR SERVICE TO THIS POINT.
- ALL CONDUIT TO BE RUN WITHIN 2' UTILITY BUFFER AS SHOWN ON CIVIL PLANS. CONDUIT SHOWN OUTSIDE OF 2' UTILITY BUFFER FOR CLARITY PURPOSES ONLY.

PREPARED FOR:		
 1355 WINDOWARD CONCOURSE SUITE 410 ALPHARETTA, GA 30005 678-990-2338		
A&E FIRM:		
 1355 WINDOWARD CONCOURSE SUITE 410 ALPHARETTA, GA 30005 678-990-2338		
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A&E PROJECT #	NXFL-406	
DRAWN BY	JCR	
CHECKED BY	BAA	
REVISION		
REV	DATE	DESCRIPTION
A	07/23/25	ISSUED FOR REVIEW
0	08/12/25	ISSUED FOR CONSTRUCTION
 08/14/2025		
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SITE NAME:		
SHILO NXFL-406		
SITE ADDRESS:		
SW SCRUBTOWN RD FORT WHITE, FL32038		
TOWER OWNER:		
NEXTOWER		
DESIGN TYPE:		
RAWLAND		
SHEET TITLE:		
BASIC SERVICE AND POWER COORDINATION ROUTING PLAN		
DRAWING NO.		
E1		



GROUNDING NOTES AND SPECIFICATIONS:

1. THE GROUND RING SHALL CONSIST OF 2 AWG TINNED SOLID BARE COPPER CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROSTLINE). ALL CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
2. GROUND CONDUCTOR BEND RADIUS SHALL NOT BE LESS THAN 12"
3. GROUND RODS SHOULD BE SPACED 2X HEIGHT APART AROUND COMPOUND GROUND RING. (EX. 10' ROD SHOULD BE SPACED 20' APART). MINIMUM SPACING BETWEEN GROUND RODS IS 10' UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BOND THE TOWER GROUND BAR (TOGB) TO THE GROUND RING USING A 2 AWG TINNED SOLID BARE COPPER CONDUCTOR AND AN EXOTHERMIC WELD.
5. CONTRACTOR SHALL BOND THE MAIN GROUND BAR (MGB) & EXTERNAL GROUND BAR (GB2) TO THE GROUND RING USING 2 AWG TINNED SOLID BARE COPPER CONDUCTORS AND EXOTHERMIC WELDS.
6. ALL GROUNDING/BONDING CONDUCTORS LOCATED ABOVE FINISHED GRADE SHALL BE RUN IN 1/2" FLEX CONDUIT.
7. CONTRACTOR SHALL NOTIFY THE OWNER/TENANT ECD-SITE CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

LEGEND:

- ⊙ GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- G GROUND RING
- ⊙ GROUND ROD TEST WELL
- EXOTHERMIC WELD TYPE CONNECTION
- PARALLEL CADWELD
- ▲ MECHANICAL CONNECTION

GROUNDING NOTES:

1. TOWER GROUNDING: EXTEND #2 SOLID TINNED CU WIRE FROM EQUIPMENT GROUND RING TO TOWER GROUND RING AND MAKE EXOTHERMIC CONNECTION.
2. GROUND ROD: COPPER CLAD STEEL, 5/8"Ø TEN (10) FEET LONG.
3. ICE BRIDGE SUPPORT POST GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POST AND EXOTHERMICALLY WELD.
4. FENCE GROUNDING: IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO FENCE CORNER POSTS AND EXOTHERMICALLY WELDED. BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25' MAX. SPACING.
5. TOWER GROUNDING BAR: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION. SECURE GROUND BAR DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
6. CABINET GROUNDING: BOND EACH CABINET TO EQUIPMENT GROUND RING WITH A MECHANICAL CONNECTION AT CABINET AND EXOTHERMIC WELD AT GROUND RING.
7. MULTI-TENANT UTILITY FRAME BOND TELCO BOX AND FRAME POST TO COMPOUND GROUND RING WITH MECHANICAL CONNECTION AT CABINET AND EXOTHERMIC WELD AT GROUND RING. BOND METER TO ISOLATED GROUND ROD.
8. ANTENNA GROUND BAR: MOUNT GROUND BAR DIRECTLY TO THE TOWER AT TOP OF COAX RUNS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
9. FENCE/GATE BOND ALL FENCEPOSTS AND GATES TO COMPOUND GROUND RING WITH EXOTHERMIC WELDS.
10. EXTERIOR GFCI RECEPTACLE GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GFCI RECEPTACLE AND MAKE A MECHANICAL CONNECTION.
11. SSC AND FLEXI STAND: SHALL BE MECHANICALLY LUGGED WITH EXOTHERMIC WELD TO THE GROUND RING OR MECHANICALLY LUGGED TO A BUS BAR PLACED BETWEEN THEM ON THE PAD, WHICH IS THEN WELDED TO THE GROUND RING. UTILITY H-FRAME POSTS AND ICEBRIDGE SHALL BE WELDED.



A&E FIRM:
towersource
 1355 WINDWARD CONCOURSE
 SUITE 410
 ALPHARETTA, GA 30005
 678-990-2338

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A&E PROJECT # NXFL-406
 DRAWN BY JCR
 CHECKED BY BAA

REVISION

REV	DATE	DESCRIPTION
A	07/23/25	ISSUED FOR REVIEW
0	08/12/25	ISSUED FOR CONSTRUCTION



08/14/2025

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SITE NAME: SHILO NXFL-406

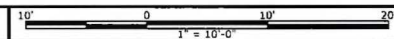
SITE ADDRESS: SW SCRUBTOWN RD FORT WHITE, FL32038

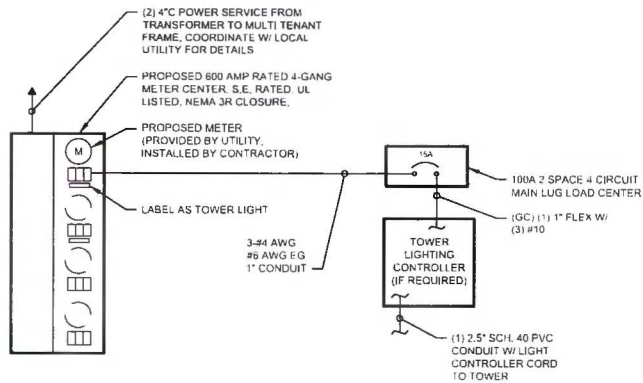
TOWER OWNER: NEXGTOWER

DESIGN TYPE: RAWLAND

SHEET TITLE: GROUNDING PLAN

DRAWING NO: E2





CONTRACTOR INSTALLATION NOTES

- SCOPE
PROVIDE LABOR, EQUIPMENT, MATERIALS, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN.
- CODES AND STANDARDS
INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS, & APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF CODES LIST ON GN-1.
- PERMITS
OBTAIN & PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.
- COORDINATION
COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
- SUBMITTALS
SUBMIT BROCHURES FOR APPROVAL ON DISCONNECT SWITCH & OTHER MAJOR SYSTEM COMPONENTS.
- EXISTING SERVICES:
DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- EQUIPMENT
CONNECT ELECTRICALLY OPERATED EQUIPMENT.
- RECORD DRAWINGS
MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT.
- IDENTIFICATION
IDENTIFY DISCONNECT SWITCH WITH PERMANENT ENGRAVED NAMEPLATE.
- GUARANTEE/WARRANTY
GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
- CUTTING & PATCHING
PROVIDE CUTTING REQUIRED TO DO THE WORK, DO NOT CUT STRUCTURAL ELEMENTS WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO & OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
- TRENCHING & BACKFILL
PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES.
- RACEWAYS
UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT (MEETING NEMA TC2-1990). UNDERGROUND PVC CONDUIT SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT BEFORE RISING ABOVE GRADE OR WHEN SUBJECTED TO VEHICLE TRAFFIC LOADS. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 24" RADIUS. EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL RGS CONDUIT. WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. INTERIOR CONDUIT SHALL BE ELECTRICAL METALLIC TUBING WITH COMPRESSION TYPE FITTINGS.
- SUPPORTS
AS REQUIRED BY THE NEC.
- CONDUCTORS
USE 98% CONDUCTIVITY COPPER WITH TYPE THHN/THWN INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO #8 AWG. USE STRANDED CONDUCTORS FOR WIRE #8 AWG AND ABOVE.
- CONNECTORS FOR POWER CONDUCTORS
USE PRESSURE TYPE INSULATED TWIST CONNECTORS FOR #10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR #8 AWG AND LARGER.
- GROUNDING
A. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
B. ALL CONNECTIONS SHALL BE 2-HOLE LUG UNLESS UNDERGROUND.
C. LUGS SHALL BE ATTACHED TO GROUND BARS USING STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL BOLTS, NUTS, & LOCKWASHERS.
D. PROVIDE TESTING OF GROUNDING SYSTEM AS DIRECTED BY CONSTRUCTION MANAGER.

ELECTRICAL CONTRACTOR SHALL SIZE, FURNISH AND INSTALL SECONDARY WIRE BASED ON UTILITY PROVIDER'S FINAL DEMARCATION POINT AS REQUIRED TO SUPPLY THE PROPOSED 600 AMP SERVICE. WIRE SIZE SHALL BE IN ACCORDANCE NEC SO THAT THE MAXIMUM VOLTAGE DROP IS 3% OR LESS.



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A&E PROJECT #	NXFL-406
DRAWN BY	JCR
CHECKED BY	BAA

REVISION

REV	DATE	DESCRIPTION
A	07/23/25	ISSUED FOR REVIEW
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SITE NAME:	SHILO NXFL-406
SITE ADDRESS:	SW SCRUBTOWN RD FORT WHITE, FL32038
TOWER OWNER:	NEXTOWER
DESIGN TYPE:	RAWLAND
SHEET TITLE:	SINGLE-LINE DIAGRAM
DRAWING NO:	E3

GREENFIELD GROUNDING NOTES

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GE'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND B1) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO THE PREVENT ANY LOSS OF CONTINUITY IN THE GROUND SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS W/ LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION SIZED IN ACCORDANCE WITH THE NEC SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #4 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS, #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
14. APPROVED ANTIOXIDANT COATINGS (IE CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
15. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
16. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING IN ACCORDANCE WITH THE NEC.
17. BOND ALL METALLIC OBJECTS WITHIN 5 FT. OF MAIN GROUND WIRES WITH 1/2" AWG TIN-PLATED COPPER GROUND CONDUCTOR.
18. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR SUCH AS METALLIC CONDUITS METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL, SUCH AS PVC PLASTIC CONDUIT SHALL BE USED, WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (EG NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES, LAWS, AND ORDINANCES.
2. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. CONDUITS EXPOSED ABOVE GROUND OR ROUTED UNDER GRAVEL ROAD SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE. SUPPLY UTILITY MARKING TAPE BURIED 12" BELOW GRADE ALONG ENTIRE LENGTH OF UNDERGROUND CONDUITS.

3. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. CONTROL CONDUCTORS SHALL BE STRANDED. POWER & LIGHTING CONDUCTORS SHALL BE SOLID FOR #10 & #12 CONDUCTORS AND STRANDED FOR ALL OTHER SIZES.
4. ELECTRICAL DRAWINGS ARE IN PART DIAGRAMATIC. COORDINATE ELECTRICAL WORK WITH BUILDING STRUCTURE AND MECHANICAL EQUIPMENT. PROVIDE ADDITIONAL SUPPORTS FOR ELECTRICAL EQUIPMENT WHERE THE BUILDING STRUCTURE IS NOT ADAPTED TO MOUNTING EQUIPMENT THEREON.
5. LOCATE ALL UNDERGROUND UTILITIES BEFORE TRENCHING. IF CONFLICTS ARISE, CONTACT UTILITY COMPANY AND ENGINEER IMMEDIATELY.
6. PROVIDE 200 LB TEST PULL WIRES IN EACH EMPTY TELEPHONE AND POWER CONDUIT.
7. COORDINATE ALL CONDUIT STUB-UP LOCATIONS WITH UTILITY COMPANY.
8. PROVIDE WEATHERPROOF SEALS FOR ALL CONDUIT STUB-UPS. ALL EXPOSED CONDUITS SHALL HAVE WEATHERPROOF CAPS NOT DUCT TAPE.
9. CONDUIT TO BE INSTALLED PER NEC REQUIREMENTS. MAX OF (4) 90°S ALLOWED IN SINGLE RUN OF CONDUIT. IF MORE BENDS ARE REQUIRED INSTALL PULL BOX EVERY (4) 90°S, (4) BENDS, OR 150' IN LENGTH.
10. FIBER CONDUITS: CONDUITS TO BE INSTALLED FROM ROW OF PUBLIC ROAD TO COMPOUND. HAND HOLES TO BE INSTALLED IN ROW, AT COMPOUND AND EVERY 400' BETWEEN (OR AS DIRECTED BY UTILITY OR REQUIRED BY NEC). USE HIGHLINE PHX-170039 12,000LB HAND HOLE OR APPROVED EQUIVALENT.
 - 11.1. CONDUIT 1. WHEN PROVIDER IS TOWERCLOUD, SOUTHERNLIGHT, COX OR ZAYCO:
 - RUN (1) 4" WITH (3) 1-1/4" INNER DUCTS WITH PULL STRING FROM HAND HOLE AT ROW OF STREET STRAIGHT TO NEMA BOX ON UTILITY FRAME.
 - 11.2. CONDUIT 2: WHEN PROVIDER IS A1&T OR WHISTREAM:
 - 11.2.1. GREENFIELDS AND CLOS WHERE PROVIDER DOES NOT HAVE NEMA BOX IN COMPOUND:
 - RUN (1) 4" FROM FIBER PROVIDER'S HAND HOLE AT ROW TO NEMA CABINET MOUNTED ON MULTI TENANT FRAME, AND ALSO FROM MULTI TENANT NEMA CABINET TO NEMA BOX ON UTILITY FRAME.
 - (STUB UP CONDUIT IF FIBER PROVIDER IS NOT YET AT ROW)
 - 11.2.2. CLOS WHERE PROVIDER HAS EXISTING MULTI TENANT NEMA BOX IN COMPOUND. ONLY RUN (1) 4" FROM EXISTING MULTI TENANT NEMA TO NEMA BOX ON UTILITY FRAME.
 - 11.2.3. CONDUIT 3: WHEN PROVIDER IS A1&T OR WHISTREAM:
 - CONDUIT 3: WHEN PROVIDER IS A1&T OR WHISTREAM:
 - CONTRACTOR RESPONSIBLE FOR ENSURING EASEMENT IS CORRECTLY MARKED IN FIELD BEFORE INSTALLING FIBER.

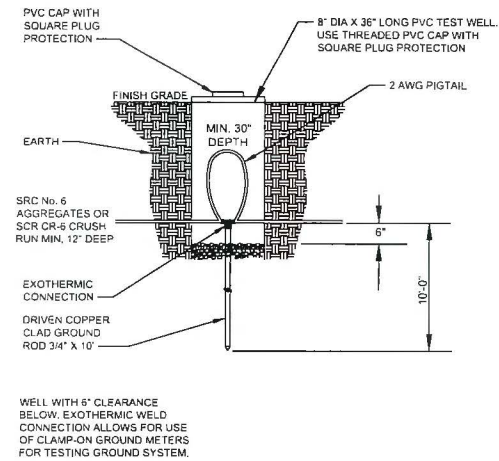
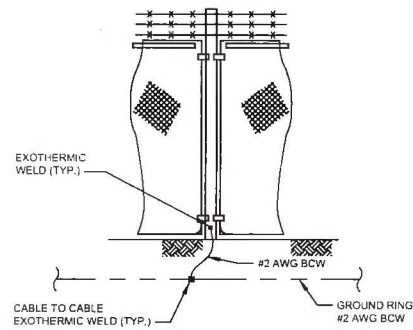
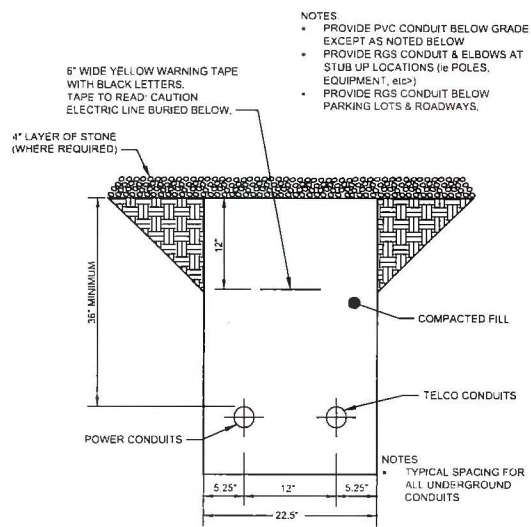
GENERAL GROUNDING NOTES

1. TO ENSURE PROPER BONDING, ALL CONNECTIONS SHALL BE AS FOLLOWS:
 - 1.1. #2 TINNED SOLID COPPER WIRE. EXOTHERMICALLY WELDED TO RODS OR GROUND RING.
 - 1.2. LUGS AND BUS BAR (UNLESS NOTED OTHERWISE) SANDED CLEAN, COATED WITH OXIDE INHIBITOR AND BOLTED FOR MAXIMUM SURFACE CONTACT. ALL LUGS SHALL BE COPPER (NO ALUMINUM SHALL BE PERMITTED). PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
2. ALL GROUNDING CABLE IN CONCRETE OR THROUGH WALLS SHALL BE IN 3/4" PVC CONDUIT. SEAL AROUND CONDUIT THROUGH WALLS. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS.
3. GROUND RODS SHOULD BE SPACED 2X HEIGHT APART AROUND COMPOUND GROUND RING. (EX. 10' ROD SHOULD BE SPACED 20' APART).
4. CONSTRUCTION PROJECT MANAGER OR REPRESENTATIVE WILL BE PRESENT TO INSPECT EXOTHERMICALLY WELDS AND MEGGER TEST DURING BURIAL. MAXIMUM 5 OHMS RESISTANCE IS REQUIRED. IF COMPOUND GROUND RING AND RODS DON'T MEET REQUIREMENTS THEN CONTINUE GROUND RING DOWN EASEMENT WITH GROUND RODS SPACED AT 2X HEIGHT APART.
5. DO NOT INSTALL GROUND RING OUTSIDE OF LEASED AREA.
6. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS SHALL BE A MINIMUM 12" RADIUS AND NO GREATER THAN 90 DEGREES.
7. ALL EXOTHERMIC WELDS TO BURIED GROUND RING SHALL BE THE PARALLEL TYPE, EXCEPT FOR THE GROUND RODS WHICH SHALL BE THE TEE TYPE.
8. BOND DOOR FRAMES, HANDRAILS, UNUSED HATCH PLATES AND MISCELLANEOUS LIFTING EYE/PLATES TO GROUND RING. BOND METAL AWNING TO DOOR FRAME.
9. BOND SERVICE CONDUITS TO GROUND RING AS THEY CROSS. DO NOT EXOTHERMICALLY WELD TO CONDUITS.
10. ALL BUS BAR SHALL BE GALVANIZED. ALL CONNECTIONS TO BUS BAR ARE TO BE 2-HOLE LUGS.

ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLE SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E. HOT'S), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR CAPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (IE PANEL BOARD AND CIRCUIT IDS).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER) 600 V, OIL RESISTANT THHN OR THWN-2 CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER) 600V, OIL RESISTANT THHN OR THWN-2 CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR TYPE TC CABLE (#14 AWG OR LARGER) 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE. COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (165° F IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSII/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC TUBING (IE RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATION SUBJECT TO PHYSICAL DAMAGE SHALL BE USED FOR EXPOSED INDOOR LOCATIONS. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (IE RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSII/IEEE AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS, SHALL BE PANDUIT TYPE E (OR EQUAL), AND RATED NEMA 1 (OR BETTER).
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NOT CORRODING SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AV POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER IDENTIFYING SPECIFIC CARRIER.
29. FLEX CONDUIT RUNS NOT TO EXCEED 36" WITHOUT PRIOR TMO APPROVAL.

PREPARED FOR		
 1915 NW 16TH TERRACE, SUITE A GAINESVILLE, FL 32605		
A&E FIRM		
 1355 WINDWARD CONCOURSE SUITE 410 ALPHARETTA, GA 30005 678-990-2338		
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.		
A&E PROJECT #	NXFL-406	
DRAWN BY	JCR	
CHECKED BY	BAA	
REVISION		
REV	DATE	DESCRIPTION
A	07/23/25	ISSUED FOR REVIEW
0	08/12/25	ISSUED FOR CONSTRUCTION
		
08/14/2025		
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHIL NEJMAN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		
SITE NAME		
SHILO NXFL-406		
SITE ADDRESS		
SW SCRUBTOWN RD FORT WHITE, FL 32038		
TOWER OWNER		
NEXTOWER		
DESIGN TYPE		
RAWLAND		
SHEET TITLE		
ELECTRICAL DETAILS		
DRAWING NO.		
E4		



PREPARED FOR:

 **NexTower**
FUTURE SIGNAL IN GAIN EXPERIENCE

505 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605

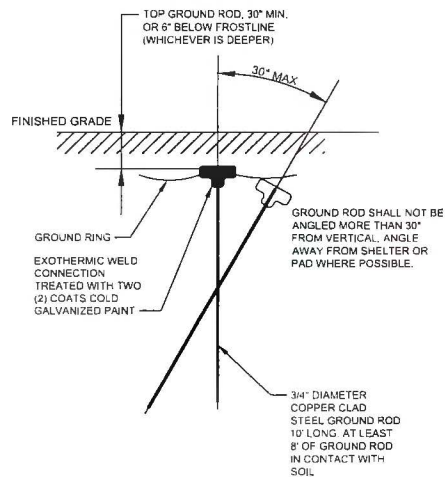
 **towersource**
1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #	NXFL-406
DRAWN BY	JCR
CHECKED BY	BAA

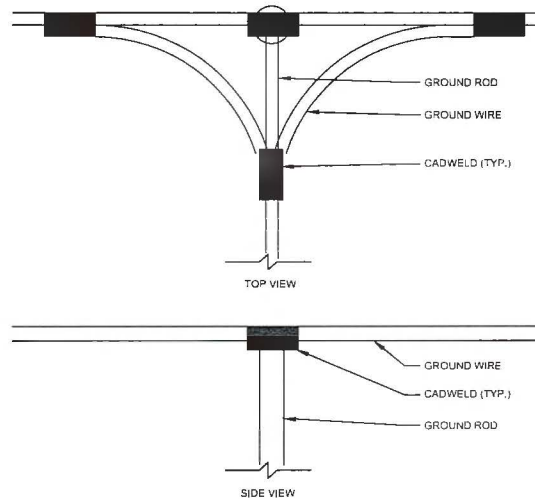
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1	POWER/FIBER TRENCH DETAIL	N.T.S.
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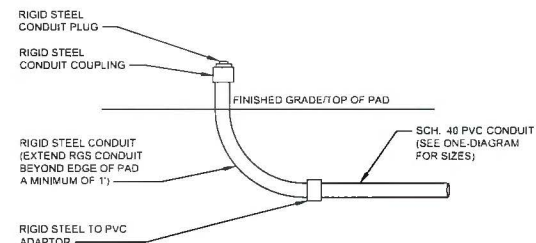
4	GROUND ROD DETAIL	N.T.S.
---	-------------------	--------

