

Columbia County
Board of Adjustments
July 23rd, 2026 AGENDA

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

MEMBERS:

Mike McKee, Chair
Gerald Solenski, Vice Chair
Walt Graham
Jeff Todd
Dalphus Johnson

- I. Call to Order**
 - a. Pledge of allegiance to the U.S. flag**
 - b. Invocation**
 - c. Roll Call**
 - d. As a courtesy, please place any mobile devices on silent mode.**

- II. Meeting Preamble**
 - a. Any person wishing to speak during public comment periods must sign-in on the sheet provided near the entrance.**
 - b. All testimony is being recorded and noted by the clerk. All participants shall state their name and address for the record, speak clearly into the microphone and only one person should speak at a time.**
 - c. Any materials presented by applicants or speakers at this meeting will become part of the public record and will be kept by this Board.**
 - d. The public hearings on Special Exceptions, Variances, and certain Special Permits are quasi-judicial and all speakers will be sworn in prior to testimony. Decisions by the Board on these matters are final.**
 - e. At the discretion of the Chair, applicants will be provided ten (10) minutes to present their application to the Board. Public comments on applications will be limited to three (3) minutes per person. Applicants will be given five (5) minutes to respond or rebut any public comment.**

III. Quasi-Judicial Hearings:

SE251202 (SPECIAL EXCEPTION) - A petition by VB BTS III LLC C/O Law Office of Mattaniah S. Jahn, P.A., agent for Robert Arsua and Bonnie Kate, requesting a Special Exception to construct a 195' AGL monopole style telecommunication tower and support facility on the land described as follows: Parcel # 11-5S-16-03576-000 Located at 202 SW William Young LN Lake City, Florida. Legal Description: SW1/4 OF NW1/4 OF SW1/4 EX 50 FT OFF W END & EX 25 OFF N SIDE & EX 1.01 AC DESC IN ORB 835-1103. 657-491

I. New Business

- a. Introduction of new member, Dalphus Johnson**

II. Staff Matters/Report

- a. June 25, 2026 Board of Adjustments Meeting Minutes Approval**

III. Other Matters to be Added at the Discretion of the Chair/For the Good of the Order

IV. Adjourn

COLUMBIA COUNTY, FLORIDA

**STAFF REPORT
BOARD OF ADJUSTMENTS / BOARD OF COUNTY COMMISSIONERS
Special Exception – Telecommunications Tower**

I. APPLICATION INFORMATION

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

Project Name: 195' AGL Monopole Telecommunications Tower

Applicant / Agent: VB BTS III, LLC / Law Office of Mattaniah S. Jahn, P.A.

Property Owner: Bonnie Kate / Robert Arsua

Parcel ID: 11-5S-16-03576-000

Property Address: 202 SW William Young Lane, Lake City, Florida 32024

Acreage: Approximately 8.1 acres

Existing Zoning: AG-3 and ESA-2

Future Land Use: AG-3 and ESA-1

II. REQUEST

The applicant is requesting approval of a Special Exception to construct a 195-foot AGL monopole-style telecommunications tower and associated support facility pursuant to Section 4.2.34 of the Columbia County Land Development Regulations.

The proposed facility includes a 100' x 100' lease area, a secured equipment compound, and the ability to accommodate up to three (3) wireless carriers. This application was originally heard at the March 26th meeting and tabled due to the board wanting further clarification on zoning requirements, affects on property values, and to assess the generators proposed to being used/if there are quieter options.

III. SITE DESCRIPTION & SURROUNDING LAND USES

The subject property consists of approximately 8.1 acres and is located along SW William Young Lane in a predominantly rural agricultural area of Columbia County.

Surrounding Land Uses:

North: Agriculturally zoned with residences

South: Agriculturally zoned with residences

East: Agriculturally zoned with residences

West: Environmentally Sensitive Area/Timberland/Residential

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 unstaffed and generate minimal traffic. No lighting is proposed unless required by the FAA.

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. The applicant has demonstrated compliance with setback, height justification, fall zone, collocation, and structural certification requirements. Due to this parcel being zoned Agricultural, proof of looking elsewhere is not required.

VI. SPECIAL EXCEPTION REVIEW CRITERIA

- The proposed use is located within proper zoning.
- 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 RECOMMENDATION

Applicant has provided additional information to answer the concerns raised by the board at the original meeting. Staff recommends board to review Special Exception criteria before making a decision per the Columbia County Comprehensive plan.

Before any special exception shall be granted, the county shall make a specific finding that the granting of the special exception will not adversely affect the public health, safety and welfare. Before any special exception shall be granted, the county shall further make a determination that satisfactory provision and arrangement has been made concerning the following matters:

- 1.Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- 2.Offstreet parking and loading areas;
- 3.Refuse and service areas;
- 4.Utilities, with reference to locations, availability and compatibility;
- 5.Screening and buffering with reference to type, dimensions and character;
- 6.Signs, if any, and proposed exterior lighting;
- 7.Required yards and other open space;
- 8.Considerations relating to general compatibility with adjacent properties and natural resources; and
- 9.Consistency with other plan objectives and policies, especially natural resource protection policies.

In addition, any special exception granted in agriculturally classified areas within the County shall be required to maintain a buffer between any agricultural use and the special exception. The purpose of the buffer is to protect agriculture land uses from the special exception. The buffer should function to:

- 1.Screen the special exception from the adjacent farming activities including, but not limited to, application of fertilizers, pesticides, noise, glare, odor, dust and smoke; and
- 2.Provide protection to the agricultural land use from intrusive activities of the special exception by limiting access to the adjacent agricultural land use.



Columbia County Gateway to Florida

74632
FOR PLANNING USE ONLY

Application # SE 251202

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

Receipt No. 772343

Filing Date 12-19-2025

Completeness Date _____

Special Exception Application – Communication Towers

A. PROJECT INFORMATION

1. Project Name: US-FL-5773 Columbia Lake City
2. Address of Subject Property: 202 SW William Young Ln, Lake City
3. Parcel ID Number(s): 11-5S-16-03576-000
4. Future Land Use Map Designation: Ag & ESA-1
5. Zoning Designation: A3 & ESA-2
6. Acreage: 7.86 Ac
7. Existing Use of Property: Mobile Home
8. Proposed use of Property: Mobile Home and Cell Tower
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.2.34
Please see attached Project Narrative Cover Letter for analysis of code

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): VB BTS III, LLC c/o Law Office of Mattaniah S. Jahn, P.A. Title: _____
Company name (if applicable): VB BTS III, LLC
Mailing Address: c/o Law Office of Mattaniah S. Jahn, P.A., 935 Main St, C4
City: Safety Harbor State: FL Zip: 34695
Telephone: (727) 773-2221 Fax: (727) 773-2616 Email: mjahn@thelawmpowered.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): Bonnie Kate Arsua Ward
Mailing Address: c/o Law Office of Mattaniah S. Jahn, P.A.
City: Safety Harbor State: FL Zip: 34695
Telephone: (727) 773-2221 Fax: (727) 773-2616 Email: mjahn@thelawmpowered.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.

***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.

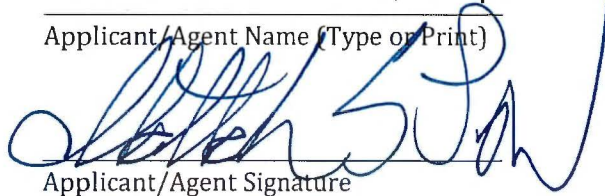
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

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.

Mattaniah S. Jahn, Esq.

Applicant/Agent Name (Type or Print)

A handwritten signature in blue ink, appearing to read 'Mattaniah S. Jahn', is written over a horizontal line. The signature is fluid and cursive.

Applicant/Agent Signature

12/09/25

Date



Building and Zoning Department

Special Exceptions Application

Invoice

74632

Applicant Information

VB BTS III, LLC
202 SW WILLIAM YOUNG LN

Invoice Date

12/19/2025

Permit

SE251202

Amount Due

\$3,800.00

Job Location

Parcel: 11-5S-16-03576-000
Owner: ARSUA ROBERT M, KATE BONNIE,
Address: 202 SW WILLIAM YOUNG LN

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/19/2025	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

VB BTS III, LLC
202 SW WILLIAM YOUNG LN

Method

Credit Card
15455055

Date of Payment

12/23/2025

Payment

772363

Amount of Payment

\$3800.00

AppID: 74632 Development #: SE251202
Special Exceptions
Parcel: 11-5S-16-03576-000
Address: 202 SW WILLIAM YOUNG LN

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>
12/19/2025	Fee: Special Exception for communications towers	\$3800.00
12/23/2025	Payment: Credit Card 15455055	(\$3800.00)
		\$0.00

US-FL-5773 COLUMBIA LAKE CITY SITE SIMULATION MAP



+ Site

• Photograph #

January 23, 2026

Jeff Blume
VB BTS III, LLC
750 Park Of Commerce Drive, Suite 200
Boca Raton, Florida 33487



B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: Fall Certification Letter
Arcosa Designation: Arcosa Project Number: C004
Engineering Firm Designation: Arcosa Site Name: Columbia Lake City(US-FL-5773)
B+T Group Project Number: 25-008046 Rev
Site Data: Columbia Lake City (US-FL-5773)
195' Monopole

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of VB BTS III, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 195' Monopole to be constructed at the **Columbia Lake City (US-FL-5773)** site.

This pole will be designed in accordance with the TIA 222-H standard for Columbia County, FL. The pole will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 119 mph 3-sec gust (no ice), 0 mph 3-sec gust (0" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

190'—Wireless Carrier 1 (CaAa= 40,000 sq in w/ (18) 1 5/8" transmission lines
180'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
170'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 120' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 120' from the base of the pole.

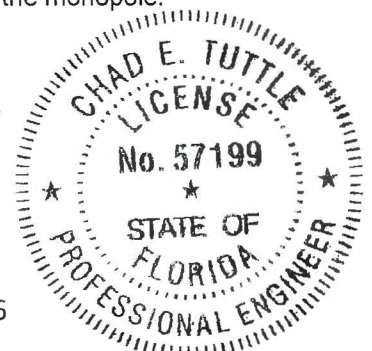
It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: Angela Ashwood

Submitted by: B&T Engineering, Inc.
Chad E. Tuttle, P.E.

CHAD TUTTLE, P.E.
B&T ENGINEERING, INC.
This Item has been digitally signed and sealed by
Chad Tuttle 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.



1/23/2026

OE/AAA Pre-screening Results

Wed Feb 04 2026 15:24:18 GMT-0500 (Eastern Standard Time)

Structure: Antenna Tower

Latitude	Longitude	Height	Site Elevation	AMSL
30 03 55.36N	-82 41 34.80W	199	83	282

Based on the information you provided, you are not required to file notice with the FAA.





Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

TOWAIR Determination Results

[? HELP](#)

[New Search](#) [Printable Page](#)

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	30-03-55.4 north
Longitude	082-41-34.8 west

Measurements (Meters)

Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	25.3

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

ASR Help

[FAQ](#) - [Online Help](#) - [Documentation](#) - [Technical Support](#)

ASR Online Systems

[TOWAIR- CORES](#) - [ASR Online Filing](#) - [Application Search](#) - [Registration Search](#)

About ASR

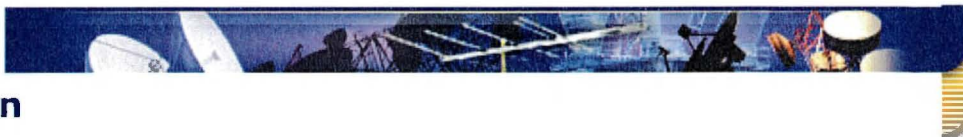
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[FCC](#) | [Wireless](#) | [ULS](#) | [CORES](#)

[Help](#) | [Tech Support](#)

Federal Communications Commission
45 L Street NE
Washington, DC 20554

Phone: 1-877-480-3201
ASL Videophone: 1-844-432-2275
[Submit Help Request](#)



Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

TOWAIR Determination Results

[? HELP](#)

[New Search](#) [Printable Page](#)

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ASR Help

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ASR Online Systems

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Federal Communications Commission
45 L Street NE
Washington, DC 20554

Phone: 1-877-480-3201
ASL Videophone: 1-844-432-2275
[Submit Help Request](#)

* Federal Airways & Airspace *
* Summary Report: New Construction *
* Antenna Structure *

Airspace User: Not Identified

File: US-FL-5773

Location: Lake City, FL

Latitude: 30°-03'-55.36" Longitude: 82°-41'-34.80"

SITE ELEVATION AMSL.....83 ft.
STRUCTURE HEIGHT.....199 ft.
OVERALL HEIGHT AMSL.....282 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)
FAR 77.9(b): NNR (DNE Notice Slope)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9: NNR FAR 77.9 IFR Notice for LCQ (Rwy 05)
FAR 77.9: NNR (No Expected TERPS® impact with 6J8)
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at bottom
of this report.

Notice to the FAA is not required at the analyzed location and height for
slope, height or Straight-In procedures. Please review the 'Air Navigation'
section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL
FAR 77.17(a)(2): DNE - Airport Surface
FAR 77.19(a): DNE - Horizontal Surface
FAR 77.19(b): DNE - Conical Surface
FAR 77.19(c): DNE - Primary Surface
FAR 77.19(d): DNE - Approach Surface
FAR 77.19(e): DNE - Approach Transitional Surface
FAR 77.19(f): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: LCQ: LAKE CITY GATEWAY

