

COLUMBIA COUNTY  
BOARD OF ADJUSTMENT MEETING  
COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX  
372 WEST DUVAL STREET, LAKE CITY, FLORIDA  
JUNE 26, 2014  
7:00 P.M.  
AGENDA

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Pledge to U.S. Flag

Invocation

Public Comments

Public hearings;

- V 0295 - Randy Hammer and Karrie Hammer, to request a variance be granted allowing a reduction of the south side yard setback from 25.00 feet to 23.00 feet within an AGRICULTURE-3 (A-3) zoning district. Located east side of SW Newark Drive, approximately 550 feet south of SW Copperhead lane and ½ mile north of SW Alberta Place.
- SE 0537 - Continued from May meeting. Smartlink LLC for AT&T Mobility, as agent for Brenda Pryce, to request a special exception be granted to allow for a 195 foot monopole wireless communication facility as an essential service within an AGRICULTURE-3 (A-3) zoning district. Located on the east side of State Road 47 approximately 2 miles south of County Road 242.

**NOTE:**

**All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, 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.**

APPEAL FOR A VARIANCE  
TO BOARD OF ADJUSTMENT  
COLUMBIA COUNTY, FLORIDA  
APPLICATION

DO NOT WRITE IN THIS SPACE  
OFFICE USE ONLY

Application No. v 0295 Date Filed 3 JUNE 2014 ~~05 30 14~~ Received By BLK

Date Set For Board of Adjustment 26 JUNE 2014

Newspaper Notice Lake City Reporter Date of Notice Published 13 JUNE 2014

Fee \$750.00 Receipt No. 04425 Check No. 2055

Comments: \_\_\_\_\_

SECTION TO BE COMPLETED BY APPLICANT

Name of Title Holder(s) RANDY & KARRIE HAMMER

Address 7941 DENNFIELD RD City BATTLE CREEK Zip Code 49017

Phone 269 209-2949 FAX 269 719-2217

E-mail address (optional) karriehammer@att.net

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

Any other person(s) having ownership, interest in subject property? Yes \_\_\_\_\_ No

If Yes, list such person(s) \_\_\_\_\_

NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a signed and notarized letter from the title holder(s) addressed to the Land Development Regulation Administrator

Title Holder(s) Representative Agent(s) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

E-mail address (optional) \_\_\_\_\_

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

Tax Parcel ID# 00-00-00-01386-000

Legal Description of Property (include copy of deed) \_\_\_\_\_

LOT 151 UNIT 21 THREE RIVERS ESTATES,  
COLUMBIA COUNTY FLORIDA. JTWS ORB 646-281, 646-283 +  
WD 1270-204C

Size of Property 100 ft x 400 ft = .9183 ACRE

Land Use Classification RESIDENTIAL A-3 Present Zoning District COLUMBIA COUNTY A-3

Present Use of Property ~~RES~~ VACANT PROPERTY  
(residential, commercial, industrial, agriculture, vacant, etc.)

Previous Actions on Property by Applicant

A previous application was \_\_\_\_\_ was not  made with respect to the subject property in this application.

Application Number(s) \_\_\_\_\_

1. Section of Land Development Regulations (LDR's) for which a Variance is Being Requested.

Section 5.4.9

2. Will the granting of a variance be in harmony with the neighborhood and not contrary to the intent and purpose of the Land Development Regulations (LDR's)? YES  NO \_\_\_\_\_

Elaborate \_\_\_\_\_

3. Are the conditions of hardship for which you are requesting a variance true only of your property? YES \_\_\_\_\_ NO  If not, how many other properties are similarly effected?

Many lots in the 3 rivers area have received variances  
because of the narrow lot widths

4. Are the conditions on your property the result of other man-made changes (such as relocation of a road)? YES \_\_\_\_\_ NO  If "YES", please describe \_\_\_\_\_

5. What characteristics of your property prevent it being used for any of the uses permitted within the zoning district that the property is located?

