

Columbia County
Board of Adjustments
June 25th, 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:

SE260404 (Special Exception) – A petition by James Johnston, agent for Shutts & Bowen LLP and Nettie K. Gucker (landowner), requesting a Special Exception to place a 250' self-support communication tower on a portion of the land described as follows: parcel #19-5S-16-03651-000 located at 1663 SW Carpenter Rd.

Staff Matters:

Approval/Adoption of previous meeting minutes.

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: Fort White Communications Tower

Applicant / Agent: James Johnston, Partner, Shutts & Bowen LLP

Property Owner: Nettie K. Gucker

Parcel ID: 19-5S-16-03651-000

Property Address: 1663 SW Carpenter Rd., Lake City, FL 32024

Acreage: Approximately 40 acres

Existing Zoning: A-3

Future Land Use: A-3

II. REQUEST

The applicant is requesting approval of a Special Exception to construct a 250' self-support telecommunications tower pursuant to Section 4.2.34 of the Columbia County Land Development Regulations. The proposed facility includes a 100'x100' 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 40 acres located at 1663 SW Carpenter 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 250' Self-Support tower will be engineered in accordance with the Florida Building Code. The facility will be unstaffed and generate minimal traffic. In accordance with FAA requirements the proposed SST shall have lighting. 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 setbacks, 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 OMNICON 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 board. Staff would like to recommend that the applicant inform the County by writing if they choose to not renew their lease with the property owner.



Columbia County Gateway to Florida

75996
FOR PLANNING USE ONLY

Application # SE 260404
Application Fee \$3,800.00 (plus consultant fees
in excess of \$2,500.00)

Receipt No. 773206

Filing Date 4-21-2026

Completeness Date _____

Special Exception Application – Communication Towers

A. PROJECT INFORMATION

1. Project Name: Fort White Communication Tower
2. Address of Subject Property: 1663 SW Carpenter Road, Lake City, FL 32024
3. Parcel ID Number(s): 19-5S-16-03651-000
4. Future Land Use Map Designation: Agriculture - 3
5. Zoning Designation: A-3
6. Acreage: 40
7. Existing Use of Property: single-family
8. Proposed use of Property: Same with addition of 250' self-support communication tower
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.2.34
See also included code analysis

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): James Johnston Title: Partner
Company name (if applicable): Shutts & Bowen LLP
Mailing Address: 300 S. Orange Avenue, Suite 1600
City: Orlando State: Florida Zip: 32801
Telephone: (407) 423-3200 Fax: (407) 237-2278 Email: jjohnston@shutts.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): Nettie K. Gucker
Mailing Address: 1663 SW Carpenter Road
City: Lake City State: Florida Zip: 32024
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. 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 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 PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

James Johnston with Shutts & Bowen LLP

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

4/21/20
Date

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 James Johnston
(Name of Person to Act as my Agent)

for Shutts & Bowen LLP
(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: Nettie K. Gucker

Applicant/Owner's Title: Owner

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

Telephone: 386-466-7379 Date: 04/08/2026

Applicant/Owner's Signature: Nettie K. Gucker

Print Name: Nettie K. Gucker

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 8th day of April, 2026, by Nettie Gucker,
whom is personally known by me X OR produced identification F.
Type of Identification Produced _____

Alisa K. Kitchings
(Notary Signature)

(SEAL)



BUILDING CODES

- 2023 FLORIDA BUILDING CODE, BUILDING - EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, PLUMBING - EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, MECHANICAL - EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, FUEL GAS - EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION - EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, ELECTRICAL

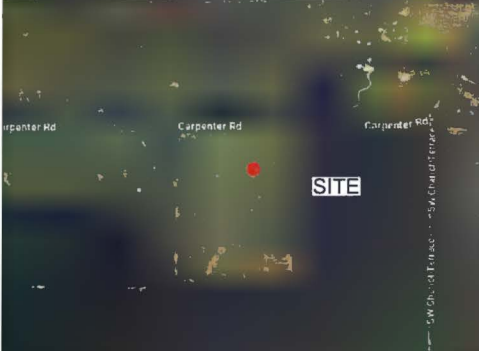
HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PLUMBING REQUIREMENTS

FACILITY HAS NO SANITARY OR POTABLE WATER.

VICINITY MAP

LOCATION MAP



COLOCATION CONSTRUCTION DRAWINGS

250'-0" SELF-SUPPORT TOWER

TOWER OWNER
SKYWAY TOWERS, LLC

SKYWAY SITE ID
FL-01114 FORT WHITE

T-MOBILE SITE ID
9JK2173

T-MOBILE SITE NAME
FORT WHITE

PROJECT TYPE
COVERAGE STRATEGY

RAN CONFIGURATION
4SEC-67F998E 6160

SITE ADDRESS
1663 SW CARPENTER ROAD
LAKE CITY, FL 32024

PROJECT SUMMARY

TYPE OF OCCUPANCY	TELECOMMUNICATIONS
SITE TYPE	GREENFIELD
TOWER TYPE	SELF-SUPPORT TOWER
LAT/LONG (DMS)	30° 02' 38.70"N, 82° 44' 42.74"W
LAT/LONG (DEC)	30.044083, -82.745206
JURISDICTION	COLUMBIA COUNTY
COUNTY	COLUMBIA
DEED BOOK & PAGE	DB 1002, PG 2998
PARCEL ID	19-55-16-03651-000
ZONED	A-3 (IMPROVED AG)

CONTACTS

LAND OWNER	NETTIE K. GUCKER 1663 SW CARPENTER ROAD LAKE CITY, FL 32024
TOWER OWNER	SKYWAY TOWERS, LLC 3637 MADACA LANE TAMPA, FL 33618
ENGINEER	NEXTEDGE 1355 WINDWARD CONCOURSE SUITE 410 ALPHARETTA, GA 30005
POWER COMPANY	CLAY ELECTRIC COOPERATIVE
TELCO COMPANY	AT&T

SCOPE OF WORK

THIS PROJECT CONSISTS OF:

NEW 50' X 60' FENCED COMPOUND
INSIDE NEW 100' X 100' LEASE AREA
NEW 250'-0" TALL SELF-SUPPORT TOWER
NEW T-MOBILE EQUIPMENT ON NEW (CONCRETE PAD)
NEW T-MOBILE ANTENNAS ON SELF-SUPPORT TOWER

FLOOD PLAIN NOTE

PER THE FEMA FLOOD PLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL # 12023C0390C, DATED 02/04/2009.

SHEET INDEX

SHEET	SHEET TITLE	REV
T1	TITLE SHEET	A
-	SURVEY (BY OTHERS)	-
C1	OVERALL SITE PLAN	A
C1.1	ENLARGED SITE PLAN	A
C1.2	CIVIL DETAILS	A
C2	SITE PLAN	A
C4	TOWER ELEVATION	A
C7	FENCE DETAILS	A
C15	GRADING & EROSION CONTROL PLAN	A

PREPARED FOR



A&E FIRM



1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
TEL 678-990-2339

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.

PROJECT INFORMATION

FL-01114 FORT
WHITE
1663 SW CARPENTER ROAD
LAKE CITY, FL 32024

DRAWN BY: SJH

CHECKED BY: SS

APPROVED BY: KM

REVISIONS

REV	DATE	DESCRIPTION
A	04/08/24	ISSUED FOR REVIEW



Phillip J. Nejman
Date: 2026 04 08 09:17:57 -0400

THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PHILLIP J. NEJMAN, P.E. ON THE DATE INDICATED TO THE SEAR. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

SHEET TITLE

TITLE SHEET

SHEET #

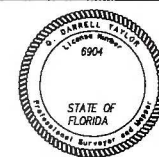
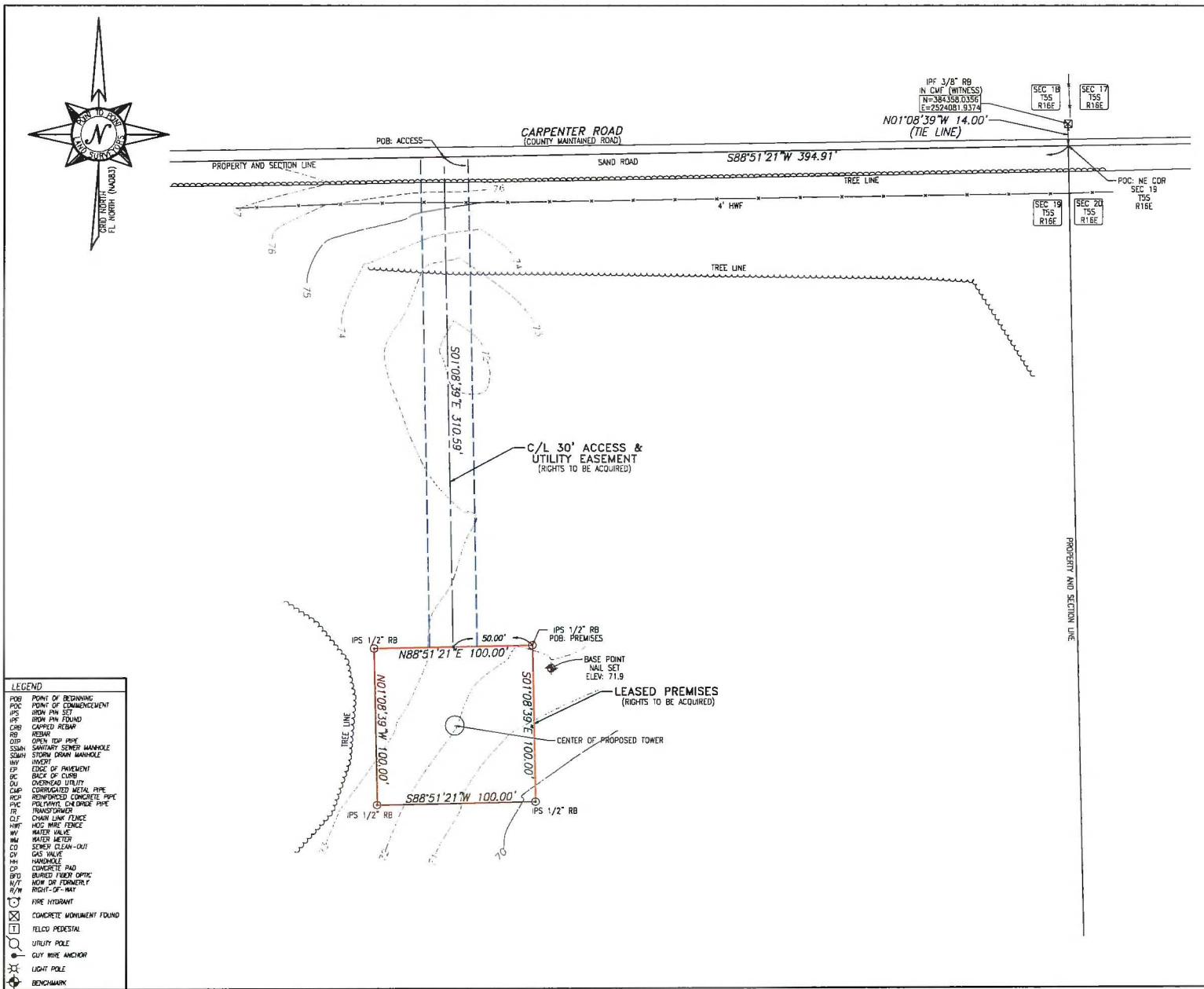
T1

REVISION

A



Know what's below.
Call before you dig.