2	FENCE GROUNDING	N.T.S.
---	-----------------	--------



5	GROUND ROD / WIRE CONNECTION DETAIL	N.T.S.
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3	TEST WELL DETAIL	N.T.S.
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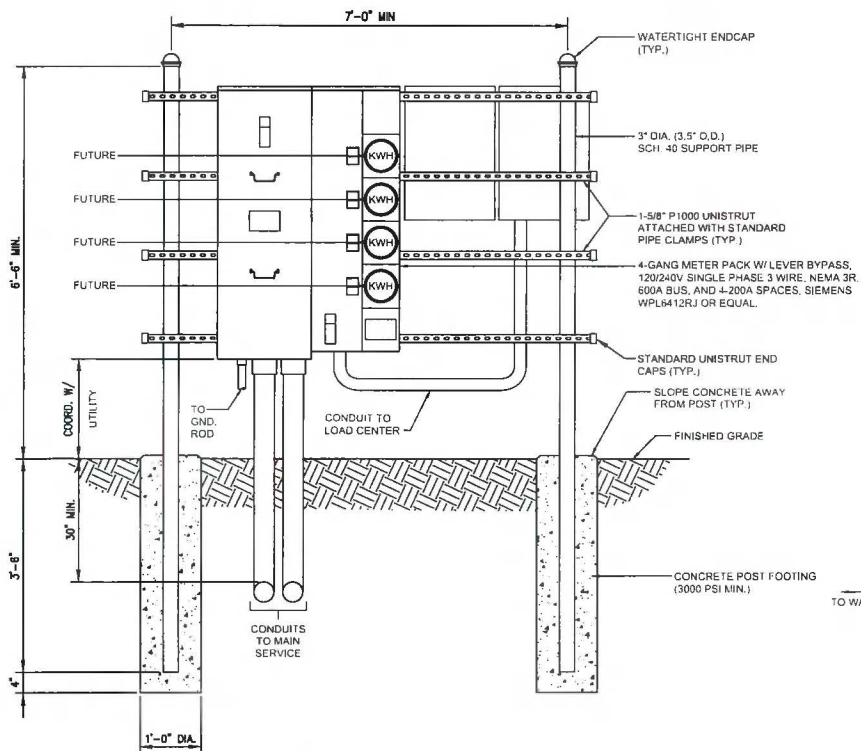
6	CONDUIT STUB-UP W/CAP	N.T.S.
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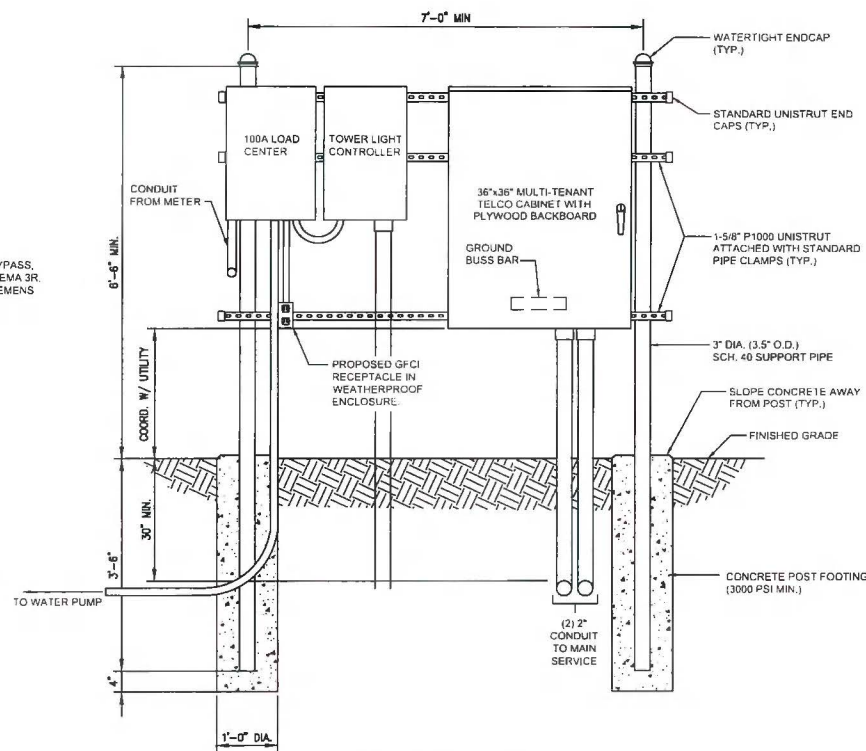
08/14/2025

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 PHIL NEUMAN, P.E. ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT
 CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
 MUST BE VERIFIED ON ANY ELECTRONIC COPY.

SITE NAME	SHILO NXFL-406
SITE ADDRESS	SW SCRUBTOWN RD FORT WHITE, FL 32038
TOWER OWNER	NEXTOWER
DESIGN TYPE	RAWLAND
SHEET TITLE	ELECTRICAL DETAILS
DRAWING NO.	E5



UTILITY FRAME (FRONT)
NOT TO SCALE



UTILITY FRAME (BACK)
NOT TO SCALE

NOTES

1. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. ALL CONDUITS EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE.
2. CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
4. THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
5. SUPPORT POSTS AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
6. TELCO CABINET SHALL BE 36" x 48" x 10" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
7. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.



1355 WINDWARD CONCOURSE
SUITE 410
ALPHARETTA, GA 30005
678-990-2338

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A&E PROJECT # NXFL-406
DRAWN BY JCR
CHECKED BY BAA

REVISION

REV	DATE	DESCRIPTION
A	07/23/25	ISSUED FOR REVIEW
0	08/12/25	ISSUED FOR CONSTRUCTION



08/14/2025

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SITE NAME
SHILO
NXFL-406

SITE ADDRESS
SW SCRUBTOWN RD
FORT WHITE, FL 32038

TOWER OWNER
NEXTOWER

DESIGN TYPE
RAWLAND

SHEET TITLE
MULTI TENANT UTILITY FRAME
DETAILS

DRAWING NO.
E6

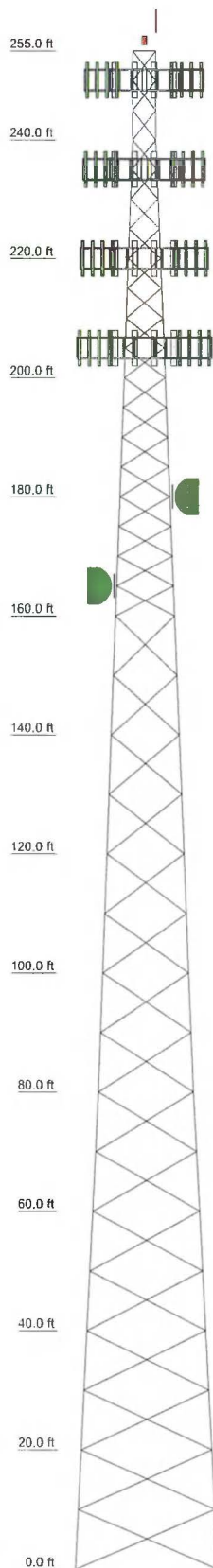


World Tower
COMPANY, INC.

1213 Compressor Drive
P.O. Box 508
Mayfield, KY 42066
270-247-3642
FAX: 270-247-0909
E-mail: worldtower@worldtower.com
Web: www.worldtower.com

255' MODEL WSSTP TOWER
FOR: NEXTOWER
SITE: SHILO ROAD / HIGH SPRINGS
(NXFL-406)
COLUMBIA COUNTY, FL

Section	113	112	111	110	109	108	107	106	105	104	103	102	101
Legs	P12x.5	P12x.375	P10x.365	P8x.322	P6x.432	P5x.258	P3.5x.226	P3x.216					
Leg Grade	A572-50												
Diagonals	L4x4x1/4	L3 1/2x3 1/2x1/4	L3x3x1/4	L2 1/2x2 1/2x3/16	L2x2x3/16	L2x2x1/4	L2x2x1/8						
Diagonal Grade	A529-50												
Top Girts	N.A.												
Face Width (ft)	22	20	18	16	14.5	13	11.5	10	8.5	7	5.5	4	
# Panels @ (ft)	16 @ 10												
Weight (K)	43.2	39.1	36.0	33.6	31.7	30.0	28.6	27.4	26.3	25.3	24.4	23.6	



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Beacon Lighting	255	WD13X53 Antenna Mounting Frame	220
Lightning Rod 9/16x10'	255	WD13X53 Antenna Mounting Frame	220
Carrier 1 - 30,000 sq in	250	WD13X53 Antenna Mounting Frame	220
WD13X53 Antenna Mounting Frame	250	Carrier 4 - 25,000 sq in	205
WD13X53 Antenna Mounting Frame	250	WD13X53 Antenna Mounting Frame	205
WD13X53 Antenna Mounting Frame	250	WD13X53 Antenna Mounting Frame	205
Carrier 2 - 25,000 sq in	235	WD13X53 Antenna Mounting Frame	205
WD13X53 Antenna Mounting Frame	235	Dish Mount	180
WD13X53 Antenna Mounting Frame	235	6 FT DISH	180
WD13X53 Antenna Mounting Frame	235	Dish Mount	165
Carrier 3 - 25,000 sq in	220	6 FT DISH	165

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A529-50	50 ksi	65 ksi

TOWER DESIGN NOTES

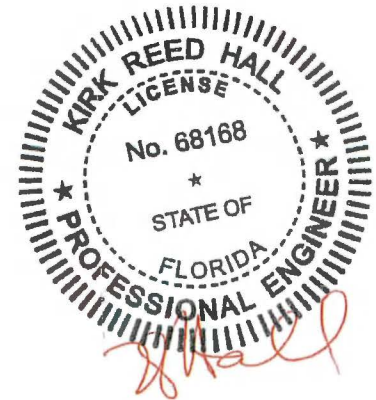
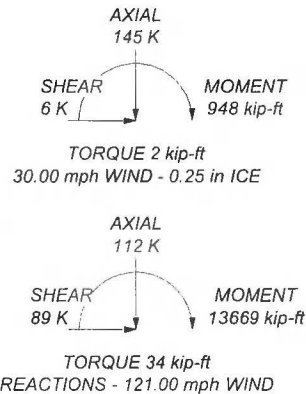
1. Tower is located in Columbia County, Florida.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 121.00 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 30.00 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60.00 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0 ft
8. 100' Fall Radius
9. TOWER RATING: 93%

ALL REACTIONS
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:

DOWN: 695 K
SHEAR: 58 K

UPLIFT: -608 K
SHEAR: 52 K



8-28-2025

World Tower Company

1213 Compressor Drive
Mayfield, KY 42066
Phone: (270) 247-3642
FAX: www.worldtower.com

Job: **255' WSSTP Tower / WTC Q25-709**

Project: **Shilo Road**

Client: **NexTower** Drawn by: **kirk** App'd:

Code: **TIA-222-H** Date: **08/28/25** Scale: **NTS**

Path: **D:\2025 PE\Q25-709 shilo\Q25-709.en** Dwg No. **E-1**

8-28-2025

NexTower

Reference: Proposed 255' Self Supporting Tower
Shilo Road, Columbia County, FL
World Tower File Q25-709



World Tower
COMPANY, INC.

The proposed structure has been designed by a licensed professional engineer to safely support the specified loading (see engineering drawings) in accordance with the TIA-222-H Tower Standard for a 121 mph design wind gust Vult. The TIA-222-H Standard is based upon the requirements of the International Building Code and was developed by tower professionals to more accurately address the engineering and design of steel tower structures.

1213 Compressor Drive
P.O. Box 508
Mayfield, KY 42066
270-247-3642
FAX: 270-247-0909
E-mail: worldtower@worldtower.com
Web: www.worldtower.com

The structure has been designed based on standard steel design techniques and procedures including all applicable safety factors, therefore, the structure is considered "safe" at its design wind loading. If an extreme wind event were to occur, failure would not be expected at the instant the design wind speed is exceeded. Any wind loading that occurs over and above the design wind loading would begin to overcome the design safety factors before a failure could occur. Safety factors for tower members vary based on failure mode, but all tower members can support a minimum of 1.25 times their design load without permanent deformation.

Steel towers are constructed of many small leg, diagonal and horizontal members of known strength. It is highly unlikely that a tower failure will occur, but if a tower failure is to be predicted, then failure would first occur in the weakest member with the least amount of safety factor. Using this approach, a self-supporting tower can be designed to fail in a certain location by over designing members in the lower portion of the tower, giving them a greater safety factor and less probability of failure.

The tower legs from 220' to 200' represent the "weak link" in the above-mentioned structure. For this reason, the theoretical fall radius for this tower would be less than 100-feet as this weaker leg member is the first to experience failure through a combination of buckling and bending during a catastrophic wind event. After the weakest portion falls, the stress on the remaining tower is reduced, and in most scenarios, there is a portion of the structure that remains standing.

