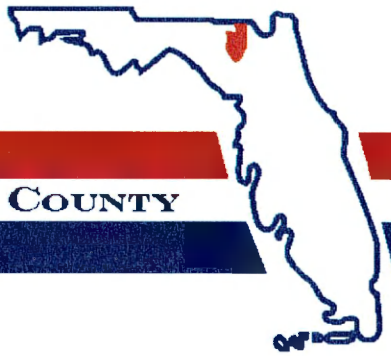
District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

August 29,2025

VIA ELECTRONIC MAIL

Re: Minor site plan SPD 250702
Determination Letter

Dear Mrs. Vega, your application for a minor site plan located at parcel # 09818-101 for Cox Communications has been approved. Stipulation is that prior to completion of the project, the visibility at the corner of Cooper Terrace and C.R. 18 comply with the requirements of the Land Development regulations regarding visibility at intersections thank you.

If you have any questions, please do not hesitate to contact me at tcrews@columbiacountyfla.com or (386) 758-1040.

Sincerely,

Troy Crews Interim
Community Development Coordinator
Land Development Regulations Admin.

T2002

Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SPD 250702
Application Fee $300.00
Receipt No. 771257
Filing Date 7-17-2025
Completeness Date 7-29-2025

Minor Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Cox Communications
2. Address of Subject Property: 3303 SW COUNTY ROAD 18, FORT WHITE
3. Parcel ID Number(s): 31-6S-17-09818-101
4. Future Land Use Map Designation: Agriculture-3
5. Zoning Designation: A-3
6. Acreage: 0.25 +/-
7. Existing Use of Property: Vacant
8. Proposed use of Property: building to support Cox Communications fiber infrastructure
9. Type of Development (Check All That Apply):
   - ( ) Increase of floor area to an existing structure: Total increase of square footage
   - (✓) New construction: Total square footage 10,890sf
   - ( ) Relocation of an existing structure: Total square footage
   - (✓) Increase in Impervious Area: Total Square Footages 590sf

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s): Claudia Vega, P.E. Title: Director of Engineering
   Company name (if applicable): eda consultants, inc.
   Mailing Address: 720 SW 2nd Ave, S Tower, Ste 300
   City: Gainesville State: FL Zip: 32601
   Telephone: (352) 373-3541 Fax: ( ) N/A Email: cvega@edafl.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): Coxcom LLC
   Mailing Address: 6205 Peachtree Dunwoody Rd
   City: Atlanta State: GA Zip: 30328
   Telephone: ( ) 850-521-1727 Fax: ( ) N/A Email: triley@gunster.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.**

7-29 Reviews Due

Payment

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:_____
   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_____
   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 250402

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

2. 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.
   m. For multiple-family, hotel, motel, and mobile home park site plans:
      i. Tabulation of gross acreage.
      ii. Tabulation of density.
      iii. Number of dwelling units proposed.
      iv. Location and percent of total open space and recreation areas.
      v. Percent of lot covered by buildings.

vi. Floor area of dwelling units.
vii. Number of proposed parking spaces.
viii. Street layout.
ix. Layout of mobile home stands (for mobile home parks only).

3. 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.

4. 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.

5. 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.

6. 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).

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

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

9. Agent Authorization Form (signed and notarized).

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

11. Fee. The application fee for a Minor Site and Development Plan Application is $300. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) 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.

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

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORETHE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Claudia Vega