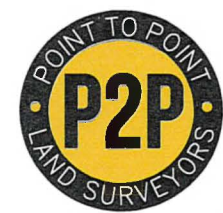
THIS WORK HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VIEWED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

Darrell Taylor DATE: 02/10/26
 G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



Business License Number: LB8148
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

SKYWAY TOWERS
 3637 MADACA LANE
 TAMPA, FL 33618

FORT WHITE
 SITE NO. L-01114
 NE 1/4 NE 1/4 SECTION 19 TOWNSHIP 5 SOUTH RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA

SITE INFORMATION

LEASED PREMISES = 10,000 SQUARE FEET (0.2296 ACRES)

AT CENTER OF PROPOSED TOWER:
 LATITUDE: 30°02'38.70" (NAD 83) (30.0440837)
 LONGITUDE: -82°44'42.74" (NAD 83) (-82.745206)
 ELEVATION = 72.0' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
 HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON FLORIDA GRID NORTH (NORTH ZONE)

GRAPHIC SCALE IN FEET
 SCALE: 1" = 60' (11x17)

NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	2
			APPROVED: D. MILLER	
			DATE: FEBRUARY 10, 2026	
			P2P JOB #: 250018FL	
				OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

LEASED PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF NETTIE K. GUCKER, AS RECORDED IN DEED BOOK 1002 PAGE 2998, COLUMBIA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 16 EAST, FROM WHENCE A CONCRETE MONUMENT BEARS, NORTH 01°08'39" WEST, 14.00 FEET, SAID CONCRETE MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, NORTH ZONE VALUE N: 384358.0356 E: 2524061.9374; THENCE RUNNING ALONG THE NORTH SECTION LINE OF SECTION 19, SOUTH 88°51'21" WEST, 394.91 FEET TO A POINT; THENCE LEAVING SAID SECTION LINE AND RUNNING, SOUTH 01°08'39" EAST 310.59 FEET TO A POINT ON THE LEASED PREMISES; THENCE RUNNING ALONG SAID LEASED PREMISES, NORTH 88°51'21" EAST, 50.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, SOUTH 01°08'39" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 88°51'21" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 01°08'39" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 88°51'21" EAST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, NORTH ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.

30' ACCESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT ACCESS AND UTILITY EASEMENT, MEASURING 15 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF NETTIE K. GUCKER, AS RECORDED IN DEED BOOK 1002 PAGE 2998, COLUMBIA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 16 EAST, FROM WHENCE A CONCRETE MONUMENT BEARS, NORTH 01°08'39" WEST, 14.00 FEET, SAID CONCRETE MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, NORTH ZONE VALUE N: 384358.0356 E: 2524061.9374; THENCE RUNNING ALONG THE NORTH SECTION LINE OF SECTION 19, SOUTH 88°51'21" WEST, 394.91 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SECTION LINE AND RUNNING, SOUTH 01°08'39" EAST 310.59 FEET TO THE ENDING AT A POINT ON THE LEASED PREMISES.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, NORTH ZONE.

PARENT PARCEL

PER COMMITMENT NO. USTB2032

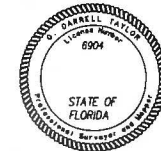
TOWNSHIP 5 SOUTH - RANGE 16 EAST SECTION 19: THE NE 1/4 OF THE NE 1/4

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY U.S. TITLE SOLUTIONS, COMMITMENT DATE OF JANUARY 14, 2025, BEING COMMITMENT NO. USTB2032, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

5.1 MEMORANDUM OF AGREEMENT BETWEEN NETTIE K. GUCKER AND WESTLEY GUCKER, A MARRIED COUPLE AND SKYWAY TOWERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 15, 2025, RECORDED DECEMBER 17, 2025, IN BOOK 1555, PAGE 1229.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL HOWEVER THERE IS NO PLOTTABLE DESCRIPTION.]



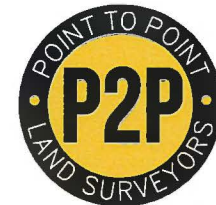
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE KEPT ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

[Signature] DATE: 02/10/26
G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



SKYWAY TOWERS

3637 MADACA LANE
TAMPA, FL 33618

FORT WHITE
SITE NO. L-01114
NE 1/4 NE 1/4 SECTION 19 TOWNSHIP 5 SOUTH RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION &
TITLE REVIEW SHEET

NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	3
			APPROVED: D. MILLER	
			DATE: FEBRUARY 10, 2026	
			P2P JOB # 260018FL	
				OF 3

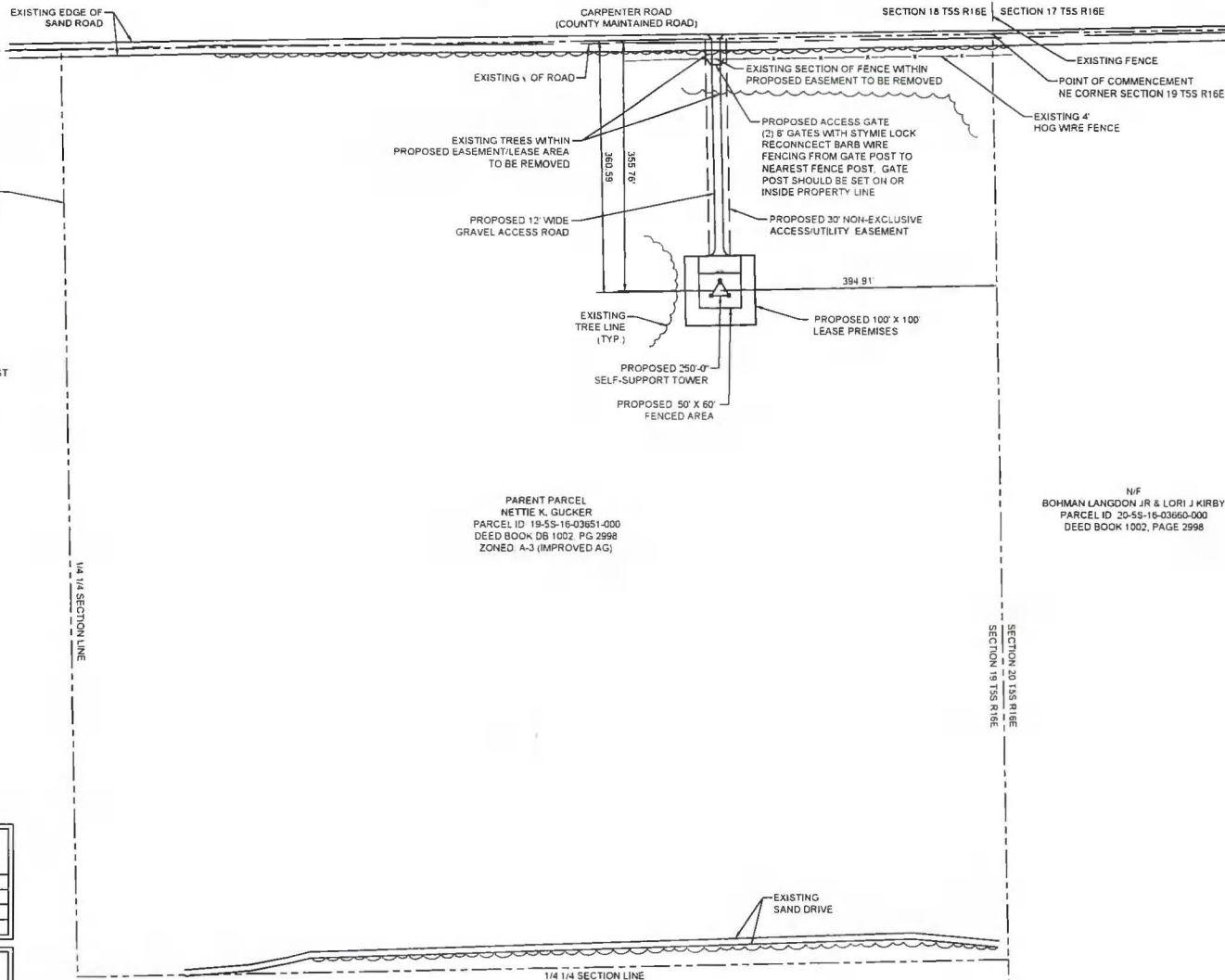
SURVEY NOT VALID WITHOUT ALL SHEETS



N/E
THE BARBARA GRAY FAMILY TRUST
PARCEL ID 19-55-16-03651-001
DEED BOOK 1428, PAGE 1275

PARENT PARCEL
NETTIE K. GUCKER
PARCEL ID 19-55-16-03651-000
DEED BOOK DB 1002, PG 2998
ZONED A-3 (IMPROVED AG)

N/E
BOHMAN LANGDON JR & LORI J. KIRBY
PARCEL ID 20-55-16-03660-000
DEED BOOK 1002, PAGE 2998



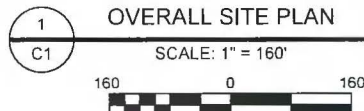
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	360.59'
EAST	394.91'
SOUTH	965.59'
WEST	933.59'

COMPOUND FENCE SETBACKS TO PROPERTY LINES	
NORTH	335.59'
EAST	364.91'
SOUTH	940.53'
WEST	903.58'

TOWER SETBACK TO CENTER OF ROAD (FROM TOWER CENTER)	
NORTH	355.76'

COMPOUND FENCE SETBACK TO CENTER OF ROAD	
NORTH	330.42'

SURVEY NOTE:
1. SKYWAY 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 POINT TO POINT LAND SURVEYORS DATED 02/10/2026



NOTE:
SITE DESIGN HAS NOT BEEN COORDINATED WITH FINAL STAMPED TOWER FABRICATION DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ANGLES ON THIS SITE DESIGN WITH FINAL STAMPED TOWER DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED.