Type: A RD: 54046.13 RE: 198.1

FAR 77.17(a)(1): DNE

	FAC		ST		DIST	DELTA		GRND
APCH	IDNT	TYPE	AT	FREQ	VECTOR	(ft)	ELEVA ST LOCATION	ANGLE
BEAR								


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CTY  RADAR  ARSR  Y  1259.6  219.79  152275  +124 FL Cross City          .05
TAY  TACAN           I   112.9   15.44  165754  +142 FL TAYLOR             .05
GNV  VORTAC          R   116.2  135.66  190129  +154 FL GATORS             .05
CTY  TACAN           I   112.0  213.54  203698  +248 FL CROSS CITY        .07

```

C-BAND 3.7-3.98 GHz COORDINATION ZONE
 No Identified 5G conflict.

CFR Title 47, §1.30000-§1.30004
 AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
 Movement Method Proof as specified in §73.151(c) is not required.
 Please review 'AM Station Report' for details.

Nearest AM Station: WDSR @ 11390 meters.

Airspace® Summary Version 25.11.716

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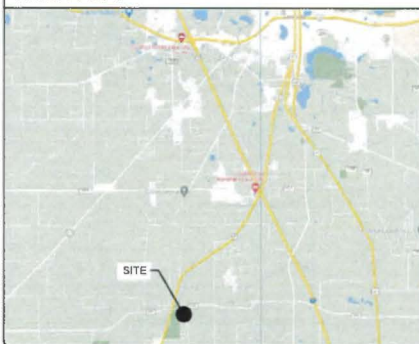


US-FL-5773
BONNIE WARD
202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

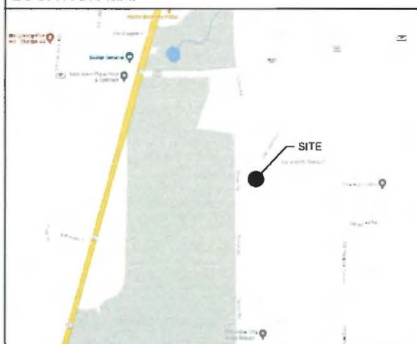
PROJECT DESCRIPTION

PROPOSED 195' AGL MONOPOLE TOWER
OVERALL STRUCTURE HEIGHT INCLUDING APPURTENANCES - 199' AGL

VICINITY MAP



LOCATION MAP



PROJECT SUMMARY

VERTICAL BRIDGE SITE NUMBER US-FL-5773
VERTICAL BRIDGE SITE NAME BONNIE WARD
T-MOBILE SITE ID 9JK1877
SITE ADDRESS 202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024
LATITUDE 30° 03' 55.36"
LONGITUDE -82° 41' 34.80"
ELEVATION 82.5'
JURISDICTION COLUMBIA COUNTY
ZONING A-3
PARCEL ID 11-55-16-03575-000
TELEPHONE COMPANY TBD
POWER COMPANY CLAY ELECTRIC
LAND OWNER PAM DAVIS
302 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024
APPLICANT VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487
A&E FIRM TRIUMPH SOLUTIONS
3482 KEITH BRIDGE ROAD #281
CUMMING, GA 30041
JOHN CUNNINGHAM
404-642-5210
ENGINEER RICHARD L. PETERMAN
FLORIDA P.E. LICENSE # 78733
EFI GLOBAL, INC.

DRAWING INDEX

T-1 PROJECT TITLE SHEET
1 SURVEY
2 SURVEY
3 SURVEY
N-1 GENERAL NOTES
C-1 OVERALL SITE PLAN
C-1.1 AERIAL SITE PLAN
C-2 TOWER ELEVATION AND COMPOUND LAYOUT PLAN
C-3 SECURITY FENCE DETAILS
C-4 SITE SIGNAGE

APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐

CODES/STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
• FLORIDA BUILDING CODE - BUILDING - 2023 EDITION
• FLORIDA BUILDING CODE, FUEL GAS - 2023 EDITION
• FLORIDA FIRE PREVENTION CODE - 2023 EDITION
• NATIONAL ELECTRIC CODE - 2020 EDITION
• STRUCTURAL STANDARD FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES - (TIA/EIA-222-H)

ACCESSIBILITY REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. DISABLED ACCESS IS NOT REQUIRED IN ACCORDANCE WITH CURRENT CODE REGULATIONS.



Know what's below.
Call before you dig.

PREPARED FOR



PREPARED BY



ENGINEER SEAL



Digitally
signed by
Richard
Peterman
Date:
2026.01.26
13:14:26
-05'00'

A&E CONSULTANT



DESIGN REVISION

NO.	DATE	REVISIONS	BY
2	01/22/26	ISSUED FOR ZONING	TME
1	09/18/25	ISSUED FOR ZONING	TME
0	08/28/25	ISSUED FOR ZONING	TME
NO.	DATE	REVISIONS	BY
NOT VALID WITHOUT SIGNATURE AND DATE			

SITE ID

US-FL-5773

PROJECT ADDRESS

202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PARCEL ID

11-55-16-03576-000

T-MOBILE ID

9JK1877

PREPARED BY

DRAWN BY TME

CHECKED BY JRC

SHEET NAME

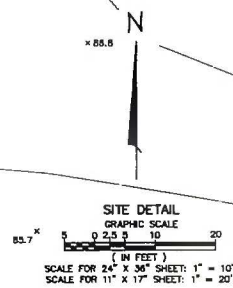
PROJECT TITLE SHEET

SHEET NUMBER

T-1

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 18 EAST
COLUMBIA COUNTY, FLORIDA
FOR: VB B7S II, LLC



NOTE:
DISTANCES FROM THE CENTER OF THE PROPOSED TOWER TO THE PARENT PARCEL PROPERTY LINES:
NORTHERLY LINE = 127'±
EASTERLY LINE = 345'±
SOUTHERLY LINE = 509'±
WESTERLY LINE = 288'±

NOTE:
SET 1/2" REBAR (NO IDENTIFICATION) AT THE PROPOSED CENTER OF TOWER

PARENT PARCEL
BONNIE KATE ARSUA
PARCEL NUMBER: 11-55-18-03578-000

- LEGEND**
- ▲ INDICATES SET 1/2" REBAR (NO IDENTIFICATION)
 - INDICATES SET 1/2" REBAR WITH GEOLINE LB TORSE CAP
 - INDICATES WOOD UTILITY POLE X 80.7
 - INDICATES OVERHEAD POWER LINE
 - INDICATES 4' TALL FIELD FENCE
 - ⊙ INDICATES SITE BENCHMARK
 - x 83.1 INDICATES TOPOGRAPHIC SPOT ELEVATION
 - INDICATES ASPHALT

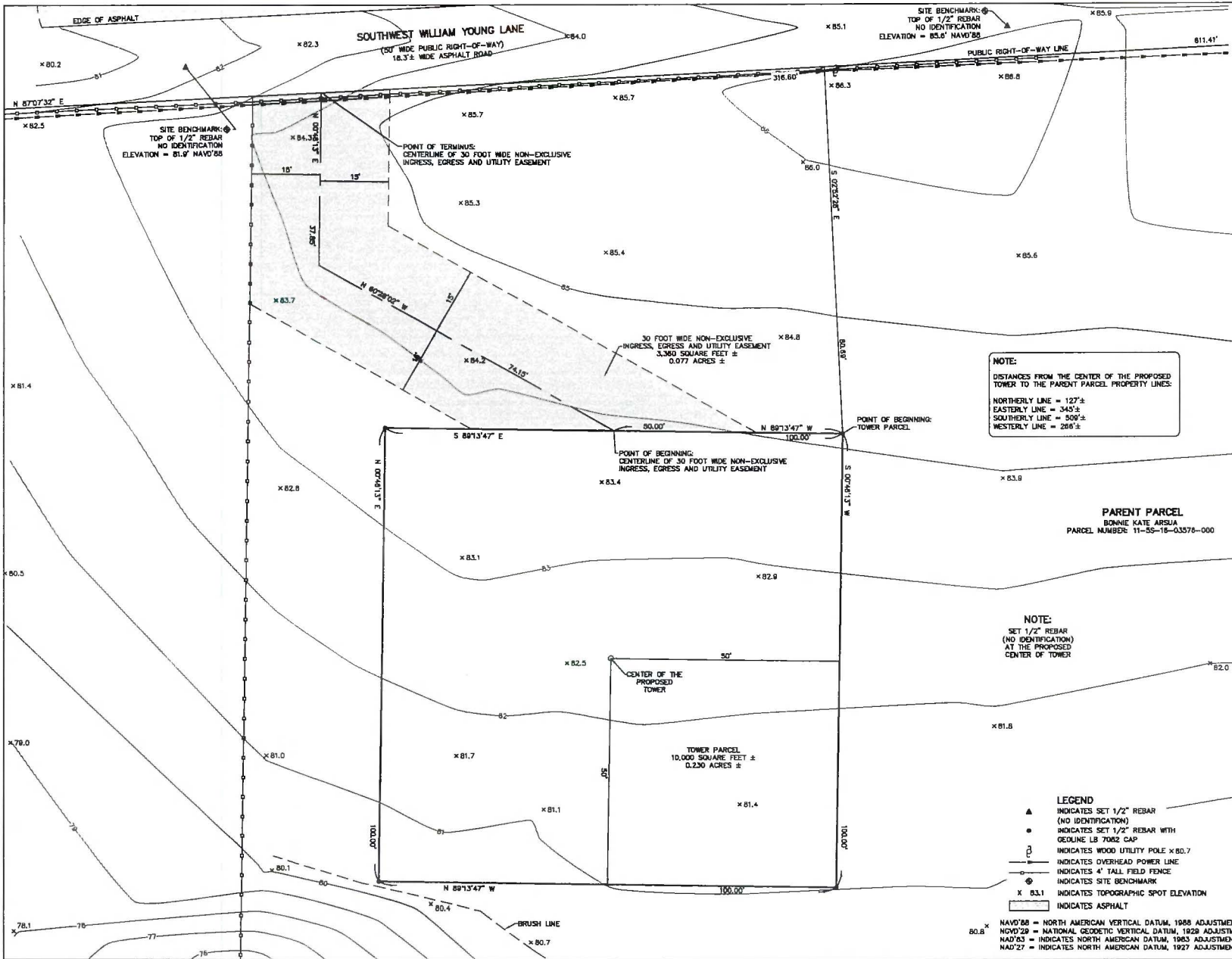
NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NOVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.

GEOLINE SURVEYING, INC. Professional Land Surveyors
18480 HWY 194th, Tallahassee, Florida 32310
(904) 418-0000 Fax: (904) 423-9999
geoline@geolineinc.com

DRAWN: FLOYD CURTIS	SCALE: AS SHOWN	DATE: JUNE 28, 2023
CHECKED: DAVE SHORT	PROJECT: 1	200-1188

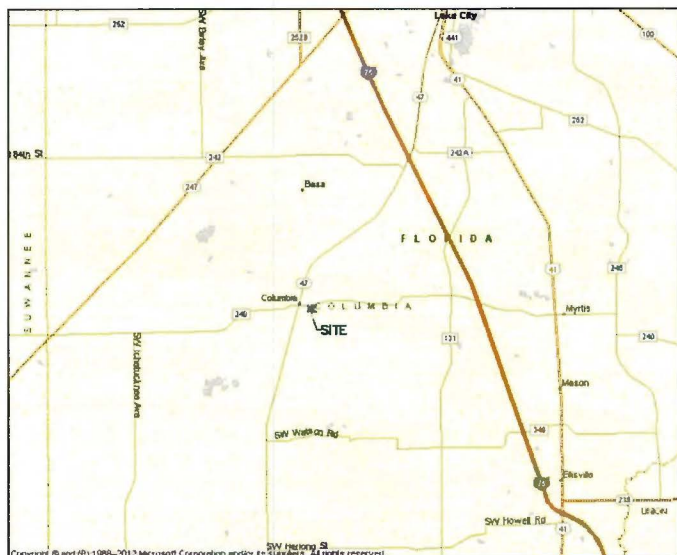
9JK1877 SITE/SITE NO. US-FL-5773
COLUMBIA COUNTY, FLORIDA

DRAWING: 200-1188 SHEET: 2 OF 3

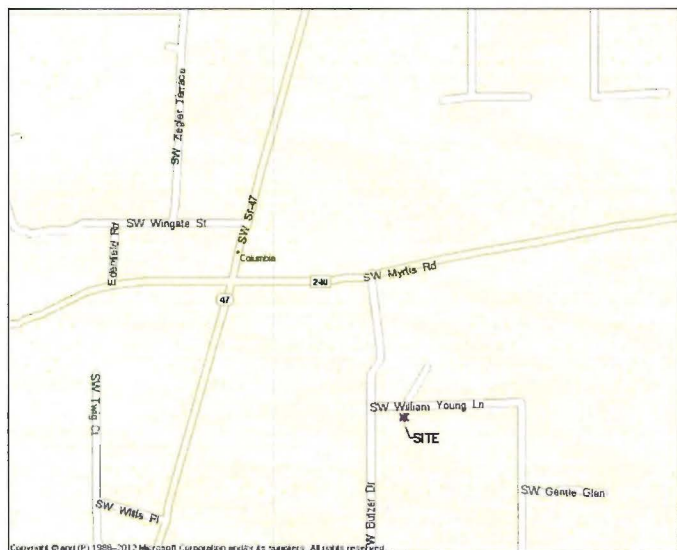


BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST
COLUMBIA COUNTY, FLORIDA
FOR: VB BTS II, LLC



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL
(AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NUMBER YTB-155571-C, DOUBT A)

ALL THAT TRACT OR PARCEL OF LAND LOCATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST, LESS AND EXCEPT 50 FEET OFF THE WEST END AND 25 FEET OFF THE NORTH SIDE.

LESS AND EXCEPT:

A PARCEL OF LAND BEING 220 FEET EAST AND WEST BY 220 FEET NORTH AND SOUTH IN THE SOUTHWEST CORNER OF THE SW 1/4 OF NW 1/4 OF SW 1/4, EXCEPT THE WEST 30 FEET FOR COUNTY GRADED ROAD, ALL LYING IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA.

PARCEL ID: 11-55-18-03576-000 (17517)

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT M. ARSUA AND BONNIE KATE ARSUA, HIS WIFE FROM LENWIL H. DICKS AND JULIA H. DICKS, HIS WIFE, IN A WARRANTY DEED DATED JUNE 28, 1969 AND RECORDED JULY 5, 1969 IN BOOK 250 PAGE 50 IN COLUMBIA COUNTY, FLORIDA. ROBERT M. ARSUA DEPARTED THIS LIFE ON SEPTEMBER 30, 1981.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA; THENCE NORTH 01°25'13" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11 FOR 1983.82 FEET TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST WILLIAM YOUNG LAKE (50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 87°07'32" EAST ALONG SAID WESTERLY PROJECTION FOR 51.82 FEET TO A 3" X 3" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BUTZER DRIVE; THENCE CONTINUE NORTH 87°07'32" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 318.00 FEET; THENCE SOUTH 02°52'28" EAST FOR 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°48'13" WEST FOR 100.00 FEET; THENCE NORTH 89°13'47" WEST FOR 100.00 FEET; THENCE NORTH 00°48'13" EAST FOR 100.00 FEET; THENCE SOUTH 89°13'47" EAST FOR 100.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 10,000 SQUARE FEET (0.230 ACRES), MORE OR LESS.