Please contact us at your convenience should you have further questions concerning the safety of tower structures or other aspects of tower design.

Sincerely,

Kirk R. Hall, P.E.
World Tower Company, Inc.



8-28-2025

Fabrication, Installation, and Maintenance of TV, AM, FM, & Wireless Communications Towers



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-12937-OE

Issued Date: 06/30/2025

NEXTOWER DEVELOPMENT GROUP II, LLC
DAVID BOEFF
905 NW 56th Terrace
Suite A
Gainesville, FL 32605

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower NXFL-406 Shilo
County, State: Columbia, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	29-53-23.10N	82-37-35.89W	97 Ft	265 Ft	362 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 12/30/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-817-222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-12937-OE.

Signature Control No: 663419782-666612852

(DNE)

michael.j-ctr.costanzi@faa.gov
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2025-ASO-12937-OE

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

Verified Map for ASN 2025-ASO-12937-OE





1355 Windward Concourse,
Suite 410
Alpharetta, GA 30005
(678) 990.2338
towersourceinc.com

August 19, 2025

Columbia County
Attention: Columbia County – Zoning Department
372 West Duval Street
Lake City, FL 32055

RE: Cellular Tower Airport Compliance
For NXFL-406

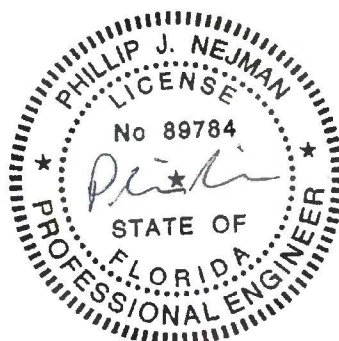
The location of the proposed 255' self support tower, with 10' lighting rod (total 265' AGL) at [Coordinates 29.88975, -82.626636](#) is 20.79 miles away from the Lake City Gateway Airport. After reviewing the Columbia County, FL Zoning Ordinance 77-6, which is incorporated into Section 22-31 of the Zoning Code, the proposed tower falls outside of all the airport zone as defined in the code. Therefore, the construction and placement of the proposed communication tower will not violate Columbia County Ordinance No 77-6, and will not cause the existing airport license of the Lake City airport to be limited, modified, restricted or otherwise changed as a result of the siting of the communication tower.

Zones

Primary zone	Tower location out of zone
Horizontal zone	Tower location out of zone
Conical zone	Tower location out of zone
Approach zone	Tower location out of zone
Transitional zone	Tower location out of zone
Other areas	Tower location out of zone

Please feel free to contact us if you have any questions.

Sincerely,
Phil Nejman, PE
FL PE License #89784



THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY PHILLIP J. NEJMAN, P.E. ON THE
DATE ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

The T-Mobile logo, featuring a white 'T' with a stylized antenna on the left and the word 'Mobile' in a sans-serif font on the right, set against a dark background with red particle trails.

T-Mobile

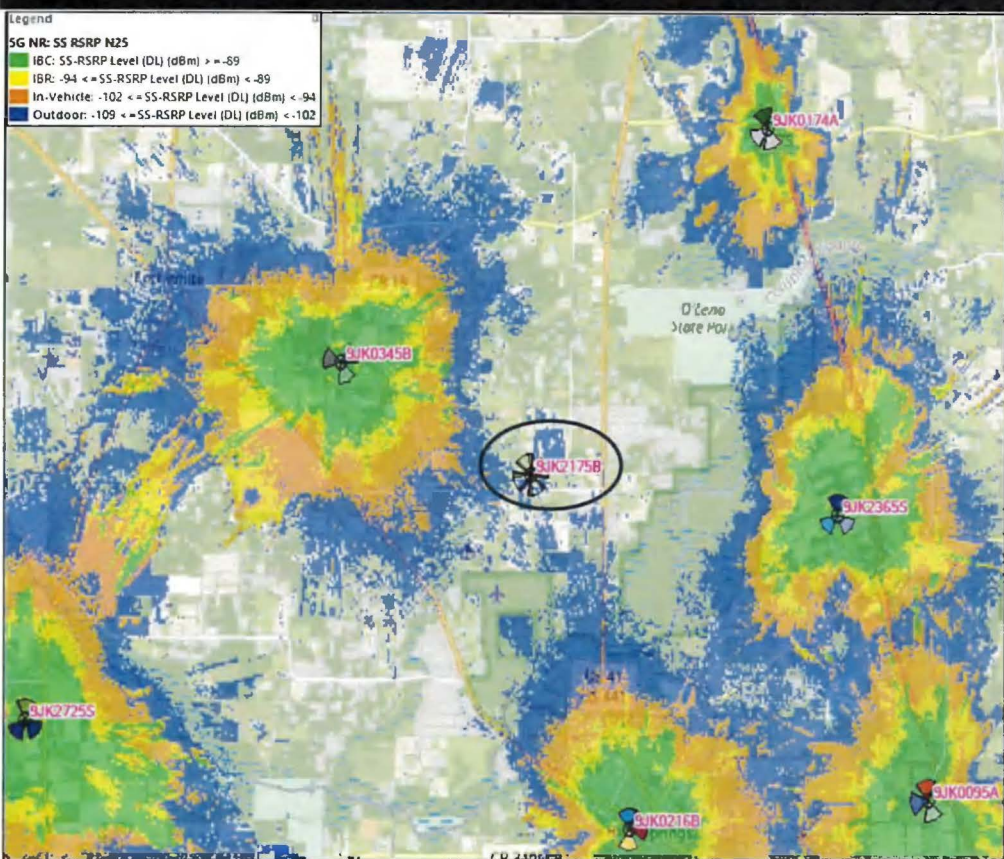
RF Package
Macro Site 9JK2175B

Objective

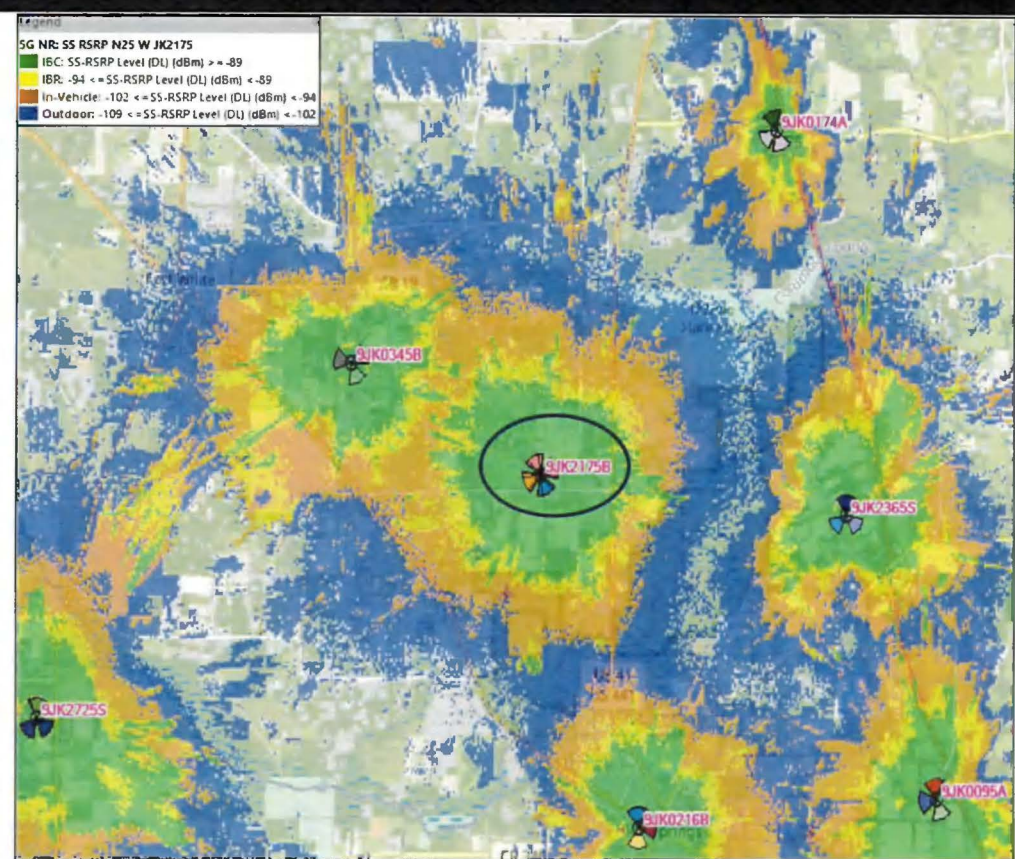
2

- Provide indoor coverage to our customers in the Bethlehem Community park region, Columbia County, River Rise Preserve state park, Lazy S Farm airport and surrounding regions, In vehicle coverage on US 41/US 441, US 27, CR 18, CR 236 and its surrounding regions.
- location: 29.88975, -82.62636
- In order to provide coverage to our customers in the Bethlehem Community park region, Columbia County, River Rise Preserve state park, Lazy S Farm airport and surrounding regions, In vehicle coverage on US 41/US 441, US 27, CR 18, CR 236 and its surrounding regions, we propose the following.
 - Request to build a new tower within the search ring for 9JK2175.
 - Proposed site will allow us to deploy a full array that will include L21,L19,L7,N6,N19.
 - Full array will allow deployment of our entire Mid-Band, Low-Band and 5G spectrum portfolio and provide Ultra Capacity 5G to this area.
 - By utilizing the Full Array (Tower mounted integrated radios) will allow Ultra Capacity 5G.
 - Ultra Capacity 5G provides up to 35% increase in download speeds (depending on the traffic volume) vs the ground mounted radios.
 - Tower mounted radios provides increased coverage area and better in-building penetration.
 - Tower mounted radios greatly reduces intermodulation issues and noise issues caused by duplexing for ground radio solutions.

5G Mid-Band Coverage Analysis – Band 25_n25_TDD

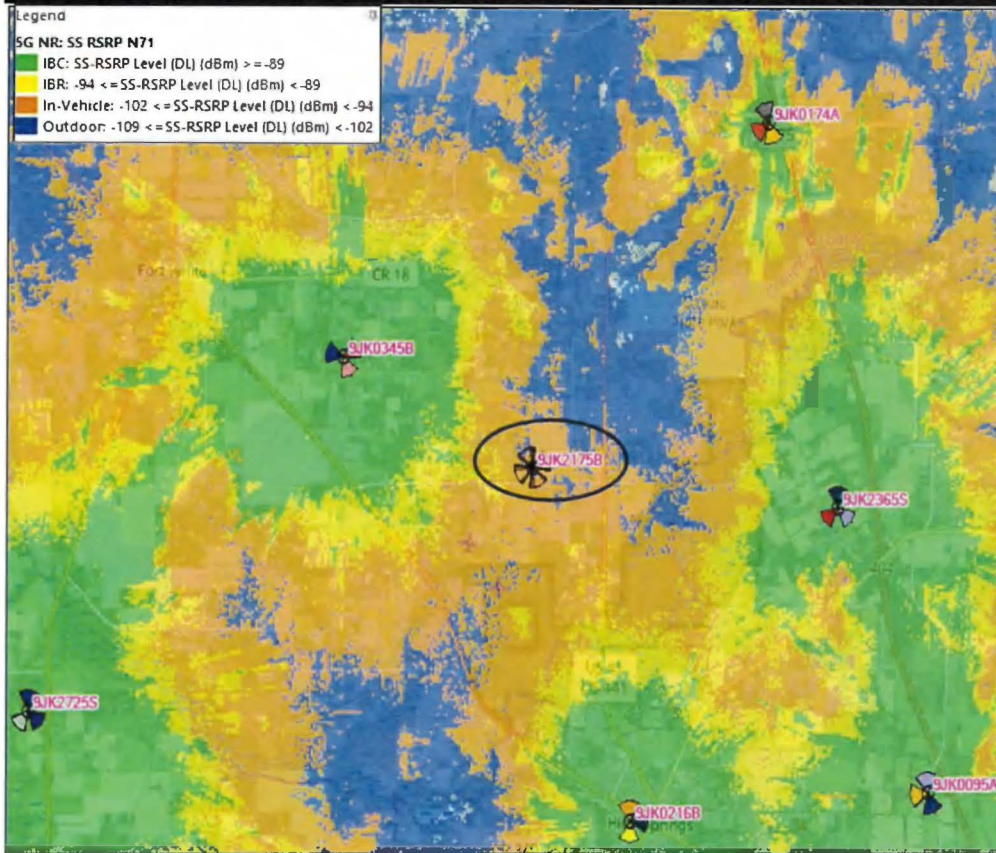


Existing 5G Mid-Band Coverage.