PREPARED FOR

SKYWAY TOWERS
3637 MADACA LANE
TAMPA, FL 33618
TEL 813-960-6200

A&E FIRM:
NextEdge

1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
TEL 678-990-2338

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PROJECT INFORMATION

FL-01114 FORT WHITE
1663 SW CARPENTER ROAD
LAKE CITY, FL 32024

DRAWN BY: SJH
CHECKED BY: SS
APPROVED BY: KM

REVISIONS

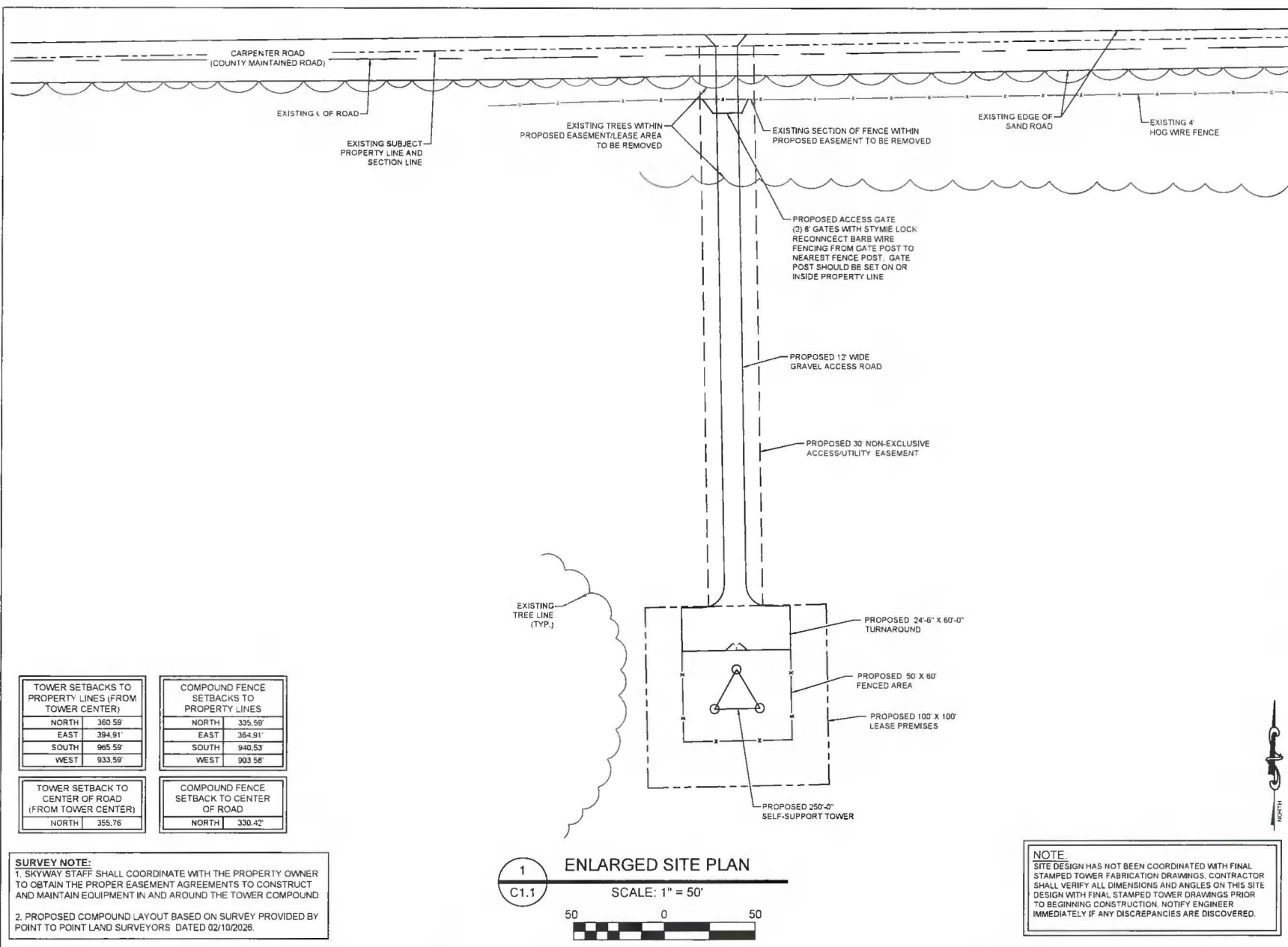
REV	DATE	DESCRIPTION
A	04/08/2	ISSUED FOR REVIEW



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SHEET TITLE
OVERALL SITE PLAN

SHEET # **C1** REVISION **A**



PREPARED FOR

SKYWAY TOWERS
3637 MADACA LANE
TAMPA, FL 33618
TEL 813-960-6200

A&E FIRM:

NextEdge
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
TEL 678-990-2338

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PROJECT INFORMATION

FL-01114 FORT WHITE
1663 SW CARPENTER ROAD
LAKE CITY, FL 32024

DRAWN BY: SJH
CHECKED BY: SS
APPROVED BY: KM

REVISIONS		
REV.	DATE	DESCRIPTION
A	04/08/26	ISSUED FOR REVIEW

PHILLIP J. NEWMAN
LICENSE
No 89784
STATE OF FLORIDA
PROFESSIONAL ENGINEER

04/08/26

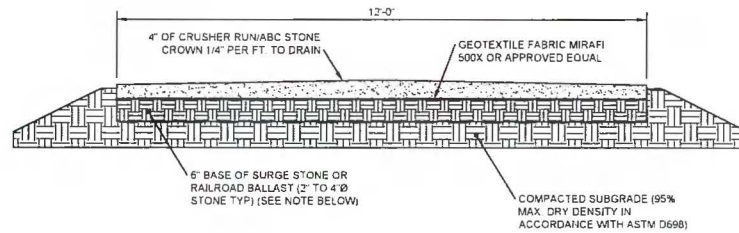
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SHEET TITLE

ENLARGED SITE PLAN

SHEET # **C1.1** REVISION **A**

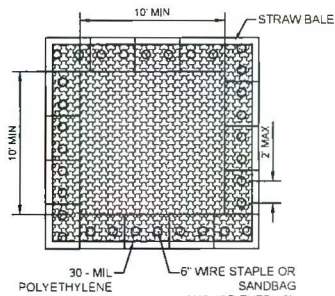


NOTE(S):

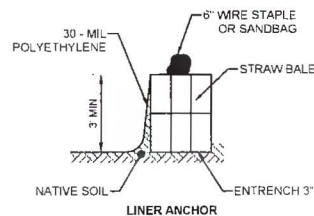
IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE PROJECT MANAGER THE CONTRACTOR SHALL INSTALL 6\"/>

1 ACCESS ROAD DETAILS

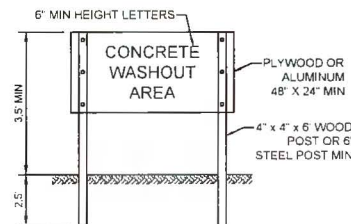
NOT TO SCALE



PLAN VIEW



STRAW BALE ANCHOR SECTIONS



SIGN DETAIL

NOTE(S):

1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2\"/>

2 TEMPORARY CONCRETE WASHOUT FACILITY (STRAW BALE)

NOT TO SCALE

PREPARED FOR



SKYWAY TOWERS
3637 MADACA LANE
TAMPA, FL 33618
TEL 813-960-6200

A&E FIRM:



NextEdge
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
TEL 678-990-2338

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PROJECT INFORMATION:

FL-01114 FORT WHITE
1663 SW CARPENTER ROAD
LAKE CITY, FL 32024

DRAWN BY	SJH
CHECKED BY	SS
APPROVED BY	KM

REVISIONS		
REV	DATE	DESCRIPTION
A	04/08/26	ISSUED FOR REVIEW



04/08/26

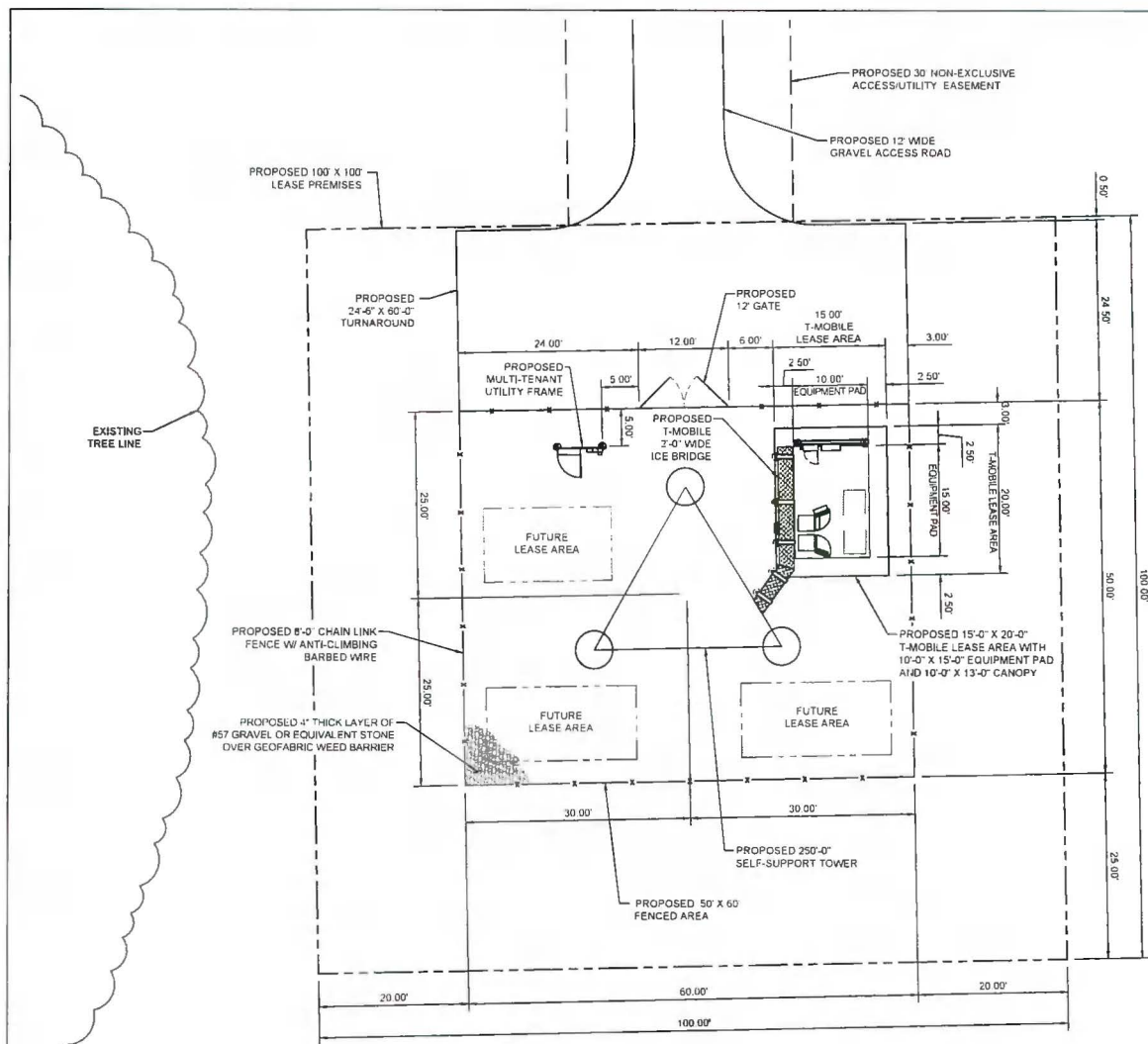
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SHEET TITLE

CIVIL DETAILS

SHEET #	REVISION
C1.2	A



GENERAL NOTES.

1. 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.
2. 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 SKYWAY CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND SKYWAY SPECIFICATIONS, THE SKYWAY CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. 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 SKYWAY 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.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. 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.
6. 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. DO NOT SCALE. NOTIFY ENGINEER OR SKYWAY CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
8. 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.
9. 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 WORK. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
10. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
11. CONTRACTOR TO PROVIDE STYME LOCK OR EQUIVALENT AS APPROVED BY SKYWAY CONSTRUCTION MANAGER.

SURVEY NOTE.