Shape \_\_\_\_\_ Size (to small) \_\_\_\_\_ To Narrow  To Shallow \_\_\_\_\_ Elevation \_\_\_\_\_  
Slope \_\_\_\_\_ Other \_\_\_\_\_  
(specify)

6. Describe the items checked, giving dimensions where appropriate: \_\_\_\_\_

100 FT X 400 FT. HOUSE IS 52 FEET NEED  
2 FT VARIANCE

7. How do the above stated conditions prevent any reasonable use of your property under the Land Development Regulations (LDR's)? \_\_\_\_\_

HOUSE IS CURRENTLY 52 FT. NEED  
A 2 FT VARIANCE. WISH TO FACE HOME TOWARDS  
THE ROAD

8. Which of the following types of modifications will allow you a reasonable use of your property?

Change in setback requirement  (front, side or rear)  
circle one  
Change in lot coverage requirement \_\_\_\_\_ Change in offstreet parking requirement \_\_\_\_\_  
Other \_\_\_\_\_

9. If the variance request is for a reduction in setback requirements. Please state which property line(s) and the distance request. \_\_\_\_\_

2 FT TOWARDS SOUTH EAST LINE

10. To the best of your knowledge can you affirm that the hardship as described was not created by an action of anyone having interest in the property after the LDR's or applicable section thereof came into effect? YES  NO \_\_\_\_\_

If "NO", explain why the hardship should not be regarded as being self-imposed. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE TO APPLICANT**

The Board of Adjustment shall have power to authorize upon appeal such variance from the terms of these land development regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these 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 variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of these land development regulations in the zoning district involved, or any use expressly or by implication prohibited by the terms of these land development regulations in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

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.

Fourteen (14) copies of a site plan must accompany an application for a Variance.

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

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

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

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

KARRIE HAMMER BANDY HAMMER  
Applicants Name or Agent (Print or Type)

Karrie Hammer Bandy Hammer  
Applicant or Agent Signature

05-30-14  
Date

05-30-14

Brian Kepner

Columbia County,

Land Development

Regulation Administrator

Dear Mr. Kepner,

My name is Phyllis Hammer and I currently live in Three Rivers Estates here in Columbia County. I am writing in response to support a variance and/or encroachment towards my lot, for my son and daughter-in-law Randy and Karlie Hammer that currently own Lot #151 Unit 21 in Three Rivers Estates. I live adjacent to their property.

The need for this encroachment is due to the lot being narrow in width (100ft) with their home being 52 feet in width. They would need approximately a 2 ft. variance towards their property line.