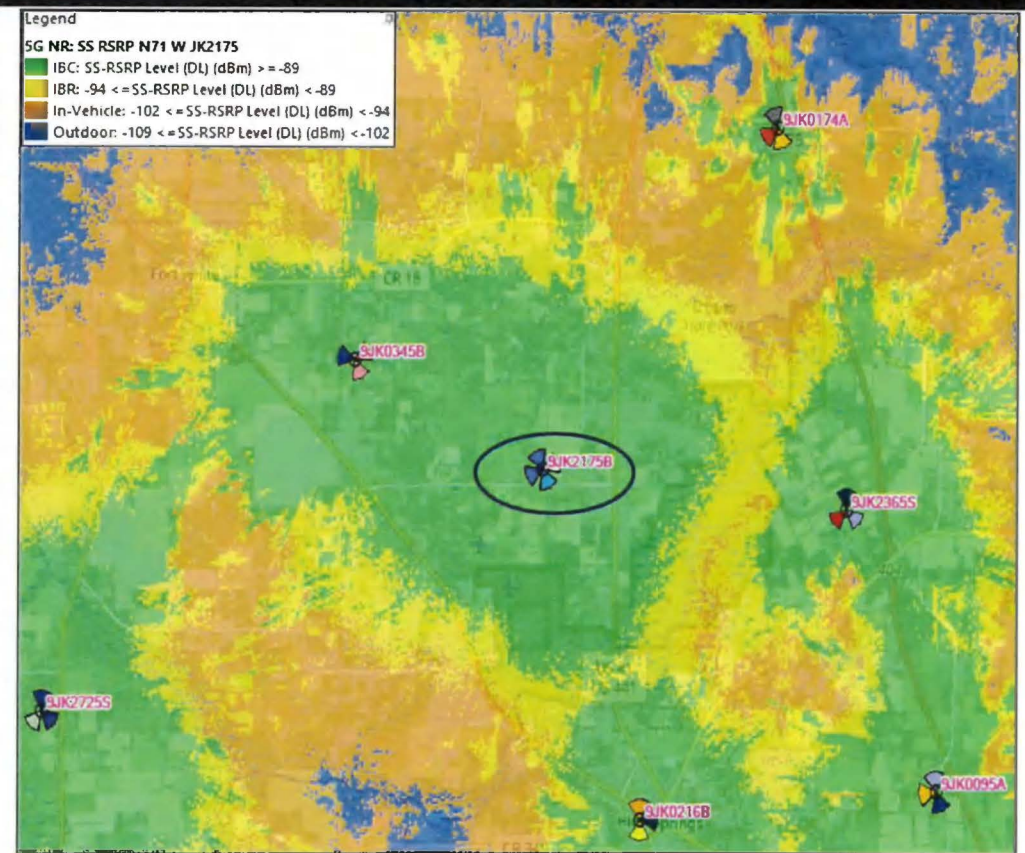


Existing and planned 5G Mid-Band Coverage with proposed site.

5G Low-Band Coverage Analysis – Band 71_n71_FDD

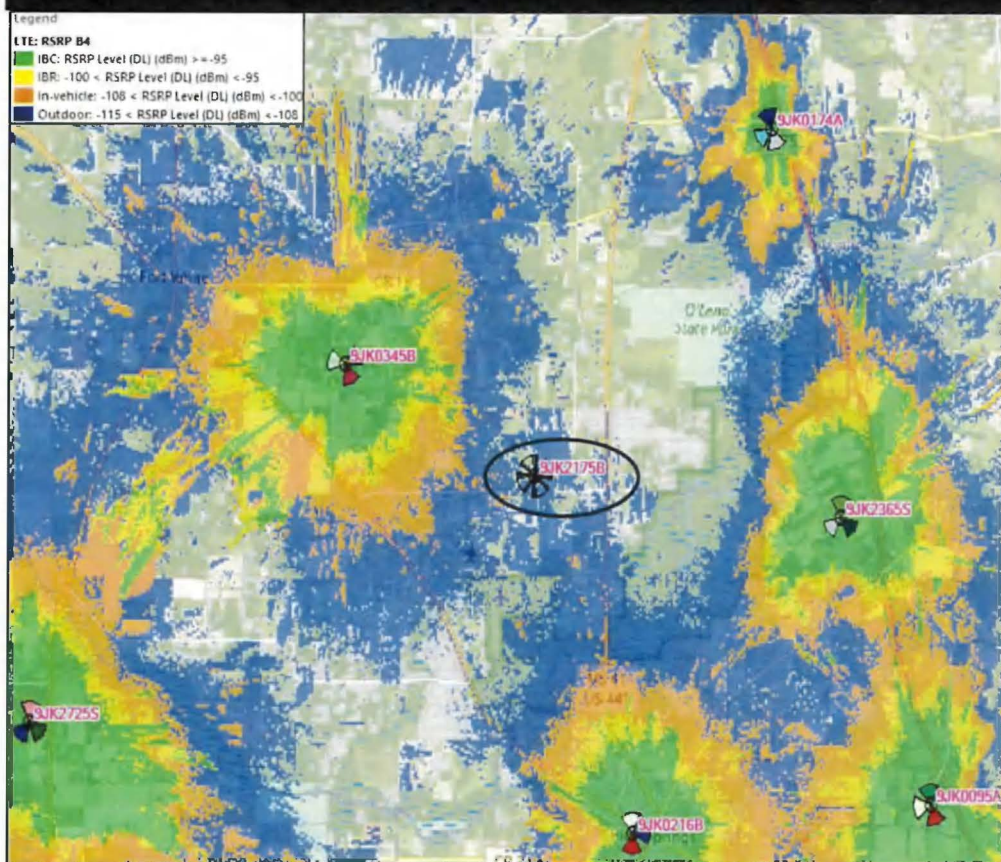


- Existing 5G Low-Band Coverage.

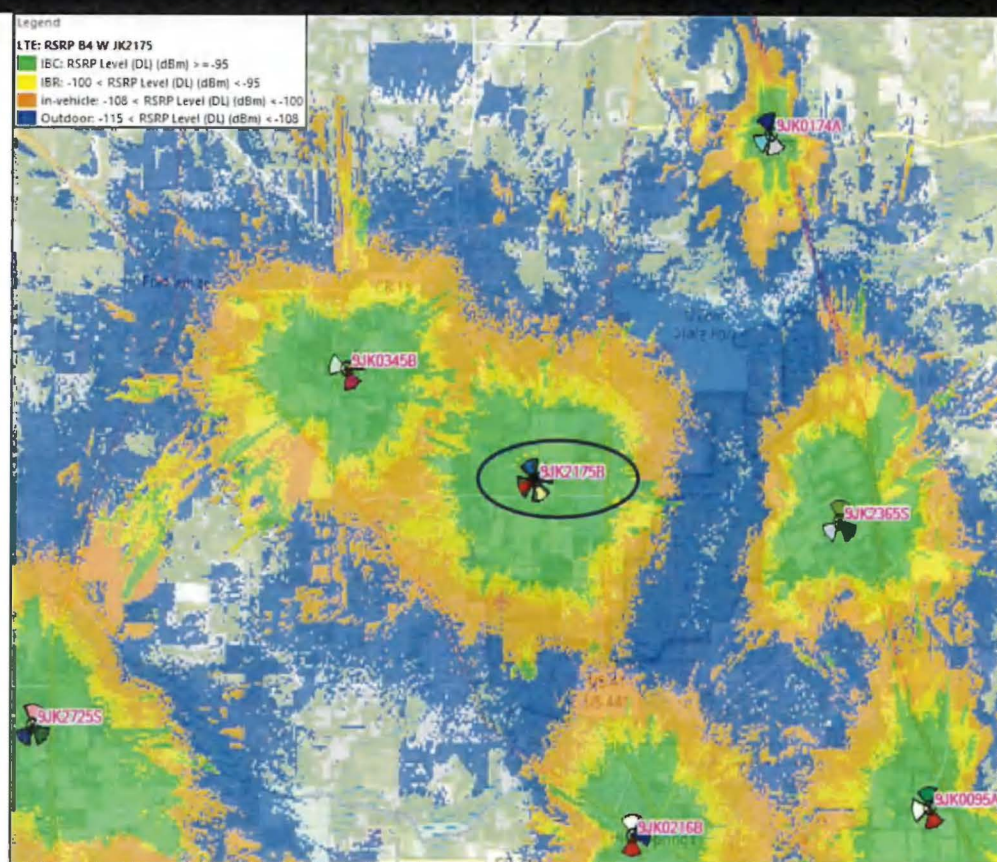


- Existing and planned 5G Low-Band Coverage with proposed site.

LTE Mid-Band Coverage Analysis – Band 4_E-UTRA band 4

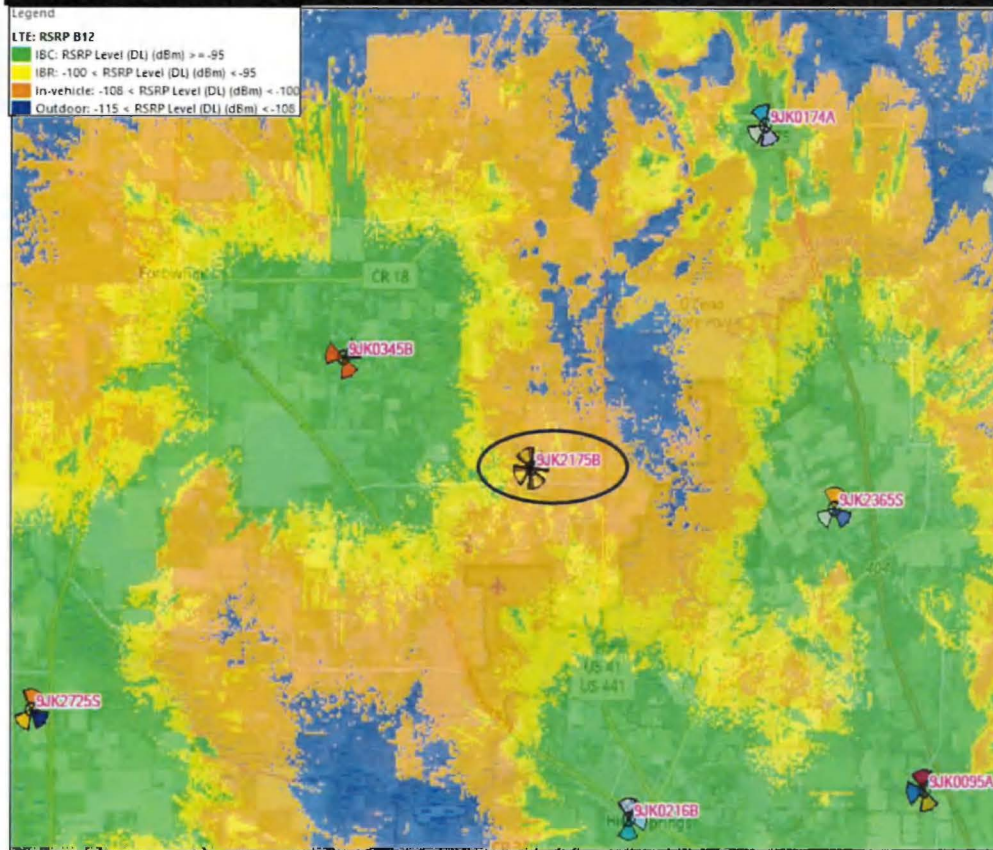


- Existing Mid-Band Coverage.