1. SKYWAY 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 POINT TO POINT LAND SURVEYORS DATED 02/10/2026.

NOTES:

1. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND REMOVE TREES AS NEEDED WITHIN ACCESS ROAD AND TURNAROUND AREA.
2. CONTRACTOR TO VERIFY WITH SKYWAY CM IF THE EXTENT OF CLEARING AND GRUBBING AND THE TREE REMOVAL IS THE LEASE AREA, FENCED AREA OR A SPECIFIC DISTANCE BEYOND FENCED AREA.

PREPARED FOR
SKYWAY TOWERS
3637 MADACA LANE
TAMPA, FL 33618
TEL 813-960-6200

A&E FIRM:
NextEdge
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
TEL 678-990-2338

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PROJECT INFORMATION

FL-01114 FORT WHITE
1663 SW CARPENTER ROAD
LAKE CITY, FL 32024

DRAWN BY	SJH
CHECKED BY	SS
APPROVED BY	KM

REVISIONS		
REV	DATE	DESCRIPTION
A	04/08/26	ISSUED FOR REVIEW

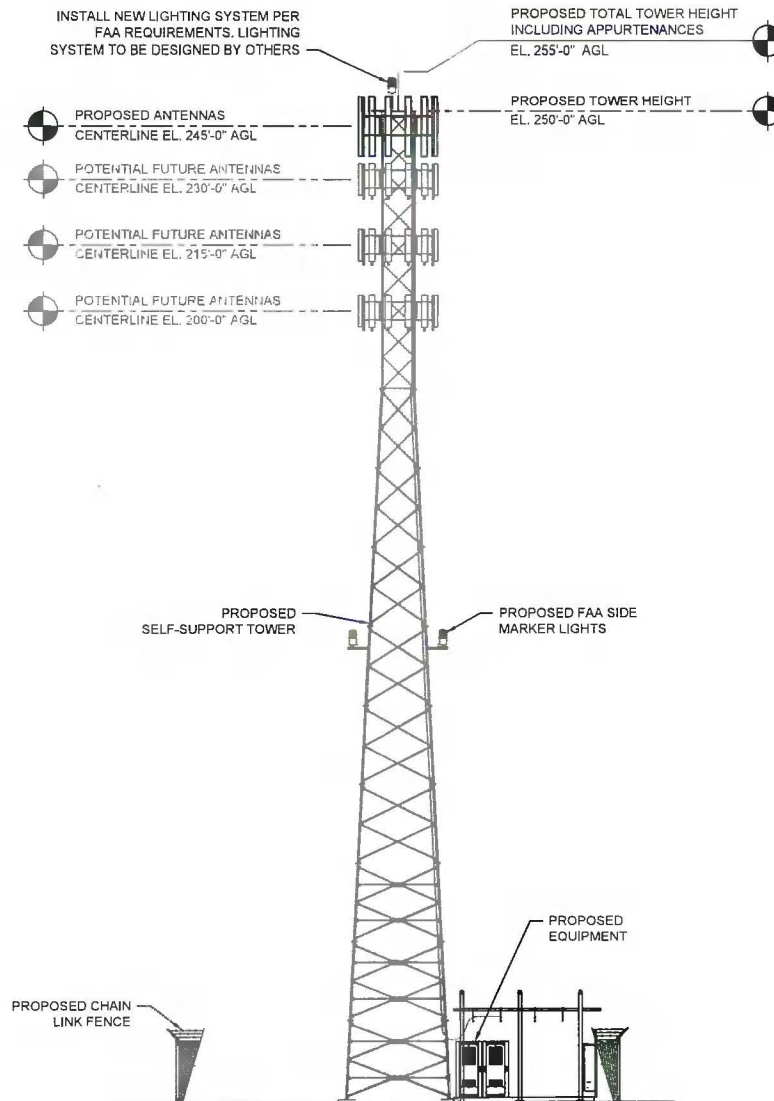


SHEET TITLE
SITE PLAN

SHEET #	REVISION
C2	A

NOTES:

1. CALCULATIONS FOR THE STRUCTURE AND THE ANTENNA MOUNTS WERE PREPARED BY OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT.



1 TOWER ELEVATION
C4 NOT TO SCALE

PREPARED FOR

SE
SKYWAY TOWERS
3637 MADACA LANE
TAMPA, FL 33618
TEL. 813-960-6200

A&E FIRM:

NextEdge

1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
TEL. 678-990-2338

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PROJECT INFORMATION

**FL-01114 FORT
WHITE**
1663 SW CARPENTER ROAD
LAKE CITY, FL 32024

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APPROVED BY: KM

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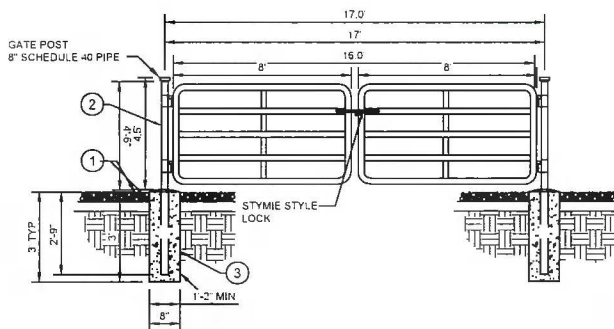
TOWER ELEVATION

SHEET #

C4

REVISION

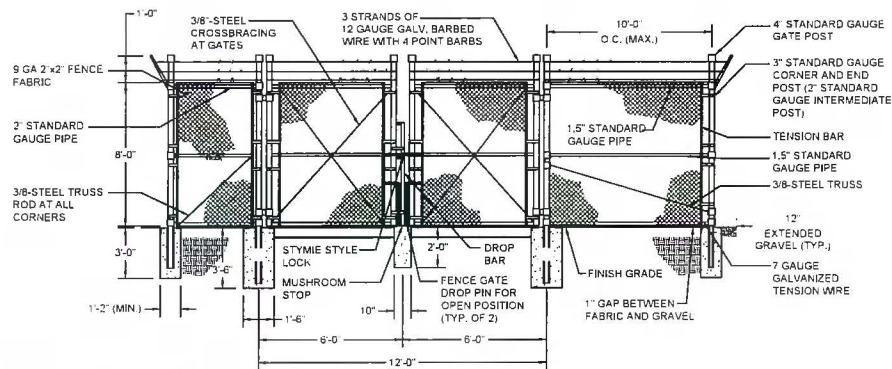
A



REFERENCE NOTES:

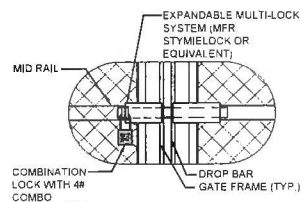
- ① FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ② GATE POST 8" SCHEDULE 40 PIPE. FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- ③ GATE POST CONCRETE FOUNDATION (2000 PSI).

CONTRACTOR TO PROVIDE PROGRAMMABLE 4 DIGIT COMBINATION LOCK AND 3/8" MIN GALVANIZED CHAIN. CONSULT CM FOR CORRECT VZW COMBINATION.

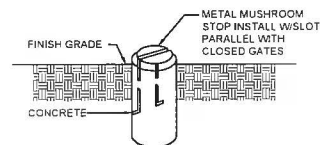


NOTE:
IF APPLICABLE, MATCH EXISTING
CONDITIONS AS PRACTICAL.

1 TYPICAL FENCE AND GATE DETAIL
C7 NOT TO SCALE



2 LOCK DETAIL
C7 NOT TO SCALE



3 MUSHROOM STOP DETAIL
C7 NOT TO SCALE

PREPARED FOR
SKYWAY TOWERS
3637 MADACA LANE
TAMPA, FL 33618
TEL 813-960-6200

A&E FIRM:
NextEdge
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
TEL 678-990-2338

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PROJECT INFORMATION

FL-01114 FORT WHITE
1663 SW CARPENTER ROAD
LAKE CITY, FL 32024

DRAWN BY: SJH
CHECKED BY: SS
APPROVED BY: KM

REVISIONS		
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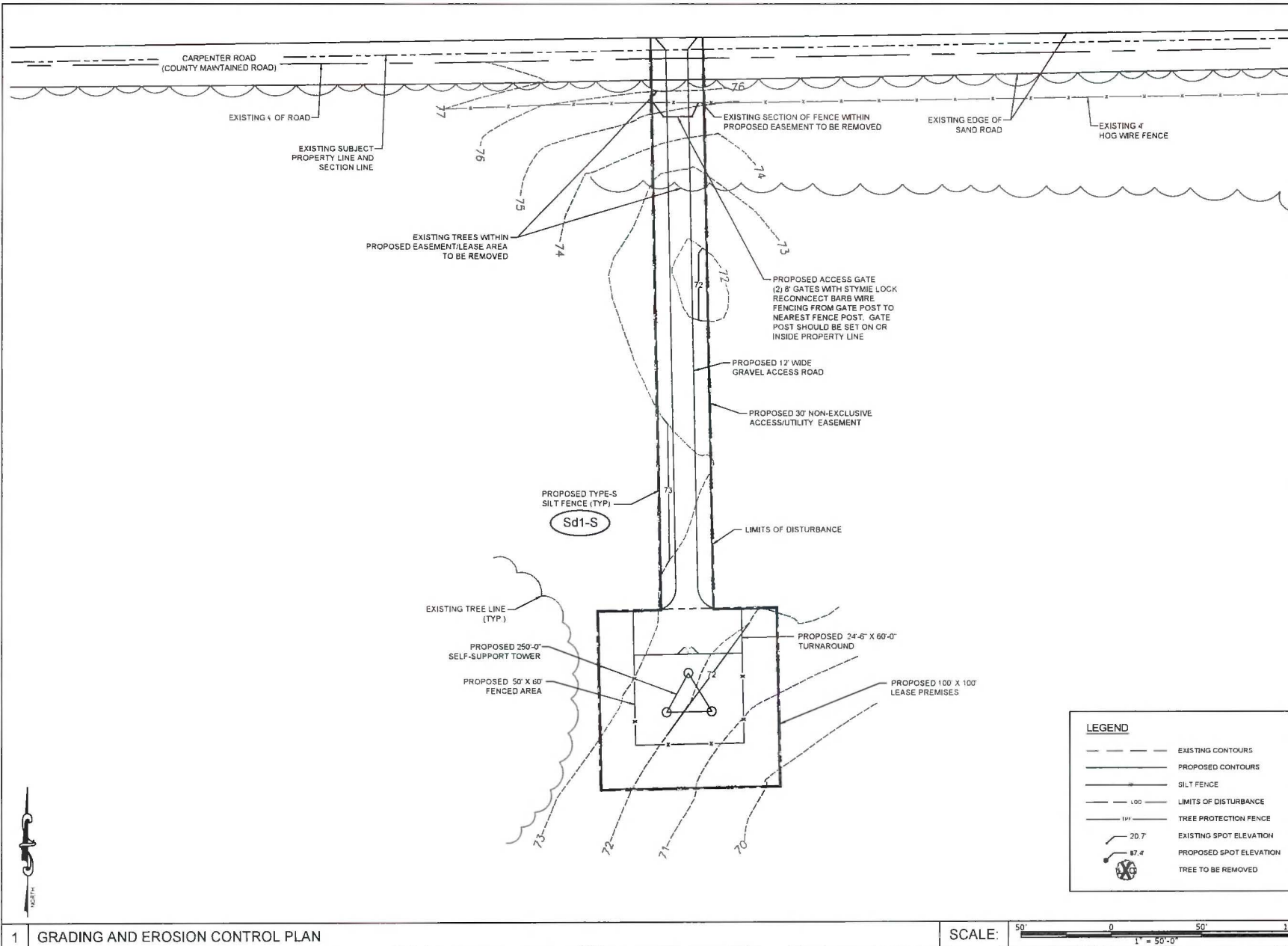
PHILLIP J. NEWMAN
LICENSE
No 89704
FLORIDA
PROFESSIONAL ENGINEER
04/08/26
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SHEET TITLE:
FENCE DETAILS