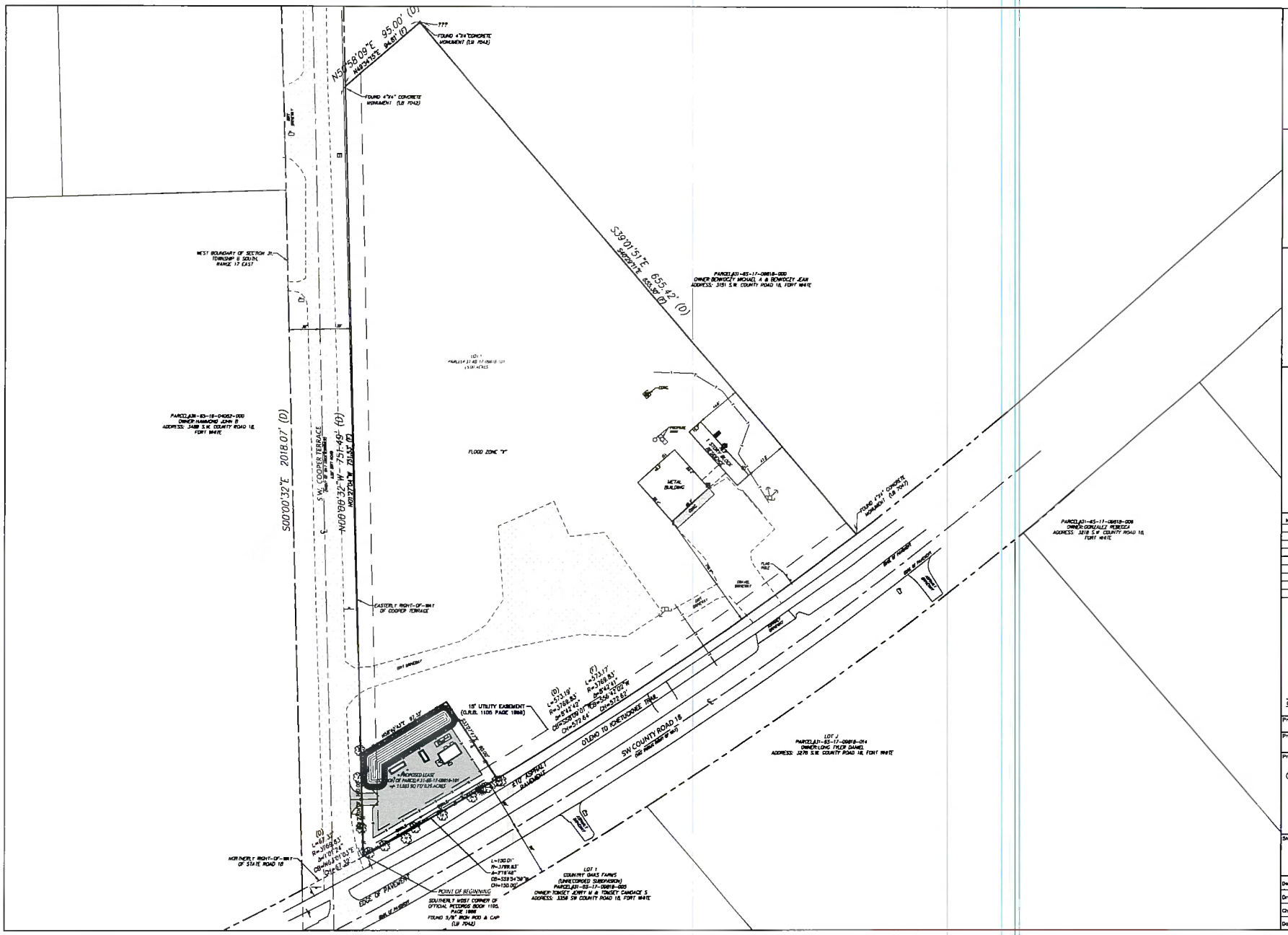
Applicant/Agent Name (Type or Print)

Claudia Vega

Applicant/Agent Signature

7/16/25

Date



eda consultants inc.
CA 2389
720 S.W. 2nd Ave., South Tower Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.eda1.com permitting@edafl.com

NORTH
SCALE: 1" = 40'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record.
Digitally signed by Claudia Vega
Contact Info: cvega@edafl.com
Date: 2025.07.17 13:06:07-04'00'
07/17/2025
Claudia S. Vega, P.E. — 51512
Engineer — Certificate No.

Project No: 25-097
Project phase: COUNTY SUBMITTAL
Project title: COX COMMUNICATIONS MINOR SITE PLAN COLUMBIA COUNTY, FLORIDA
Sheet title: DEVELOPMENT PLAN

Designed:	DH
Drawn:	MAB
Checked:	CSV
Date:	07/14/25
Sheet No.:	C120

THESE PLANS ARE INCOMPLETE AND ARE RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF THESE PLANS IN THEIR PRELIMINARY FORM.

\\Vf\projects\Cox Communication - Columbia County - PD Engineers\Plans\Current DWG\25097C120.dwg C120 DEV 7/14/2025 1:35:37 PM AFalchetta

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 Claudia Vega
(Name of Person to Act as my Agent)

for eda consultants, inc.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for Minor Site Plan
(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: Rich Maindon

Applicant/Owner's Title: Director of Network Operations

On Behalf of: CoxCom, LLC
(Company Name, if applicable)

Telephone: 860-250-7345 Date: 7/15/2025

Applicant/Owner's Signature: Richard E. Maindon

Print Name: Richard E. Maindon

STATE OF ~~FLORIDA~~ GEORGIA
COUNTY OF Gwinnett

The Foregoing insturment was acknoeledged before me this 15 day of July, 20 25. by Richard Maindon, whom is personally known by me X OR produced identification ☐.
Type of Identification Produced

(Notary Signature) (SEAL)

JANE WOODS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES APRIL 12, 2026

Concurrency Impact Analysis
Cox Communications Facility

The project proposes an approximately 240 square foot building to support the expansion of Cox Communications telecom facilities in the area.
The proposed building contains network equipment and has electricity service, but no water or sewer connections. Once constructed, the operator expects only one weekly truck trip to check on the facility, which is a de minimus impact on the adjacent roadways.