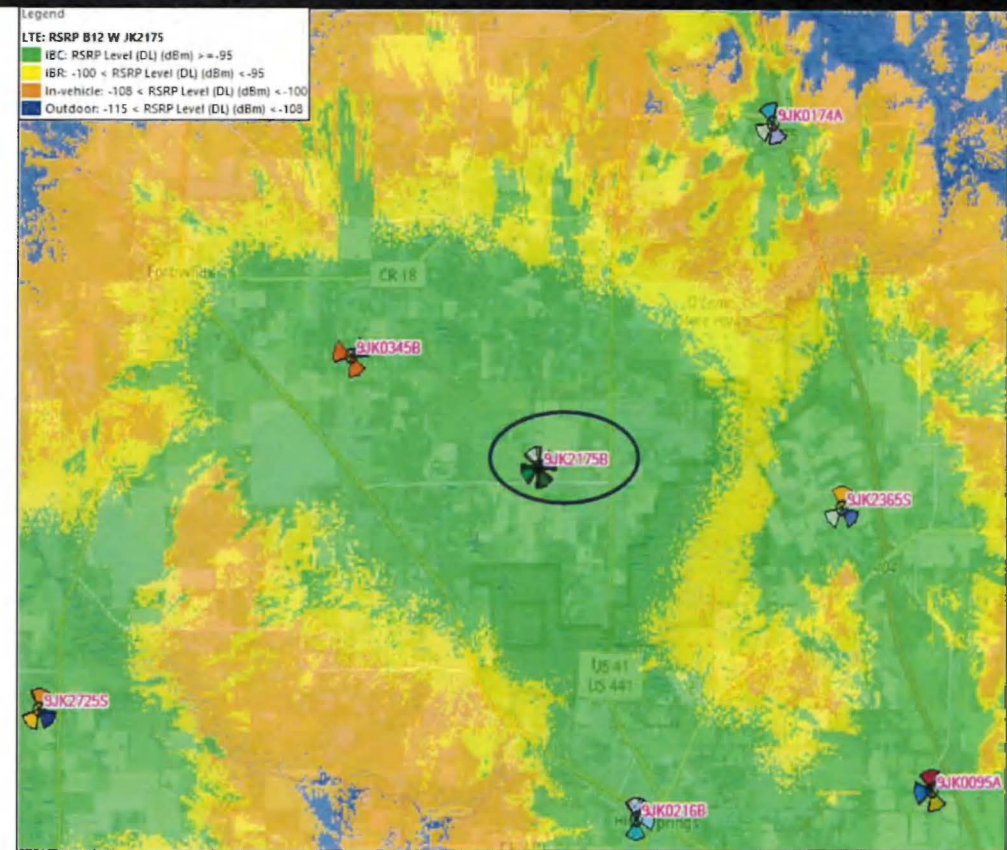


- Existing and planned Mid-Band Coverage with proposed site.

LTE Mid-Band Coverage Analysis – Band 12_E-UTRA band 12



- Existing Low-Band Coverage.



- Existing and planned Low-Band Coverage with proposed site.



Antenna Data of Existing and Proposed site

8

Site	Transmitter	Latitude	Longitude	Antenna	Height (m)	Azimuth (°)	Mechanical Downtilt (°)
9JK2175B	9JK2175B_11	29.88975	-82.62636	FFVV-65C-R2-CM	76.2	65	0
9JK2175B	9JK2175B_21	29.88975	-82.62636	FFVV-65C-R2-CM	76.2	155	0
9JK2175B	9JK2175B_31	29.88975	-82.62636	FFVV-65C-R2-CM	76.2	245	0
9JK2175B	9JK2175B_41	29.88975	-82.62636	FFVV-65C-R2-CM	76.2	335	0
9JK0345B	9JK0345B_11	29.908675	-82.62636	FFV4-65C-R3-V1/AIR6449	76.2	60	0
9JK0345B	9JK0345B_21	29.908675	-82.62636	FFV4-65C-R3-V1/AIR6449	76.2	155	0
9JK0345B	9JK0345B_31	29.908675	-82.62636	FFV4-65C-R3-V1/AIR6449	76.2	285	0
9JK0174A	9JK0174A_11	29.95150308	-82.5707251	FFV4-65C-R3-V1	59.13	340	0
9JK0174A	9JK0174A_21	29.95150308	-82.5707251	FFV4-65C-R3-V1	59.13	160	0
9JK0174A	9JK0174A_31	29.95150308	-82.5707251	FFV4-65C-R3-V1	59.13	235	0
9JK2365S	9JK2365S_11	29.883334	-82.552778	FFVV-65C-R3-V1/AIR6449	76.2	0	0
9JK2365S	9JK2365S_21	29.883334	-82.552778	FFVV-65C-R3-V1/AIR6449	76.2	130	0
9JK2365S	9JK2365S_31	29.883334	-82.552778	FFVV-65C-R3-V1/AIR6449	76.2	230	0
9JK0095A	9JK0095A_11	29.83310637	-82.5301711	FFVV-65C-R3-V1/AIR6419	75.89	350	0
9JK0095A	9JK0095A_21	29.83310637	-82.5301711	FFVV-65C-R3-V1/AIR6419	75.89	160	0
9JK0095A	9JK0095A_31	29.83310637	-82.5301711	FFVV-65C-R3-V1/AIR6419	75.89	260	0
9JK0216B	9JK0216B_11	29.827171	-82.601528	FFV4-65C-R3-V1/AIR6449	76.2	350	0
9JK0216B	9JK0216B_21	29.827171	-82.601528	FFV4-65C-R3-V1/AIR6449	76.2	90	0
9JK0216B	9JK0216B_31	29.827171	-82.601528	FFV4-65C-R3-V1/AIR6449	76.2	185	0
9JK2725S	9JK2725S_11	29.845009	-82.746334	FFVV-65C-R3-V1/AIR6419	74.67	10	0
9JK2725S	9JK2725S_21	29.845009	-82.746334	FFVV-65C-R3-V1/AIR6419	74.67	130	0
9JK2725S	9JK2725S_31	29.845009	-82.746334	FFVV-65C-R3-V1/AIR6419	74.67	220	0

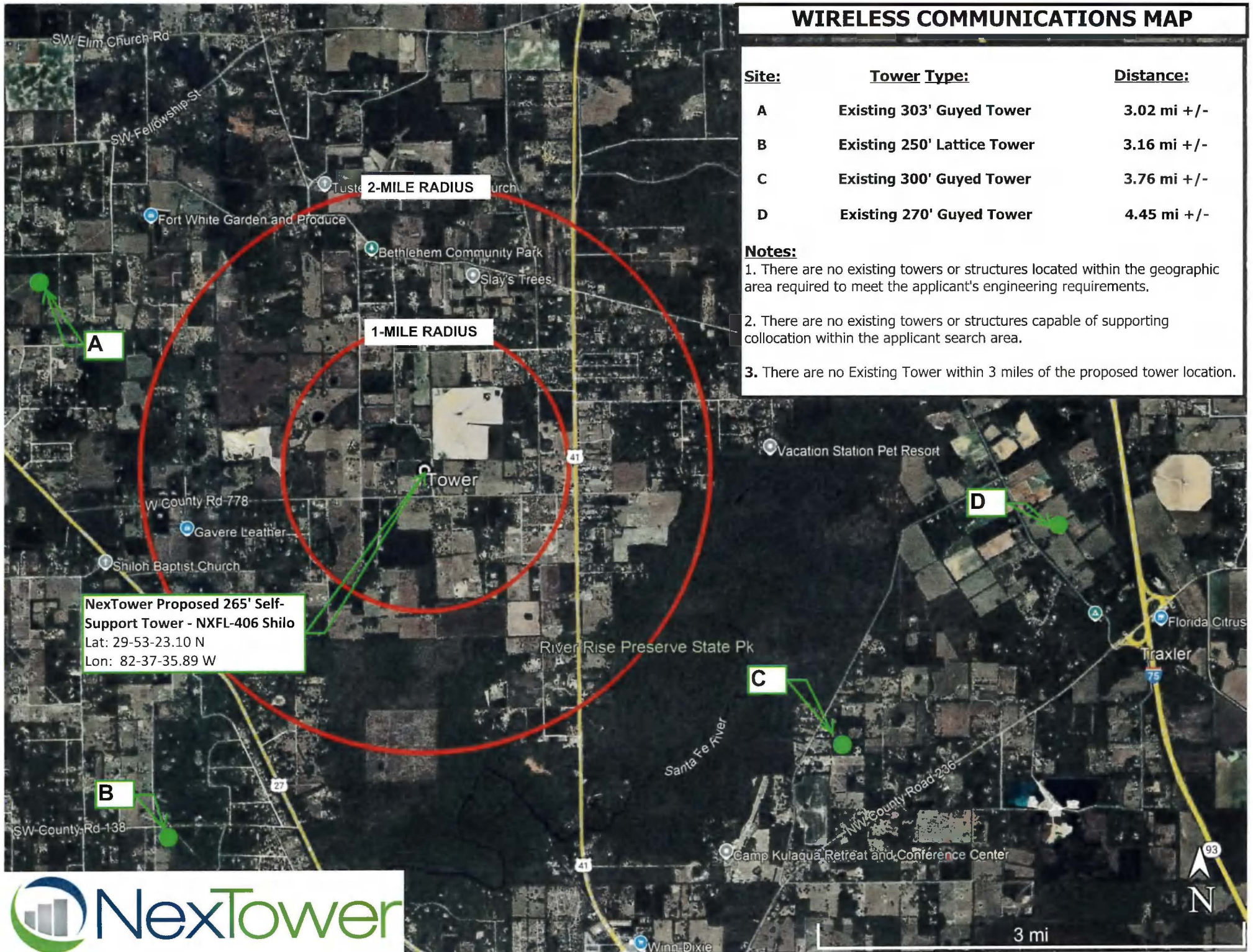
Technology Layer	Tx composite pwr (dBm)	minus system loss (dBm)	plus antenna gain (dBi)	Total EiRP (dBm)	Total EiRP (W)
L2100	52.04119983	0.5	18.5	70.04119983	10095.31751
L1900	52.04119983	0.5	18.6	70.14119983	10330.46766
L600	50.79181246	0.5	16	66.29181246	4257.760671
L700	52.04119983	0.5	16.3	67.84119983	6083.030341
N600	50.79181246	0.5	16	66.29181246	4257.760671
N2500	55.05149978	0.5	18.5	73.05149978	20190.63502
N1900	49.03089987	0.5	18.6	67.13089987	5165.233832

WIRELESS COMMUNICATIONS MAP

<u>Site:</u>	<u>Tower Type:</u>	<u>Distance:</u>
A	Existing 303' Guyed Tower	3.02 mi +/-
B	Existing 250' Lattice Tower	3.16 mi +/-
C	Existing 300' Guyed Tower	3.76 mi +/-
D	Existing 270' Guyed Tower	4.45 mi +/-

Notes:

1. There are no existing towers or structures located within the geographic area required to meet the applicant's engineering requirements.
2. There are no existing towers or structures capable of supporting collocation within the applicant search area.
3. There are no Existing Tower within 3 miles of the proposed tower location.





08-18-2025

Columbia County
Attention: Columbia County – Zoning Department
372 West Duval Street
Lake City, FL 32055

RE: **Letter of Intent for Collocation Opportunities**
NXFL-406 Shilo, NexTower Development Group II, LLC.

Columbia County,

Please accept this letter as confirmation that NexTower Development Group II, LLC. (NexTower) is applying for zoning approval of a 265' Self-Support Tower in Fort White, Florida with the intent to lease both tower and ground space up to three (3) additional carriers in addition to the anchor tenant (T-Mobile) or until the shared use potential of the tower is absorbed, where feasible, and subject to reasonable terms. NexTower is also willing to provide access and space for government owned antennae where possible on a basis not less favorable than is required for private collocation.

Sincerely,

A handwritten signature in black ink, appearing to read "JR", is written over a faint, larger signature.