30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA; THENCE NORTH 01°25'13" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11 FOR 1983.82 FEET TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST WILLIAM YOUNG LAKE (50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 87°07'32" EAST ALONG SAID WESTERLY PROJECTION FOR 51.82 FEET TO A 3" X 3" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BUTZER DRIVE; THENCE CONTINUE NORTH 87°07'32" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 318.00 FEET; THENCE SOUTH 02°52'28" EAST FOR 50.00 FEET TO THE NORTHEAST CORNER OF A 100 FOOT BY 100 FOOT TOWER PARCEL; THENCE NORTH 89°13'47" WEST ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 89°13'47" WEST FOR 74.15 FEET; THENCE NORTH 00°48'13" EAST FOR 37.85 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 3,300 SQUARE FEET (0.077 ACRES), MORE OR LESS.

TITLE INSURANCE COMMITMENT NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY TOWER AGENCY, LLC, DATED JULY 19, 2023, COMMITMENT NUMBER YTB-155571-C, AND FIND AS FOLLOWS WITH RESPECT TO THE EXCEPTIONS LISTED IN SCHEDULE B-SECTION 2 OF SAID COMMITMENT:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. NOT THE TYPE TO BE DEPICTED HEREON.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. AS DEPICTED HEREON.
5. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD. NOT THE TYPE TO BE DEPICTED HEREON.
6. ANY WATER OR WELL RIGHTS, OR RIGHTS OR TITLE TO WATER OR CLAIMS THEREOF, IN, ON OR UNDER THE LAND. NOT THE TYPE TO BE DEPICTED HEREON.
7. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN THE ACTS AUTHORIZING THE ISSUANCE OF SAID PATENTS. NOT THE TYPE TO BE DEPICTED HEREON.
8. ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES. NOT THE TYPE TO BE DEPICTED HEREON.
9. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. NOT THE TYPE TO BE DEPICTED HEREON.

GEOLINE SURVEYING, INC.		Professional Land Surveyors 19486 SW 194th Avenue, Suite A Arlington, Florida 33418 (888)418-0000 Fax (888)418-0008 geoline@geolineinc.com	
DESIGNED BY	FLYNN CURTIS	SCALE	AS SHOWN
DRAWN BY	FLYNN CURTIS	SHEET	ONE OF TWO
CHECKED BY	DAVE SHORT	PROJECT #	240-1189
97K1877 SITE/SITE NO. US-FL-5773 COLUMBIA COUNTY, FLORIDA			
DRAWING# 200-1189		SHEET# 3 OF 3	

GENERAL NOTES

- CONTRACTOR IS TO COMPLY WITH THE REQUEST FOR QUOTATION (RFQ) AND CONSTRUCTION SPECIFICATIONS (LATEST REVISION) & BUILDING MANUFACTURER'S DRAWINGS.
- DIMENSIONS TO ALL EXISTING SITE FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR & ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 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.
- VERTICAL BRIDGE CONSTRUCTION PROJECT MANAGER OR VERTICAL BRIDGE 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 VERTICAL BRIDGE'S CONSTRUCTION PROJECT MANAGER OR VERTICAL BRIDGE'S REPRESENTATIVE.
- 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.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER AS TO AVOID ANY INTERRUPTIONS WITH THE PROPERTY OWNER'S OPERATIONS.
- 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.
- THE CONTRACTOR SHALL RESTORE ALL PROPERTY TO ITS PRE-CONSTRUCTION CONDITION TO THE OWNER'S SATISFACTION.
- 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.
- DAMAGE TO EXISTING STRUCTURES & UTILITIES SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. MAINTAIN FLOW FOR ALL UTILITIES.
- ALL UTILITY CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY COMPANY PRIOR TO EACH CONNECTION.
- UNLESS OTHERWISE INDICATED, VERTICAL BRIDGE 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE FOR CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
- CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL.
- SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.
- 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.
- FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR -	GENERAL CONTRACTOR
SUBCONTRACTOR -	SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
DEM -	ORIGINAL EQUIPMENT MANUFACTURER
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE 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.
- 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 AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONS CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- 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.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND FIBER CABLES. GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
- 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.
- CONTRACTOR'S SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIAL.

SITE WORK GENERAL NOTES

- 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.
- 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 PIERS AROUND OR NEAR UTILITIES.
- 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.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, 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.
- THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
- 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.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- 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.
- 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.
- CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

MASONRY NOTES

- 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.
- MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYPE "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
- CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
- WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULL CURED.

STRUCTURAL STEEL NOTES

- ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC 360 "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- 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, SCRAPHES, MARKS, & WELDS IN THE PRIMED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
- 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, SCRAPHES, MARKS, & WELDS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
