



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

December 18, 2019

VIA ELECTRONIC MAIL

James Johnston
Shutts & Bowen, LLP
300 S. Orange Ave, Suite 1600
Orlando, FL 32801

Re: Special Exception 0608 – Clay Electric Communication Tower
Board of Adjustment Determination Letter

Dear Mr. Johnston,

At the December 17, 2019 Board of Adjustment (“Board”) hearing, the Board approved your application for a Special Exception for an essential service communications tower as permitted in Section 4.2.34 of the County’s Land Development Regulations (“LDRs”) in accordance with Section 12.2 of the County’s LDRs. Per Section 12.1.1 of the County’s LDRs, there is a thirty (30) day appeal period for all Special Exceptions. If no appeal is filed within thirty (30) days, the decision of the Board shall become final, subject to the condition. No permits shall be issued until the thirty (30) day appeal period has expired.

Attached for your records is a copy of Resolution BA SE 0608.

If you have any questions, please do not hesitate to contact me at bstubbs@columbiacountyfla.com or (386) 754-7119.

Sincerely,

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulation Admin.

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

RESOLUTION NO. BA SE 0608

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

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

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

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

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

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

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

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

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

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

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

Section 1. Pursuant to a petition SE 0608, a petition by James Johnston of Shutts and Bowen, LLP, as agent for Donna K. Frankenhauser, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated November 6, 2019 and submitted as part of a petition dated November 6, 2019, to be located on property described, as follows:

TOWNSHIP 7 SOUTH, RANGE 17 EAST, SECTION 30: THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 82.50 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS AND EXCEPT FOR THE RIGHT OF WAY FOR STATE ROAD S-138.

Containing 20.5 acres, more or less.

Tax Parcel Number 30-7s-17-10069-002

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

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

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

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

Section 6. This resolution shall become effective upon adoption.

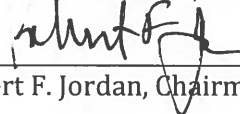
PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 17th day of December 2019.

Attest:



Brandon M. Stubbs, Secretary to the Board of Adjustment

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA



Robert F. Jordan, Chairman



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

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

December 17, 2019

SUBJECT: SE 0608 – A request for a Special Exception pursuant to Section 4.2.34 to allow for a wireless communications facility as an essential service in the Agriculture-3 (“A-3”) Zone District on an approximate 20.5-acre subject property.

APPLICANT/AGENT: James Johnston of Shutts and Bowen, LLP

PROPERTY OWNER(S): Donna K. Frankenhauser

LOCATION: North of Single Family Residences and Vacant Agricultural Lands; South of SW County Road 138, Single Family Residences, and Vacant Agricultural Lands; East of SW Jacob Court, Single Family Residences, and Vacant Agricultural Lands; West of Vacant Agricultural Lands and Single Family Residences; Columbia County, Florida.

PARCEL ID NUMBER(S): 30-7s-17-10069-002

ACREAGE: ±20.5-acres

EXISTING FLUM Agriculture

EXISTING ZONING Agriculture-3 (“A-3”)

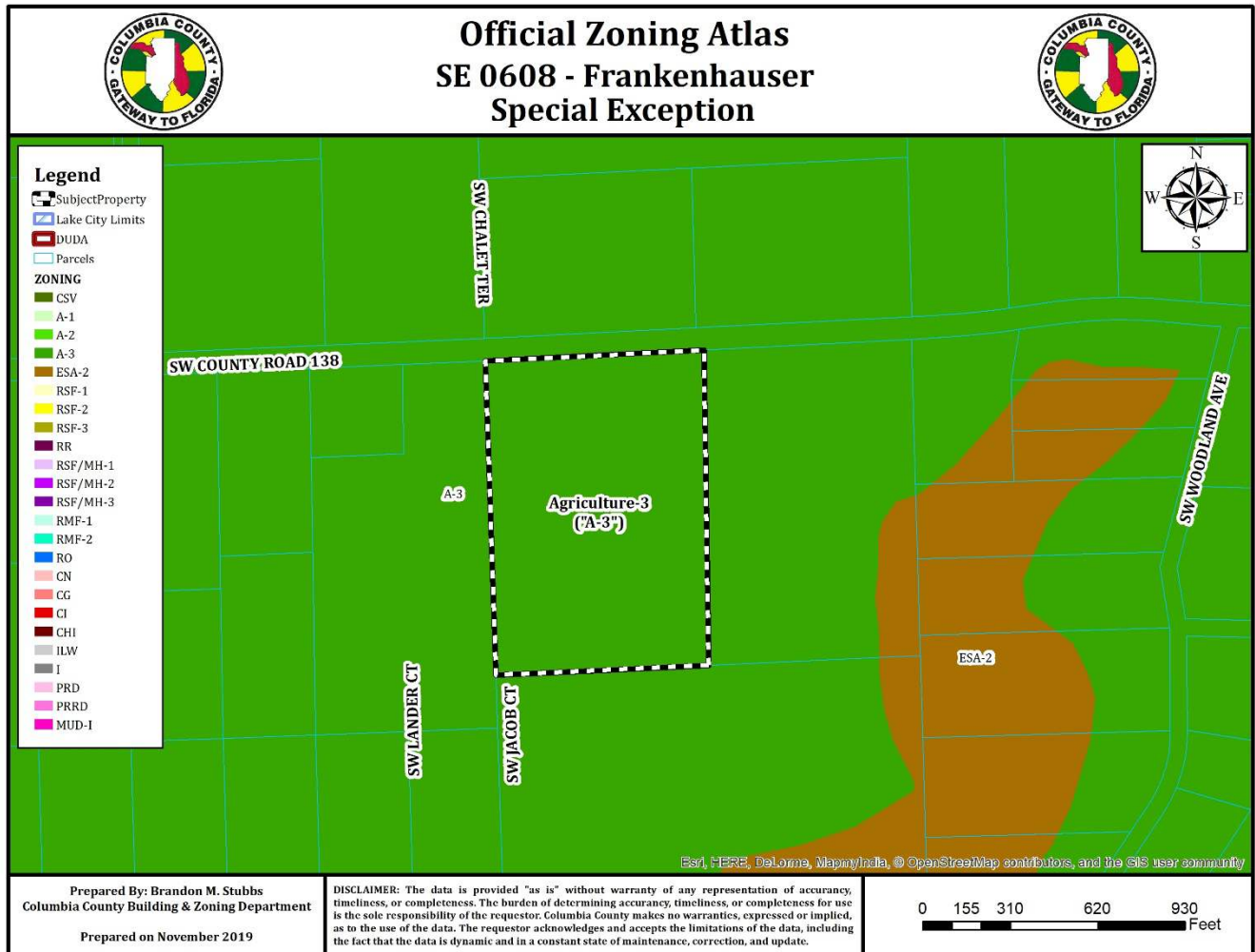
PROJECT PLANNER: Brandon M. Stubbs

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

SUMMARY

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

Map 1. Official Zoning Atlas with Subject Property



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

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

ZONING DISTRICT COMPARISON

Zoning District:	Agriculture - 3 ("A - 3")
Max. Gross Density:	One (1) Dwelling Unit per Five (5) Acres
Minimum Lot Area	5 Acres
Floor Area Ratio:	0.20
Typical Uses*:	All Agriculture Activities, The Processing, Storage, and Sale of Agricultural Products, Single-Family Dwellings, Mobile Homes, Plant Nurseries and Greenhouses, Homes of six or fewer residents which otherwise meet the definition of a "Community Residential Facility", Public Elementary and Middle Schools, and Churches and other Houses of Worship
<i>* The typical uses identified above is not intended to be a complete list of permitted uses, may be subject to use-specific standards which may not be met by the subject property, and may not reflect the actual requirements to which potential development may be subject.</i>	

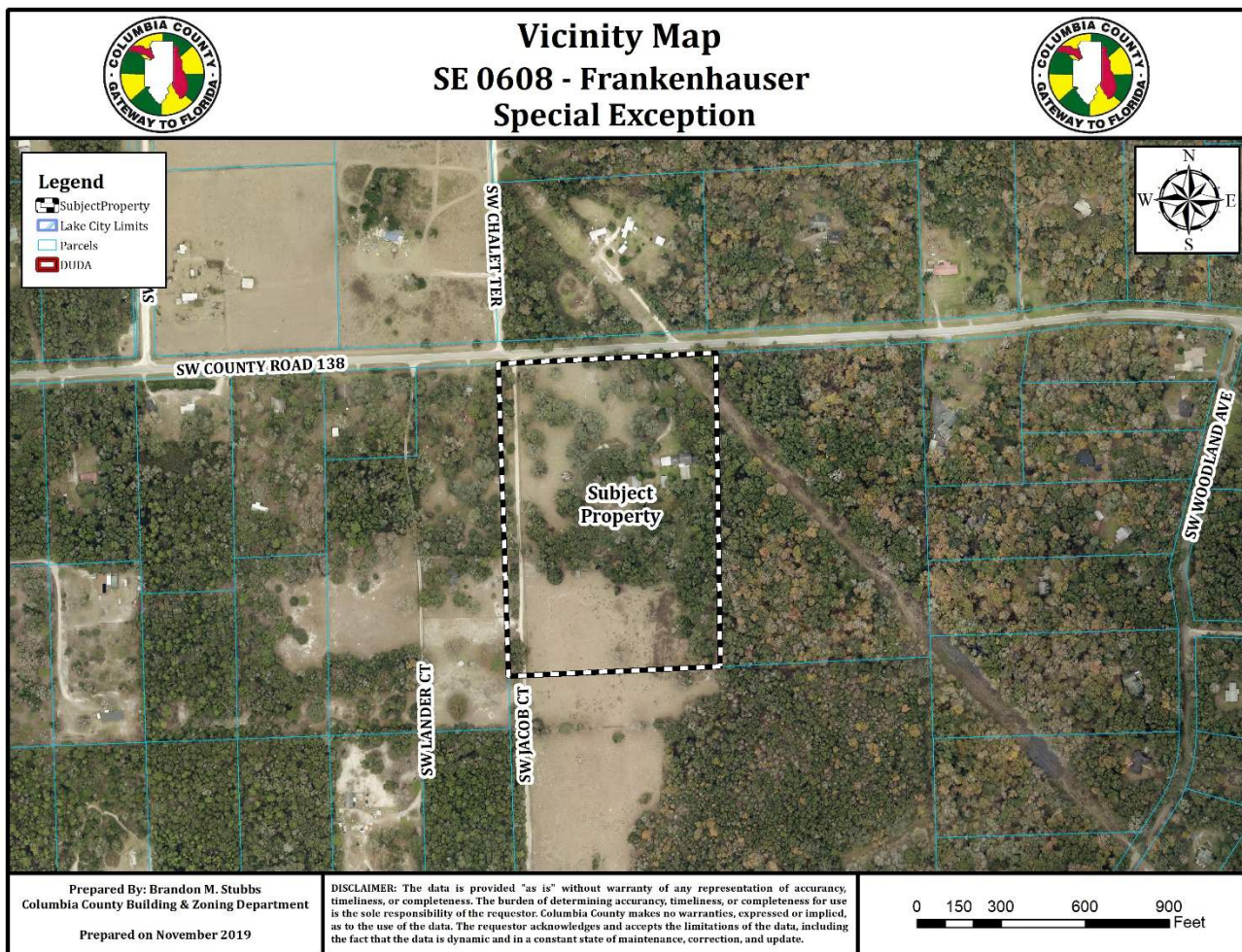
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	SW County Road 138/Single Family Residence/Vacant Agricultural Lands	Agriculture	Agriculture-3 ("A-3")
South	Single Family Residence/Vacant Agricultural Lands	Agriculture	Agriculture-3 ("A-3")
East	Single Family Residence/Vacant Agricultural Lands	Agriculture/Environmentally Sensitive Area	Agriculture-3 ("A-3")/ Environmentally Sensitive Area-2 ("ESA-2")
West	SW Jacob Court/Single Family Residence/Vacant Agricultural Lands	Agriculture	Agriculture-3 ("A-3")

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

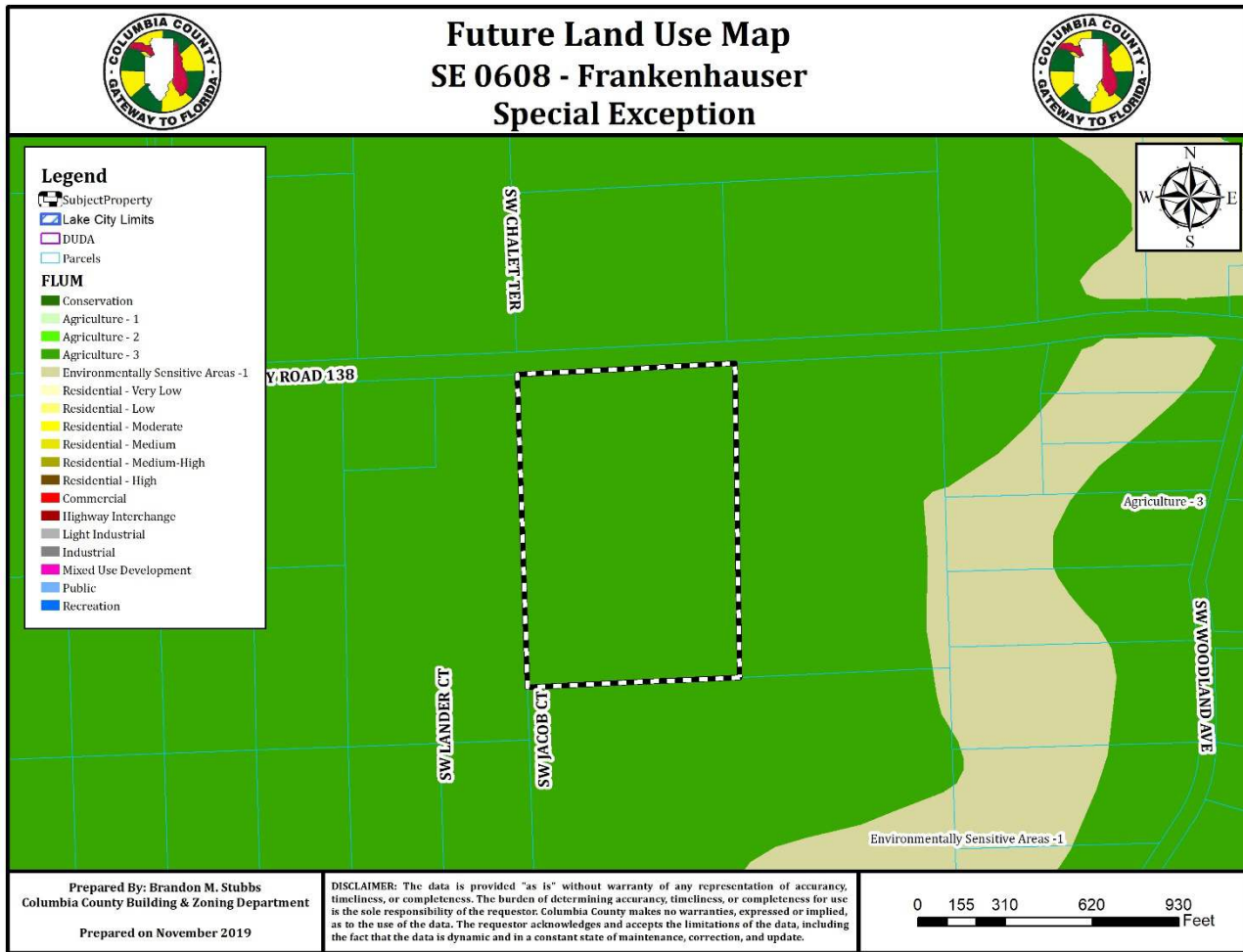
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