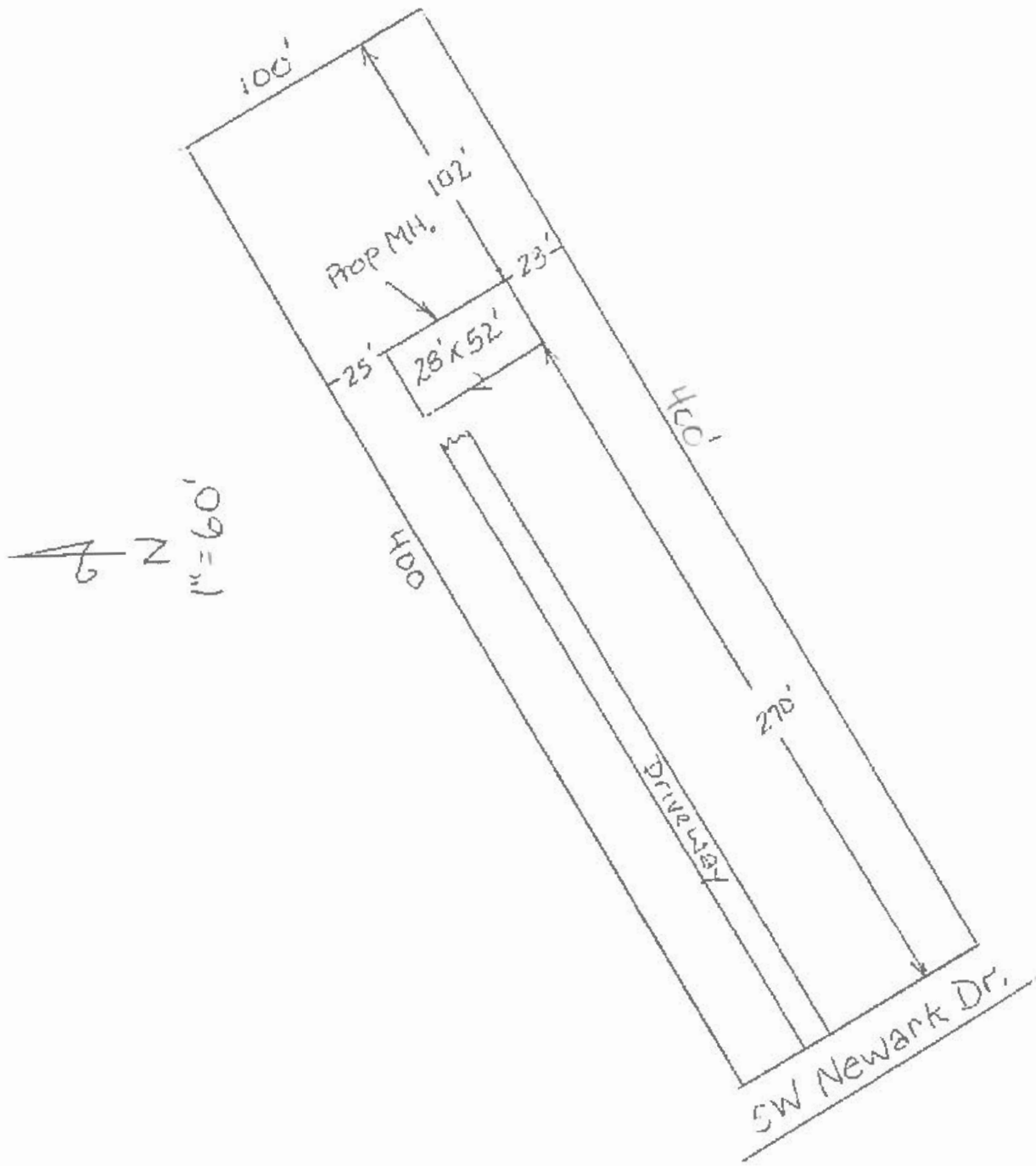
If you have any questions regarding my approval, please feel free to contact me at 386-497-1970.

Regards,

Phyllis Hammer

*Phyllis Hammer 5/30/14*

P.N. 00-00-00-01386-000  
Randy & Karrie Hammer





### Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

**PARCEL: 00-00-00-01386-000 - VACANT (000000)**

LOT 151 UNIT 21 THREE RIVERS ESTATES, JTWS ORB 646-281, 646-283 & WD 1270-2040

Name: HAMMER RANDY & KARRIE

Site:  
7941 PENNFIELD ROAD  
Mail: BATTLE CREEK, FL 49017

Sales 3/3/2014 \$10,000.00 V / Q  
Info 2/22/1988 \$2,500.00 V / U

**2013 Certified Values**

Land	\$8,000.00
Bldg	\$0.00
Assd	\$8,000.00
Exmpt	\$0.00
Cnty	\$8,000
Taxbl	Other: \$8,000   Schl: \$8,000



This information, GIS updated 5/9/2014, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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District No. 1 - Ronald Williams  
District No. 2 - Rusty DePratter  
District No. 3 - Bucky Nash  
District No. 4 - Stephen E. Bailey  
District No. 5 - Scarlet P. Frisina



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

26 June 2014

TO: Board of Adjustment  
FROM: Land Development Regulation Administrator  
SUBJECT: V 0295 (Hammer)  
Concurrency Assessment Concerning a Variance

The following assessment is provided for the purpose of a binding concurrency determination concerning the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System. This assessment serves as a binding concurrency determination, but does not ensure that facilities, which are not owned, operated or permitted by the County will be available to the property at the time development occurs.