SHEET #
C7
REVISION
A

1 ACCESS GATE DETAIL

2 FENCE DETAIL



PREPARED FOR

SKYWAY TOWERS
 3637 MADACA LANE
 TAMPA, FL 33618
 TEL 813-960-6200

A&E FIRM

NextEdge
 1355 WINDWARD CONCOURSE, SUITE 410
 ALPHARETTA, GA 30005
 TEL 678-990-2338

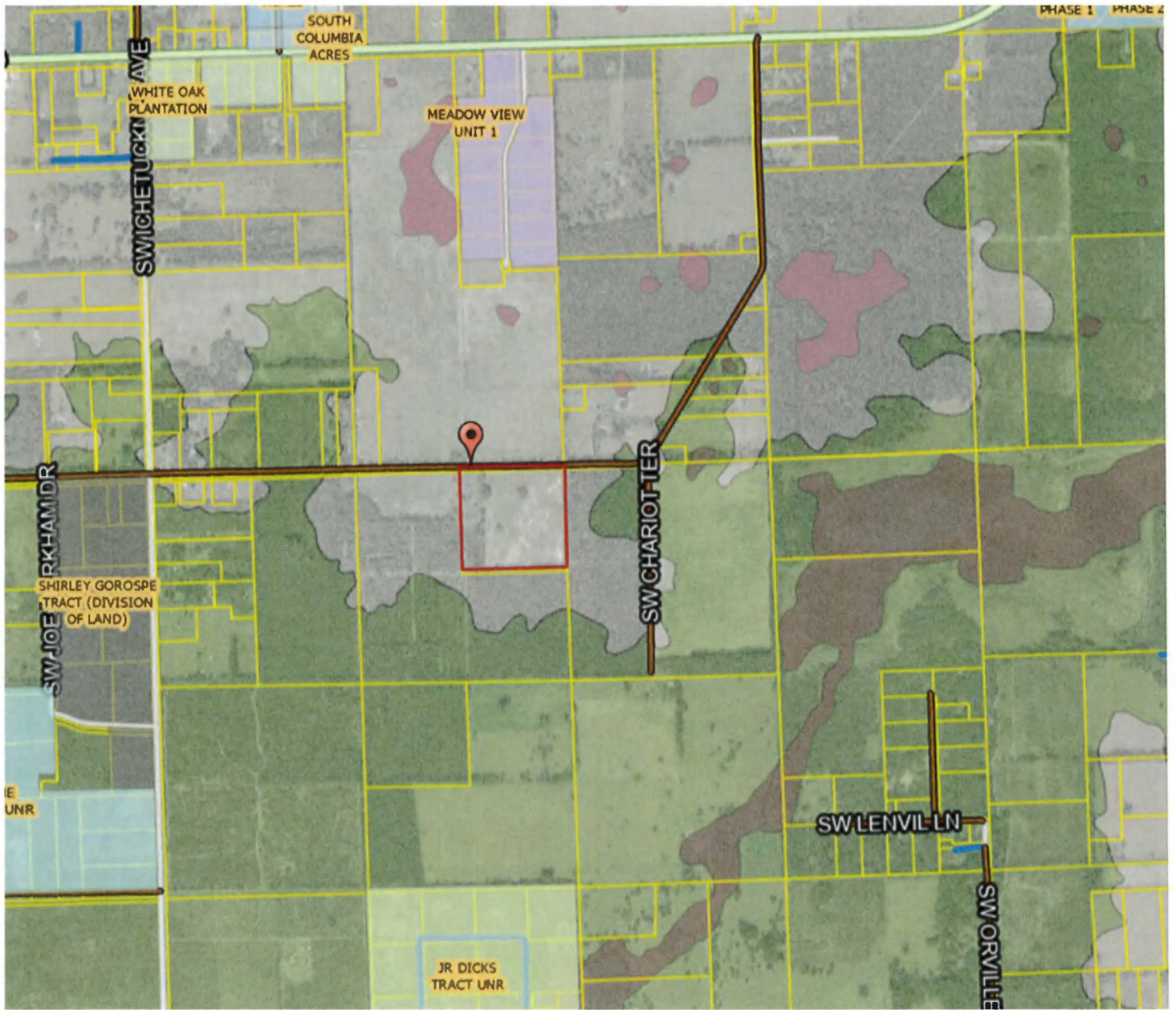
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PROJECT INFORMATION
FL-01114 FORT WHITE
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 LAKE CITY, FL 32024

DRAWN BY: SJH
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REVISIONS		
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 SHEET TITLE:
GRADING AND EROSION CONTROL PLAN
 SHEET # **C15** REVISION: **A**





JAMES F. JOHNSTON
PARTNER
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, Florida 32810
DIRECT (407) 835-6795
FAX (407) 237-2278
EMAIL jjohnston@shutts.com

April 21, 2026

VIA FEDERAL EXPRESS

Troy Crews, Director
Columbia County Building and Zoning Dept.
135 NE Hernando Ave.
Lake City, FL 32055

Re: Special Exception Application for Communication Tower – Ft. White

Dear Mr. Crews:

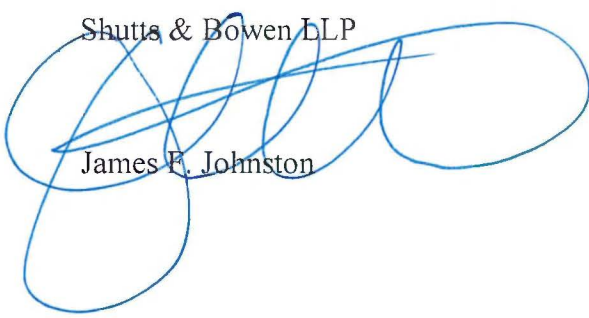
We represent the owner of certain property in Columbia County identified by parcel identification number 19-5S-16-03651-000 (the "Property"). Applicant is requesting a Special Exception Permit to allow the installation of a 250' tall self-support communication tower on a 100' x 100' leased area of the Property. All supporting documents have been submitted via the Columbia County on-line portal. Enclosed please find check number 33211 in the amount of \$3,800.00 for payment of the Special Exception Application fee.

Please let me know if you have any questions or need any additional documentation to process this Special Exception Permit request. I appreciate your time and attention to this matter.

Sincerely,

Shutts & Bowen LLP

James F. Johnston

A large, stylized handwritten signature in blue ink, written over the printed name "James F. Johnston". The signature is highly cursive and loops around the text.

Enclosure



April 28, 2026

OMNICOM CONSULTING GROUP, INC.

TECHNICAL REVIEW REPORT

SPECIAL EXCEPTION (SE 260404) FOR

Wireless Communications Tower Facility

for

COLUMBIA COUNTY

for

Skyway Towers, LLC

255' Self-Supporting Tower

This report is in response to Columbia County's request to perform consulting services related to the Skyway Towers, LLC (Skyway) application to construct a 255' self-supporting tower (250' tower steel with a 5' lighting rod) located 1663 SW Carpenter Road Lake City, FL on Parcel 19-5S-16-03651-0000. Skyway 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 Skyway 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:

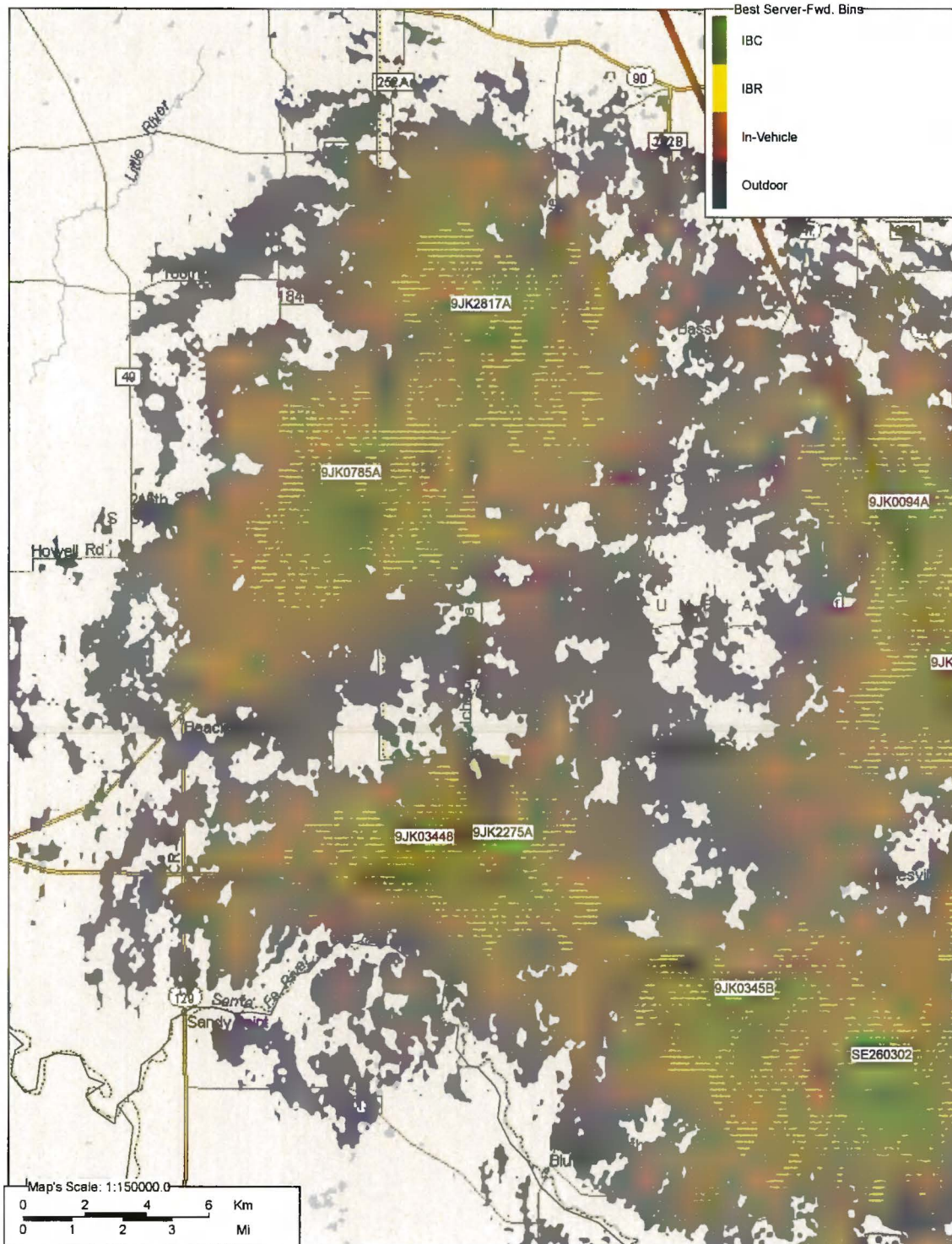
A handwritten signature in black ink, appearing to read "Chris Monzingo".