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

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

- Future Land Use Element
- Transportation Element

Map 3. Future Land Use Map Designation



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

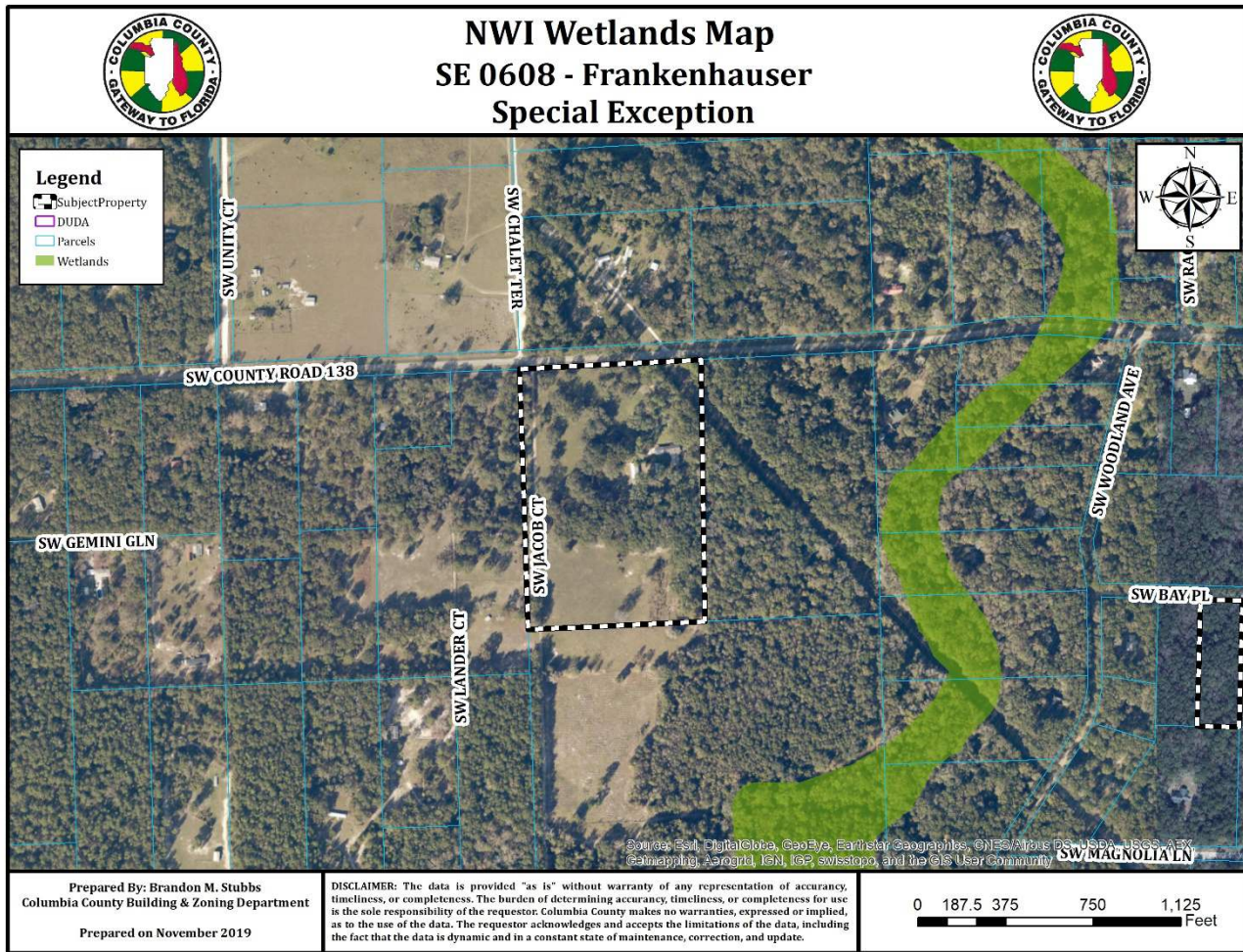
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

Evaluation: Give the subject property is not located within a wetland or wetland setback, there are no issues related to wetland protection.

Map 4. Wetlands Map



Soil Survey

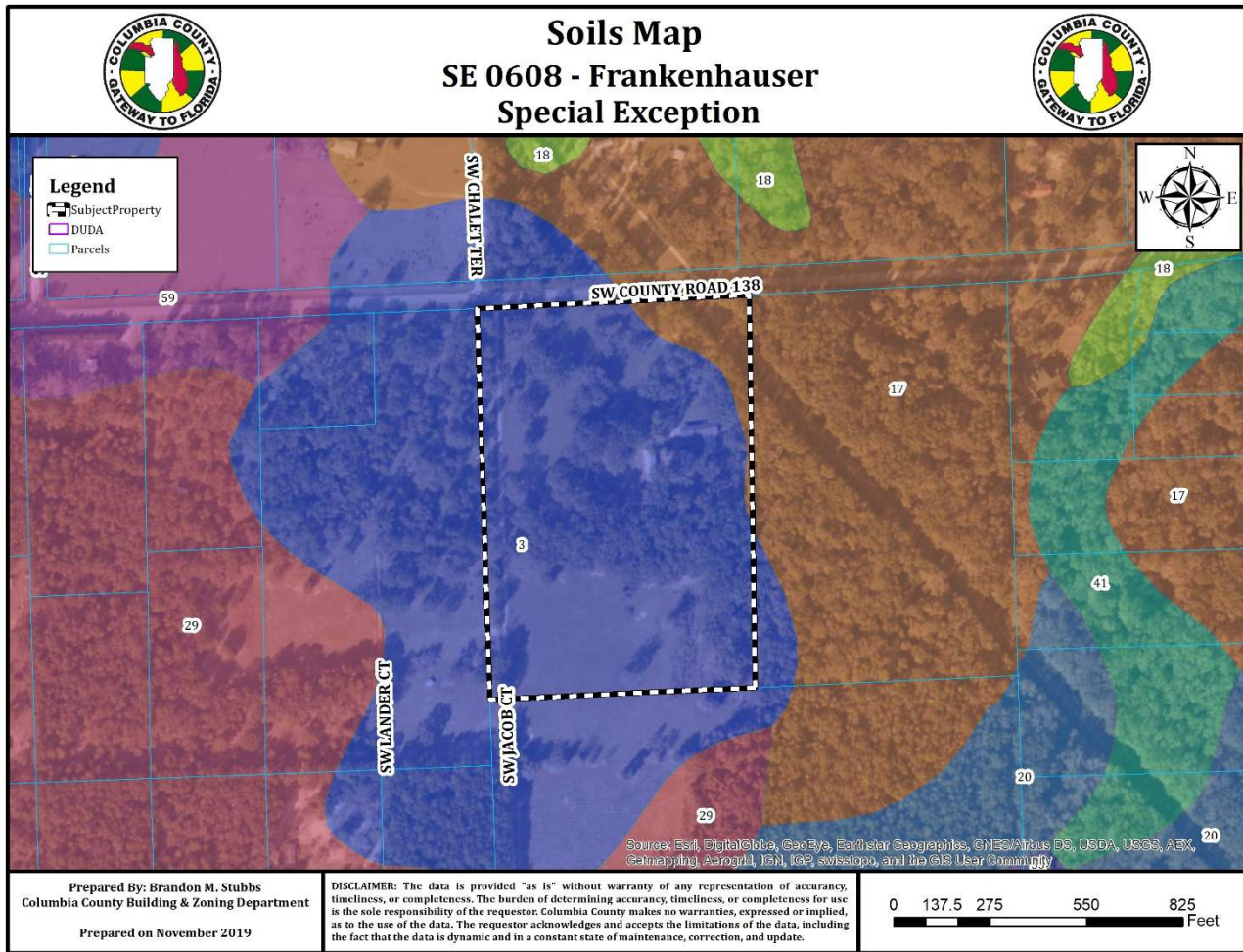
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics.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

There are two (2) soil type found on the subject property; however, only one (1) soil type on the portion subject to development:

- 1) Alpin fine sand soils (0 to 5 percent slope) are excessively drained, nearly level to gently sloping soils on broad, slightly elevated ridges. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Alpin fine sand soils (0 to 5 percent slope) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

Evaluation: The soil type on the areas of the subject property subject to development is Alpin Fine Sand. Alpin Fine Sand poses moderate limitations for septic tank absorption field and slight limitations for building sites. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

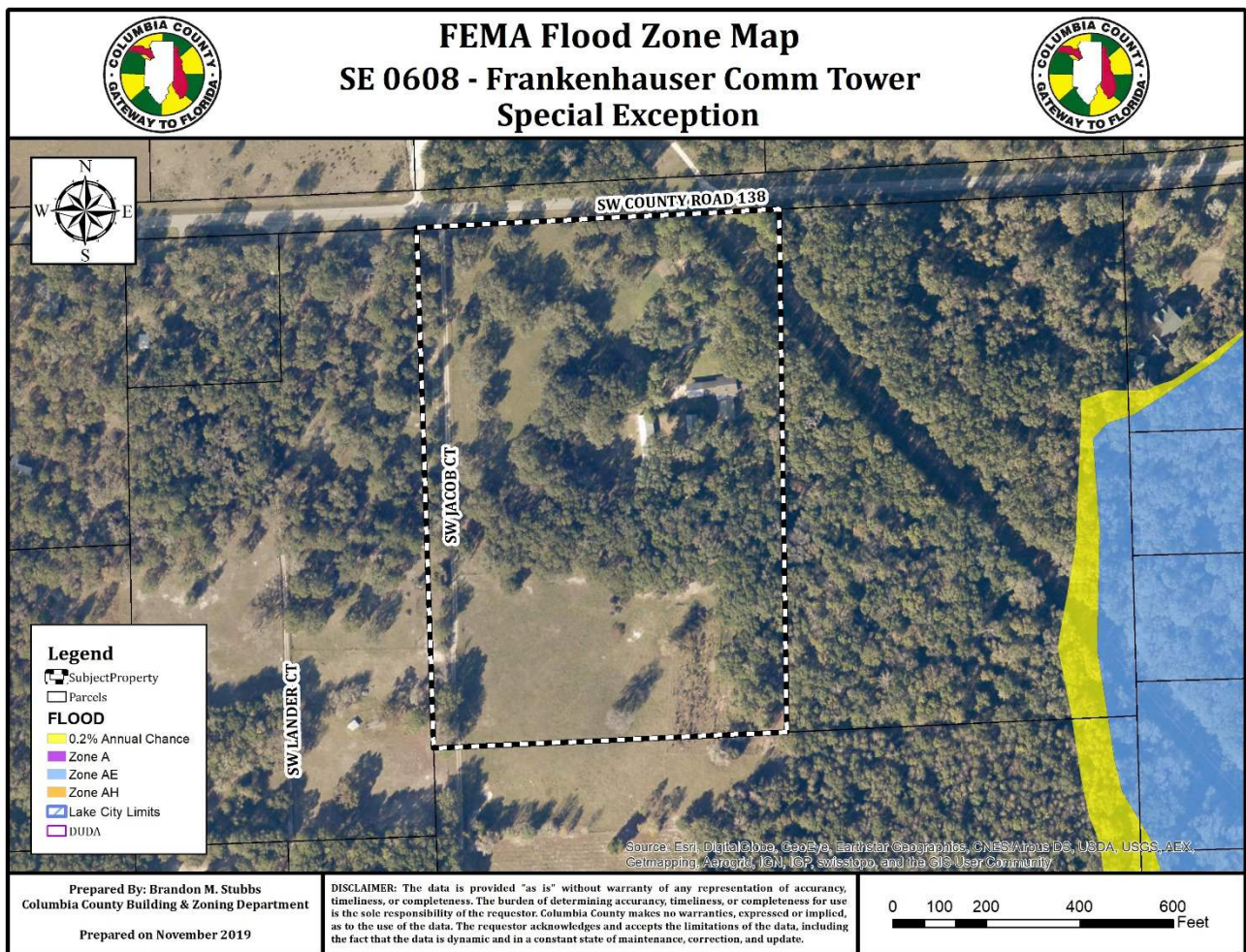


Flood Potential

Panel 0531C & 0532C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Given the subject property is not located in a flood zone, there is no concern of flood on the subject property.

Map 6. FEMA FIRM Map (Flood Map)



Stream to Sink

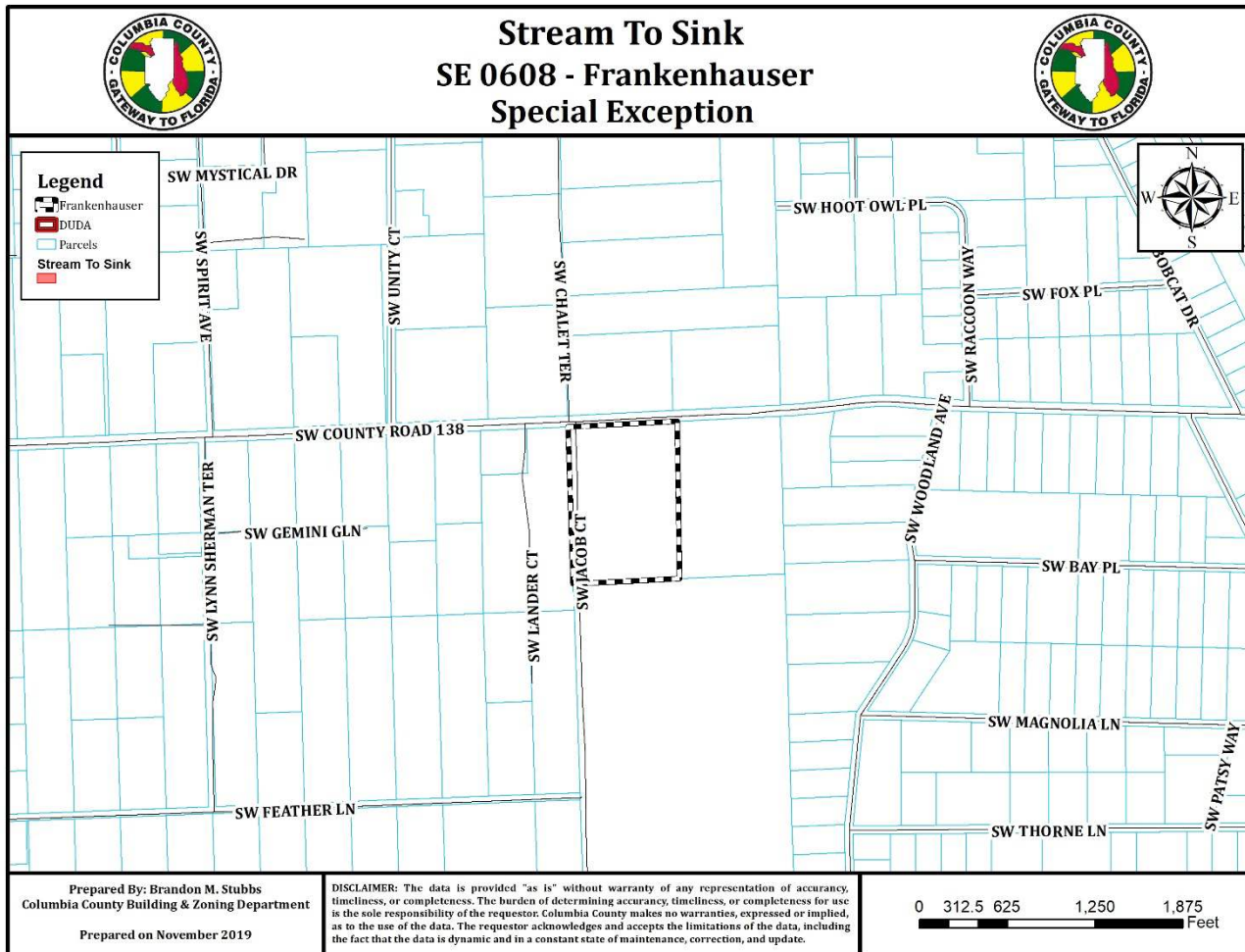
According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located within a stream to sink area.