- 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 MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
- HOLES SHALL NOT BE PLACED THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON THE DRAWINGS.
- CONNECTIONS
 - 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 360 "MANUAL OF STEEL CONSTRUCTION". AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
 - BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4") AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
 - NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.

- CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.

STEEL SHAPE

- W SHAPES - ASTM A992, GR 50
- PLATES, ANGLES, CHANNELS - ASTM A36, PIPES A53 GR B

GENERATOR, DIESEL & LPG TANK NOTES

- INSTALLATION OF ALL GENERATORS AND DIESEL/LPG TANK INSIDE OR OUTSIDE MUST MEET ALL APPLICABLE NFPA CURRENT CODES.
- ALL FUEL PIPING CONNECTION INSTALLED AT THE SITE MUST BE PRESSURE TESTED PER LOCAL CODE REQUIREMENTS BEFORE STARTING OF GENERATOR.
- IN FLOOD ZONES LPG TANK FOUNDATION MUST BE INCREASED FROM A DEPTH OF 4" TO 20" TO PREVENT TANK FROM FLOATING AWAY IN A FLOOD.

CONCRETE NOTES

- DESIGN & CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (±1.5%) WITH A MAXIMUM 4" SLUMP AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE. SLAB DESIGN ASSUMES ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- CONCRETE MATERIALS:

PORTLAND CEMENT	ASTM C 150, TYPE I
NORMAL WEIGHT AGGREGATE	ATSM C 33
WATER	POTABLE
ADMIXTURES	NON-CHLORIDE
- REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED, UNLESS NOTED OTHERWISE. WWF SHALL CONFORM TO ASTM A185 UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND HOOKS SHALL BE ASTM STANDARD UNLESS NOTED OTHERWISE.
- MINIMUM COVER FOR REINFORCING STEEL:

CONCRETE CAST AGAINST EARTH	3 IN
EXPOSED CONCRETE	#6 & LARGER - 2 IN #5 & SMALLER - 1 1/2 IN
- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301, SECTION 4.2.4.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHORS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. NO REINFORCING SHALL BE CUT WITHOUT ENGINEER'S APPROVAL.
- CURING COMPOUNDS SHALL CONFORM TO ASTM C 309.
- ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
- DO NOT WELD OR TACK WELD REINFORCING STEEL.
- ALL PENETRATIONS SHALL BE IN PLACE PRIOR TO CONCRETE PLACEMENT.
- REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- CONCRETE SHALL NOT BE PLACED IN WATER, ICE, OR ON FROZEN GROUND.
- DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD.
- FOR COLD WEATHER & HOT WEATHER PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS.

ABBREVIATIONS

AGL	ABOVE GRADE LEVEL	EGR	EQUIPMENT GROUND RING
BTS	BASE TRANSCIEVER STATION	AWG	AMERICAN WIRE GAUGE
(E)	EXISTING	MOB	MASTER GROUND BUSS
MIN	MINIMUM	EG	EQUIPMENT GROUND
N.T.S	NOT TO SCALE	BCW	BARE COPPER WIRE
REF	REFERENCE	SIAD	SMART INTEGRATED ACCESS DEVICE
RF	RADIO FREQUENCY	GEN	GENERATOR
T.B.D	TO BE DETERMINED	IGR	INTERIOR GROUND RING (HALO)
T.B.R	TO BE RESOLVED	RBS	RADIO BASE STATION
TYP	TYPICAL	U.N.O.	UNLESS NOTED OTHERWISE
REQ	REQUIRED		

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DESIGN REVISION	2	01/22/25	ISSUED FOR ZONING	TIME
1	09/16/25		ISSUED FOR ZONING	TIME
0	08/06/25		ISSUED FOR ZONING	TIME
NO.	DATE	REVISIONS	BY	
NOT VALID WITHOUT SIGNATURE AND DATE				

SITE ID

US-FL-5773

PROJECT ADDRESS

202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PARTICLE ID

11-5S-16-03576-000

TABOULE ID

9JK1877

PREPARED BY

DRAWN BY TIME

CHECKED BY JRC

SHEET NAME

GENERAL NOTES

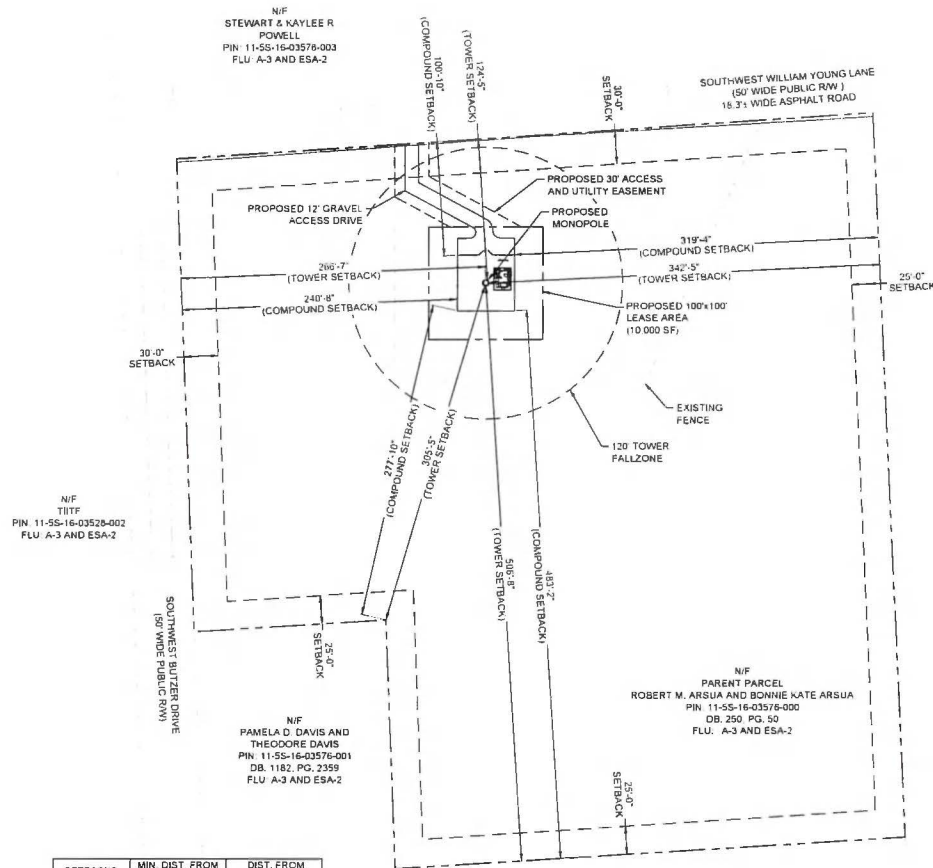
SHEET NUMBER

N-1

GENERAL CONSTRUCTION NOTES

1. SEE SURVEY FOR LEASE AREA BOUNDARY, LEGAL DESCRIPTION, EXISTING CONTOURS, AND ADDITIONAL SITE INFORMATION.
2. DAMAGE TO ALL UTILITIES, LAND, ACCESS AREAS, AND PROPERTY OF OTHERS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO THE ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.
3. REMOVE ANY EXISTING VEGETATION AND ORGANIC MATERIALS FROM THE TOWER COMPOUND.
4. RE-GRADE AROUND THE EQUIPMENT SLAB AS REQUIRED TO ALLOW A MAXIMUM 4" OF PAD THICKNESS EXTENDING ABOVE THE FINISHED GRAVEL SURFACE. REPLACE GRAVEL AROUND SLAB AT COMPLETION OF INSTALLATION.
5. ALL WORK SHALL BE DONE IN A SATISFACTORY AND PROFESSIONAL WORKMANLIKE MANNER. ALL WORK SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL BY THE CONSTRUCTION MANAGER.
6. ANY SUBSTITUTIONS OF MATERIALS, EQUIPMENT OR DEVIATIONS FROM THE DESIGN PLANS OR SPECIFICATIONS SHALL BE COORDINATED AND APPROVED BY THE CONSTRUCTION MANAGER.
7. COLOR SELECTION FOR PAINTED ITEMS SHALL BE MADE BY THE CONSTRUCTION MANAGER.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN PRIOR TO BID SUBMITTAL. ANY CONFLICTS, DISCREPANCIES, ERRORS, AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
9. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITIES LOCATOR FOR EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN DISTURBED AREAS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES BY DIGGING A TEST PIT, AS NECESSARY. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY.
10. THE CONTRACTOR SHALL PROVIDE ANY NECESSARY PROTECTION FOR EXISTING UTILITIES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL MAINTAIN A CLEAN SET OF CONSTRUCTION DRAWINGS AT THE SITE FOR THE PURPOSE OF DOCUMENTING "AS-BUILT" CONDITIONS AND DEVIATIONS FROM THE ORIGINAL DESIGN. THE REDLINED DRAWINGS SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER AT THE COMPLETION OF THE PROJECT.
12. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
13. THE CONTRACTOR SHALL PROTECT ALL SURVEY STATIONS AND CONTROL POINTS DURING CONSTRUCTION AND SHALL RE-ESTABLISH ANY DISTURBED CONTROL POINTS.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LOCAL BUILDING CODE AND ALL APPLICABLE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING OFFICIAL FOR LOCAL BUILD CODE REQUIREMENTS.
15. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS INCLUDING SITE ACCESS PRIOR TO BID SUBMITTAL. ANY CHANGES DURING CONSTRUCTION DUE TO AN EXISTING CONDITION WHICH IS VISUALLY ASCERTAINABLE PRIOR TO BID SUBMITTAL, CANNOT BE USED AS THE BASIS FOR A CHANGE ORDER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WASTE DEBRIS AND VEGETATION FROM THE SITE. BURIAL AND/OR BURNING OF WASTE MATERIALS IS NOT ACCEPTABLE.

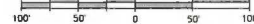
THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.