Joel Rousseau
Director of Operations
NexTower Development Group II, LLC.
P: 352-283-0001
JRousseau@NexTower.net



NXFL-406 SHILO

**PHOTOGRAPHIC SIMULATIONS OF
PROPOSED 255' SELF-SUPPORT TOWER
WITH 10' APPURTENANCE, TOTAL HEIGHT 265' AGL**

FOR PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY

JULY 30, 2025



Ehrke Enterprises, LLC

3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eellc.org

PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES



NextTower
YOUR SIGNAL IS OUR EXPERIENCE

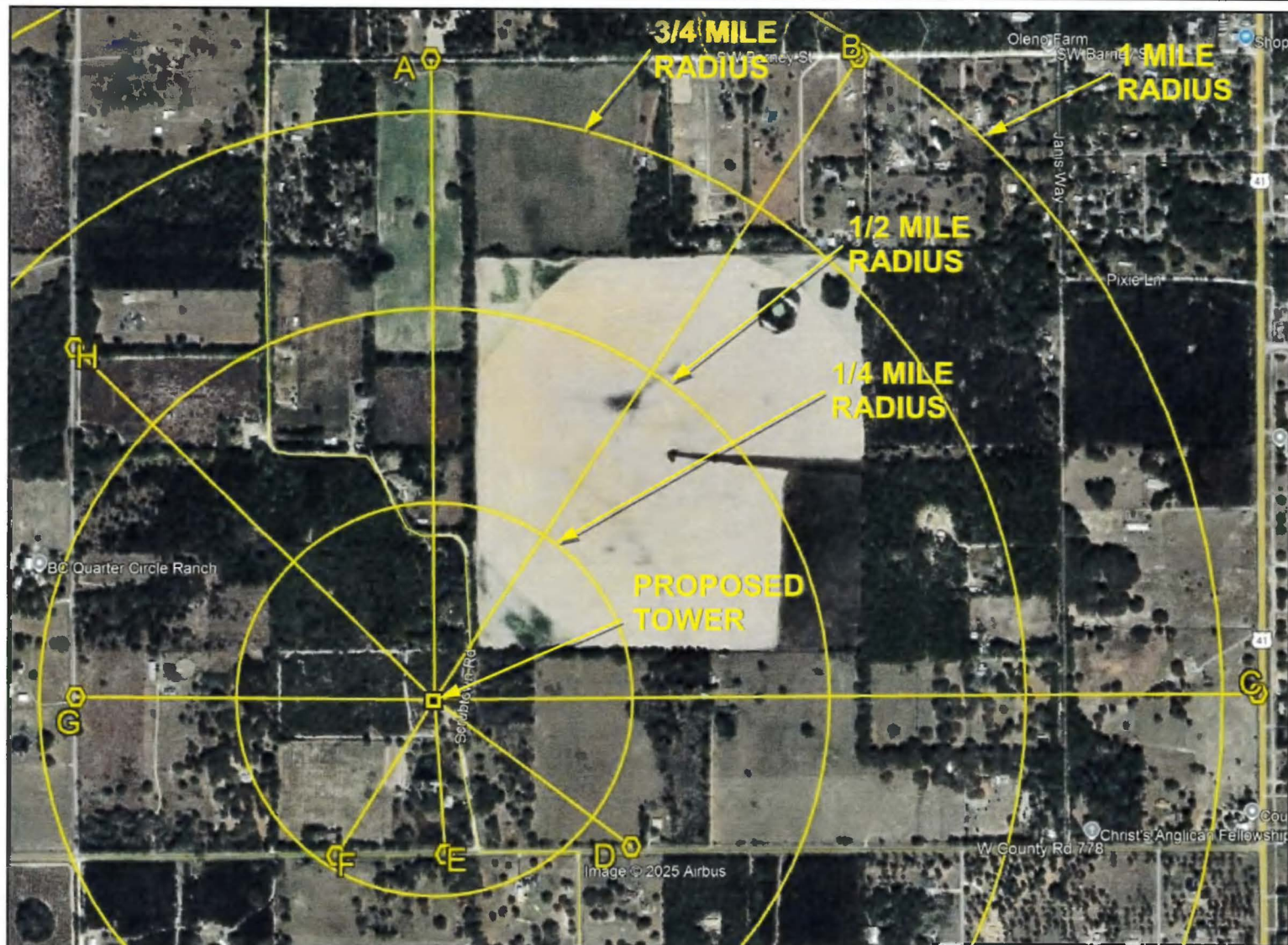
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
(352) 363-5560

SHEET TITLE
Photographic Simulations 255' Self-Support Tower

COVER SHEET

SHEET#

1



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Email: jamesehrke@eellc.org

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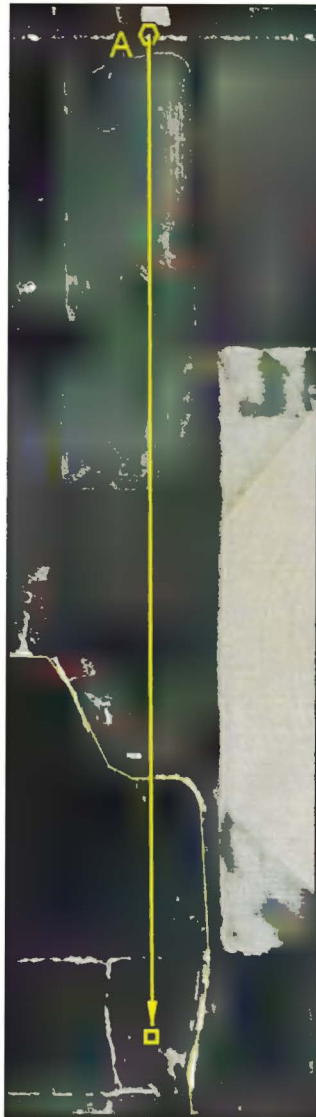
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
(352) 363-5560

SHEET TITLE
Photographic Simulations 255' Self-Support Tower

Photo Location Map

SHEET#

2



Existing View



Photo Simulation of Proposed Tower from 4284' looking South.



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Gainesville, Florida 32606
Phone: (352) 215-8539
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SHEET TITLE
Photographic Simulations 255' Self-Support Tower

View A

SHEET#

3



Photo Simulation of Proposed Tower from 5146' looking SW.



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Phone: (352) 215-8539
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SHEET TITLE
Photographic Simulations 255' Self-Support Tower

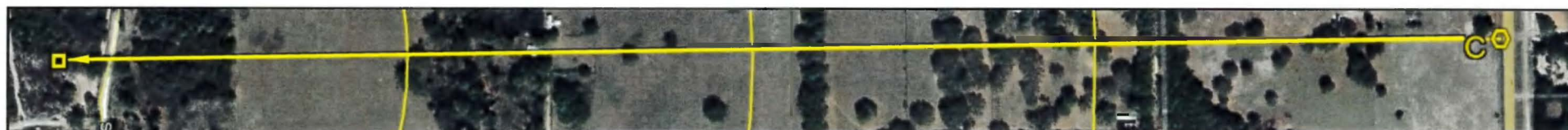
View B

SHEET#

4



Existing view from 5511' looking West.
Proposed Tower not visible.



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SHEET TITLE
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View C

SHEET#

5



Existing View



Photo Simulation of Proposed Tower from 1645' looking NW.



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SHEET TITLE
Photographic Simulations 255' Self-Support Tower

View D

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6



Existing View



Photo Simulation of Proposed Tower from 1037' looking North.



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Gainesville, Florida 32606
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Email: jamesehrke@eellc.org

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SHEET TITLE
Photographic Simulations 255' Self-Support Tower

View E

SHEET#

7



Existing View

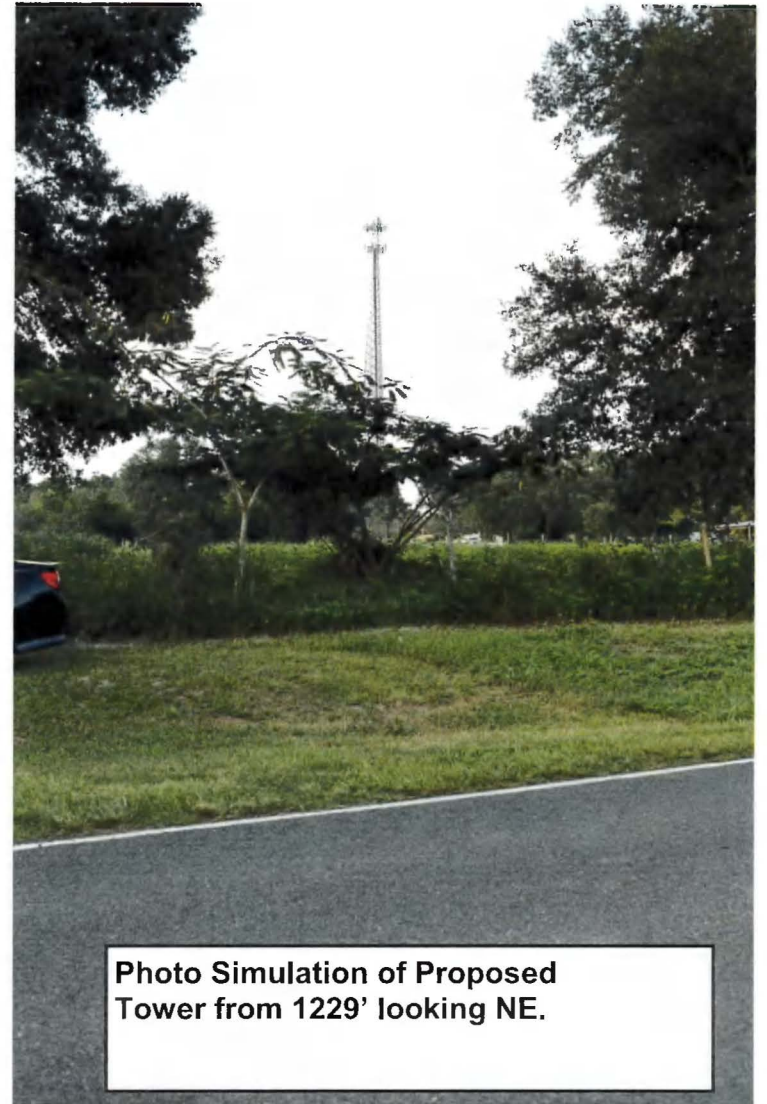


Photo Simulation of Proposed Tower from 1229' looking NE.



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Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eellc.org

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(352) 363-5560

SHEET TITLE
Photographic Simulations 255' Self-Support Tower

View F

SHEET#

8



Existing View

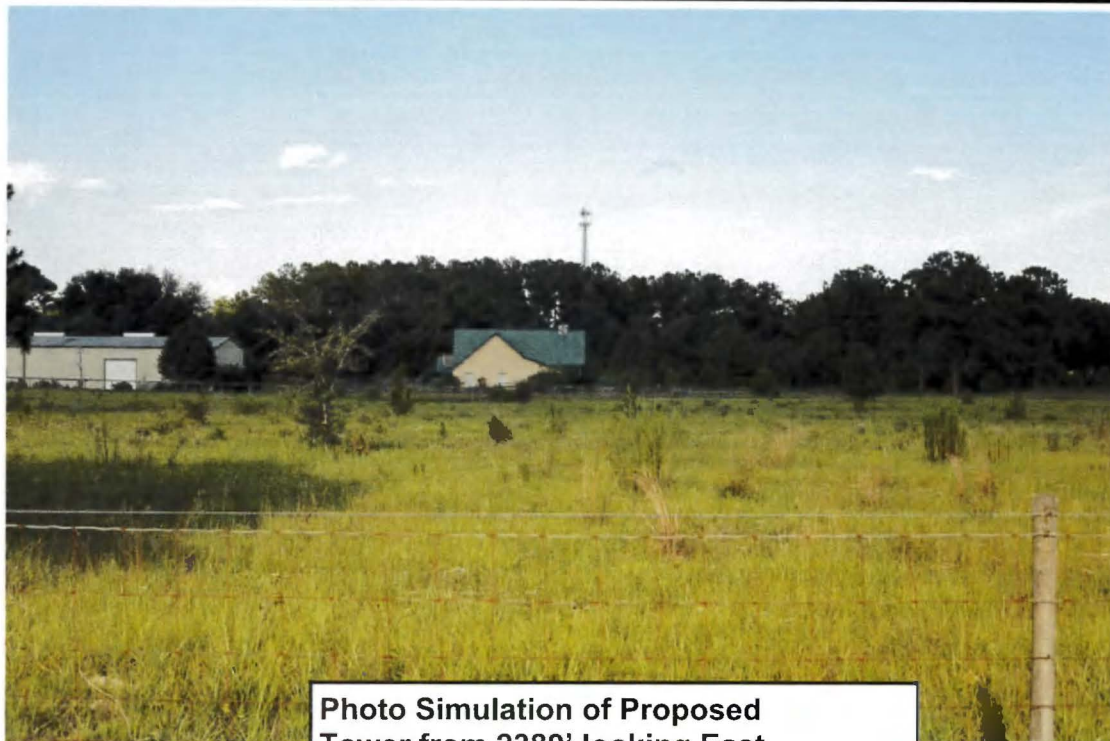


Photo Simulation of Proposed Tower from 2389' looking East.