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

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

Given the proposed development is not located in a Stream-to-Sink Watershed, there is no concern related to Stream to Sink Watersheds.

Map 7. Stream to Sink



Minerals

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

Evaluation: There are no issues related to minerals.

Historic Resources

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

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

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

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

Vegetative Communities/Wildlife

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

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

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

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

- 1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
Evaluation and Findings: The applicant has submitted a site plan with the request for a Special Exception that provides means of ingress and egress to the property and proposed structures.
- 2) Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.
Evaluation and Findings: The applicant proposes a wireless communications facility as an essential service. These types of facilities are not manned facilities; however, there is ample area for parking located on-site.
- 3) Refuse and service areas, with particular reference to the items in [subsections] (1) and (2) above.
Evaluation and Findings: The proposed use is a wireless communications facility as an essential service. As previously mentioned, the types of facilities are typically unmanned; therefore, refuse and service areas are not warranted.
- 4) Utilities, with reference to locations, availability, and compatibility.
Evaluation and Findings: The proposed use of a wireless communications facility is not anticipated to generate any additional impact to utilities.
- 5) Screening and buffering with reference to type, dimensions, and character.
Evaluation and Findings: The applicant is providing adequate collapse buffers around the tower per Section 4.2.34(4)(2)(c) of the LDRs. Further, the applicant is providing the required 8-foot security fencing around the wireless communications facility per Section 4.2.34(4)(2)(i) of the LDRs.
- 6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
Evaluation and Findings: The applicant is not proposing any advertising signage at this time. The applicant has provided the required identification signage per Section 4.2.34(4)(2)(j) of the LDRs.
- 7) Required yards and other open space.
Evaluation and Findings: The site plan indicates that the required setback and open space standards have been met.

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

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

Evaluation and Findings: Section 4.2.34 of the LDRs encourages wireless communications facilities to be located in non-residential areas. The subject property has an Agriculture Future Land Use Map Designation. Wireless communications facilities are encouraged to be located in these areas.

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

Evaluation and Findings: The proposed use of a wireless communications facility is compatible with the established land use pattern. Further, Section 4.2.34 encourages wireless communications facilities to be located in non-residential areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC FACILITIES IMPACT

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



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SE 0608
Application Fee \$3,500.00 (plus consultant fees
in excess of \$2,500.00)
Receipt No. 748122
Filing Date 11-6-19
Completeness Date _____

Special Exception Application – Communication Towers

A. PROJECT INFORMATION

1. Project Name: High Springs West Communication Tower
2. Address of Subject Property: 1034 SW CR 138, Ft. White 32038
3. Parcel ID Number(s): 30-7S-17-10069-002
4. Future Land Use Map Designation: Agriculture-3
5. Zoning Designation: A-3
6. Acreage: 20.5 acres
7. Existing Use of Property: Residential and agriculture
8. Proposed use of Property: Same with addition of 250' self-support communication tower
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.2.34
See also included code analysis

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): James Johnston Title: Partner
Company name (if applicable): Shutts & Bowen LLP
Mailing Address: 300 S. Orange Avenue, Suite 1600
City: Orlando State: FL Zip: 32801
Telephone: (407) 423-3200 Fax: (407) 237-2278 Email: jjohnston@shutts.com

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Donna K. Frankenhauser
Mailing Address: 1034 SW CR 138
City: Ft. White State: FL Zip: 32038
Telephone: () Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

2. Analysis demonstrating compliance with Section 4.2.34(4) of the Land Development Regulations (“LDRs”). Analysis must include how the proposed communication tower meets the requirements of Section 4.2.34(4)(1)(a-i), Section 4.2.34(4)(2)(a-j), and Section 4.2.34(4)(1-10) of the LDRs.
3. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
4. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
5. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
6. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

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

NOTICE TO APPLICANT

All fourteen (14) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

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

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

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

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

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

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

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

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

James Johnston

Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

10/28/19

Date

APPLICATION AGENT AUTHORIZATION FORM

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

Authority to Act as Agent

On my/our behalf, I appoint James Johnston w/ Shotts & Bowen LLP
(Name of Person as Agent) (Company Agent is representing, if applicable)
to act as my/our agent in the preparation and submittal of this application for
special exception application for a communication tower.
(Type 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.

Applicant Title: Donna Frankenhauer

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

Telephone: _____ Date: 9/10/19

Applicant Signature: Donna Frankenhauer

STATE OF FLORIDA

COUNTY OF ALACHUA

The Foregoing instrument was acknowledged before me this 10th day of September, 2019,
by Donna Frankenhauer, whom is personally known by me P OR
produced identification _____. Type of Identification Produced _____

Kelly R. Redding
Notary Signature

(SEAL)



High Springs West Telecommunication Tower

Section 12.2.1(3)(h) Analysis

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

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

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

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

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

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

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

Increased use of cell phones and other wireless devices has created the need for the antennas to close an existing coverage and capacity gap in the area for Verizon. Over 70% of all 911 calls are now made from cell phones, so there is a great need for quality coverage in the area.

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

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

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

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

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

The proposed facility compound will only be a 70' x 70' fenced area. Therefore the proposed use will not create a drainage problem on the parent parcel or in the neighborhood.

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

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

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

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

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

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

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

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

Comprehensive Plan Consistency Analysis

1. Future Land Use Element Introduction

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

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

2. Policy I.2.1 - The county shall permit in rural areas agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, conventional single family dwellings, mobile homes, churches and other houses of worship, and uses requiring approval as special exceptions.

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

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

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

Section 4.2.34 4. Analysis

(1) Location

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

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

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

Not applicable.

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

Not applicable.

d. There are no existing building structures located within the area that are reasonably available to the applicant for this intended purpose and serve the applicants propagation needs.

Please see included letter from Verizon Wireless indicating that there are no existing buildings or structures located within Verizon's search area on which the antennas can be located.

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

Please see included letter from Verizon Wireless indicating that there are no existing towers located within Verizon's search area on which the antennas can be located.

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

Please see included letter from Verizon Wireless indicating that the proposed height of the tower is required to fill the coverage and capacity gap.

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

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

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

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

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

Acknowledged. Please see below.

(2) Design and Construction

a. All other applicable permits must be obtained, including Federal Communication Commission (FCC) and Columbia County building permit approvals before construction. All tower facilities shall comply or exceed current standards and regulations of the FAA, the FCC and any other agency of the federal or state government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the

owner(s) shall bring such tower or antennas into compliance with such revised standards and regulations to the extent required by such governmental agency.

Acknowledged.

b. All communication towers shall be designed and constructed to EIA/TIA 222-E Standards or greater (at the option of the applicant) as published by the Electronic Industries Association, as may be amended from time to time. Communication tower owners shall be responsible for periodic inspections of such towers at least every two years to ensure structural integrity. Such inspections shall be conducted by a structural engineer with a current license issued by the State of Florida. The results of the inspection shall be provided in writing to the Columbia County Building Department Director upon request.

Acknowledged.

c. All towers shall be designed and constructed so that in the event of collapse or failure the tower structure will fall completely within the parcel or property where the tower is located. However, the applicant may apply for a waiver of this restriction upon showing of need and adequate safety of surrounding property.

Please see the included letter from Valmont Structures providing that the fall zone for the proposed tower will be within the parent parcel.

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

Not applicable.

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

Acknowledged.

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

Please see the included site plan.

g. Setbacks for communication tower accessory buildings and structures will comply with those required for the zoning district in which the tower is located. The board of adjustment may reduce this setback by 50 percent to allow placement of an additional equipment building or permitted accessory structure to encourage collocation/shared use of tower structures. Setbacks will be measured as provided within these zoning regulations.

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

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

Acknowledged.

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

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

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

Acknowledged.

(3) Complete application requirements

- 1. Inventory of existing communication towers owned/operated by applicant in Columbia County. Each applicant for a tower site shall provide the county with an inventory of its existing communication towers that are either within the jurisdiction of Columbia County or within one-half mile of the border thereof, including specific location, height and design of each tower. The county staff may share such information with the applicants seeking to locate communication towers within Columbia County.**

Please see the included document prepared by Verizon Wireless that contains a list of Verizon's existing towers within Columbia County.

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

Please see the included document prepared by Verizon Wireless which contains a map showing the proposed service area for the tower.

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

Photo-simulations will be provided upon request.

- 4. Site plan or plans to sale specifying the location of tower(s), guy anchors (if any), accessory buildings or uses, access, parking, fences, landscaped areas, and adjacent land uses.**

Please see the site plan included with this application.

- 5. Show legal description of the parent tract and leased parcel (if applicable). The location of the proposed communication tower in digital format compatible with the county's geographic information system, if the county has such system or similar system in**

place at the time. Certification by a Florida licensed land surveyor of the mean sea level elevation and topography.

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

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

Please see the included site plan.

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

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

Please see the included signed and sealed site plan.

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

Please see the included certified statement from Foresite Group.

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

Please see the included FAA determination of no hazard to air navigation letter for the proposed site.

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

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

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

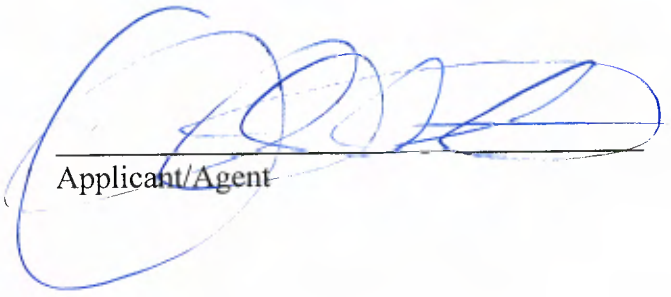
Please see the included letter from Verizon Wireless indicating that no existing tower or structure is available in its search ring area on which to collocate the proposed antennas.

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

Please see the included letter from Verizon Wireless and Verizon's RF engineering analysis which supports the need for the proposed tower location.

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

Acknowledged.


Applicant/Agent

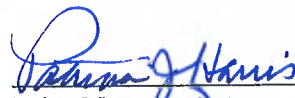
STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of October, 2019, by James Johnston. Said person (check one) ☒ is personally known to me or ☐ produced _____ as identification.



PATRICIA J. HARRIS
MY COMMISSION # FF 982138
EXPIRES: September 12, 2020
BONDED THRU Budget Notary Services



Print Name: Patricia J. Harris

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

Drawing name: C:\Users\jgsecr\appdata\local\temp\AcPublish_11876\9056153 - HIGH SPRINGS WEST - ZDs.dwg T-1 ZONING Aug 29, 2019 9:34am by: jgsecr

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

~DEPART FROM JACKSONVILLE INTERNATIONAL AIRPORT:
~TAKE I-295 S TO I-10 W
~TAKE I-10 W TO FL-121
~TAKE FL-121 SOUTH TO HWY 100/E MAIN ST IN LAKE BUTLER
~BEAR RIGHT ONTO HWY 100/EAST MAIN ST
~TURN LEFT ON NW 6TH AVE
~TURN RIGHT ON W FL-238/SW 2ND ST
~TAKE FL-238 TO US-41
~TURN LEFT ON US-41
~TURN RIGHT ON W CR-778
~TURN LEFT ON US-27/SR-20
~TURN RIGHT ON SW CR-138
~CONTINUE APPROXIMATELY 1 MILE
~SITE IS ON THE SOUTH SIDE OF CR-138, BEFORE UNITY TRAILS RD

DEPARTMENT	NAME/SIGNATURE	DATE
LAND/TOWER OWNER		
SITE ACQU. AGENT		
ZONING/PERMITTING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF MANAGER		

PREPARED FOR:

verizon

PROJECT DESCRIPTION:
RAW LAND NSB

SITE NAME:
HIGH SPRINGS WEST
VERIZON LOCATION CODE:
477684



Know what's below
Call before you dig

*** CAUTION ***
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911

PROJECT INFORMATION

SITE ADDRESS: 1034 SW CR 138
FT. WHITE, FL 32038

LATITUDE: 29° 51' 09.30" (NAD 83)
LONGITUDE: 82° 39' 26.61" (NAD 83)

PARCEL ID: 30-7S-17-10069-002

JURISDICITON: COLUMBIA COUNTY

APPLICANT: VERIZON
7701 E TELECOM PKWY MC: AIW
TAMPA, FL 33637

ENGINEER: FORESITE GROUP, INC.
10150 HIGHLAND MANOR DR #210
TAMPA, FL 33610

POWER: CLAY ELECTRIC
(386) 752-7447

TELCO: WINDSTREAM
(386) 719-4707

DESIGN DATA:

DESIGN CODE: FLORIDA BUILDING CODE,
6TH EDITION (2017) (FBC)
& TIA/EIA 222-G-2

COMPOUND WIND SPEED: 120 MPH (PER FBC)
TOWER WIND SPEED:
ULTIMATE: 120 MPH (PER FBC)
NOMINAL: 93 MPH (PER FBC)

EXPOSURE CATEGORY: C
RISK CATEGORY: II

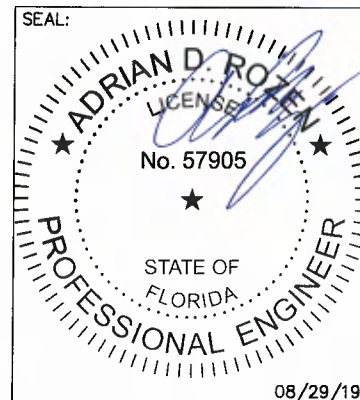
SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	COVER SHEET	0
SHEET 1 OF 3	SURVEY	0
SHEET 2 OF 3	SURVEY	0
SHEET 3 OF 3	SURVEY	0
Z-1	SITE PLAN	0
Z-2	COMPOUND PLAN AND TOWER ELEVATION	0

verizon

FORESITE
group

FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr.
Suite 210
Tampa, FL 33610
o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net