V 0295, a petition by Randy Hammer and Karrie Hammer, to request a variance be granted from the requirements of Section 4.5.9 of the Land Development Regulations allowing a reduction of the south side yard setback from 25.00 feet to 23.00 feet within an AGRICULTURE-3 (A-3) zoning district in accordance with a site plan submitted as part of a petition filed June 3, 2014, to be located on property described, as follows:

A parcel of land lying within Section 25, Township 6 South, Range 15 East, Columbia County, Florida. Being more particularly described, as follows: Lot 151, Three Rivers Estates Unit 21 Subdivision, as recorded in the Public Records of Columbia County, Florida.

Containing 0.92 acre, more or less.

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

Availability of and Demand on Public Facilities

Potable Water Impact -

The proposed variance for a reduction in the side setback requirements from 25 feet to 23 feet will not require potable water facilities. Therefore, the proposed variance is not anticipated to adversely impact potable water facilities.

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Sanitary Sewer Impact -

The proposed variance for a reduction in the side setback requirements from 25 feet to 23 feet will not require sanitary sewer facilities. Therefore, the proposed variance is not anticipated to adversely impact sanitary sewer facilities.

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Solid Waste Impact -

The proposed variance for a reduction in the side setback requirements from 25 feet to 23 feet will not require solid waste facilities. Therefore, the variance is not anticipated to adversely impact solid waste facilities.

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Drainage Impact -

As there will be no increase in the amount of impervious surface created by the proposed variance for a reduction in the side setback requirements from 25 feet to 23 feet, it will not adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established with the Comprehensive Plan is anticipated to continue to be met or exceeded.

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Recreation Impact -

As there will be no additional population generated by the reduction in the side setback requirements from 25 feet to 23 feet, the proposed variance is not anticipated to adversely impact recreational facilities. Therefore, the level of service standards established within the Comprehensive Plan for the provision of recreation facilities are anticipated to continue to be met or exceeded.

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#### Traffic Impact -

The roadway serving the site exceeds the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed variance for a reduction in the side setback requirements from 25 feet to 23 feet will not require traffic circulation facilities and therefore are not anticipated to generate any daily P.M. peak hour trips.

As no trips are anticipated for the proposed variance, the adopted level of service as established in the Comprehensive Plan will continue to exceed the level of service for Road Section 31.

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#### Surrounding Land Uses

The site is currently vacant. The site is bounded on the north by vacant land, on the east by vacant land, on the south by single family residential land use and on the west by vacant land.

#### Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based on the Florida Division of Historical Resources Master Site File, dated 1989 and 1996, there are no known historic resources on the site.

#### Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated February 4, 2009, the site is located in a Zone X. Zone X have been determined to be areas with a 0.2 percent annual chance of flooding.

#### Wetlands

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

#### Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, dated 1977, the site is within an area known to contain phosphate deposits.

### Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the site contains Lakeland fine sand soils (0 to 5 percent slopes).

Lakeland fine sand soils (0 to 5 percent slopes) are excessively drained, nearly level to gently sloping soils on broad, slightly elevated ridges. The surface and subsurface layers are comprised of fine sands to a depth of 55 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more.

Lakeland fine sand soils (0 to 5 percent slope) have slight limitations for building site development and septic tank absorption fields.

### Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, dated October 7, 1997, the site is not located within a stream to sink area.

### Aquifer Vulnerability

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

### Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the site is located within a hardwood swamp vegetative community. Known wildlife habitats associated with a hardwood swamp vegetative community are bobcat, deer grey squirrel, otter, pileated woodpecker, turkey and wood duck.

APPEAL FOR SPECIAL EXCEPTION  
TO BOARD OF ADJUSTMENT  
COLUMBIA COUNTY, FLORIDA  
APPLICATION

DO NOT WRITE IN THIS SPACE  
OFFICE USE ONLY

Application No. SE 0337 Date Filed 1 Apr 2014 Received By BLK

Date Set For Board of Adjustment 29 MAY 2014

Newspaper Notice Lake City Reporter Date of Notice Published 16 May 2014

Fee \$750.00 Receipt No. 04410 Check No. 0157

Comments: \_\_\_\_\_

SECTION TO BE COMPLETED BY APPLICANT

Name of Title Holder(s) BRENDA PRYCE

Address P.O. BOX 55 City WHITE SPRINGS Zip Code 32096

Phone (386) 628-1249 FAX ( ) N/A

E-mail address (optional) N/A

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail address and communications may be subject to public disclosure.**