SETBACKS	MIN. DIST. FROM EDGE OF TOWER	DIST. FROM EDGE OF TOWER
NORTH	120'	124'-5"
SOUTH	120'	508'-10"
SOUTHWEST	120'	305'-6"
EAST	120'	342'-8"
WEST	120'	266'-8"

SETBACKS	MIN. DIST. FROM EDGE OF COMPOUND FENCE	DIST. FROM EDGE OF COMPOUND FENCE
NORTH	30'	100'-11"
SOUTH	25'	483'-3"
SOUTHWEST	25'	277'-11"
EAST	25'	318'-5"
WEST	30'	240'-9"

1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"



THE NIER LEVELS AT TELECOMMUNICATIONS SITE SHALL AT TIMES BE WITHIN THE THRESHOLD LEVELS ADOPTED BY THE FCC. THE HOLDER OF AN APPROVED APPLICATIONS SHALL DURING THE MONTH OF DECEMBER IN EACH CALENDAR YEAR, CERTIFY IN WRITING TO THE COUNTY THE NIER LEVELS AT THE SITE AND THAT THOSE LEVELS ARE OR ARE NOT WITHIN THE THRESHOLD LEVELS ADOPTED BY THE FCC.

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DESIGN REVISION

NO.	DATE	REVISIONS	BY
1	01/27/26	ISSUED FOR ZONING	TME
1	09/16/25	ISSUED FOR ZONING	TME
0	08/28/25	ISSUED FOR ZONING	TME
NOT VALID WITHOUT SIGNATURE AND DATE			

SITE ID

US-FL-5773

PROJECT ADDRESS

202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PARCEL ID

11-SS-16-03576-000

1-MOBILE ID

9JK1877

PREPARED BY

DRAWN BY TME

CHECKED BY JRC

SHEET NAME

OVERALL SITE PLAN

SHEET NUMBER

C-1

NOTE
PLAN SHOWN IS DRAWN
FROM SATELLITE IMAGERY.
DIMENSIONS SHOWN ARE
APPROXIMATE.

LIGHTING NOTE

COMMUNICATION TOWERS SHALL BE MARKED AND LIGHTED AS REQUIRED BY FCC
OR OTHER STATE OR FEDERAL AGENCY OF COMPETENT JURISDICTION

ABANDONMENT NOTE

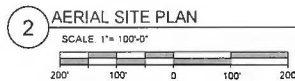
ANY COMMUNICATION TOWER OR ANTENNA FOUND NOT TO BE
IN COMPLIANCE WITH CODE STANDARDS, OR FOUND TO CONSTITUTE A DANGER TO
PERSONS OR PROPERTY, UPON NOTICE TO THE OWNER OF THE COMMUNICATIONS
FACILITY, SUCH TOWER OR ANTENNA SHALL BE BROUGHT INTO COMPLIANCE OR
REMOVAL WITHIN 90 DAYS. IN THE EVENT THE USE 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 YEAR FROM THE DATE OF ABANDONMENT WITHOUT
REACTIVATION OR UPON COMPLETION OF DISMANTLING AND REMOVAL, ANY
SPECIAL EXCEPTION AND/OR VARIANCE APPROVAL FOR THE TOWER SHALL
AUTOMATICALLY EXPIRE.

SIGNAGE NOTE

ADVERTISING SHALL BE IN COMPLIANCE WITH THE SIGN REGULATIONS CONTAINED
WITHIN THESE ZONING REGULATIONS.



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DESIGN REVISION	DATE	ISSUED FOR	TIME
2	01/22/26	ISSUED FOR ZONING	TME
1	09/18/25	ISSUED FOR ZONING	TME
0	08/29/25	ISSUED FOR ZONING	TME
ING	DATE	REVISIONS	BY
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SITE ID

US-FL-5773

PROJECT ADDRESS

202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PARCEL ID

11-55-16-03576-000

1-MOBILE ID

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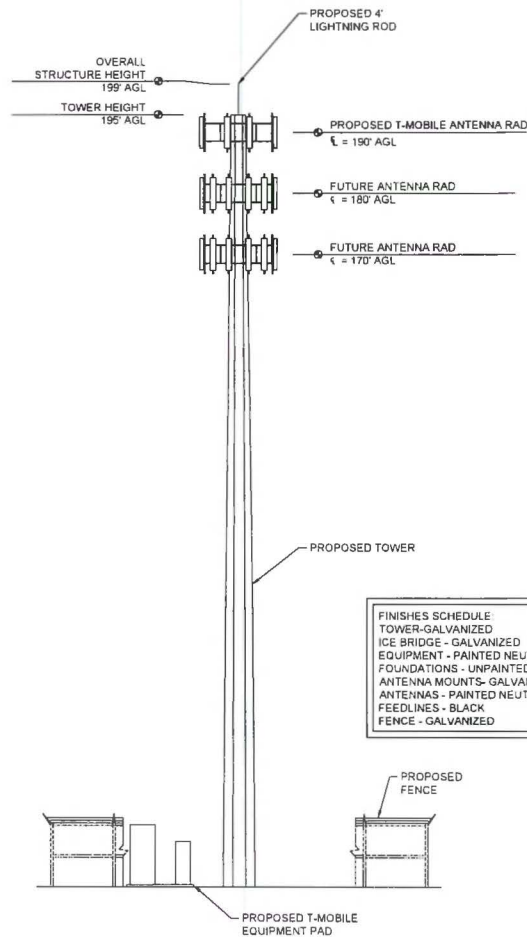
SHEET NAME

AERIAL SITE PLAN

SHEET NUMBER

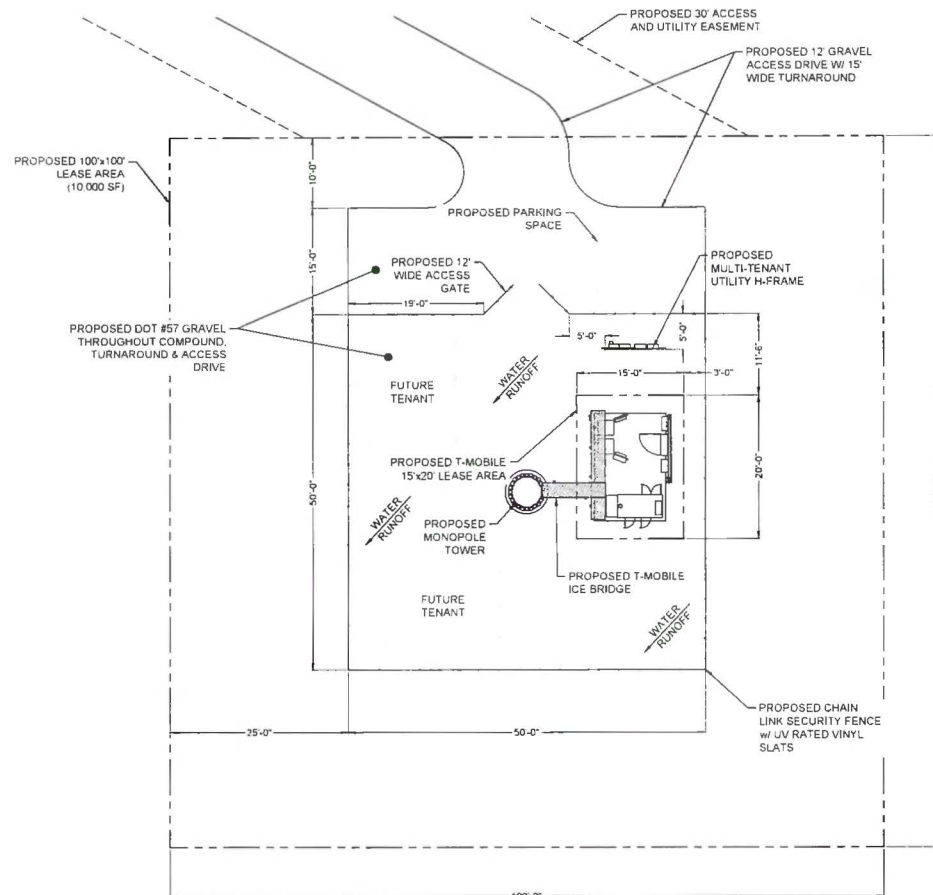
C-1.1

ANTENNA MOUNT AND TOWER STRUCTURAL DESIGN ARE PERFORMED BY OTHERS AND ARE EXCLUDED FROM THIS SCOPE. TRIUMPH SOLUTIONS/EFI GLOBAL, INC. ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURAL CAPACITY OF THE SUPPORTING STRUCTURES. CONTRACTOR SHALL COORDINATE WITH AND COMPLY WITH THE PROVISIONS OF THE TOWER DESIGN AND MOUNT CERTIFICATION PRIOR TO INSTALLATION OF EQUIPMENT ON THE TOWER.

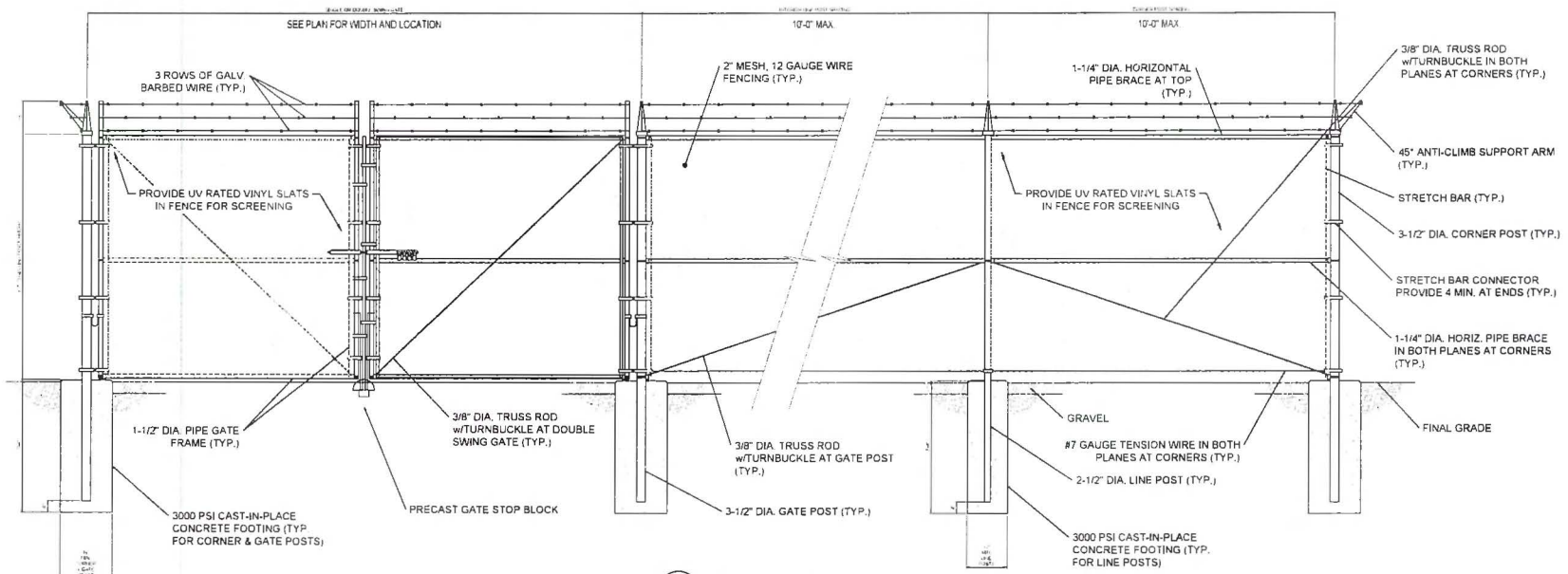


1 TOWER ELEVATION
SCALE: NOT TO SCALE

FINISHES SCHEDULE:
TOWER - GALVANIZED
ICE BRIDGE - GALVANIZED
EQUIPMENT - PAINTED NEUTRAL
FOUNDATIONS - UNPAINTED
ANTENNA MOUNTS - GALVANIZED
ANTENNAS - PAINTED NEUTRAL
FEEDLINES - BLACK
FENCE - GALVANIZED



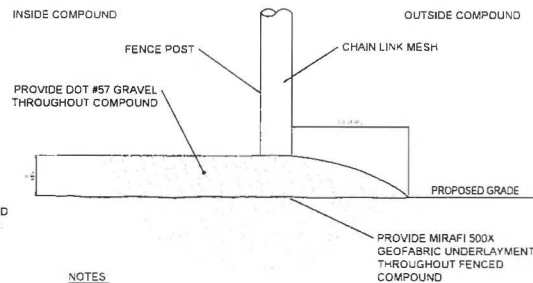
2 COMPOUND LAYOUT PLAN
SCALE: 1/8" = 1'-0"



1 FENCE DETAILS
SCALE: NOT TO SCALE

FENCE NOTES

1. FENCING MATERIALS AND BARBED WIRE SHALL BE GALVANIZED STEEL.
2. POSTS, BRACES, AND GATE FRAMES SHALL BE SCHEDULE 40 PIPE. SIZES SPECIFIED ARE NOMINAL DIAMETER.
3. DOUBLE SWING GATE SHALL BE PROVIDED WITH TUBULAR PLUNGER BARS, 1 LOCK KEEPER, 1 LOCK KEEPER GUIDE, 2 LATCH FORKS, 2 FORK CATCHES, 1 CATCH FOR THE PLUNGER BAR, AND GATE STOPS PROVIDED FOR THE OPEN AND CLOSED POSITIONS LOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. COORDINATE LOCK TYPE AND KEY/COMBINATION WITH THE CONSTRUCTION MANAGER.
4. ALL POSTS, CAPS AND OTHER NECESSARY FENCE FITTINGS AND HARDWARE SHALL BE AS MANUFACTURED BY THE FENCE MANUFACTURER OR EQUAL. HINGES SHALL BE GALVANIZED STEEL.
5. LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 10'-0" ON CENTER.
6. FOUNDATIONS ARE DESIGNED TO EMBED INTO COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
7. FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT.



NOTES

1. INSTALL MIRAFI GEOFABRIC WITH 18" MIN. LAP JOINTS ON FLAT, HORIZONTAL SURFACES OR PER THE MANUFACTURER'S SPECIFICATIONS FOR SLOPED SURFACES.
2. LEVEL AND COMPACT GRAVEL TO PREVENT SHIFTING.

2 EDGE DETAIL
SCALE: NOT TO SCALE

CONTRACTOR SHALL PROVIDE UV RATED GREEN VINYL SLATS IN FENCE FOR SCREENING ALONG ALL SIDES. COORDINATE REQUIREMENTS WITH FENCE SUPPLIER.

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DESIGN REVISION	ISSUED FOR	TIME
2 08/22/25	ISSUED FOR	TIME
1 09/16/25	ISSUED FOR	TIME
0 08/28/25	ISSUED FOR	TIME
NO DATE	REVISIONS BY	
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SITE ID

US-FL-5773

PROJECT ADDRESS

202 SW WILLIAM YOUNG LANE
LAKE CITY, FL 32024

PANEL ID

11-5S-16-03576-000

1-MILE ID

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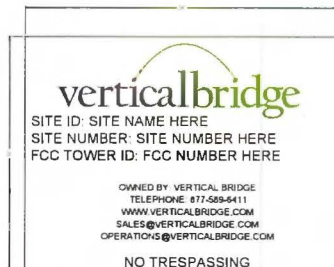
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SHEET NAME

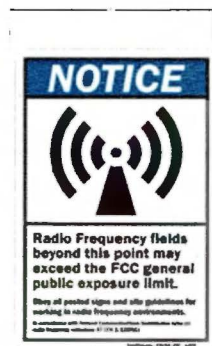
SECURITY FENCE
DETAILS

SHEET NUMBER

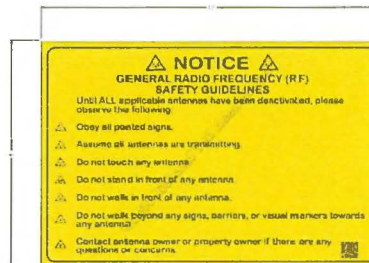
C-3



1 SITE ID SIGN
SCALE: NOT TO SCALE



2 NOTICE SIGN
SCALE: NOT TO SCALE



3 RF GUIDELINES
SCALE: NOT TO SCALE



4 NO TRESPASSING
SCALE: NOT TO SCALE

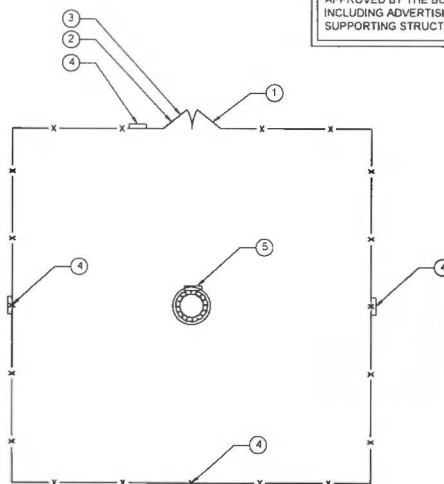
ASR # XXXXXXXX

5 ASR#
SCALE: NOT TO SCALE

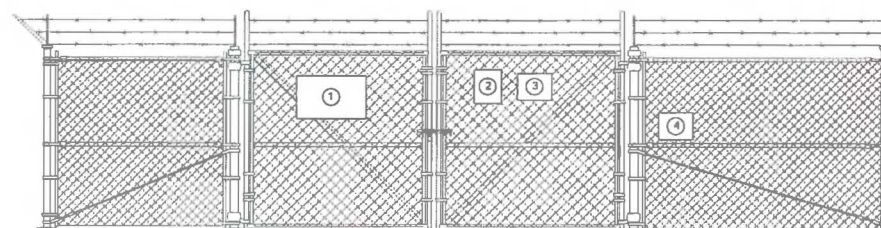
- WHEN REQUIRED, PLACE ON TOWER
- USE A DECAL ON MONOPOLE AND METAL SIGN ON SELF-SUPPORT TOWER OR GUYED TOWER
- LETTERS TO BE 3" MIN