PROJECT:
**HIGH SPRINGS
WEST
477684**
LOCATED AT:
1034 SW CR 138
FT. WHITE, FL 32038

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____

ISSUED FOR: _____
PROJECT MANAGER: _____ BFS
DRAWING BY: _____ JIC
DATE: _____ 08/29/19
TITLE: _____

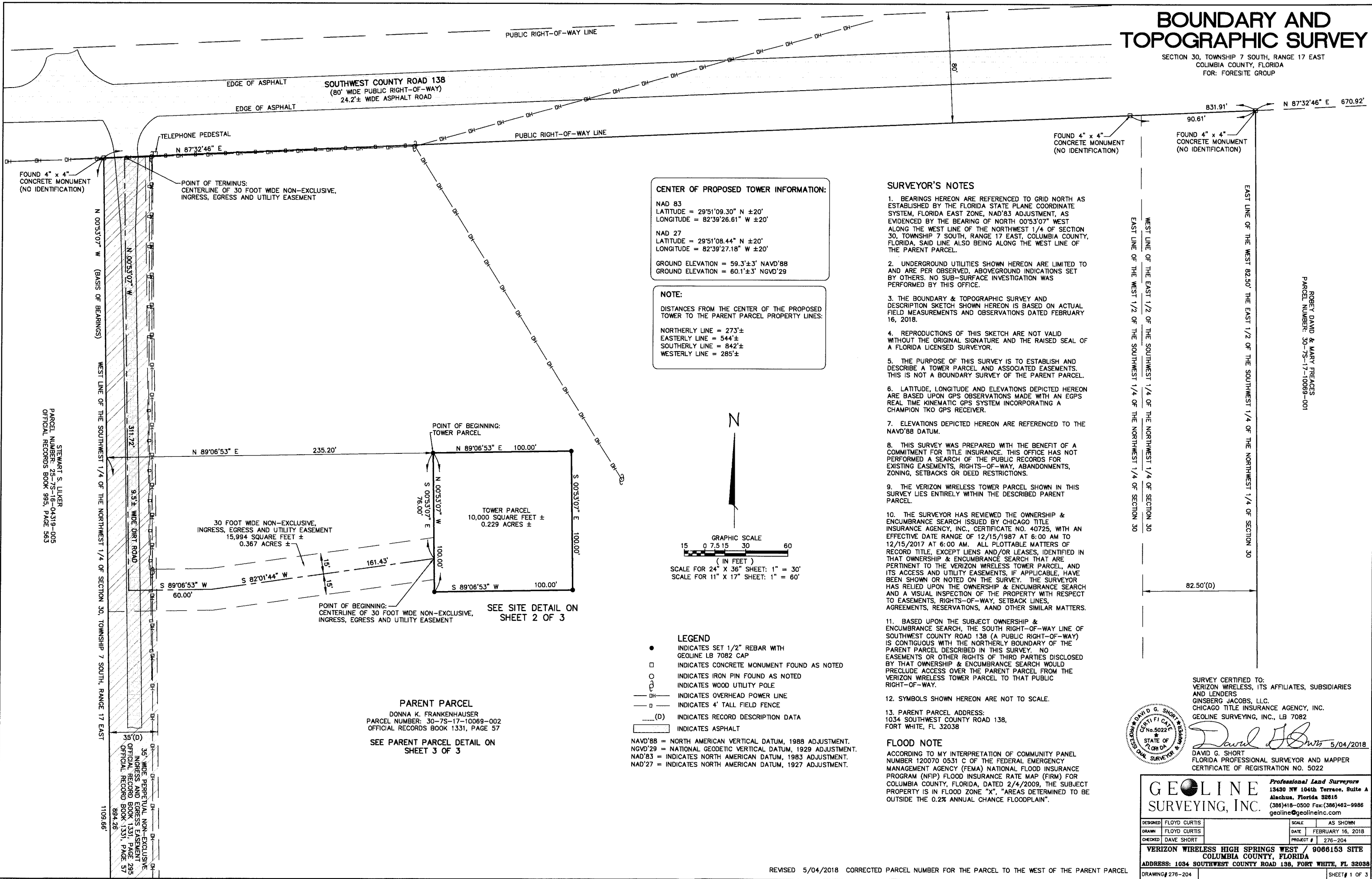
TITLE SHEET

SHEET NUMBER: T-1

JOB/FILE NUMBER: 589.005

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 30, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA
FOR: FORESITE GROUP



CENTER OF PROPOSED TOWER INFORMATION:

NAD 83
LATITUDE = 29°51'09.30" N ±20'
LONGITUDE = 82°39'26.61" W ±20'

NAD 27
LATITUDE = 29°51'08.44" N ±20'
LONGITUDE = 82°39'27.18" W ±20'

GROUND ELEVATION = 59.3'±3' NAVD'88
GROUND ELEVATION = 60.1'±3' NGVD'29

NOTE:

DISTANCES FROM THE CENTER OF THE PROPOSED TOWER TO THE PARENT PARCEL PROPERTY LINES:

NORTHERLY LINE = 273'±
EASTERLY LINE = 544'±
SOUTHERLY LINE = 842'±
WESTERLY LINE = 285'±

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD'83 ADJUSTMENT, AS EVIDENCED BY THE BEARING OF NORTH 00°53'07" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID LINE ALSO BEING ALONG THE WEST LINE OF THE PARENT PARCEL.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED. ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY & TOPOGRAPHIC SURVEY AND DESCRIPTION SKETCH SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED FEBRUARY 16, 2018.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TWO GPS RECEIVER.
7. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.
8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
9. THE VERIZON WIRELESS TOWER PARCEL SHOWN IN THIS SURVEY LIES ENTIRELY WITHIN THE DESCRIBED PARENT PARCEL.
10. THE SURVEYOR HAS REVIEWED THE OWNERSHIP & ENCUMBRANCE SEARCH ISSUED BY CHICAGO TITLE INSURANCE AGENCY, INC., CERTIFICATE NO. 40725, WITH AN EFFECTIVE DATE RANGE OF 12/15/1987 AT 6:00 AM TO 12/15/2017 AT 6:00 AM. ALL PLOTTABLE MATTERS OF RECORD TITLE, EXCEPT LIENS AND/OR LEASES, IDENTIFIED IN THAT OWNERSHIP & ENCUMBRANCE SEARCH THAT ARE PERTINENT TO THE VERIZON WIRELESS TOWER PARCEL, AND ITS ACCESS AND UTILITY EASEMENTS, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED ON THE SURVEY. THE SURVEYOR HAS RELIED UPON THE OWNERSHIP & ENCUMBRANCE SEARCH AND A VISUAL INSPECTION OF THE PROPERTY WITH RESPECT TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
11. BASED UPON THE SUBJECT OWNERSHIP & ENCUMBRANCE SEARCH, THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST COUNTY ROAD 138 (A PUBLIC RIGHT-OF-WAY) IS CONTIGUOUS WITH THE NORTHERLY BOUNDARY OF THE PARENT PARCEL DESCRIBED IN THIS SURVEY. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THAT OWNERSHIP & ENCUMBRANCE SEARCH WOULD PRECLUDE ACCESS OVER THE PARENT PARCEL FROM THE VERIZON WIRELESS TOWER PARCEL TO THAT PUBLIC RIGHT-OF-WAY.
12. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
13. PARENT PARCEL ADDRESS:
1034 SOUTHWEST COUNTY ROAD 138,
FORT WHITE, FL 32038

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120070 0531 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR COLUMBIA COUNTY, FLORIDA, DATED 2/4/2009, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

- LEGEND**
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
 - INDICATES CONCRETE MONUMENT FOUND AS NOTED
 - INDICATES IRON PIN FOUND AS NOTED
 - INDICATES WOOD UTILITY POLE
 - INDICATES OVERHEAD POWER LINE
 - INDICATES 4' TALL FIELD FENCE
 - (D) INDICATES RECORD DESCRIPTION DATA
 - INDICATES ASPHALT
- NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.

PARENT PARCEL
DONNA K. FRANKENHAUSER
PARCEL NUMBER: 30-75-17-10069-002
OFFICIAL RECORDS BOOK 1331, PAGE 57

SEE PARENT PARCEL DETAIL ON SHEET 3 OF 3

SURVEY CERTIFIED TO:
VERIZON WIRELESS, ITS AFFILIATES, SUBSIDIARIES AND LENDERS
GINSBERG JACOBS, LLC.
CHICAGO TITLE INSURANCE AGENCY, INC.
GEOLINE SURVEYING, INC., LB 7082

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

5/04/2018



GEOLINE SURVEYING, INC.

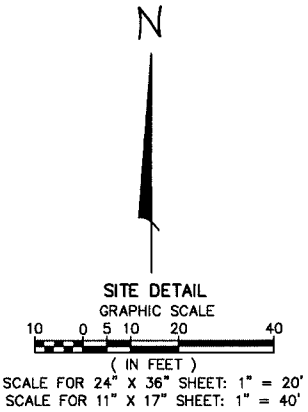
Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	FEBRUARY 16, 2018
CHECKED	DAVE SHORT	PROJECT #	276-204

VERIZON WIRELESS HIGH SPRINGS WEST / 9066153 SITE
COLUMBIA COUNTY, FLORIDA
ADDRESS: 1034 SOUTHWEST COUNTY ROAD 138, FORT WHITE, FL 32038
DRAWING# 276-204
SHEET# 1 OF 3

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 30, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA
FOR: FORESITE GROUP

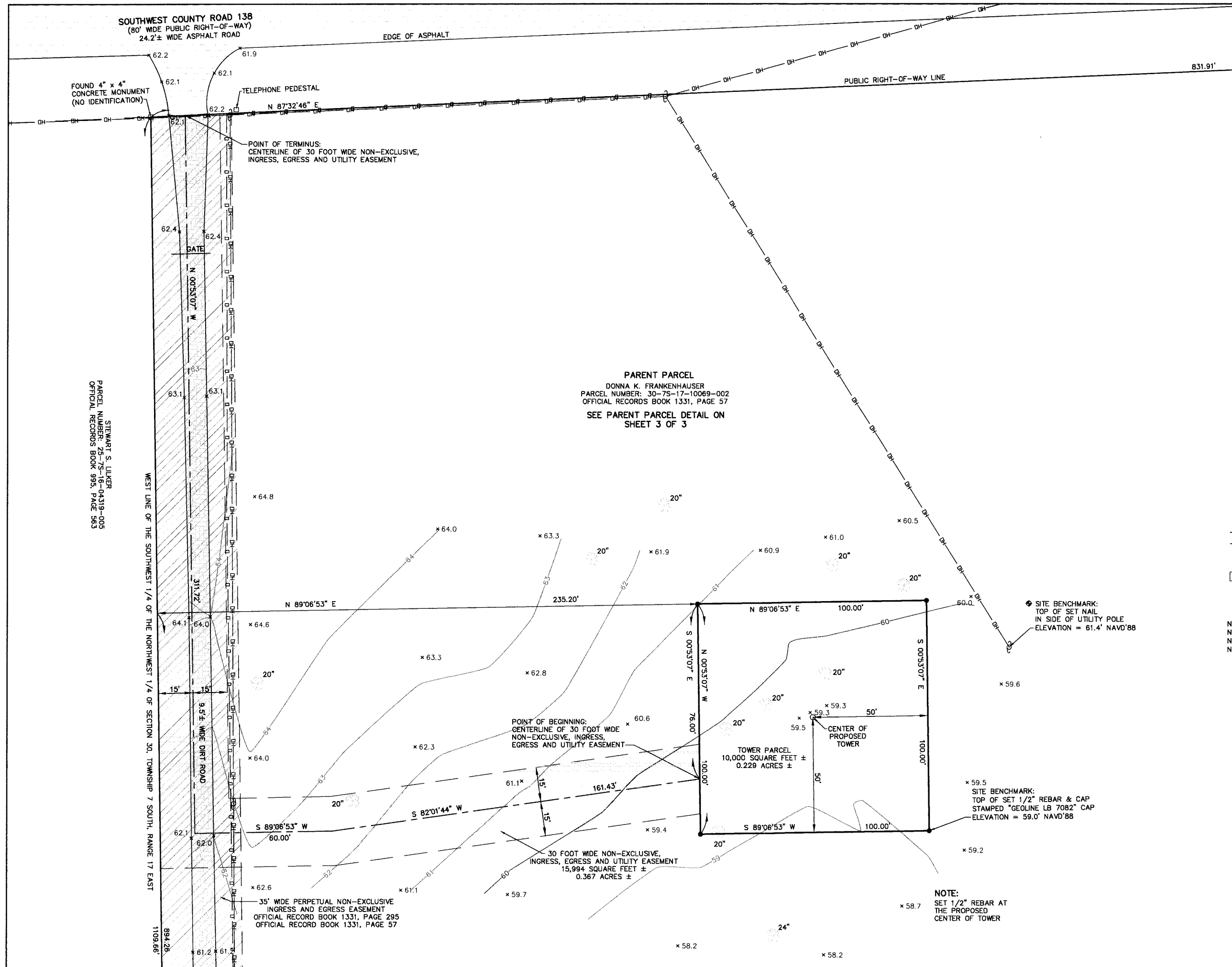


- LEGEND**
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
 - INDICATES CONCRETE MONUMENT FOUND AS NOTED
 - INDICATES IRON PIN FOUND AS NOTED
 - ⊙ INDICATES WOOD UTILITY POLE
 - DH— INDICATES OVERHEAD POWER LINE
 - INDICATES 4' TALL FIELD FENCE
 - (D) INDICATES RECORD DESCRIPTION DATA
 - X 59.3 INDICATES SPOT ELEVATION
 - INDICATES ASPHALT
 - INDICATES OAK TREE AS NOTED
 - TREE NOTE: INDICATED TREE SIZE IS TRUNK DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUND
- NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NGVD'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
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9988
geoline@geolineinc.com

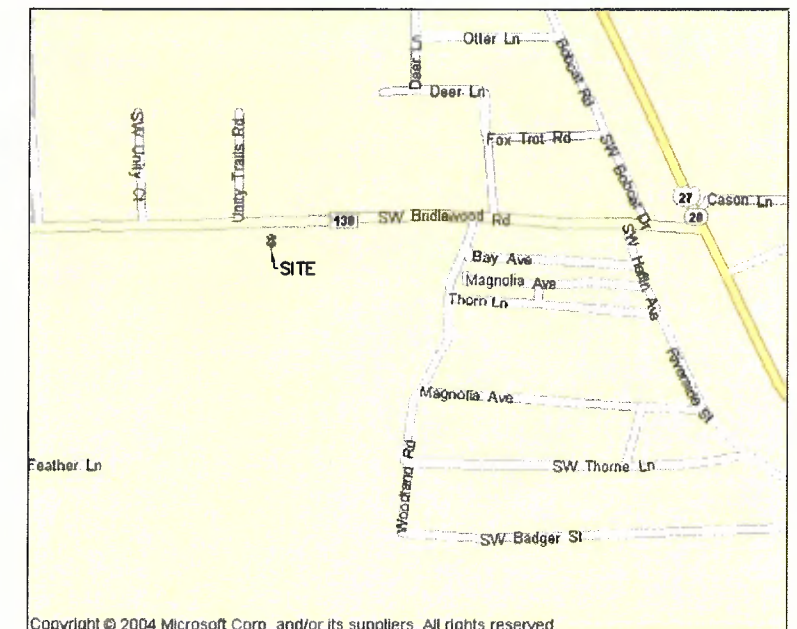
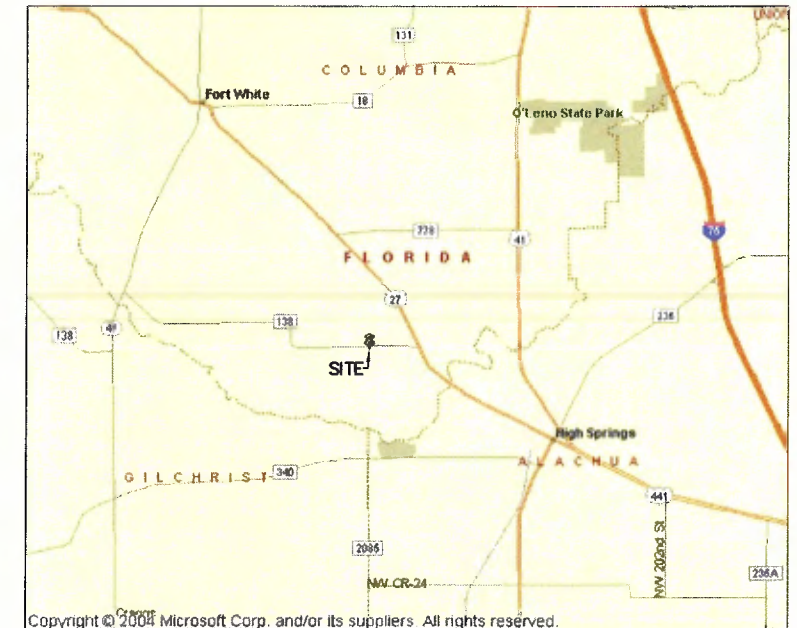
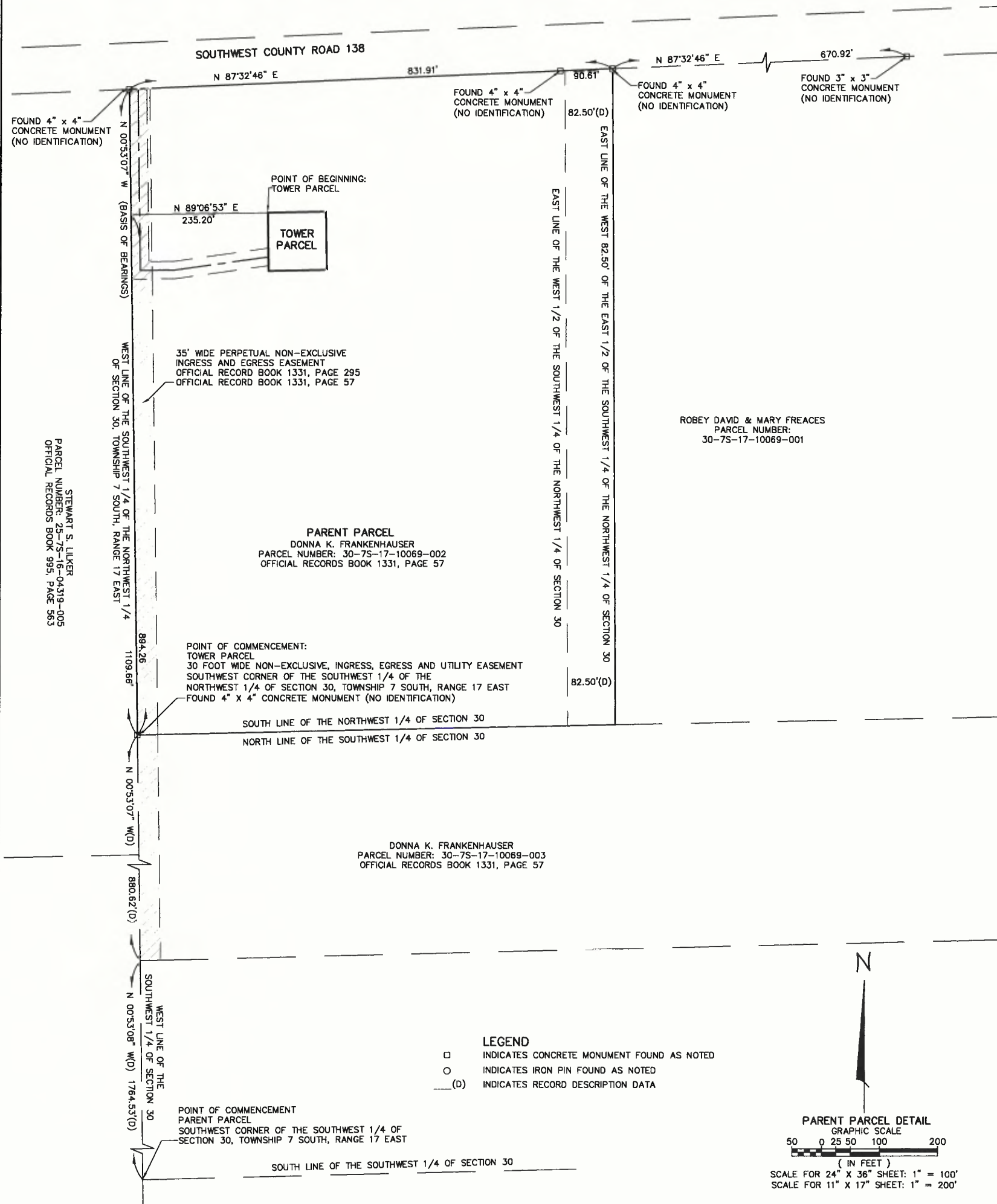
DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	FEBRUARY 16, 2018
CHECKED	DAVE SHORT	PROJECT #	276-204