Potable Water:

No water connection or well is proposed for the telecom facility.

Sanitary Sewer:

No sewer connection or septic system is proposed for the telecom facility.

Solid Waste:

The facility will not be occupied and will not produce waste- no refuse facilities are provided on site.

Traffic:

Once constructed, the operator expects only one weekly truck trip to check on the facility, which is a de minimus impact on the adjacent roadways.

Statement of Proposed Uses

The Site Plan proposes a small telecommunications facility to support the extension of Cox Communication services in the area.

Comprehensive Plan Consistency

Future Land Use Element: Agriculture - 3

Policy 1.2.2 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. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Agricultural land use. Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policy contained within the conservation element of the comprehensive plan and dwelling units.

In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills, planing mills and other wood processing plants, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), and hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet) welding shop (not to exceed 2,500 square feet), home occupations, off site signs, bottled water plants, private clubs and lodges, flea markets; explosives (manufacturing or storage); biomedical waste storage or treatment facilities; intensive agriculture (only if located outside of a high groundwater aquifer recharge area as shown on Illustration A-XI) and other similar uses compatible with agriculture uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio.

Consistency: The proposed improvements will support communications infrastructure in the area to serve agricultural and residential uses.

Land Development Code Standards

Sec. 4.5. - "A" Agricultural.
4.5.1 Districts and intent. The "A" Agricultural category includes three zone districts: A-1, A-2 and A-3. Lands in these districts are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the county's comprehensive plan.

4.5.9 Minimum yard requirements (depth of front and rear yard, width of side yard). (See section 4.2 for right-of-way setback requirements.)1.All permitted uses and structures (unless otherwise specified):
Front: 30 feet.
Side: 25 feet.
Rear: 25 feet.

4.5.10 Maximum height of structures. No portion shall exceed:
(See also section 4.2 for exceptions)

35 feet. (See section 4.2 for exclusions from height limitations.)

4.5.11 Maximum lot coverage by all buildings.
20 percent.

Note: In addition to meeting the required lot yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

Consistency: The proposed improvements comply with all zoning setbacks and height requirements.

Karen Aiken-Smoot

From: Karen Aiken-Smoot
Sent: Thursday, July 17, 2025 3:26 PM
To: Lance Hill; Chad Williams; Troy Crews
Cc: William Goodin; Joel Foreman
Subject: Minor Site Plan
Attachments: Storm Water Management Plan 20250717 131843.pdf; Site Plan 20250717 131842 (1).pdf; Comprehensive Plan Consistency Analysis 20250717 131842 (1).pdf; Concurrency Impact Analysis 20250717 131842.pdf; Agent Authorization Form 20250717 131842.pdf; Zoning Application 20250717 131610.pdf

This is a Minor Site Plan, but with it on County owned property I thought I would ask for a quick review from the other departments. Please let me know if you require any modifications to the site plan or application by 7/29/2025.

Thank you!

Karen Aiken-Smoot
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.**

Building and Zoning Department

Site Development Plan Application

Invoice

72002

Applicant Information	Invoice Date	Permit #	Amount Due
Claudia Vega 3303 SW County Rd 18	07/18/2025	SDP250702	**$300.00**

Job Location
Parcel: 31-6S-17-09818-101
Owner: COLUMBIA COUNTY, FLORIDA,
Address: 3303 SW County Rd 18

Contractor Information

Invoice History

Date	Description	Amount
07/18/2025	Fee: Minor Site &Development Plan Approval	$300.00
	Amount Due:	**$300.00**

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	Method	Date of Payment	Payment #	Amount of Payment
Claudia Vega 3303 SW County Rd 18	Check 99428	07/25/2025	771257	**$300.00**

AppID: 72002 Permit #: SDP250702
Site Development Plan
Parcel: 31-6S-17-09818-101
Owner: COLUMBIA COUNTY, FLORIDA,
Address: 3303 SW County Rd 18

Contractor Information

Payment History

Date	Description	Amount
07/18/2025	Fee: Minor Site &Development Plan Approval	$300.00
07/25/2025	Payment: Check 99428	($300.00)
		$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.

Letter of Transmittal

Date:	July 17, 2025	**To:**	Columbia County Bldg and Zoning Dept.
Attn:	Karen Aiken-Smoot		P.O. Box 1529
Re:	Application No. 72002- Minor Site Plan		Lake City, FL 32056-1529

* for Cox Communications Project

We hereby transmit the following items:

Copies	No.	Description
1	1.	Fee check # 99428 for $300.00 for Minor Site Plan application

THESE ARE TRANSMITTED as checked below:

☒ As requested

Signed Ashley Scannella

ascannella@edafl.com