Christopher J. Monzingo, P.E., PMP

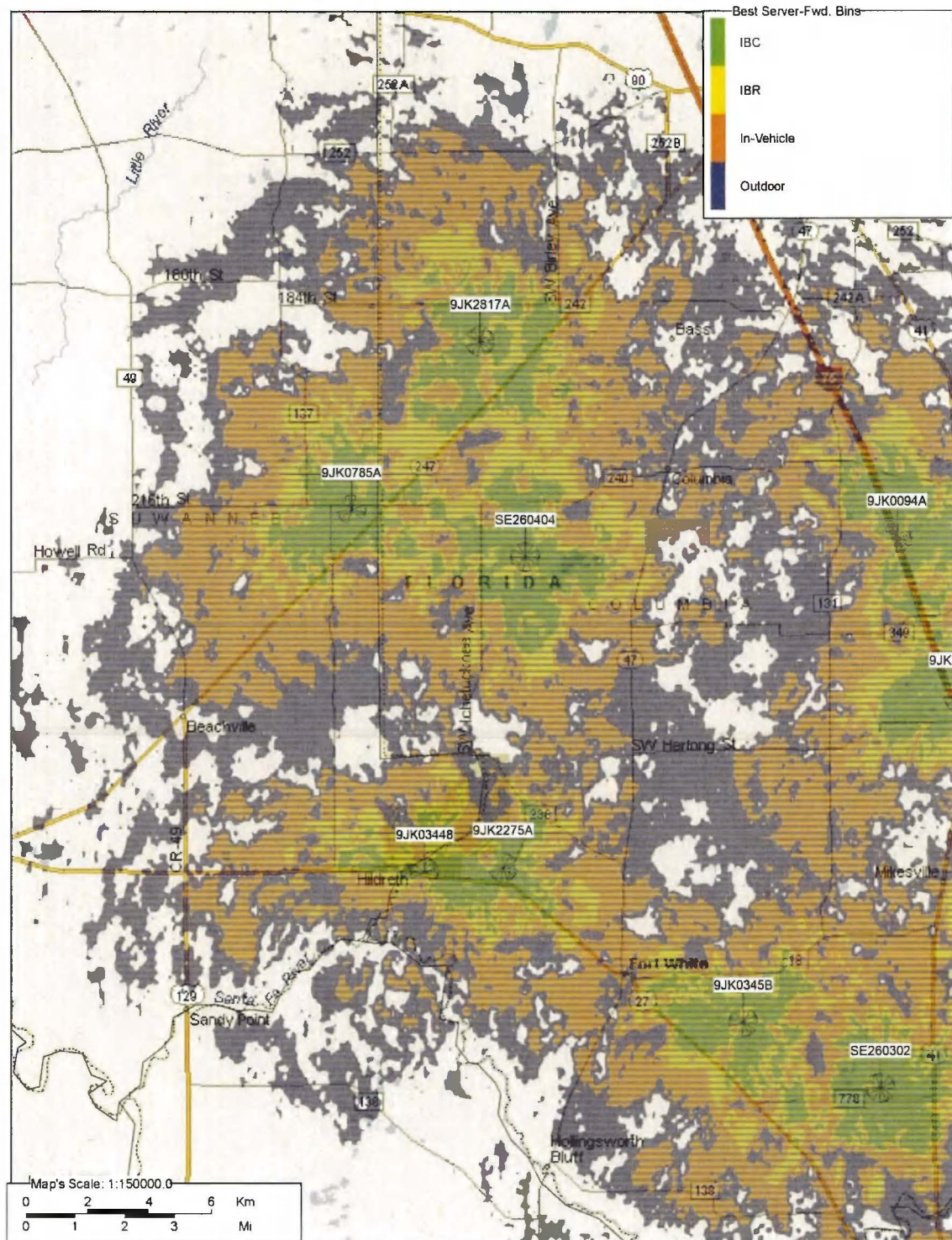
Vice President



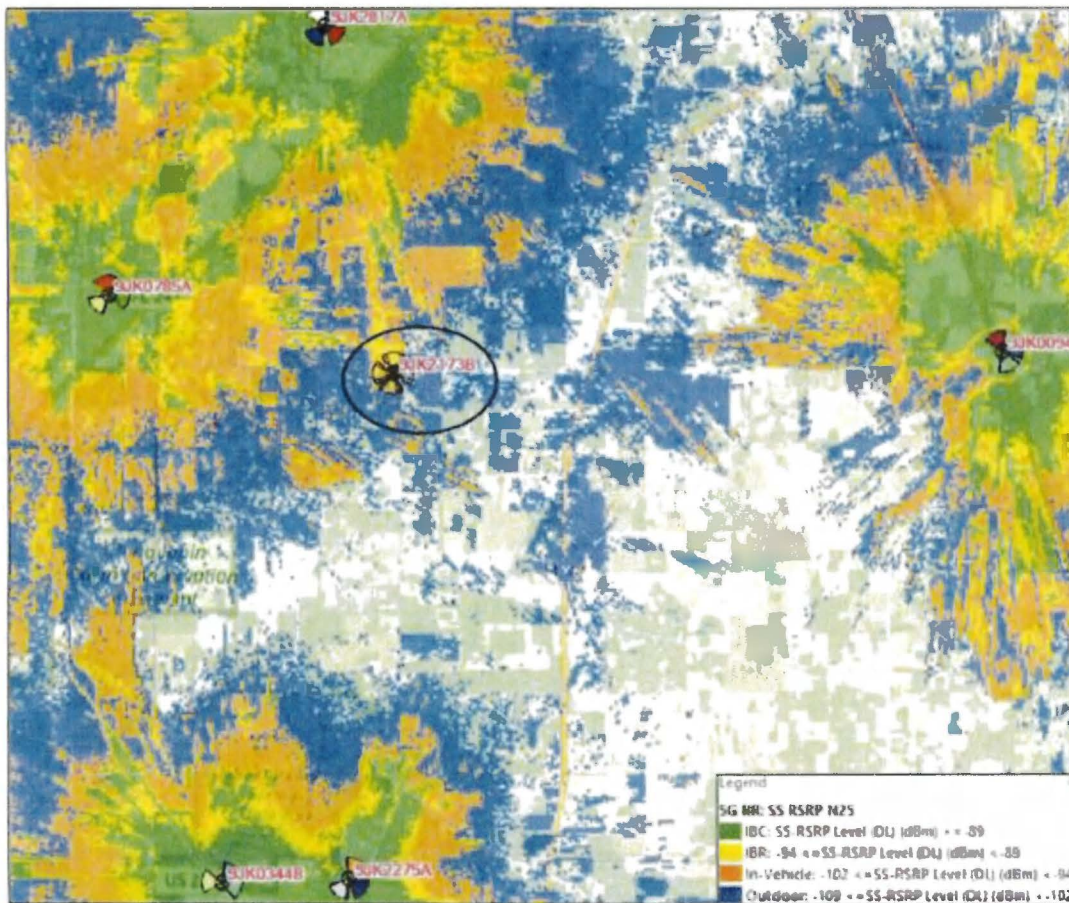
TOWER STRUCTURE SEARCH RESULTS



Coverage without SE260404

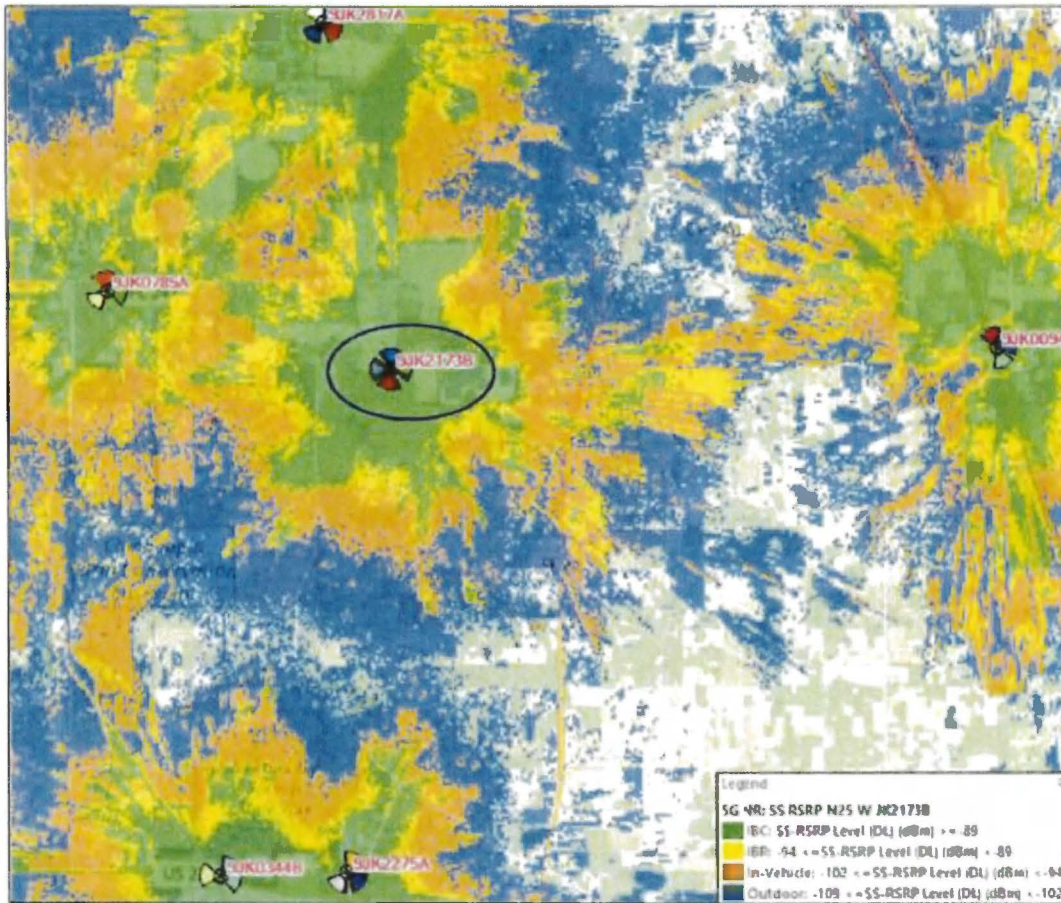


Coverage with SE260404



- Existing 5G Mid-Band Coverage.

T-Mobile Provided Coverage Map



- Existing and planned 5G Mid-Band Coverage with proposed size.