VERIZON WIRELESS HIGH SPRINGS WEST / 9066153 SITE
COLUMBIA COUNTY, FLORIDA
ADDRESS: 1034 SOUTHWEST COUNTY ROAD 138, FORT WHITE, FL 32038
DRAWING# 276-204 SHEET# 2 OF 3



BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 30, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA
FOR: FORESITE GROUP



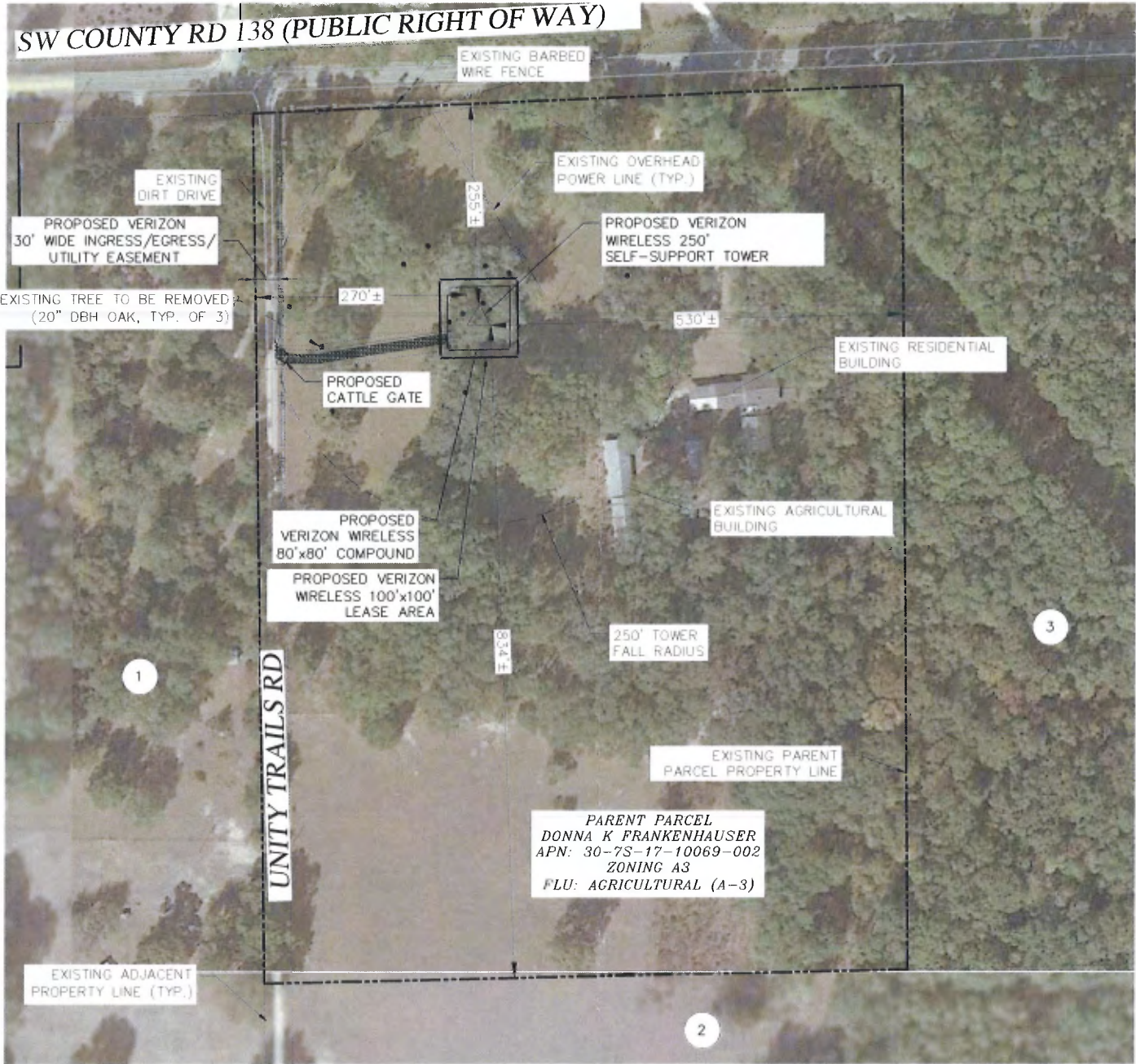
GEOLINE SURVEYING, INC.		Professional Land Surveyors 13450 NW 104th Terrace, Suite A Alachua, Florida 32615 (386)418-0500 Fax: (386)482-9986 geoline@geolineinc.com	
DESIGNED: FLOYD CURTIS	CHECKED: DAVE SHORT	SCALE: AS SHOWN	DATE: FEBRUARY 16, 2018
PROJECT # 276-204		SHEET# 3 OF 3	
VERIZON WIRELESS HIGH SPRINGS WEST / 9066153 SITE ADDRESS: 1034 SOUTHWEST COUNTY ROAD 138, FORT WHITE, FL 32038 DRAWING# 276-204			

Drawing name: C:\Users\ggeechn\AppData\Local\Temp\AcPublish_11816\9066153 - HIGH SPRINGS WEST - Z-1 Aug 29, 2019 9:34am by: ggeechn

	DISTRICT SETBACK*		TOWER SETBACK**	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT	30'	255'	250'	255'
REAR	25'	834'	250'	834'
SIDE	25'	270' (W) 530' (E)	250'	270' (W) 530' (E)

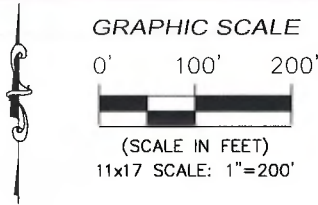
*THE LOCATION OF ANY STRUCTURE MUST BE SET BACK A MINIMUM OF 35' FROM WETLANDS, 75' FROM THE SUWANEE, SANTA FE AND ICHETUCKNEE RIVERS AND 50' FROM ALL OTHER PERENNIAL RIVERS, STREAMS AND CREEKS
**SETBACK MEASURED TO BASE OF POLE. TOWER SHALL BE DESIGNED AND CONSTRUCTED TO COLLAPSE COMPLETELY WITHIN THE PARCEL WHERE IT IS LOCATED

PROPERTY OWNER INFORMATION					
I.D.	NAME	TAX PARCEL NO.	RECORDING INFO	ZONING	FLU
"1"	STEWART S. LILKER	25-7S-16-04319-005	OFFICIAL RECORD BOOK 995, PAGE 563	A3	A-3
"2"	DONNA K. FRANKENHAUSER	30-7S-17-10069-003	OFFICIAL RECORD BOOK 1331, PAGE 57	A3	A-3
"3"	ROBEY DAVID & MARY FRANCES	30-7S-17-10069-001	OFFICIAL RECORD BOOK 1311, PAGE 2373	A3	A-3



THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY GEOLINE SURVEYING, INC., DATED 03/01/2018.

SITE PLAN

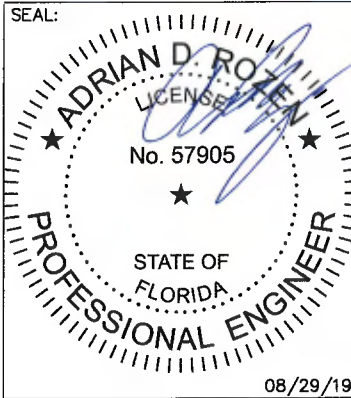


verizon

FORESITE
group

FL CA 26115
ForeSite Group, Inc.
10150 Highland Manor Dr. o | 813.549.3250
Suite 210 f | 813.621.3580
Tampa, FL 33610 w | www.fg-inc.net

SEAL:



PROJECT:

HIGH SPRINGS
WEST
477684

LOCATED AT:
1034 SW CR 138
FT. WHITE, FL 32038

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____

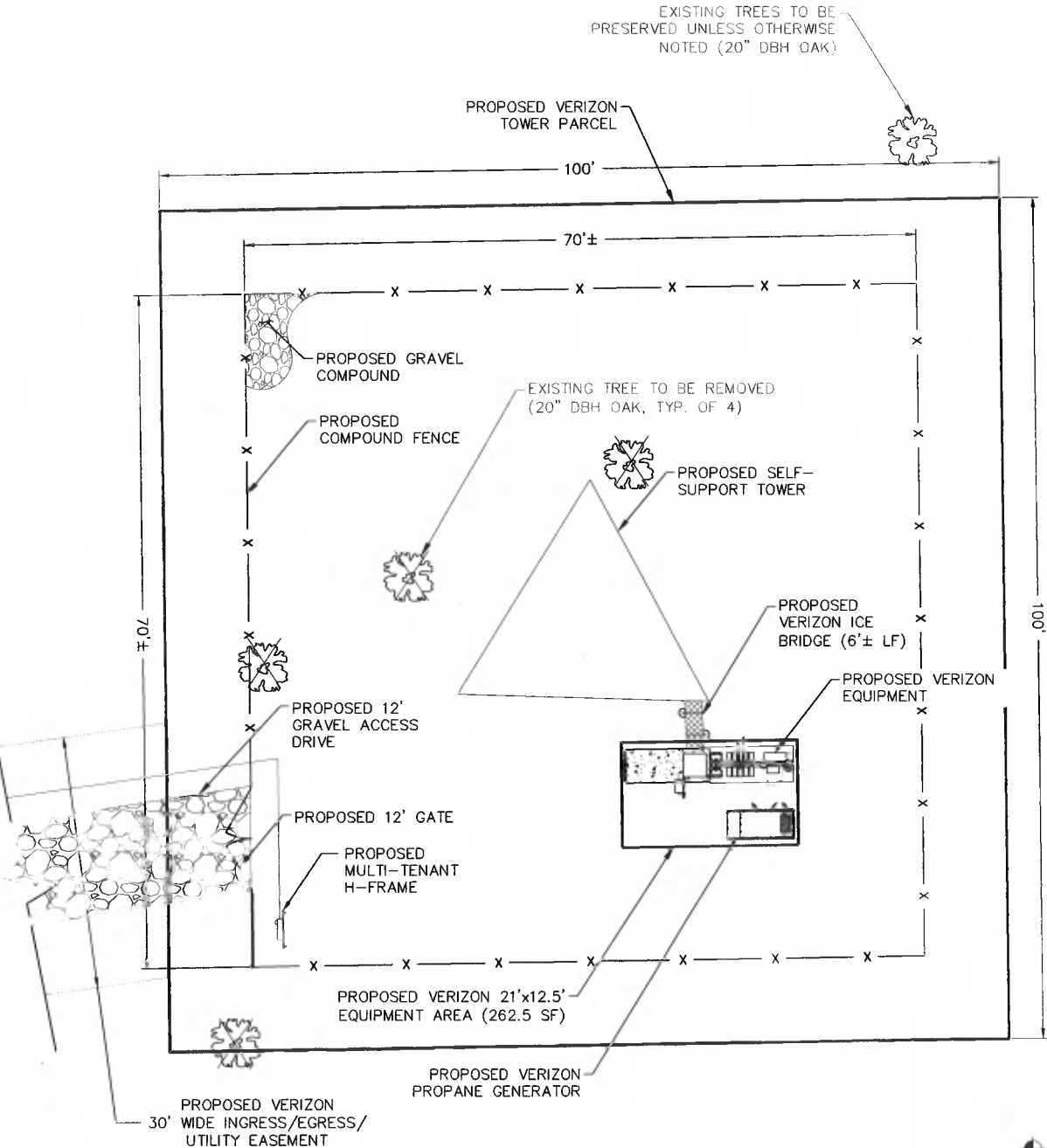
ISSUED FOR: _____
PROJECT MANAGER: _____ BFS
DRAWING BY: _____ JIC
DATE: _____ 08/29/19
TITLE: _____