WIRELESS TELECOMMUNICATIONS FACILITIES SHALL CONTAIN A SIGN NO LARGER THAN FOUR SQUARE FEET AND, NO LESS THAN THREE SQUARE FEET, TO PROVIDE ADEQUATE NOTIFICATION TO PERSONS IN THE IMMEDIATE AREA OF THE PRESENCE OF AN ANTENNA THAT HAS TRANSMISSION CAPABILITIES. THE SIGN SHALL CONTAIN THE NAME(S) OF THE OWNER(S) AND OPERATOR(S) OF THE ANTENNA(S) AS WELL AS EMERGENCY PHONE NUMBER(S). THE SIGN SHALL BE LOCATED SO AS TO BE VISIBLE FROM THE ACCESS POINT OF THE SITE. THE SIGN SHALL NOT BE LIGHTED UNLESS PERMITTED BY THE BOARD OF COMMISSIONERS. THE SIGN SHALL BE APPROVED BY THE BOARD OF COMMISSIONERS BEFORE INSTALLATION. NO OTHER SIGNAGE, INCLUDING ADVERTISING, SHALL BE PERMITTED ON ANY FACILITIES, ANTENNAS, ANTENNA SUPPORTING STRUCTURES OR ANTENNA TOWERS, UNLESS OTHERWISE REQUIRED BY LAW.

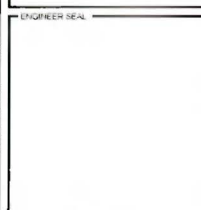
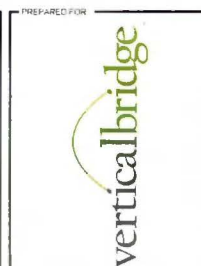
- 1. SITE ID
- 2. NOTICE
- 3. RF GUIDELINES
- 4. NO TRESPASSING
- 5. ASR# (3" NUMBERS)



6 SIGN PLACEMENT PLAN
SCALE: NOT TO SCALE
REFERENCE SITE PLAN FOR COMPOUND ORIENTATION



7 FENCE SIGN PLACEMENT ELEVATION
SCALE: NOT TO SCALE



DESIGN REVISION			
2	01/22/26	ISSUED FOR ZONING	TME
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PARCEL ID
11-55-16-03576-000

T-MOBILE ID
9JK1877

PREPARED BY
DRAWN BY TME
CHECKED BY JRC

SHEET NAME
SITE SIGNAGE

SHEET NUMBER
C-4

Karen Aiken-Smoot

From: Karen Aiken-Smoot
Sent: Tuesday, December 23, 2025 12:16 PM
To: 'cmonzingo@ocg-usa.com'
Cc: Troy Crews; Christian Lane; Kevin Kirby
Subject: Columbia County, FL Mono-pole Cell Tower review
Attachments: Application Packet.pdf

Good afternoon and Happy Holidays to you.

Please find the attached application packet for a new cell tower to be located within Columbia County. We are requesting a review of this tower.

Can you please advise the estimated time that this review might take, so we can communicate a time line with the applicant?

Thank you!

Karen Aiken-Smoot

Planning Technician
Columbia County
135 N.E. Hernando Ave.
Lake City, FL 32055
386.719-1474

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Firm Practicing in Florida and Georgia

Law Office of Mattaniah S. Jahn, PA

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From: Cindy-Jean Le Blanc

Sent: Friday, February 13, 2026 4:57 PM

To: 'Karen Aiken-Smoot' <ksmoot@columbiacountyfla.com>; 'Columbia County Zoning Department' <zoneinfo@columbiacountyfla.com>

Cc: Mattaniah Jahn <mjahn@thelawmpowered.com>; Vicki Clark <vclark@thelawmpowered.com>; Jamee Bjerk <JBjerk@thelawmpowered.com>

Subject: RE: Vertical - US-FL-5773 Columbia Lake City - Special Exception Application Submittal - Revised to 195' AGL

Good afternoon,

On behalf of this firm's client, VB BTS III, LLC (Vertical Bridge), please find the included Special Exception application to allow a 195' AGL monopole style telecommunication tower and support facility on parcel # 11-5S-16-03576-000, along with revised supporting documentation:

☐ Vertical - US-FL-5773 Columbia Lake City - Revised SE Submittal #2 Docs

1. Revised Project Narrative Cover Letter (I will add this to the file next week after it is signed & notarized)
2. Revised FAA Documents
 - a. Air Space Study
 - b. Towair
 - c. FAA Notice Criteria Tool
3. Revised Fall Zone Letter
4. Revised Photo Simulations
5. Revised Site Plan Set

First submittal documents can be found here: ☐ Vertical - US-FL-5773 Columbia Lake City - SE Submittal Docs

Thank you in advance for your assistance in this matter. Please do not hesitate to contact us if we are able to provide you with additional information.

Sincerely,

9. Colocation Affidavit
10. T-Mobile's RF Package
 - a. Letter of Intent
 - b. RF Statement
 - c. Certificate of AM Regulatory Compliance
 - d. Color Coverage Propagation Maps
 - e. T-Mobile FCC Licenses
11. Legal Descriptions
 - a. PDF copy
 - b. WORD document
12. FAA Documents
 - a. Air Space Study
 - b. Towair
 - c. FAA Notice Criteria Tool
13. 2024 Leon County 911 Call Statistics
14. Tower Inventory
15. Fall Zone Letter
16. Photo Simulations
17. Boundary and Topo Survey
18. Site Plan Set

Thank you in advance for your assistance in this matter. Please do not hesitate to contact us if we are able to provide you with additional information.

Sincerely,

Cindy-Jean Le Blanc
Project Manager/Planner



Firm Practicing in Florida and Georgia

Law Office of Mattaniah S. Jahn, PA

935 Main Street., Suite C4

Safety Harbor, FL 34695

T: 727.773.2221

F: 727.773.2616

E: cleblanc@thelawmpowered.com

NOTICE: This is privileged and confidential and intended only for those named to receive it. If you are not one of them, then any use, dissemination, distribution, reading, forwarding, printing, or copying of this is strictly prohibited, and you are requested to notify ME immediately by calling me collect at the number above or emailing me at the address above.

DISCLAIMER: Although this email and any attachments are believed to be free of any VIRUS or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and I accept no responsibility for any loss or damage.

From: Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>

Sent: Friday, November 21, 2025 4:30 PM

To: Cindy-Jean Le Blanc <cleblanc@thelawmpowered.com>; Columbia County Zoning Department



Firm Practicing in Florida and Georgia

Law Office of Mattaniah S. Jahn, PA

935 Main Street., Suite C4

Safety Harbor, FL 34695

T: 727.773.2221

F: 727.773.2616

E: cleblanc@thelawmpowered.com

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Karen Aiken-Smoot

From: Lawrence Wilson
Sent: Thursday, February 19, 2026 4:33 PM
To: Karen Aiken-Smoot; cmonzingo@ocg-usa.com
Subject: RE: Vertical - US-FL-5773 Columbia Lake City - Special Exception Application Submittal - Revised to 195' AGL

Hi, Karen,
I do not have any concerns with this proceeding. Everything looks in order...

Lawrence

Lawrence Wilson
Columbia County
Central Communications
386.623.3616 Cell

Florida's Government in the Sunshine Law (the "Sunshine Law"): Please note that electronic mail sent or received by staff for Columbia County may be public records in accordance with Chapter 119, Florida Statutes. The information contained in this transmission may contain information that is privileged, confidential or otherwise protected under State and Federal law. It is intended only for the use of the person(s) named above.

From: Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>
Sent: Thursday, February 19, 2026 3:59 PM
To: Lawrence Wilson <lwilson@columbiacountyfla.com>; cmonzingo@ocg-usa.com
Subject: FW: Vertical - US-FL-5773 Columbia Lake City - Special Exception Application Submittal - Revised to 195' AGL

Final revised documents for review.