T-Mobile Provided Coverage Map

Prepared by and Return to:
Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618
Attn: Property Management

State: FLORIDA
County: COLUMBIA
APN: 19-5S-16-03651-000

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 15th day of December, 2025, by and between Nettie K. Gucker and Wesley Gucker, a married couple, with a mailing address of 1663 SW Carpenter Road, Lake City, Florida 32024 (collectively, hereinafter referred to as "**Landlord**") and Skyway Towers, LLC, a Delaware limited liability company, having a mailing address of 3637 Madaca Lane, Tampa, Florida 33618 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant entered into a certain Option and Lease Agreement ("**Agreement**") on the 15th day of December, 2025, for the purpose of installing, operating, and maintaining a Communications Tower Facility and other improvements. The property is more fully described in **Exhibit 1** attached hereto and made a part hereof (the "**Property**"). All of the foregoing is set forth in the Agreement.
2. The initial term will be five (5) years ("**Initial Term**") commencing on the Commencement Date, with ten (10) successive five (5) year renewal options.
3. In the event Landlord receives a bona fide written offer to sell, assign or transfer Landlord's interest under the Agreement and/or the Landlord's rights to receive rents under the terms of the Agreement (the "**Rental Stream Offer**"), Tenant retains a right of first refusal to match the Rental Stream Offer.
4. This Memorandum of Agreement is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed.
5. In the event of a conflict between the provisions of this Memorandum of Agreement and the provisions of the Agreement, the provisions of the Agreement shall control.
6. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE AND ACKNOWLEDGMENT FOLLOW ON NEXT PAGES]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

WITNESSES:

"LANDLORD"

Nettie K. Gucker and Wesley Gucker, a married couple

Jennifer Chasteen
Printed Name
Address 1878 SW Chetucknee Ave
Lake City, FL 32024
Wesley Gucker
Printed Name Wesley Gucker
Address 5088 SW CA 240
Lake City FL 32024

By: Nettie K. Gucker
Name: Nettie K. Gucker
Title: Owner/Landlord
Date: 11/16/2025
By: Wesley Gucker
Name: Wesley Gucker
Title: Owner/Landlord
Date: 11/16/2025

LANDLORD ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF Columbia) ss:

BE IT REMEMBERED, that on this 16 day of November, 2025, before me, the subscriber, a person authorized to take oaths in the State of Florida, personally appeared Nettie K. Gucker and Wesley Gucker, a married couple, who, being duly sworn on their oath, deposed and made proof to my satisfaction that they are the person(s) named in the within instrument; and I, having first made known to them the contents thereof, they did acknowledge that they signed, sealed, and delivered the same as their voluntary act and deed for the purposes therein contained.

[Affix Notary Seal]



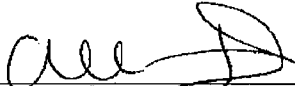
Anja K. Kitchings
Notary Public, State of Florida
Print Name: Anja K. Kitchings
My Commission Expires: June 25, 2029

[TENANT SIGNATURE AND ACKNOWLEDGMENT FOLLOW ON NEXT PAGE]

WITNESSES:

"TENANT"

Skyway Towers, LLC,
a Delaware limited liability company


Print Name: C. M. Santos
Address: 3637 Madaca Lane
Tampa, Florida 33618

By: 
Name: Scott M. Behuniak
Title: President/COO
Date: 12/15/2025


Print Name: Stephen Arul
Address: 3637 Madaca Lane
Tampa, Florida 33618

TENANT ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 15th day of December, 2025, by Scott M. Behuniak, as President / COO of Skyway Towers, LLC, a Delaware limited liability company, on behalf of the company, who appeared is personally known to me.

[Affix Notary Seal]



SEAN WALSH
Notary Public
State of Florida
Comm# HH250163
Expires 4/6/2026


Notary Public State of Florida
Print Name: Sean Walsh
My Commission Expires: 4/6/2026

EXHIBIT 1
DESCRIPTION OF PROPERTY
Page 1 of 4

The Property is located at 1663 SW Carpenter Road, Lake City, in the County of Columbia, State of Florida 32024, and described as follows:

Property ID: 19-5S-16-03651-000

LEGAL DESCRIPTION:

As identified and described by the Columbia County Property Appraiser as: Property ID: 19-5S-16-03651-000/NE1/4 of N/E1/4 893-472, '001-2998, DC 1011-1420, PB 03-307-CP 1011-1417 THRU 1427

THIS INSTRUMENT WAS PREPARED BY:
TERRY HENNING
POST OFFICE BOX 1128
LAKE CITY, FL 32024-1128
KEYS TO
TERRY HENNING
POST OFFICE BOX 1128
LAKE CITY, FL 32024-1128
SS-711
Property Appraiser's
Personal Identification No.
22611-250

Inst: 202512028483 Date: 12/17/2025 Time: 11:25
Doc Stamp-Prep: 0.00
PC, P. HENNING Cases, Columbia County FL 1022 P: 2025

PARTITION DEED

THIS INSTRUMENT, made this 18th day of October, 2003,
BETWEEN S.L. KIRBY, JR., whose post office address is Route 27, Box
24971, Lake City, Florida 32024, SARAHARA K. GRAY, whose post office
address is Route 27, Box 2497, Lake City, FL 32024, and BETTIE K.
GUCKER, whose post office address is 13319 Louisville, Houston, TX
77018, and S.L. KIRBY, JR., whose post office address is Route 27,
Box 24971, Lake City, Florida 32024, SARAHARA K. GRAY, whose post
office address is Route 27, Box 2497, Lake City, FL 32024, and
BETTIE K. GUCKER, whose post office address is 13319 Louisville,
Houston, TX 77018.

RECITALS

A. The parties own as tenants in common in equal parts a fee
simple real property situated in the County of Columbia, State of
Florida, particularly described as follows:

TOWNSHIP 1 SOUTH - RANGE 16 EAST

SECTION 19: The NE 1/4

AND

TOWNSHIP 2 SOUTH - RANGE 15 EAST

SECTION 28: The NW 1/4 of the SW 1/4, EXCEPT the
W 1/2 of the NE 1/4 of the NW 1/4.

B. The parties have agreed on a partition of such real
property so that the interest of each party will in the future be
held and owned separately.

In consideration of the grant and conveyance to them, S.L.
KIRBY, JR. and SARAHARA K. GRAY grant and convey to BETTIE K.
GUCKER, her heirs and assigns all the right, title and interest of
S.L. KIRBY, JR. and SARAHARA K. GRAY in and to real property
described as follows:

EXHIBIT 1
DESCRIPTION OF PROPERTY
Page 2 of 4

AMERICAN SOUTHERN INSURANCE COMPANY
Doc Stamp-Due : 0.70
RC, P. Remitt Cases, Columbia County 8:1002 P:1288

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 12: The NE 1/4 of the NE 1/4.

TO HAVE AND TO HOLD the above-described property, together with the tenements, heritable property, and appurtenances to such property belonging to NETTIE K. GUCKER, her heirs and assigns forever.

In consideration of the grant and conveyance to them, E.L. KIRBY, JR. and NETTIE K. GUCKER grant and convey to BARBARA K. GRAY, her heirs and assigns all the right, title, and interest of E.L. KIRBY, JR. and NETTIE K. GUCKER in and to real property described as follows:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 12: The NE 1/4 LESS & EXCEPT the NE 1/4 of the NE 1/4.

TO HAVE AND TO HOLD the above-described property, together with the tenements, heritable property, and appurtenances to such property belonging to BARBARA K. GRAY, her heirs and assigns forever.

In consideration of the grant and conveyance to them, BARBARA K. GRAY and NETTIE K. GUCKER grant and convey to E.L. KIRBY, JR., his heirs and assigns all the right, title, and interest of BARBARA K. GRAY and NETTIE K. GUCKER in and to real property described as follows:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 20: The NW 1/4 LESS & EXCEPT the E 1/2 of the NE 1/4 of the NW 1/4.

TO HAVE AND TO HOLD the above-described property, together with the tenements, heritable property, and appurtenances to such property belonging to E.L. KIRBY, JR., his heirs and assigns forever.

IN WITNESS WHEREOF, the parties have executed this deed the day and year first above written.

EXHIBIT 1
DESCRIPTION OF PROPERTY
Page 3 of 4

Inst: 2043027558 Date: 12/17/2003 Time: 11:46
Doc Stamp-Deed: 0.00
J.C. Powell Case, Columbia County R: 1002 P: 7000

Signed, sealed and delivered
in our presence:

William F. Brown (First Witness)
William F. Brown
Printed Name

B.L. Kirby, Jr. (SEAL)
B.L. Kirby, Jr.
Printed Name

William F. Brown (Second Witness)
William F. Brown
Printed Name

William F. Brown (First Witness)
William F. Brown
Printed Name

William F. Brown (Second Witness)
William F. Brown
Printed Name

William F. Brown (First Witness)
William F. Brown
Printed Name

William F. Brown (Second Witness)
William F. Brown
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28th
day of October, 2003, by B.L. KIRBY, JR., who is
personally known to me or who has produced
identification and who did not take an oath.

My Commission Expires:

William F. Brown
Notary Public
Printed, typed, or stamped name:

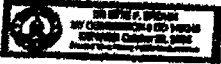


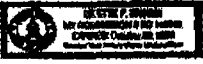
EXHIBIT 1
DESCRIPTION OF PROPERTY
Page 4 of 4

Inst: 202512028483 Date: 12/17/2025 Time: 11:25 AM
Doc Stamp-Deed: 0.00
SC, P. Smith Case, Columbia County FL: 2025 P: 2025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 26th
day of October, 2025, by BARBARA K. GARY, who is
personally known to me or who has produced 1/26/25 as
identification and who did not take an oath.

My Commission Expires: 12-06-08



Keith P. Brown
Notary Public
Printed, typed, or stamped name:

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 26
day of October, 2025, by HESTER E. GUCKER, who is
personally known to me or who has produced 1/26/25 as
identification and who did not take an oath.

My Commission Expires: 12-06-08



Tracy T. Haywood
Notary Public
Printed, typed, or stamped name:

Note:

This Exhibit may be supplemented or replaced by full legal description based upon a land survey of the Property once a land survey is received by Tenant

Fort White Communication Tower

Section 12.2.1(3)(h) Analysis

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 proposed telecommunication use will be in conformance with the county's comprehensive plan as is outlined in more detail below. The facility will be designed, constructed and maintained to be compatible with the surrounding uses, so it will not have an adverse effect on the comprehensive plan.

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

The proposed telecommunication use is a special exception use, which is a use that is allowed in all zoning districts when, if controlled as to number, area or location, promote public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. The telecommunication facilities are needed to fill an existing coverage and capacity gap in the area for T-Mobile. Improved telecommunication services in the area help with safety (E911) and comfort and convenience.

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

The proposed facility is an unmanned commercial use. Therefore it will not alter the population density and will not overtax the load on public facilities.

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

Increased use of cell phones and other wireless devices has created the need for the antennas to close an existing coverage and capacity gap in the area for T-Mobile. Over 80% of all 911 calls are now made from cell phones, so there is a great need for quality coverage in the area.

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

The proposed facility will not adversely influence living conditions in the area. Providing increased coverage and capacity in the area will instead improve the health, safety and welfare of the residents.

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

The proposed facility is unmanned and only requires infrequent maintenance trips to the facility. Therefore it will not create or excessively increase traffic congestion.