SITE PLAN

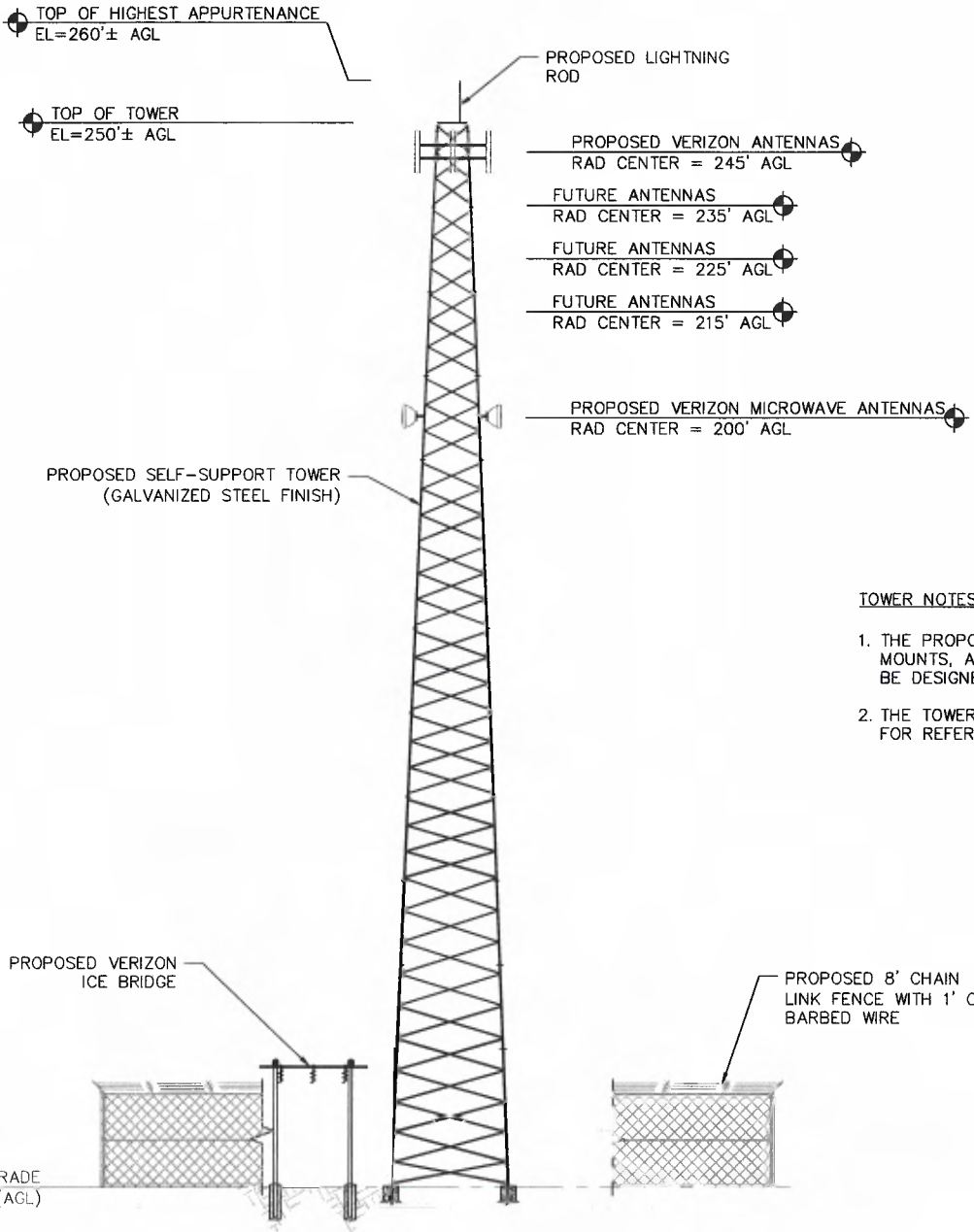
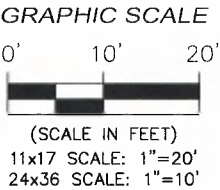
SHEET NUMBER: _____ Z-1

JOB/FILE NUMBER: _____ 589.005

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY GEOLINE SURVEYING, INC., DATED 03/01/2018 AND A SITEWALK CONDUCTED BY FORESITE GROUP DATED 10/20/2017.



COMPOUND PLAN



TOWER ELEVATION

NOT TO SCALE

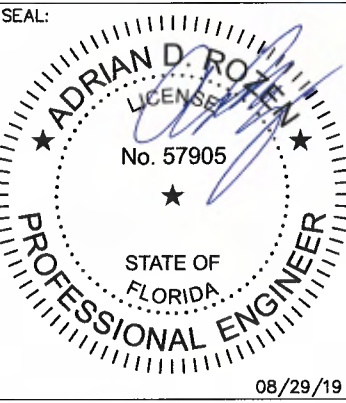
- TOWER NOTES:
1. THE PROPOSED TOWER, ANTENNAS, MOUNTS, AND FOUNDATIONS WILL BE DESIGNED BY OTHERS.
 2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.



FORESITE
group

FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr.
Suite 210
Tampa, FL 33610

o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net



PROJECT:
HIGH SPRINGS WEST
477684

LOCATED AT:
1034 SW CR 138
FT. WHITE, FL 32038

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

ISSUED FOR: _____

PROJECT MANAGER: _____ BFS

DRAWING BY: _____ JIC

DATE: _____ 08/29/19

TITLE: _____

COMPOUND PLAN AND
TOWER ELEVATION

SHEET NUMBER: _____ Z-2

JOB/FILE NUMBER: _____ 589.005

Prepared by & Return to:
Frank P. Saier, Esq.
1701 NW 80th Blvd., Suite 102
Gainesville, FL 32606

Prepared as to form only.
No title search was performed.

Inst: 201712002788 Date: 02/15/2017 Time: 9:18AM
Page 1 of 3 B: 1331 P: 57, P.DeWitt Cason, Clerk of Court Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

QUIT-CLAIM DEED

THIS QUITCLAIM DEED made this 2nd day of February, 2017 between ADAM MCLEOD AND KIMBERLEE A. MCLEOD, Husband and Wife, conveying non-homestead property, hereinafter called the Grantor, to DONNA K. FRANKENHAUSER, whose address is 1034 SW COUNTY ROAD 138, Fort White, Florida, 32038-2548, hereinafter called the Grantee;

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party, all the right, title and interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Columbia**, State of Florida, to wit:

The certain real property described on Exhibit "A" attached hereto and incorporated by reference.

Title to the property shown as Tax Parcel 30-7S-17-10069-002 on Exhibit "A" is being conveyed subject to an existing 35-foot-wide non-exclusive easement of ingress and egress located on the westerly 35 feet of the subject property, and Grantor herein does not intend to convey nor extinguish their right, title or interest in such easement by execution of this deed.

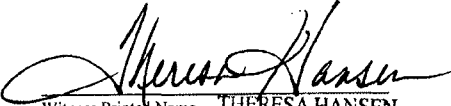
RE: Parcel # 30-7S- 17- 10069-002 and a portion of Tax parcel number 36-7S-16-04351-027

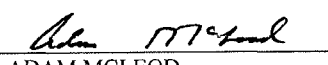
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

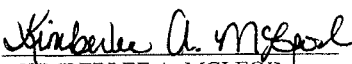
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

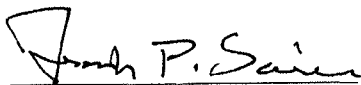
Signed, sealed and delivered
in our presence as witnesses:

GRANTOR:


Witness Printed Name Theresa Hansen

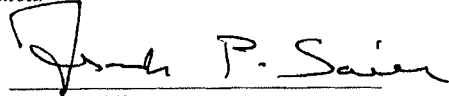

ADAM MCLEOD


KIMBERLEE A. MCLEOD


Witness Printed Name Frank P. Saier

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 2nd day of February, 2017, by
ADAM MCLEOD AND KIMBERLEE A. MCLEOD, who (X) is personally known to me or ()
who provided a driver's license as identification.



Notary Public

My Commission Expires:

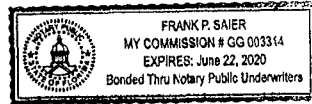


EXHIBIT "A" to Frankenhauser QC Deed

Township 7 South, Range 17 East, Section 30: The West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$,
and the West 82.50 feet of the East $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$,

LESS AND EXEPT FOR THE RIGHT OF WAY FOR State Road S-138

Together with the following described parcel, to wit:

DESCRIPTION: Frankenhauser

COMMENCE AT THE SW CORNER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°53'08"W., ALONG SAID WEST LINE OF SECTION 30, 1764.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°53'07"W., STILL ALONG SAID WEST LINE OF SECTION 30, 880.62 FEET; THENCE N.88°46'18"E., 1485.25 FEET TO THE WEST LINE OF SANTA FE PLANTATIONS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE(S) 55-55B, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN S.00°43'44"E., ALONG SAID WEST LINE OF SANTA FE PLANTATIONS, 875.96 FEET; THENCE S.88°35'27"W., 1482.89 FEET TO THE POINT OF BEGINNING, CONTAINING 29.92 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 35 FEET OF SAID SECTION 30, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AS LIES SOUTH OF SW COUNTY ROAD NO. 138 AND NORTH OF THE SOUTH 1764.00 FEET OF SAID SECTION 30.

September 10, 2019

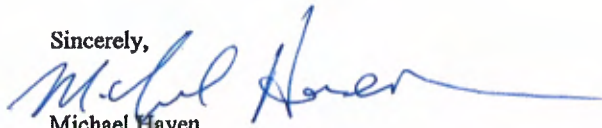
Columbia County
Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

RE: Statement of Need Wireless Communication Facility - Verizon Wireless Site Location # 2582593
Project Name: High Springs West
PIN: 30-7S-17-10069-002

To Whom It May Concern:

Verizon Wireless has issued a search ring for a new site near the US Hwy 27 area. A review of the area within the search ring and an extensive search of the area beyond the search ring (greater than one mile) found that there are no existing telecommunication towers, existing buildings or structures tall enough within the geographic area that meet Verizon's engineering requirements and coverage needs at a design height of 250 feet AGL, to provide the desired high-quality service to your citizens. There are no approved, unbuilt towers or structures that meet Verizon's geographical requirements within the search area.

Sincerely,



Michael Haven
SR. Real Estate/Regulatory Manager
Verizon Wireless

STATE OF FLORIDA)

COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 30th day of September, 2019 by Michael Haven. He is (☒) personally known to me or (☐) has produced _____ as identification.

(NOTARY SEAL)

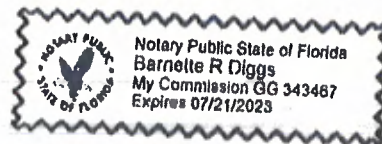


Notary Public, State of Florida

Print Name: Barnette R. Diggs

Commission No.: GC 343467

My Commission Expires: 7/21/2023



9/30/2019

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

Re: Site#: 2582593 – High Springs West
Parcel ID #: 30-7S-17-10069-002

To Whom It May Concern:

By this Letter of Intent, Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as the owner of the proposed communication tower to be located at Parcel ID # 30-7S-17-10069-002, FL, commits to allowing the shared use of the tower, if structurally, technically, physically, economically and contractually feasible, or to allow a replacement tower to be erected within the tower area, if the replacement is physically, technically, economically and contractually feasible and the cost of modifying or replacing the tower to accommodate the co-located antennae is borne by the co-locating company.

Respectfully,

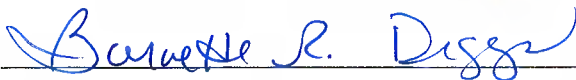


Michael Haven
SR. Real Estate/Regulatory Manager
Verizon Wireless

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 30th day of September, 2019 by Michael Haven. He is ☒ personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

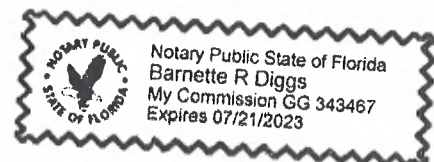


Notary Public, State of Florida

Print Name: Barnette R. Diggs

Commission No.: GC 343467

My Commission Expires: 7/21/2023



High Springs West

Columbia County, FL

Prepared by Verizon Wireless RF Engineering
Jaime E. Cruz
September 10, 2019



Introduction:

This Verizon proposed tower, High Springs West is needed to provide better and reliable coverage to the near by communities and roads along US Hwy 27.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

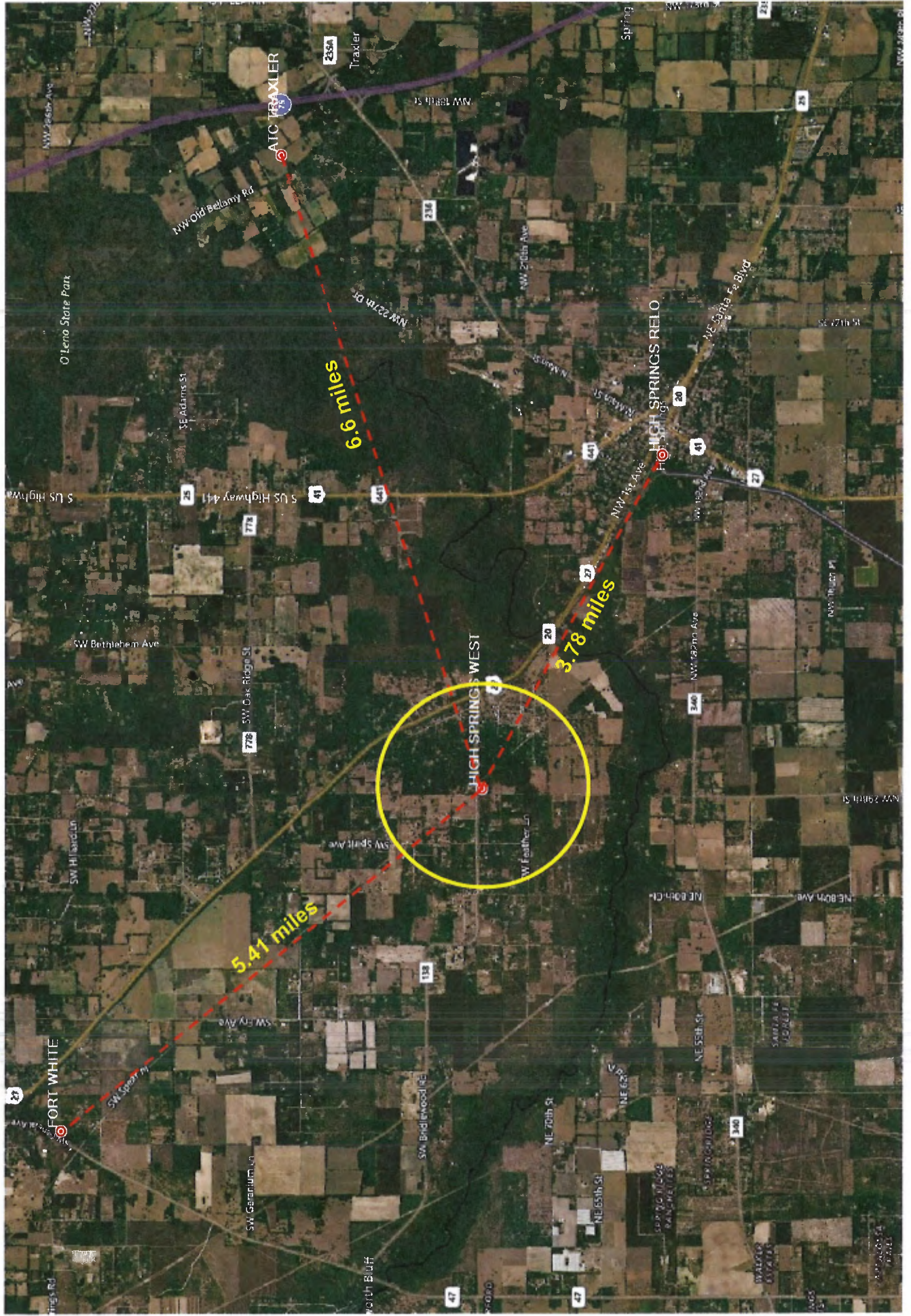
Verizon Wireless First Tier Handoff Sites

FCC Study/ASR#	Tower Owner	Verizon Cell Site Name	Tower Height AGL (ft)	Structure Type	Latitude	Longitude
2006ASO0340 6OE	Crown Castle Towers LLC	HIGH SPRINGS RELO	265'	Self-Support	29° 49' 37.8"	82° 36' 5.5"
2007ASO0502 8OE	SBA TOWERS V, LLC	FORT WHITE	255'	Self-Support	29° 54' 46.61"	82° 42' 54.74"
2003ASO0413 1OE	American Towers LLC	ATC TRAXLER	276'	Guyed-tower	29° 53' 0"	82° 33' 9"
N/A	Center of search ring for new tower	HIGH SPRINGS WEST	276'	Self-Support	29° 51' 9.29"	82° 39' 26.56"

This aerial map illustrates the geographical layout of the High Springs area in Florida. Key locations and distances are highlighted:

- Fort White:** Located in the bottom left, marked with a red dot and a yellow circle. The distance to High Springs West is 5.41 miles, indicated by a dashed red line.
- High Springs West:** Located in the center, marked with a red dot and a yellow circle. The distance to High Springs Rejo is 3.78 miles, indicated by a dashed red line.
- High Springs Rejo:** Located in the top right, marked with a red dot and a yellow circle. The distance to High Springs West is 9.6 miles, indicated by a dashed red line.