Thank you!

Karen Aiken-Smoot
Certified Floodplain Manager
Planning Technician
Columbia County
135 N.E. Hernando Ave.
Lake City, FL 32055
386.719-1474

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not use, copy, distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by e-mail and telephone immediately and destroy all copies of the original message. **E-Mail Warning:** Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



20 February 2026

OMNICOM CONSULTING GROUP, INC.

TECHNICAL REVIEW REPORT

**SPECIAL EXCEPTION (SE XXXX) FOR
Wireless Communications Tower Facility**

for

COLUMBIA COUNTY

for

VB BTS III, LLC

199' Monopole Tower

This report is in response to the Columbia County's request to perform consulting services related to the VB BTS III, LLC (VB) application to construct a 199' monopole tower (195' tower steel with a 4' lighting rod) located at 202 SW William Young Lane, Lake City Florida on Parcel 11-5S-16-03576-000. VB 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 through the use of the FCC ASR database, Google Earth and other available tower data bases. OCG was not able to locate any existing tower structures within 2 miles of the proposed location.

There is an existing ASR for a proposed tower within 2 miles but this tower has not been built nor has the owner submitted any applications to County requesting to build a tower in this location.

OCG reviewed and analyzed the RF Package submitted by T-Mobile Wireless as part of the overall VB BTS III, LLC application. The T-Mobile package included information of 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 is in agreement 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.

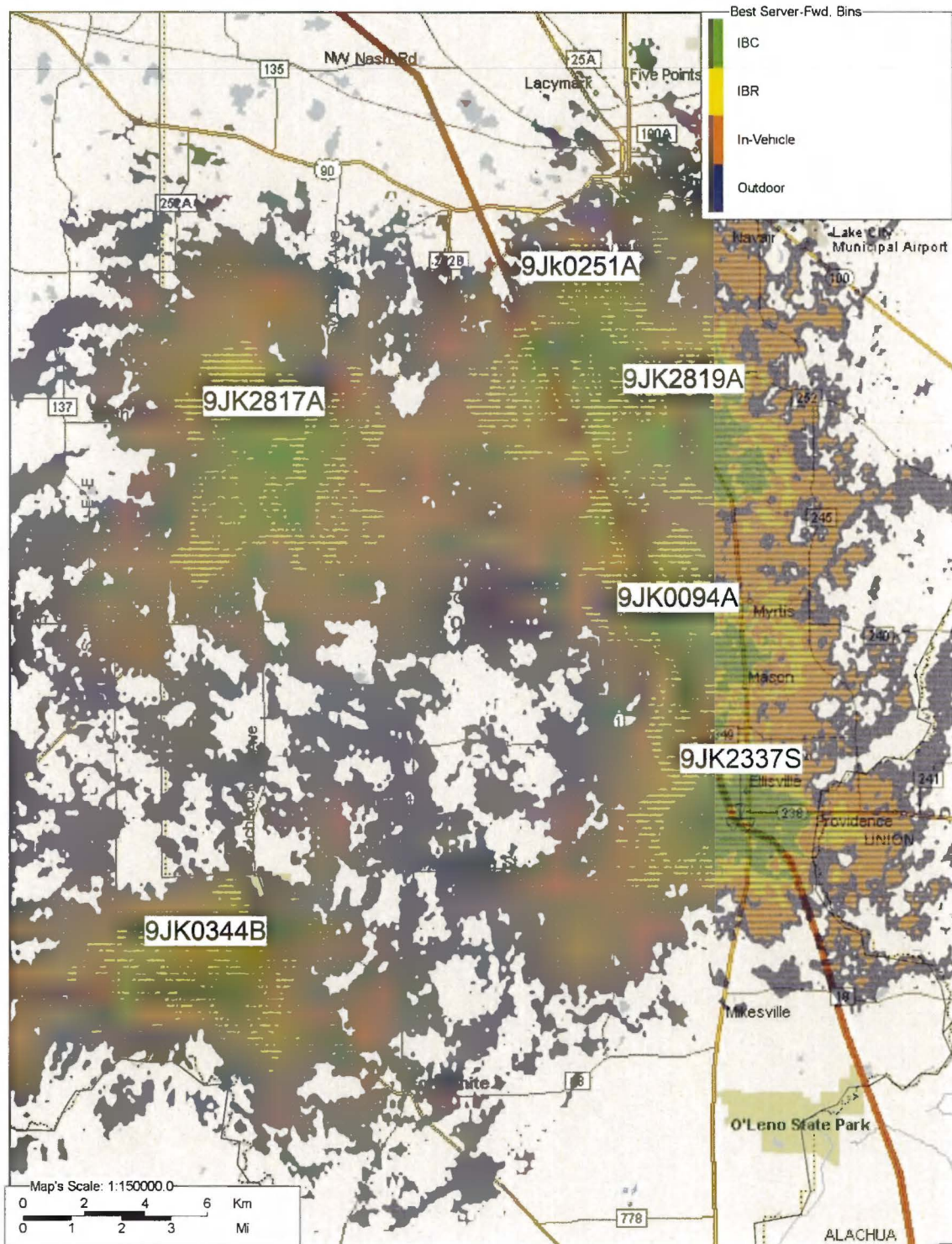
Submitted by:

Christopher J. Monzingo, P.E., PMP

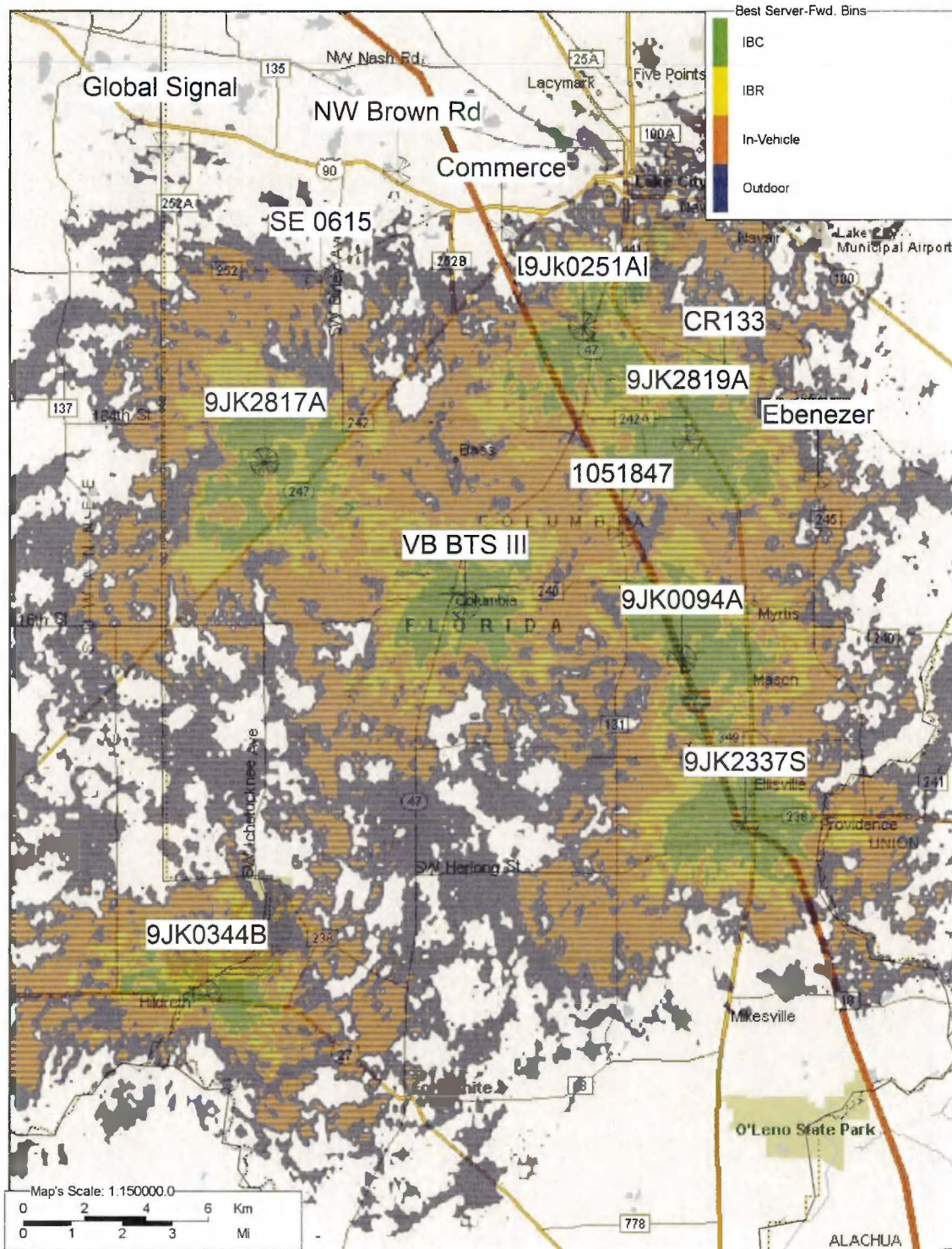
Vice President



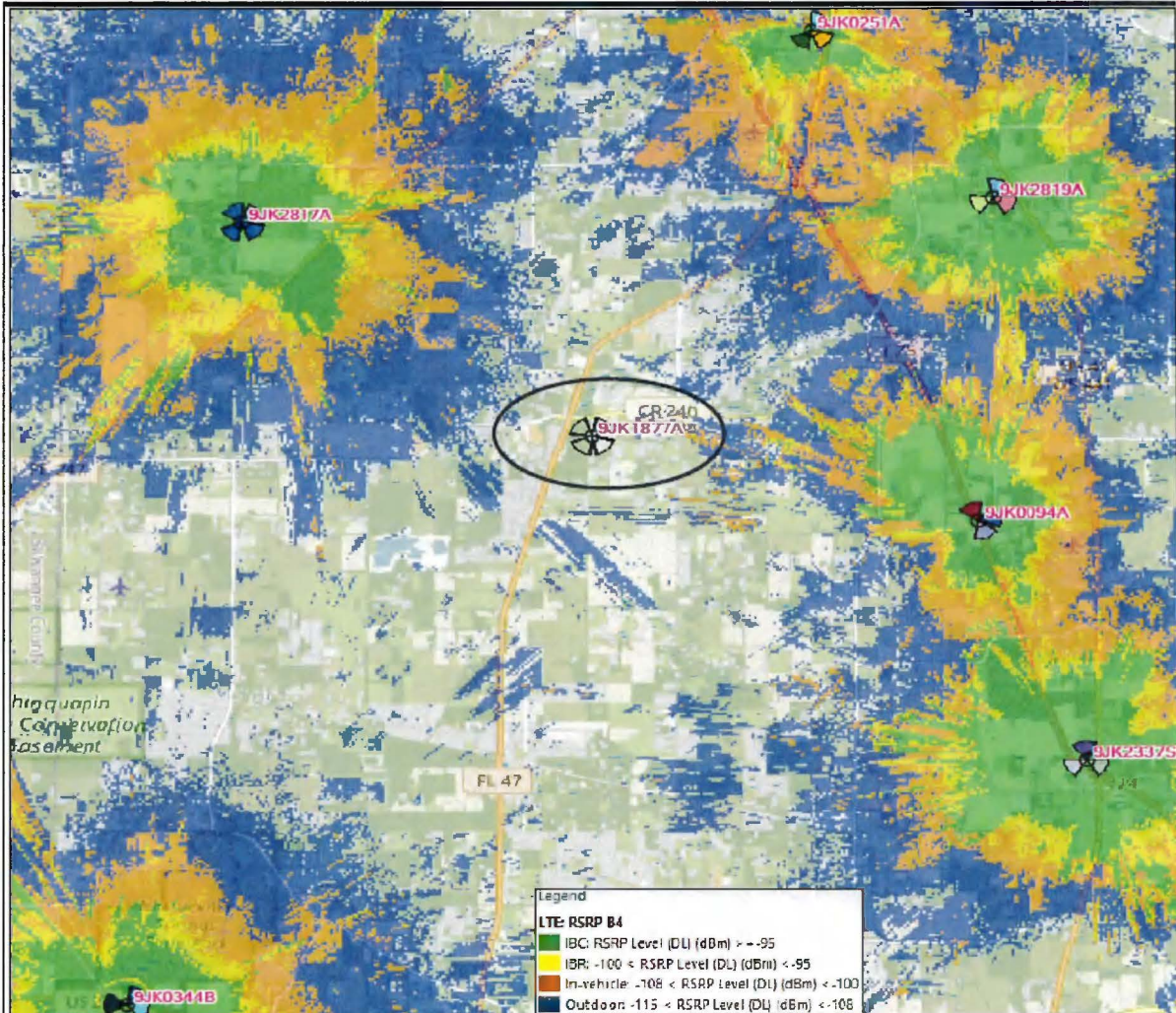
TOWER STRUCTURE SEARCH RESULTS



Coverage without VB BTS III, LLC

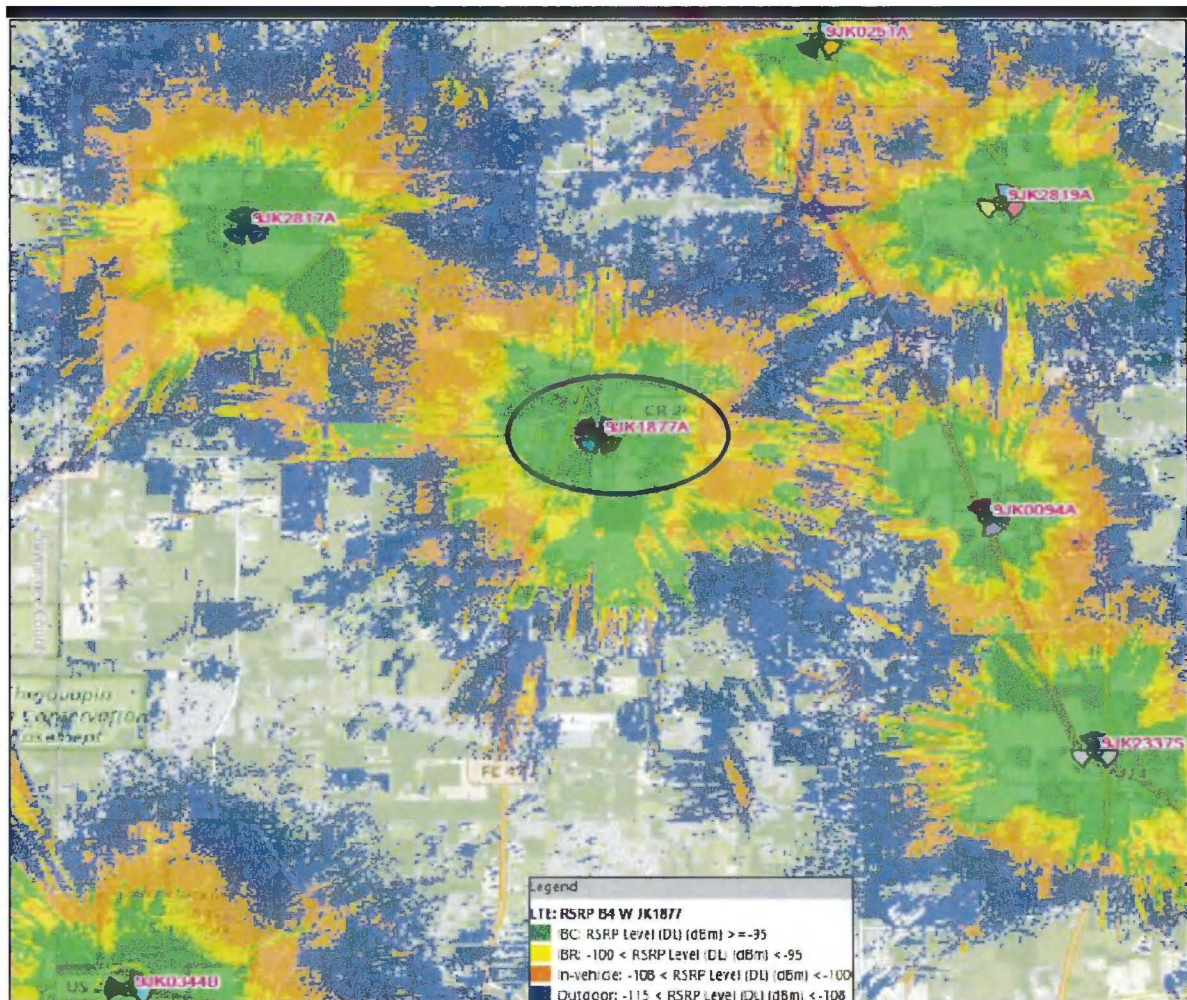


Coverage with VB BTS III, LLC



- Existing Mid-Band Coverage.

T-Mobile Provided Coverage Map



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

T-Mobile Provided Coverage Map

This Warranty Deed Made the 26th day of June A. D. 19 69 by

LENVIL H. DICKS and JULIA R. DICKS, his wife,

hereinafter called the grantor, to

ROBERT M. ARSUA and BONNIE KATE ARSUA, his wife,

whose postoffice address is Route 5, Box 224-A2, Lake City, Florida,
hereinafter called the grantee:

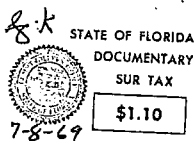
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

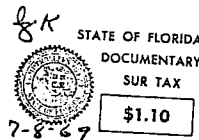
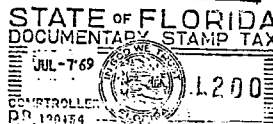
TOWNSHIP 5 SOUTH, RANGE 16 EAST

Section 11: The SW 1/4 of the NW 1/4 of the SW 1/4, Less and except 50 feet off the West end and 25 feet off the North side.

It is understood that 7/8ths of all of the oil, gas and other minerals of every kind and description, located upon, under or in the above described lands, are owned by third parties.



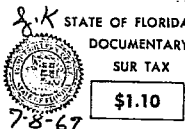
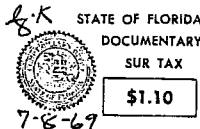
COLUMBIA COUNTY



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 19 68.



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:

Michael D. Buccini
Witness

Edwina R. Buckle
Witness

Lenvil H. Dicks
Lenvil H. Dicks
Julia R. Dicks
Julia R. Dicks

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

LENVIL H. DICKS and JULIA R. DICKS,
his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of June, A. D. 19 69.

Michael D. Buccini
Notary Public, State of Florida at Large
My Commission Expires: OCTOBER 6, 1972

SPACE BELOW FOR RECORDERS USE

JUL-8-69 PM 4:31
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA



FILE NO 69-2673
RECORDED
JUL-8-69 PAGE 58

This instrument was prepared by:
HERBERT F. LARSON, Attorney
DARYL H. LARSON, Attorney
JOPPING, LARSON & LARSON
Lake City, Florida 32905

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 March 26, 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. If approved by the Board of Adjustments via resolution, resolution and ordinance will be presented to the Board of County Commissioners on May 21, 2026 at 5:30pm, or as soon thereafter as the matters can be heard, in the Columbia County School Board Administrative Complex at 372 West Duval Street, Lake City, Florida.

SE251202- A petition by VB BTS III LLC C/O Law Office of Mattaniah S. Jahn, P.A., agent for Robert Arsua and Bonnie Kate, requesting a Special Exception to construct a 195' AGL monopole style telecommunication tower and support facility on the land described as follows: Parcel # 11-5S-16-03576-00 Located at 202 SW William Young Lane Lake City, Florida.

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 Zoning Amendment. Copies of the Rezoning 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



Building and Zoning Department

Special Exceptions Application

Invoice

74632

Applicant Information

VB BTS III, LLC
202 SW WILLIAM YOUNG LN

Invoice Date

07/01/2026

Permit

SE251202

Amount Due

\$300.00

Job Location

Parcel: 11-5S-16-03576-000
Owner: ARSUA ROBERT M, KATE BONNIE,
Address: 202 SW WILLIAM YOUNG LN

Contractor Information

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/BuidlingandZoning.asp>

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

Invoice History

Date	Description	Discount	Amount
12/19/2025	Fee: Special Exception for communications towers	\$0.00	\$3,800.00
12/23/2025	Payment: Credit Card 15455055	\$0.00	(\$3,800.00)
07/01/2026	Fee: Re-advertisement for hearing	\$0.00	\$300.00
Amount Due:			\$300.00

[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.

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 July 23, 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.

SE251202- A petition by VB BTS III LLC C/O Law Office of Mattaniah S. Jahn, P.A., agent for Robert Arsua and Bonnie Kate, requesting a Special Exception to construct a 195' AGL monopole style telecommunication tower and support facility on the land described as follows: Parcel # 11-5S-16-03576-000 Located at 202 SW William Young LN Lake City, Florida. Legal Description: SW1/4 OF NW1/4 OF SW1/4 EX 50 FT OFF W END & EX 25 OFF N SIDE & EX 1.01 AC DESC IN ORB 835-1103. 657-491

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