Ehrke Enterprises, LLC

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Phone: (352) 215-8539
Email: jamesehrke@eellc.org

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SHEET TITLE
Photographic Simulations 255' Self-Support Tower

View G

SHEET#

9

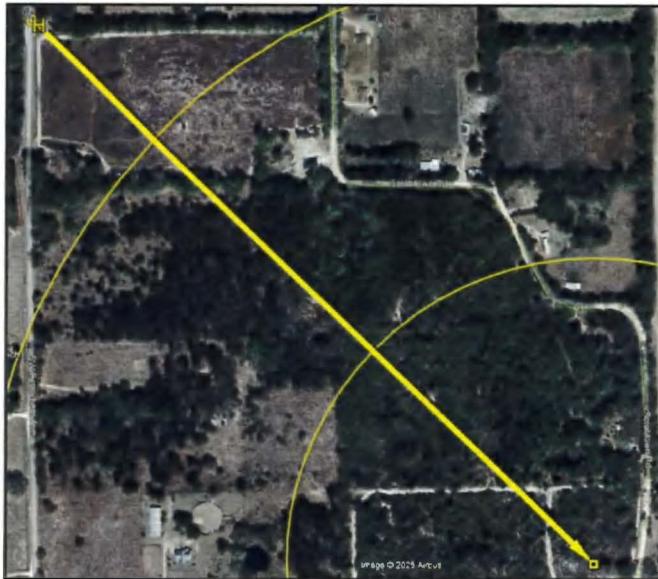


Photo Simulation of Proposed
Tower from 3360' looking SE.



Ehrke Enterprises, LLC

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Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eelc.org

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SHEET TITLE
Photographic Simulations 255' Self-Support Tower

View H

SHEET#

10

The process used to generate the enclosed photo simulation is a quantitative approach, which precisely creates the effect or anticipated visual impact of proposed tall structures.

The computations utilized to prepare the simulation are based on the theory of photogrammetry, which is the science of measurement by means of photographs. The scale and position of objects in photographs vary according to the distance and position of the corresponding actual objects relative to the camera. The photogrammetric relationship between height and distance is an inverse proportionate relationship.

When necessary, both horizontal and oblique photographs are utilized to control the accurate placement of the simulated tall structure within the target photograph. The height of the proposed tall structure in the target photograph is based on data obtained from a certified balloon test performed at the proposed site.

Both reference photographs and target photographs are produced in digital format utilizing a fixed 50 mm camera lens and full frame digital camera. (35mm camera equivalent) A 50 mm camera lens is used because when combined with a 35 mm film format, it is considered to best approximate the viewpoint of the human eye.

The procedure utilized to produce our photo simulations is listed below:

- Reference photographs are taken of existing similar tall structures with known or measured heights, at a known distance from the tall structure.
- Target photographs are taken of the proposed tall structure location during a certified balloon test from various points of interest. Mapping Grade Hand Held GPS is used to determine the distance from the camera lens to the proposed tall structure location.
- Digital photographs are up-loaded into an image-editing program, which is utilized to generate the photo simulation.
- Based on reference photograph and target photograph intelligence, the pictorial height and placement of the simulated tall structure is calculated and placed within the target photograph.



Ehrke Enterprises, LLC

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Gainesville, Florida 32606
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Email: jamesehrke@eellc.org

PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES



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SHEET TITLE

Photographic Simulations 255' Self-Support Tower

PHOTO SIMULATION METHODOLOGY

SHEET#

11

To Whom It May Concern:

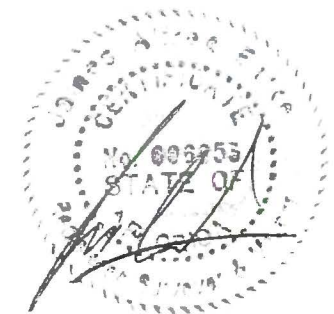
We hereby certify that on July 28, 2025 between the time of 5:04 pm and 6:15 pm, we positioned a Five foot +/- diameter weather balloon at approximately 265 feet above ground level at Latitude 29° 53' 23.1" North and Longitude 82° 37' 35.89" West.

Please contact at me at (352) 215-8539 if I can provide additional information.

Ehrke Enterprises, LLC

James A. Ehrke

James A. Ehrke
Florida Registered Surveyor and Mapper
Certificate of Registration No. 6053



Ehrke Enterprises, LLC

3441 NW 103rd Drive
Gainesville, Florida 32606
Phone: (352) 215-8539
Email: jamesehrke@eellc.org

PHOTOGRAPHIC SIMULATIONS * BALLOON TESTS * LAND SURVEYING * CAD SERVICES



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SHEET TITLE
Photographic Simulations 255' Self-Support Tower

Balloon Test Certification

SHEET#

12



UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION
ANTENNA STRUCTURE REGISTRATION



OWNER: NexTower Development Group II, LLC

FCC Registration Number (FRN): 0023566987

ATTN: David Boeff NexTower Development Group II, LLC 13577 NW 2nd Lane Suite 20 Newberry, FL 32669			Antenna Structure Registration Number 1332016	
			Issue Date 12/17/2025	
Location of Antenna Structure Near SW Scrubtown Road Fort White, FL 32038 County: COLUMBIA			Ground Elevation (AMSL) 29.9 meters	
			Overall Height Above Ground (AGL) 80.8 meters	
Latitude 29- 53- 23.1 N	Longitude 082- 37- 35.9 W	NAD83	Overall Height Above Mean Sea Level (AMSL) 110.7 meters	
Center of Array Coordinates N/A			Type of Structure LTOWER Lattice Tower	
Painting and Lighting Requirements: FAA Chapters 4, 8, 15 Paint and Light in Accordance with FAA Circular Number 70/7460-1M Conditions:				

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION OR CANCELLATION OF YOUR PROJECT, please file FCC Form 854.** To file electronically, connect to the antenna structure registration system by pointing your web browser to <https://www.fcc.gov/antenna-structure-registration>. Electronic filing is required. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and display your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.

FCC 854R

June 2021

You must comply with all applicable FCC obstruction marking and lighting requirements, as set forth in Part 17 of the Commission's Rules (47 C.F.R. Part 17). These rules include, but are not limited to:

- **Posting the Registration Number:** The Antenna Structure Registration Number must be displayed in a conspicuous place so that it is readily visible near the base of the antenna structure. Materials used to display the Registration Number must be weather-resistant and of sufficient size to be easily seen at the base of the antenna structure. Exceptions exist for certain historic structures. See 47 C.F.R. 17.4(g)-(h).
- **Inspecting lights and equipment:** The obstruction lighting must be observed at least every 24 hours in order to detect any outages or malfunctions. Lighting equipment, indicators, and associated devices must be inspected at least once every three months.
- **Reporting outages and malfunctions:** When any top steady-burning light or a flashing light (in any position) burns out or malfunctions, the outage must be reported to the nearest FAA Flight Service Station, unless corrected within 30 minutes. The FAA must again be notified when the light is restored. The owner must also maintain a log of these outages and malfunctions.
- **Maintaining assigned painting:** The antenna structure must be repainted as often as necessary to maintain good visibility.
- **Complying with environmental rules:** If you certified that grant of this registration would not have a significant environmental impact, you must nevertheless maintain all pertinent records and be ready to provide documentation supporting this certification and compliance with the rules, in the event that such information is requested by the Commission pursuant to 47 C.F.R. 1.1307(d).
- **Updating information:** The owner must notify the FCC of proposed modifications to this structure; of any change in ownership; or, within 30 days of dismantlement of the structure.

Copies of the Code of Federal Regulations (which contain the FCC's antenna structure registration rules, 47 C.F.R Part 17) are available from the Government Printing Office (GPO). To purchase CFR volumes, call (202) 512-1800. For GPO Customer Service, call (202) 512-1803. For additional FCC information, consult the Antenna Homepage on the internet at <https://www.fcc.gov/antenna-structure-registration> or call (877) 480-3201 (TTY 717-338-2824).



FLORIDA DEPARTMENT OF
Environmental Protection

Ron DeSantis
Governor

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

Alexis A. Lambert
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):	Nextower Development Group II, LLC.
File No:	0463678001EG
File Name:	NEW CELL TOWER NXFL-406
Site Address:	sw scrubtown road Fort White FL - 32038
County:	Columbia
Latitude:	29° 53' 23.194"
Longitude:	-82° 37' 35.64"
Total Project Area:	.221
Total Impervious Surface Area:	.027
Approximate Date of Commencement of Construction:	01/01/2026
Registered Florida Professional:	PHIL NEJMAN
License No.:	89784
Company:	Towersource

Date: August 14, 2025

Bert Atkinson 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:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) 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 before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

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, FL 32256

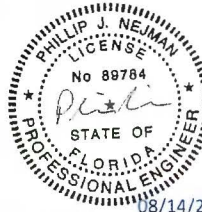
This certification was submitted along with the following electronic documents:

File Description
Construction Drawing

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, PHIL NEJMAN, License No. 89784, 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).

Towersource, LLC
1355 Windward Concourse, Suite 410
Alpharetta, GA 30005
Florida COA # 31572



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHILLIP J. NEJMAN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@FloridaDEP.gov, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL 32256



Building and Zoning Department

Special Exceptions Application

Invoice

73632

Applicant Information

Joel Rousseau
TBD SW Scrubtown Rd

Invoice Date

03/18/2026

Permit

SE260302

Amount Due

\$3,800.00

Job Location

Parcel: 08-7S-17-09956-000
Owner: BROWN MARVIN, BROWN NEOMIA B,
Address: TBD SW Scrubtown Rd

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/18/2026	Fee: Special Exception for communications towers	\$3800.00
	Amount Due:	\$3800.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Zoning Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
Joel Rousseau TBD SW Scrubtown Rd	Credit Card 15885085	03/19/2026	772934	\$3800.00

AppID: 73632 Development #: SE260302
Special Exceptions
Parcel: 08-7S-17-09956-000
Address: TBD SW Scrubtown Rd

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/18/2026	Fee: Special Exception for communications towers	\$3800.00
03/19/2026	Payment: Credit Card 15885085	(\$3800.00)
		\$0.00

NOTICE OF PUBLIC HEARING

CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

BY THE COLUMBIA COUNTY, FLORIDA, BOARD OF ADJUSTMENTS. **NOTICE IS HEREBY GIVEN** that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a Special Exception, as described below, will be heard by the Board of Adjustments of Columbia County, Florida, at a public hearing on May 28, 2026, at 5:30pm, or as soon thereafter as the matters can be heard, in the Tourist Development Council Building located at 971 W Duval St. Suite 145, Lake City, Florida.

SE260302 – A petition by Joel Rousseau, agent for Marvin and Neomia B. Brown, requesting a Special Exception to place a communications tower on the land as described below: parcel #08-7S-17-09956-000

N1/2 OF SE1/4 OF SE1/4 EX 1 AC OFF E SIDE. ORB 609-203-204, TX DEED ORB 1182-2160

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 application are available for public inspection at the Office of the County Planner, County Administrative Offices located at 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 forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

For more information, contact Seth Lane at (386) 754-7119