The map shows a network of roads, including US Highway 441 running horizontally across the middle, US Highway 27 running vertically on the right, and various local streets such as NW 27th St, NW 28th St, and NW 29th St. The terrain is a mix of green fields and brown patches, suggesting agricultural land.



October 3, 2019

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

Re: 9066153 High Springs West, Verizon New Site Build – Airport Zoning Compliance Letter

VERIZON SITE NO / NAME : 9066153 / High Springs West
SITE ADDRESS : 1034 SW CR 138
Ft. White, FL 32038
COUNTY : Columbia
LATITUDE, LONGITUDE : 29.852583° N, 82.657392° W
FORESITE GROUP JOB NO : 589.005

To Whom It May Concern:

Foresite Group, LLC understands that you have requested a statement qualifying the proposed Verizon tower to be located at the site referenced above for compliance with Columbia County, FL Ordinance No. 77-6 known as the Lake City Airport Hazard Zoning Ordinance. This letter is based on Federal Aviation Regulation Part 77 – Obstruction Standards and Columbia County, FL Ordinance No. 77-6.

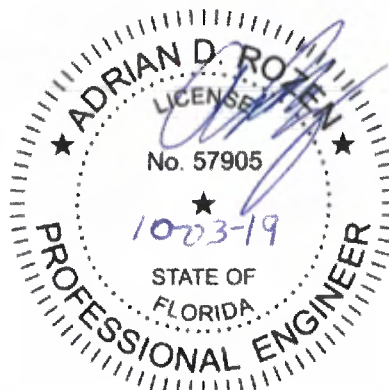
Verizon is proposing a 250-foot self-support tower to be located approximately 121,639 feet (20.0 nautical miles) south of the end of runway 5/23 and approximately 124,744 feet (20.5 nautical miles) south of the end of runway 10/28 of the Lake City Gateway Airport. The proposed tower will be located beyond the Airport Zone Height Limitation areas defined in Paragraphs (1) through (5) of Section 22-35 of the Lake City Airport Hazard Zoning Ordinance. The most stringent requirement is the Horizontal Zone, which extends 10,000 feet (1.6 nautical miles) from the Primary Zone. The proposed tower will be located over 114,000 feet (18.8 nautical miles) beyond the limits of the Horizontal Zone.

Based upon our evaluation, Foresite Group has concluded **the proposed Verizon tower is in compliance with the Lake City Airport Hazard Zoning Ordinance.**

If any questions arise from your review, please call us at your earliest convenience.

Sincerely,
FORESITE GROUP, LLC

Adrian Rozen, P.E.
Chief Engineer



October 14, 2019

Verizon Wireless

Attn: To whom it may concern

SUBJECT: Valmont Quotation # 458948-01
Model U-28.0 X 250' Self Supporting Tower
Site Name: 616079913 High Springs West, FL

Thank you for your inquiry concerning tower design codes and practices as they relate to your requested tower designs.

Valmont Structures has been designing and building guyed and self-supporting towers and monopoles since the early 1950's. During this time, we have sold thousands of towers ranging in height from as little as 50' high to in excess of 1400'. These towers were individually engineered to accommodate the loading requirements imparted by the design wind speed, ice considerations, antenna loading, and other factors dictated by the national code requirements existing at the time the tower was built.

The ANSI/TIA-222-H Standard represents the latest refinement of specific minimum requirements for tower engineers and manufacturers to follow. These guidelines help assure that the tower, structure, and its foundations are designed to meet the most realistic conditions for local weather while affirming the tower is designed to stringent factors of safety. This tower is designed 121 MPH (no ice) and 30 MPH (1/4" ice) per ANSI/TIA-222-H with Risk Category II, Topographical category 1, Exposure criteria C and a Crest height of 0 feet.

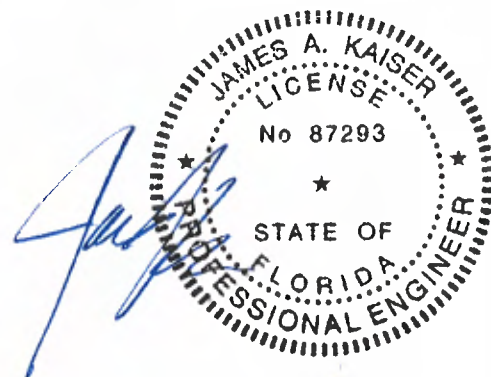
We are aware of few documented instances of a self supporting tower or monopole failure. Self supporting towers and monopoles can be designed such that the most common mode of failure is in the upper middle region of the tower, with the upper portion of the tower remaining connected and "bending and bowing over" against the base of the tower or pole. The fact that the wind is normally greater on the upper portion of the structure contributes to the likelihood of this type of failure. This particular Tower has a theoretical failure at the tower midpoint or above. The predicted mode of wind induced failure would be a buckling of the tower legs at or above the tower midpoint with the top sections of the tower folding over on to the intact base sections. This would then affect a "zero fall zone" at ground level.

Including myself, our communications engineering sites have five licensed Professional Engineers covering a total of 48 states. Valmont Structures is an AISC approved shop. All Valmont Structures welders are AWS and CWB qualified. Our total design, engineer and build process has been quality audited by our customers including public utilities, telephone companies, government agencies, and of course AISC.

We trust the above and the attached will be helpful to you. If you should need anything else, please let us know at your convenience.

Sincerely,

James Kaiser
Senior Engineer
Ext. 5366



OCT 14 2019



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-ASO-5063-OE

Issued Date: 10/10/2019

Network Regulatory
Alltel Communications of Nebraska, LLC
5055 North Point Pkwy
NP2NE Network Engineering
Alpharetta, GA 30022

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Antenna Tower HIGH SPRINGS WEST - A (616079913)
Location:	Fort White, FL
Latitude:	29-51-09.30N NAD 83
Longitude:	82-39-26.61W
Heights:	60 feet site elevation (SE) 260 feet above ground level (AGL) 320 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 04/10/2021 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this extension will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-4613, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-ASO-5063-OE.

Signature Control No: 358990900-419492897

(EXT)

Natalie Schmalbeck

Technician

cc: FCC



Ronnie Brannon, Tax Collector
Proudly Serving The People of Columbia County

Site Provided by...
 governmax.com 1.14

Tax Record

print

Owner Name
 1 of 5

Last Update: 10/26/2019 11:08:47 AM ET

Details

Tax Record
 Legal Desc.
 Tax Payment
Payment History
 » Print View
 Print Tax Bill **NEW!**
 Change of Address

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R10069-002	REAL ESTATE	2019

Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2019	30629	9/30/2019	1200065	\$2,837.31	\$1,337.06
	Owner Name	FRANKENHAUSER DONNA K			
	Paid By	DONNA FRANKENHAUSER			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	30551	3/27/2019	3505628	\$2,822.24	\$2,728.19
	Owner Name	FRANKENHAUSER DONNA K			
	Paid By	DONNA FRANKENHAUSER			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	30416	3/30/2018	2101599	\$2,758.24	\$2,663.79
	Owner Name	FRANKENHAUSER DONNA K			
	Paid By	DONNA FRANKENHAUSER			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2016	30385	3/31/2017	3504481	\$2,830.72	\$2,754.93
	Owner Name	FRANKENHAUSER DONNA K & ADAM			
	Paid By	DONNA FRANKENHAUSER			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2015	30298	3/31/2016	3504276	\$2,887.37	\$2,789.92
	Owner Name	FRANKENHAUSER DONNA K & ADAM			
	Paid By	DONNA FRANKENHAUSER			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2014	30219	3/25/2015	5000812	\$2,887.31	\$2,887.31
	Owner Name	FRANKENHAUSER DONNA K & ADAM			
	Paid By	FRANKENHAUSER DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2013	30278	1/31/2014	3101274	\$2,694.31	\$2,640.42
	Owner Name	FRANKENHAUSER DONNA K & ADAM			
	Paid By	DONNA FRANKENHAUSER			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2012	30265	12/31/2012	2302203	\$2,601.67	\$2,523.62
	Owner Name	FRANKENHAUSER DONNA K & ADAM			
	Paid By	FRANKENHAUSER DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2011	30287	11/30/2011	2201403	\$2,547.92	\$2,446.00
	Owner Name	FRANKENHAUSER DONNA K & ADAM			

Searches

Account Number
 GEO Number
Owner Name
 Property Address
 Mailing Address

Site Functions

Tax Search
 Local Business Tax
 Contact Us
 County Login
 Home

	Paid By	FRANKENHAUSER DONNA K &
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2010	131542	11/30/2010	2701581	\$2,551.38	\$2,449.32
	Owner Name	FRANKENHAUSER DONNA K & ADAM			
	Paid By	FRANKENHAUSER DONNA K &			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2009	131551	11/23/2009	2900098	\$2,591.65	\$2,487.98
	Owner Name	FRANKENHAUSER DONNA K & ADAM			
	Paid By	FRANKENHAUSER DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2008	131309	12/31/2008	3501266	\$2,475.18	\$2,400.92
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2007	130640	11/30/2007	3500430	\$2,620.34	\$2,515.53
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2006	130026	11/30/2006	1200118	\$2,703.89	\$2,595.73
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2005	129343	11/30/2005	3301833	\$2,499.24	\$2,399.27
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2004	128486	11/30/2004	2300697	\$2,396.49	\$2,300.63
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2003	127963	11/30/2003	2200494	\$2,451.88	\$2,353.80
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2002	127544	11/30/2002	2300768	\$2,453.96	\$2,355.80
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2001	126928	11/30/2001	1002449	\$2,429.01	\$2,331.85
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2000	126314	11/30/2000	3002562	\$2,338.43	\$2,244.89
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1999	125843	11/30/1999	3002612	\$2,291.24	\$2,199.59
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1998	125432	11/30/1998	2002307	\$2,277.42	\$2,186.32
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1997	124804	11/28/1997	1002273	\$2,204.04	\$2,115.88
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1996	124068	11/30/1996	3003039	\$2,161.93	\$2,075.45
	Owner Name	FRANKENHAUSER JOHN E & DONNA K			
	Paid By	FRANKENHAUSER JOHN & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1995	123582	11/30/1995	2001220	\$2,114.55	\$2,029.97
	Owner Name	FRANKENHAUSER JOHN E &			
	Paid By	FRANKENHAUSER JOHN			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1994	123339.0004	8/7/1995	2002629	\$35.70	\$35.70
	Owner Name	FRANKENHAUSER JOHN E &			
	Paid By	FRANKENHAUSER JOHN E &			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1994	123339	11/30/1994	3002594	\$1,881.61	\$1,806.35
	Owner Name	FRANKENHAUSER JOHN E &			
	Paid By	FRANKENHAUSER JOHN E &			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1993	122714	11/30/1993	3002368	\$1,766.00	\$1,695.36
	Owner Name	FRANKENHAUSER JOHN E &			
	Paid By	FRANKENHAUSER JOHN E &			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1992	122100	11/30/1992	3001922	\$2,015.11	\$1,934.51
	Owner Name	FRANKENHAUSER JOHN E &			
	Paid By	FRANKENHAUSER JOHN E &			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1991	121817	11/30/1991	1010390	\$1,885.97	\$1,810.53
	Owner Name	FRANKENHAUSER JOHN E &			
	Paid By	FRANKENHAUSER JOHN E & DONNA K			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1990	21639	12/19/1990	3003424	\$1,831.82	\$1,776.87
	Owner Name	FRANKENHAUSER JOHN E &			
	Paid By	FRANKENHAUSER JOHN E &			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1989	2110200.0004	9/5/1990	1009401	\$164.63	\$162.52
	Owner Name	FRANKENHAUSER JOHN E &			
	Paid By	F & k DAIRY INC.			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1989	2110200.0001	11/16/1989	3001100	\$1,665.70	\$1,599.07
	Owner Name	FRANKENHAUSER JOHN E &			
	Paid By	RANKENHAUSER JOHN E			

[Print](#) | [Back to List](#) | << First < Previous [Next](#) > Last >>



The Lake City Reporter
PO Box 1709
Lake City, FL 32056
Phone: 386-752-1293
Fax: 386-752-9400
Email: kriotto@lakecityreporter.com

AFFIDAVIT OF PUBLICATION

Legal Reference: SE 0607 SE 0608
NOTICE OF PUBLIC HEARING

STATE OF FLORIDA
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that (s)he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

12/06/2019

Affiant

Sworn to and subscribed before me this 6th day of December, 2019

Kathleen A. Riotto

My commission expires August 20, 2022



KATHLEEN A RIOTTO
Commission # GG 229945
Expires August 20, 2022
Bonded Thru Budget Notary Services

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) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

550191
December 6, 2019

Tax Parcel Number 30-7s-17-10069-002

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

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

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernandez 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.

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

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on December 17, 2019 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0607, a petition by James Johnston of Shutts and Bowen, LLP, as agent for Bertie D. Pursley, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 (A-3) Zone District. The special exception has been filed in accordance with a site plan dated November 6, 2019 and submitted as part of a petition dated November 6, 2019, to be located on property described, as follows:

The N 1/2 of the NW 1/4 of Section 36, Township 4 South, Range 17 East, Columbia County, Florida. Containing 77 acres, more or less.

Tax Parcel Number 36-4s-17-09045-000

SE 0608, a petition by James Johnston of Shutts and Bowen, LLP, as agent for Donna K. Frankenhauser, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 (A-3) Zone District. The special exception has been filed in accordance with a site plan dated November 6, 2019 and submitted as part of a petition dated November 6, 2019, to be located on property described, as follows: TOWNSHIP 7 SOUTH, RANGE 17 EAST, SECTION 30: THE WEST 1/2 OF THE SOUTH-WEST 1/4 OF THE NORTH-WEST 1/4, AND THE WEST 82.50 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS AND EXCEPT FOR THE RIGHT OF WAY FOR STATE ROAD S-138.

Containing 20.5 acres, more or less.

AUCTION 12/21/19 @ 9:00am
2011 FORD
3FAHP0GA9B9R260077
550498
December 6, 2019

Public Auction
To be held 12/30/2019 at
8:00am

1CARUFAT9DC509993
2013 JEEP
1FMFJ7W94LB55612
2004 FORD
1G2ZT35N874147132
2007 PONTIAC
1HGGZF55E9A196093
2014 HONDA
1VWBN7A38EC091694
2014 VOLKSWAGEN
5TDJZ35HXS035837
2013 TOYOTA533

at Bryant's Tire and Towing
1165 East Duval St., Lake City,
FL 32055
BRYANT'S TIRE & TOWING
reserves the right to accept or
reject any and/or all bids.