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

The proposed facility compound will only be an 100' x 100' fenced area. Therefore the proposed use will not create a drainage problem on the forty acre parent parcel or in the neighborhood.

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

The proposed facility will not seriously reduce light and air to adjacent areas based on its proposed location on the much larger parent parcel and the surrounding uses. Additionally, the facility is a self-support design which does not reduce light and air to adjacent areas.

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

There is no evidence that proximity to a telecommunication facility reduces property values. Additionally, the facility is being located in a rural area and will be significantly setback from the parent parcel boundaries. In actuality, the facility should help increase property values by providing reliable coverage and capacity in the area. Today, having such connectivity is important to residents and it will also make the area safer by improving E911.

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

The proposed facility will not be a deterrent to the improvement or development of adjacent property. Again, improving wireless coverage and capacity in this rural area will be a benefit to the adjacent properties by enhancing comfort and convenience and increasing the safety of the residents.

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

The proposed facility is not out of scale with the needs of the neighborhood or the community. The whole reason that the facility is being constructed is because there is a need in the neighborhood and community for better wireless coverage and capacity. Applicant has submitted evidence supporting the need for the facility at the proposed height, and has also submitted evidence that there are no other buildings, structures, or towers in the area where the needed T-Mobile antennas could be located.

Comprehensive Plan Consistency Analysis

1. Future Land Use Element Introduction

The comprehensive plan outlines that special exceptions are appropriate when, if controlled as to number, area, or location, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. As discussed in more detail above, the proposed facility helps to promote public safety and welfare and the comfort, convenience and general welfare of the surrounding area. Additionally, there are no existing buildings, structures or towers on which the required antennas can be located. Therefore a new tower is necessary. Applicant has provided evidence supporting the need for the facility as well as the need for the facility at the proposed height. The facility is being designed to allow the colocation of other antennas, which will help to reduce the proliferation of other towers in the

area. Because the facility is unmanned, it will not increase traffic or greatly impact other county facilities.

2. Policy I.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.

The county's comprehensive plan specifically permits special exception uses in rural areas, such as the proposed facility site. Applicant has applied for the appropriate special exception approval, as required by the comprehensive plan and corresponding land development code. As outlined in more detail above, the applicant meets the special exception criteria, and the proposed facility will benefit the surrounding neighborhood.

3. Policy I.2.2 – The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the county...*Agricultural land use*....In addition...other similar uses compatible with agriculture uses may be approved as special exceptions....

As discussed in more detail above, the proposed facility meets the special exception requirements as outlined in the land development code and is therefore consistent with the comprehensive plan.

Section 4.2.34 4. Analysis

(1) Location

a. Every reasonable effort shall be made to locate the telecommunications tower in a non-residential land use district, including, but not limited to where feasible based on engineering and economic considerations.

The proposed communication tower is located in a non-residential agricultural district.

b. Where the applicant seeks to locate a communication tower in a residential district the applicant shall demonstrate the no other industrial commercially or agriculturally zoned property is available to the applicant for this intended use.

Not applicable.

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.

Not applicable.

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 applicants propagation needs.

Please see included letter from Skyway Towers indicating that there are no existing buildings or structures located within T-Mobile's search area on which the antennas can be located.

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

Please see included letter from Skyway Towers indicating that there are no existing towers located within T-Mobile's search area on which the antennas can be located. Acknowledged regarding providing space for government owned antennas where possible.

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

Please see included T-Mobile RF analysis supporting the proposed height of the tower being necessary to fill the coverage and capacity gap.

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

Please see included letter from NextEdge indicating that the proposed tower location is not in violation of Columbia County Ordinance number 77-6.

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.

Please see the included letter from NextEdge indicating that the proposed location of the communication tower will not cause any existing airport license to be limited, modified, restricted, or otherwise changed as a result of the tower location.

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.

Acknowledged. Please see above.

(2) Design and Construction

a. All other applicable permits must be obtained, including Federal Communication Commission (FCC) and Columbia County building permit approvals before construction. All tower facilities shall comply or exceed current standards and regulations of the FAA, the FCC 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.

Acknowledged.

b. All communication towers shall be designed and constructed to EIA/TIA 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.

Acknowledged.

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.

Acknowledged. The proposed 250' self-support tower will be located 360' from the closest parent parcel property border.

d. All communication tower supports and peripheral anchors shall be located within the parcel or property where the tower is located.

Not applicable.

e. Communication towers shall be marked and lighted as required by FCC, or other state or federal agency of competent jurisdiction.

Acknowledged.

f. All accessory buildings or structures shall comply with other applicable provisions of the zoning regulations and land use code.

Please see the included site plan.

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.

The proposed communication tower accessory buildings and structures comply with the zoning district setback requirements as depicted on the included site plan.

h. Advertising shall be in compliance with the sign regulations contained within these zoning regulations.

Acknowledged.

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.

The proposed tower compound will be enclosed by an 8 foot security fence accessed by a locked gate as depicted on the included site plan.

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.

Acknowledged.

(3) Complete application requirements

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.

Please see the included letter from Skyway Towers.

2. Description of the communication tower's area of service identifying the use of the tower or antenna for coverage or capacity.

Please see the included document prepared by T-Mobile which contains a map showing the proposed service area for the tower.

3. If required, photo simulations of the proposed telecommunications facilities illustrating the potential visual impact.

Photo-simulations will be provided upon request.

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.

Please see the site plan included with this application.

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.

Legal descriptions of the parent tract and lease parcel are included with the site plan.

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

Please see the included site plan.

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.**

Please see the included signed and sealed site plan.

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.

Please see the included certified statement from NextEdge.

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.

Please see the included FAA Notice of Proposed Construction or Alteration for the proposed site.

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.

Please see the included letter from Skyway Towers regarding intent to lease excess space on the tower for potential shared use.

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.

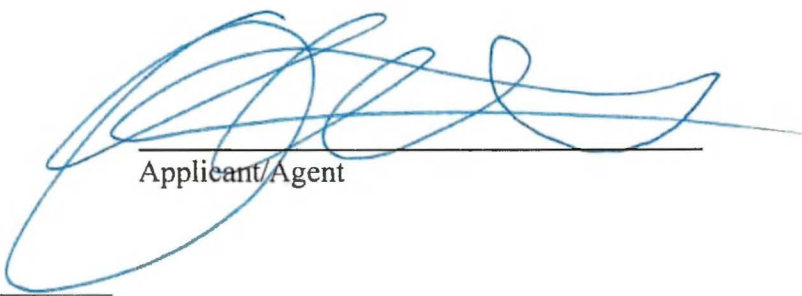
Please see the included letter from Skyway Towers indicating that no existing tower or structure is available in its search ring area on which to collocate the proposed antennas.

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

Please see T-Mobile's RF engineering analysis which supports the need for the proposed tower location.

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.

Acknowledged.


Applicant/Agent

STATE OF
COUNTY OF

Florida
Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of April, 2026, by James Johnston, as _____ of _____, on behalf of the corporation. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)


Notary Signature

Print Notary Name

Notary Public of: _____

My Commission Expires: _____



VICKI L. CUMMINS
Commission # HH 645899
Expires June 27, 2029



SKYWAY TOWERS

April 15th, 2026

Columbia County
Zoning Department
135 NE Hernando Avenue
Lake City, Florida 32055

RE: Statement of Need and Letter of Intent for Wireless Communication Facility
Project Name: Ft. White (FL-01114)
PIN: 19-5S-16-03651-000

To Whom It May Concern:

T-Mobile has issued a search ring for a new site on Carpenter Road. A review of the area within the search ring and an extensive search of the area beyond the search ring (greater than one mile) found that there are no existing telecommunication towers, existing buildings, or structures tall enough within the geographic area that meet T-Mobile's engineering requirements and cover needs at a design height of 250 feet AGL to provide the desired high-quality service to your citizens. Additionally, there are no approved, unbuilt towers or structures that meet T-Mobile's geographical requirements within the search area.

By this Letter of Intent, Skyway Towers, LLC as the owner of the proposed communication tower to be located at Parcel ID 19-5S-16-03651-000, commits to allowing the shared use of the tower, if structurally, technically, physically, economically and contractually feasible, or to allow a replacement tower to be erected within the tower area, if the replacement is physically, technically, economically and contractually feasible and the cost of modifying or replacing the tower to accommodate the co-located antennae is borne by the co-locating company.

Respectfully,
Skyway Towers, LLC



By: Scott Behuniak
Its: President & COO

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of April, 2026, by Scott Behuniak, as President & COO of Skyway Towers, LLC, on behalf of the limited liability company. The individual ☒ is personally known to me or ☐ has produced _____ as identification.



SKYWAY TOWERS

(Notary Stamp)



Chloe Santos

Notary Signature

Chloe Santos

Print Notary Name

Notary Public of:

Hillsborough / Florida

My Commission Expires:

May 31st, 2029



NextEdge

1355 Windward Concourse,
Suite 410
Alpharetta, GA 30005
(678) 990.2338
nextedgenetworks.com

April 1, 2026

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

RE: Cellular Tower Airport Compliance
For FL-01114 Fort White

The location of the proposed 250' self support tower, with 5' lighting rod (total 255' AGL) at coordinates 30.044083, -82.745206 is 13.9 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.

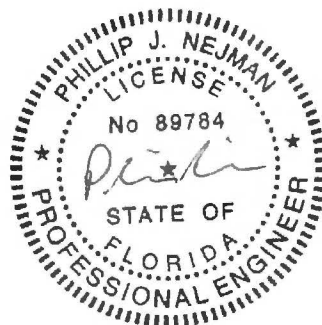
Zones

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,

Phillip Nejman, PE
FL PE License No. 89784



Phillip J
Nejman

Digitally signed
by Phillip J
Nejman
Date: 2026.04.01
14:47:03 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY PHILLIP J. NEJMAN, P.E. ON THE
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Building and Zoning Department

Special Exceptions Application

Invoice

75996

Applicant Information

James Johnston
1663 SW CARPENTER ROAD

Invoice Date

04/21/2026

Permit

SE260404

Amount Due

\$3,800.00

Job Location

Parcel: 19-5S-16-03651-000
Owner: GUCKER NETTIE K,
Address: 1663 SW CARPENTER ROAD

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/21/2026	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.



Building Department

Receipt Of Payment

Applicant Information

James Johnston
1663 SW CARPENTER ROAD

Method

Check 033211

Date of Payment

04/22/2026

Payment

773206

Amount of Payment

\$3800.00

AppID: 75996 Permit #: SE260404
Special Exceptions
Parcel: 19-5S-16-03651-000
Owner: GUCKER NETTIE K,
Address: 1663 SW CARPENTER ROAD

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/21/2026	Fee: Special Exception for communications towers	\$3800.00
04/22/2026	Payment: Check 033211	(\$3800.00)
		\$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 June 25th, 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.

SE260404 – A petition by James Johnston, agent for Shutts & Bowen LLP and Nettie K. Gucker (landowner), requesting a Special Exception to place a 250' self-support communication tower on a portion of the land described as follows: parcel #19-5S-16-03651-000

NE1/4 OF NE1/4. 893-472, 1002-2998, DC 1011-1420, PB 03-307-CP1011-1417 THRU 1427,

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