550500
December 6, 2019

NOTICE OF PUBLIC HEAR-
ING
CONCERNING A SPECIAL
EXCEPTION AS PROVIDED
FOR IN THE
COLUMBIA COUNTY LAND
DEVELOPMENT REGULA-
TIONS

BY THE BOARD OF ADJUST-
MENT OF COLUMBIA COUNTY,
FLORIDA, NOTICE IS
HEREBY GIVEN that, pursuant
to the Columbia County Land
Development Regulations as
amended, hereinafter referred
to as the Land Development
Regulations, comments, objections
and recommendations
concerning the special excep-
tion, as described below, will be
heard by the Board of Adjust-
ment of Columbia County,
Florida, at a public hearing on
December 17, 2019 at 6:00
p.m., or as soon thereafter as
the matter can be heard, in the
School Board Administrative
Complex located at 372 West
Duval Street, Lake City, Florida.

SE 0607, a petition by James
Johnston of Shotts and Bowen,
LLP, as agent for Bertie D
Pursley, owner, to request a
special exception be granted as
provided for in Section 4.2.34
of the Land Development Reg-
ulations to allow for a wireless
communication facility as an
essential service within the
Agriculture-3 (A-3) Zone Dis-
trict. The special exception has
been filed in accordance with a
site plan dated November 6,
2019, to be located on property
described, as follows:

The N 1/2 of the NW 1/4 of Sec-
tion 36, Township 4 South,
Range 17 East, Columbia
County, Florida.
Containing 77 acres, more or
less.

Tax Parcel Number 36-4s-17-
09045-000

SE 0608, a petition by James
Johnston of Shotts and Bowen,
LLP, as agent for Donna K.
Frankenhausen, owner, to re-
quest a special exception be
granted as provided for in Sec-
tion 4.2.34 of the Land Devel-
opment Regulations to allow for
a wireless communication facil-
ity as an essential service within
the Agriculture-3 (A-3) Zone
District. The special exception
has been filed in accordance
with a site plan dated Novem-
ber 6, 2019 and submitted as
part of a petition dated Novem-
ber 6, 2019, to be located on
property described, as follows:
TOWNSHIP 7 SOUTH, RANGE
17 EAST, SECTION 30, THE
WEST 1/2 OF THE SOUTH-
WEST 1/4 OF THE NORTH-
WEST 1/4, AND THE WEST
82-50 FEET OF THE EAST 1/2
OF THE SOUTHWEST 1/4 OF
THE NORTHWEST 1/4, LESS
AND EXCEPT FOR THE RIGHT
OF WAY FOR STATE ROAD
S-138.

Containing 20.5 acres, more or
less.

Tax Parcel Number 30-7s-17-
10069-002

The public hearing may be con-
tinued 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 an-
nounced during the public hear-
ing and that no further notice
concerning the matter will be
published, unless said contin-
uation exceeds six calendar
weeks from the date of the
above referenced public hear-
ing.

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

Copies of the special excep-
tion are available for public in-
spection at the Office of the County
Planner, County Administrative
Offices, 135 Northeast Hernan-
do Avenue, Lake City, Florida,
during regular business hours.

All persons are advised that if
they decide to appeal any deci-
sion made at the above refer-
enced public hearing, they will
need a record of the proceed-
ings, and that, for such pur-
pose, 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 ac-
cordance with the Americans
with Disabilities Act, persons
needing a special accommo-
dation 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)
758-1005 or by Telecommuni-
cation Device for Deaf at (386)
758-2139.

550191
December 6, 2019

NOTICE OF PUBLIC HEAR-
ING
CONCERNING A VARIANCE
AS PROVIDED FOR
IN THE COLUMBIA COUNTY
LAND DEVELOPMENT REGU-
LATIONS

BY THE BOARD OF ADJUST-
MENT OF COLUMBIA COUNTY,
FLORIDA, NOTICE IS
HEREBY GIVEN that, pursuant
to the Columbia County Land
Development Regulations, as
amended, hereinafter referred
to as the Land Development
Regulations, comments, ob-
jections, recommendations and
comments concerning the vari-
ance, as described below, will
be heard by the Board of Ad-
justment of Columbia County,
Florida, at a public hearing on
December 17, 2019, at 6:00
p.m., or as soon thereafter as
the matters can be heard, in the
School Board Administra-
tive Complex located at 372
West Duval Street, Lake City,
Florida.

V 0322, a petition by Craig Ken-
nington of Family Home Center
of Lake City, agent for Tena
Paige, owner, to request a vari-
ance be granted from the mini-
mum yard requirements of Sec-
tion 4.5.9 of the Land Develop-
ment Regulations to allow for a
deviation from the required 25-
foot south side yard setback to
allow for a 20-foot south side
yard setback. The variance has
been filed in accordance with a
site plan dated November 18,
2019, and submitted as part of
a petition filed November 18,
2019, to be located on property
described, as follows:
Lot 2 of Woodgate Village, Unit
3 as per plat thereof recorded
in Plat Book 6, Page 83 of the
Public Records of Columbia
County, Florida.
Containing 0.71 acres, more or
less.

Tax Parcel Number 05-4s-16-
02810-302

The public hearing may be con-
tinued to one or more future
dates. Any interested party
shall be advised that the date,
time and place of any contin-
uation of the public hearing shall
be announced during the public
hearing and that no further no-
tice concerning the matter will
be published, unless said contin-
uation exceeds six calendar
weeks from the date of the
above referenced public hear-
ing.

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

Copies of the variance are
available for public inspection
at the Office of the County
Planner, County Administrative
Offices located at 135 North-
east 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 Ameri-
cans with Disabilities Act, per-
sons needing a special accom-
modation 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)
758-1005 or by Telecommuni-
cation Device for Deaf at (386)
758-2139.

550196
December 6, 2019

125-MISCELLANEOUS

After 35 years of providing sur-
veying and engineering ser-
vices, we have decided it is
time to close the doors of Don-
ald F. Lee & Associates, Inc.
We are extremely thankful and
forever grateful for the com-
munities that have trusted our pro-
fessional services and the friends
we have made along the way.
We will be closing the doors to
our business on December 20,
2019. Thank you for your friendship
and generosity over the years.
Sincerely,
Donald & Laverne Lee

CLASS REUNION 1949-1993

Where: Cracker Barrel
When: Friday, Dec. 13, 2019,
11:30 a.m. Questions: Julia
386-752-7544 or Morris 386-
82-4710

GUNSHOW: 12/7 & 12/8 @
The Fairgrounds, Hwy 247,
Lake City. \$6 Sat 9am-4pm,
Sun 9am-3pm. Info: 386-325-
6114 or cliffhangersgun-
shows.com
DOLLAR OFF WITH THIS AD

305-GENERAL

Front Desk, customer service &
basic clerical experience a
plus, will train. Good pay. In-
dividual must be responsible w/
good work history. 32 hrs/week.
Apply in person. NO CALLS.
America's Best Value Job
Lake City 3835 W US Hwy 90.

Nickey Gregory Co. Of White
Springs Fl. Now hiring local &
regional class A & class B
Drivers Home daily, great pay
and benefits. Must be able to
pass DOT physical and drug
screen call Chad 770-294-0055
or chad@nickeygregory.com

405-YARD SALES

154 NW Cypress Cove Dr Sat,
9-1. Tools, fishing lures, Job
box, Chas's DR 1985, antique
tiger oak DR table/chairs, knife
collection, miscellaneous.

PUBLISHER'S NOTE
All Yard Sale Ads
Must be Pre-Paid.

405-YARD SALES

Yard Sale

Sat. Dec 7th 8am
157 SW Garden Ct. Calloway
S/D. HUGE SALE.

445-MISCELLANEOUS FOR SALE

Coastal Hay, round rolls, barn
kept, good horse hay. Cow hat,
weed free. High in protein, test-
ed. 56-57 net wrapped. We are
still cutting coastal hay. Call
386-364-1720 or 386-206-5093.

WE BUY TIMBER: Pine and
hardwood. 3-4 semi load mini-
mum. Call 386-289-6875.

Wood frame electric heater/fire-
place. 1500W. Can use as cor-
ner unit. 34"W x 37"H. Excel-
lent cond. \$225. 239-671-9235.

605-PETS & ANIMALS FOR SALE

Cows for Sale, 10 head, all
bred, some with calves, \$7,500
for all. Can deliv. 352-575-7498.

PUBLISHER'S NOTE
Florida Law 628.29 requires
dogs and cats being sold to be
at least 8 weeks old and have a
health certificate from a li-
censed veterinarian document-
ing they have mandatory shots
and are free from intestinal and
external parasites. Many
species of wildlife must be li-
censed by Florida Fish and
Wildlife. If you are unsure, con-
tact the local office for infor-
mation.

620-WANTED TO BUY PETS & ANIMALS

Want to buy cattle. All kinds
352-339-3018

Wanted to lease pasture for
cattle. 352-339-3018

710-APARTMENTS FOR RENT

2BR/2BA w/garage, 5 min from
VA. Call 386-755-4590 or 386-
365-8426.

740-COMMERCIAL FOR RENT

Professional Office space
for rent. 1750 sq ft, 3 offices
with reception area located at
738 SW Main Blvd, great sig-
nage and visibility. Short or
long term lease available. Call
386-365-1925.

805-HOMES FOR SALE

PUBLISHER'S NOTE
All real estate advertising in this
newspaper is subject to the fair
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550196
December 6, 2019

125-MISCELLANEOUS

After 35 years of providing sur-
veying and engineering ser-
vices, we have decided it is
time to close the doors of Don-
ald F. Lee & Associates, Inc.
We are extremely thankful and
forever grateful for the com-
munities that have trusted our pro-
fessional services and the friends
we have made along the way.
We will be closing the doors to
our business on December 20,
2019. Thank you for your friendship
and generosity over the years.
Sincerely,
Donald & Laverne Lee

CLASS REUNION 1949-1993

Where: Cracker Barrel
When: Friday, Dec. 13, 2019,
11:30 a.m. Questions: Julia
386-752-7544 or Morris 386-
82-4710

GUNSHOW: 12/7 & 12/8 @
The Fairgrounds, Hwy 247,
Lake City. \$6 Sat 9am-4pm,
Sun 9am-3pm. Info: 386-325-
6114 or cliffhangersgun-
shows.com
DOLLAR OFF WITH THIS AD

305-GENERAL

Front Desk, customer service &
basic clerical experience a
plus, will train. Good pay. In-
dividual must be responsible w/
good work history. 32 hrs/week.
Apply in person. NO CALLS.
America's Best Value Job
Lake City 3835 W US Hwy 90.

Nickey Gregory Co. Of White
Springs Fl. Now hiring local &
regional class A & class B
Drivers Home daily, great pay
and benefits. Must be able to
pass DOT physical and drug
screen call Chad 770-294-0055
or chad@nickeygregory.com

405-YARD SALES

154 NW Cypress Cove Dr Sat,
9-1. Tools, fishing lures, Job
box, Chas's DR 1985, antique
tiger oak DR table/chairs, knife
collection, miscellaneous.

PUBLISHER'S NOTE
All Yard Sale Ads
Must be Pre-Paid.



BRENT KUYKENDALL/Lake City Reporter
Columbia's Max Bavar fights for possession of the ball with West Nassau's Sammy Bennett on Thursday night.

HOME

Continued From 1B

tonight," Hickman said. "This is what I was looking to see. What would happen after a game like Tuesday? They responded very well. I'm very proud of them."

It didn't take long for Columbia to get on the scoreboard as Rigdon made a pretty pass to Sauer in the fourth minute that Sauer sent flying towards West Nassau goalkeeper Sean Mellecker, who deflected the shot for a save. But Cisse was in the right place at the right time and footed the rebound into the net to put the Tigers ahead 1-0.

Strickland then scored his first goal of the season in the sixth minute but the Warriors answered in the 17th minute after a penalty set up a free kick for Will Carroll, who nailed it past goalkeeper Colby Strickland to cut Columbia's lead in half. But it was all Tigers from there as Rigdon assisted Bavar for a goal in the 18th minute to answer right back before West Nassau pulled Mellecker in favor of Hayden Roberts.

It didn't make much of a difference, though. Engle later scored in the 29th minute on Medina-Rodriguez's pass for his first goal of the year and Columbia went into halftime up 5-1 following Medina Rodriguez's first goal in the 38th minute.

"Marcos is a junior that's recovering from a broken nose in the preseason," Hickman said. "I'm not surprised by how he's playing but I thought it may take him

a little bit longer to get going. Obviously the play he made down on the left wing was very nice and he was able to finish so I'm very pleased that he is back and seems to be in form relatively quickly."

The Tigers continued to pour it on in the second half, with Cisse scoring his second goal of the night thanks to a pass from Sauer. Cisse, who moved into town from Virginia in the offseason, leads the team with five goals so far this season.

"Izzy has been a pleasant surprise," Hickman said. "He's gaining confidence and he's found his role and his place on the team. He seems to know where to be at the right time and he can put the ball around into the net to put the Tigers ahead 1-0."

Caballero scored via a free kick in the 69th minute before Medina-Rodriguez finished things off with a goal in stoppage time. Robert finished with eight saves while Mellecker had three.

Strickland didn't see much action in Columbia's net, only forced to save two shots the entire night — both in the first half.

The Tigers now travel to Fort White tonight for a 6 p.m. kickoff in their county rivalry. It just one of five road matches left for Columbia compared to nine remaining home games.

"It was nice to be at home for the first time," Hickman said. "They enjoyed it and we're looking forward, especially on the back end of the schedule, most of the games are at home which should help us down the stretch."

CHS

Continued From 1B

including Na'Haviya Paxton's 14 steals and 10 from Anzarria Jerkins. The sophomore guards both posted double-doubles as well, with Jerkins scoring a team-high 28 points and Paxton dropping 22.

Jerkins, who missed the Gainesville game with an illness, returned to the starting lineup Thursday and played lights out with Paxton.

"Oh my gosh," Perry said of Jerkins and Paxton. "They've been playing together since middle school, and you can tell. The good thing for me is that they're still young and have a lot of learning to do. If they stick with it and keep going, they're going to be something to watch."

"I'm glad Anzarria was back. She tried to make up for missing the last game and she was our spark plug tonight. And Na'Haviya was unreal with the steals. She moves well in space and if she gets her hands on the ball, she normally comes up with it."

The Lady Tigers trailed 6-5 after the first quarter and had just two points until Paxton hit a three at the buzzer. CHS went on a 12-0 run in the second and led 26-15 at the half.

"I kept looking at the scoreboard," Perry said, "and I'm thinking, 'What in the world is going on?'"



ZACH ABOLVERDI/Lake City Reporter
Columbia guard Na'Haviya Paxton shoots a 3-pointer against Hamilton County on Thursday night.

Well, we looked at the stat sheet and they weren't really taking their shots. So we weren't being aggressive.

"Well, you miss 100 percent of the shots you don't take. Hopefully they got the message. Because that little lack of focus in the first half could hurt us down the road. Thankfully, our defense held us down."

Columbia held the Trojans to nine points in the third, going on a 20-2 run during the quarter. With a 61-24 lead heading into the fourth, the Lady Tigers received a run-

ning clock and cleared the bench.

"What can I say? If they keep playing defense like this, we'll be some trouble for other teams," Perry said. "The way we operated the press, especially in that second half, I couldn't ask for anything better. We got some things to clean up, but I'm happy."

UP NEXT

CHS will be back in action Friday, playing host to Suwannee at 7:30 p.m. The Bulldogs have a 2-2 record this season.

PUBLIC NOTICE:

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12/6/19 Stubbs

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

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **December 17, 2019 at 6:00 p.m.** or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0608, a petition by James Johnston of Shutts and Bowen, LLP, as agent for Donna K. Frankenhauser, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated November 6, 2019 and submitted as part of a petition dated November 6, 2019, to be located on property described, as follows:

TOWNSHIP 7 SOUTH, RANGE 17 EAST, SECTION 30: THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 82.50 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS AND EXCEPT FOR THE RIGHT OF WAY FOR STATE ROAD S-138.

Containing 20.5 acres, more or less.

Tax Parcel Number 30-7s-17-10069-002

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

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

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

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

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



PUBLIC NOTICE
LANDING ACTION