Any other person(s) having ownership, interest in subject property? Yes \_\_\_\_\_ No X

If Yes, list such person(s) N/A

**NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a signed and notarized letter from the title holder(s) addressed to the Land Development Regulation Administrator**

Title Holder(s) Representative Agent(s) Roger Simpson of Smartlink for AT&T Mobility

Address P.O. Box 4219 City Apopka Zip Code 32704

Phone (407) 741-3750 FAX (866) 803-4668

E-mail address (optional) roger.simpson@smartlinkllc.com

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail address and communications may be subject to public disclosure.**

Tax Parcel ID# 22-5S-16-03690-003

Legal Description of Property (Include copy of deed) See attached copy of the deed with the legal description.

Size of Property 13.7 acres

Land Use Classification Pastureland Present Zoning District AG3

Present Use of Property Agriculture  
(residential, commercial, industrial, agriculture, etc.)

Previous Actions on Property by Applicant

A previous application was \_\_\_\_\_, was not  made with respect to the subject property in this application.

Application Number(s) N/A

Section of Land Development Regulations (LDR's) for which a Special Exception is Requested. \_\_\_\_\_  
Essential Services - Section 4.2.34

Proposed Special Exception Use. Wireless Telecommunications Facility with a 195' monopole and accompanying appurtenances

State the grounds on which the Special Exception is requested, with particular reference to the types of findings which the Board of Adjustment makes under the Land Development Regulations (See attached finding list, page 5). \_\_\_\_\_

Please see the attached Support Statement which details the applicant's compliance with the Columbia County Land Development Regulations.

Square footage of any new proposed structures to be located on the property as a result of the Special Exception. 322 sq. ft. - Equipment

## NOTICE TO APPLICANT

Special Exceptions are uses of property that may be an appropriate use within a zoning district depending on the size, location on property, number, relationship to neighborhood, or other various factors. The Board of Adjustment can approve, approve with appropriate conditions, or deny a Special Exception request.

In addition to the application being submitted a copy of the deed showing ownership is required along with fourteen (14) copies of a site plan. The items as indicated on the checklist accompanying this application need to be shown on the site plan.

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

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

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

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

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.

Roger M. Simpson, III

Applicants Name or Agent (Print or Type)

  
Applicant or Agent Signature

3/27/14  
Date

SPECIAL EXCEPTION APPLICANT  
CHECKLIST

14 copies of a site plan is required as part of the application for a special exception. The following items shall be included on the site plan:

- |            |   |
|------------|---|
| <u>X</u>   | Site plan at an appropriate scale (one (1) inch equal to fifty (50) feet suggested) showing proposed placement of new structures and existing structures on the property and the location of property lines and dimensions; |
| <u>X</u>   | Provisions for ingress and egress;  |
| <u>N/A</u> | Off-street parking (number of spaces, including handicap spaces) and off-street loading areas;  |
| <u>N/A</u> | Refuse and service area;  |
| <u>X</u>   | Required yard and other open spaces, for example setback lines;   |
| <u>X</u>   | Showing proposed locations for utility hook-up;   |
| <u>X</u>   | Plans for screening and buffering with reference to type, dimensions and character (where applicable);  |
| <u>N/A</u> | Proposed Landscaping (if applicable);   |
| <u>N/A</u> | Location of proposed signs and lighting, including type, dimensions and character (if applicable);  |
| <u>X</u>   | Square footage of proposed structure or existing structure being used for special exception;  |
| <u>X</u>   | Date and North arrow;   |
| <u>X</u>   | Vicinity map showing general location of site with street names;  |



**BOARD OF ADJUSTMENT  
SPECIAL EXCEPTION  
FINDINGS**

Findings. Before any special exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of these 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 concerning the following matters, where applicable:

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

- (1) Whether the proposed use would be in conformance with the County's Comprehensive Plan and would have an adverse effect on the Comprehensive Plan;
- (2) Whether the proposed use is compatible with the established land use pattern;
- (3) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (4) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood;
- (5) Whether the proposed use will adversely influence living conditions in the neighborhood;
- (6) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety;
- (7) Whether the proposed use will create a drainage problem;
- (8) Whether the proposed use will seriously reduce light and air to adjacent areas;
- (9) Whether the proposed use will adversely affect property values in the adjacent area;
- (10) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and
- (11) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Site # 10579343  
Site Name: Fort White North

**AGENT OF RECORD LETTER**

I, Brenda Pryce, with an address of P.O. Box 55, White Springs, FL 32095 have the authority to execute this document. New Cingular Wireless PCS, LLC has proposed leasing my property located at 10200 SW State Road 47, Fort White, FL 32038, Parcel ID # 22-5S-16-03690-003; and hereby designate and appoint the below listed Agent(s) of Record for any necessary zoning, land use or permitting processes in association with the development of a wireless telecommunications facility on the aforementioned property.

The Agent of Record is vested with the authority to make representations and agreements which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is authorized to accept or reject conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute documents relating to any of the above mentioned processes on my behalf.

The authorized Agent(s) of Record is:

Roger Simpson  
Smartlink, LLC  
1997 Annapolis Exchange Blvd., Suite 200  
Annapolis, MD 21401

Brenda Pryce  
Signature

Brenda Pryce  
Printed Name

Owner  
Title

3/20/14  
Date

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of MARCH, 2014, by Brenda Pryce who is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)

Trevita L. Riley  
Notary Public  
TREVITA L RILEY  
Printed Name of Notary



TREVITA L. RILEY  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # EE153051  
EXPIRES 1/2/2016  
BONDED THRU 1-888-NOTARY1

**AT&T MOBILITY - FORT WHITE NORTH  
FA#10579343 - LEGAL DESCRIPTION**

COMMENCE AT THE SE CORNER OF NW 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°03'13"W., ALONG THE EAST LINE THEREOF, 660.01 FEET; THENCE S.87°10'40"W., 949.99 FEET; THENCE N.01°49'00"W., 84.64 FEET; THENCE S.88°04'25"W., 100.29 FEET; THENCE N.03°15'46"E., 503.51 FEET; THENCE N.87°24'30"E., 1013.41 FEET TO SAID EAST LINE OF NW 1/4; THENCE S.01°03'13"E., ALONG SAID EAST LINE, 583.06 FEET TO THE POINT OF BEGINNING. CONTAINING 13.70 ACRES, MORE OR LESS.

TOGETHER WITH A 30.00 FOOT EASEMENT FOR INGRESS & EGRESS AS LIES 30.00 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:  
COMMENCE AT THE SE CORNER OF NW 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°03'13"W., ALONG THE EAST LINE THEREOF, 660.01 FEET; THENCE S.87°10'40"W., 949.99 FEET; THENCE N.01°49'00"W., 84.64 FEET; THENCE S.88°04'25"W., 100.29 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE S.88°04'25"W., 331.91 FEET TO THE East Right-Of-Way line of State Road No. 47 and to the point of termination of said line.



March 21, 2014  
Columbia County  
Fort White FL 32038

Re: Proposed AT&T Mobility Communication Tower, Pryce Property

Ladies and Gentlemen:

I respectfully submit this letter as an explanation of our need for a new telecommunications site in Columbia County, City of Fort White. As the system design engineer for AT&T Mobility responsible for Columbia County I have performed a thorough analysis of the County and the interaction of the sites within the County. My study included field visits and computer analysis with sophisticated RF modeling that takes into account the following variables:

- (A) The physical characteristics of the frequencies allotted by the FCC to AT&T Mobility.
- (B) The allowable power outputs of those frequencies.
- (C) The AT&T Mobility equipment specifications.
- (D) The location of existing AT&T Mobility and other facilities.
- (E) The topography and building density of the area.
- (F) The optimum coverage with the minimum of new tower sites.

These factors were quantified and values extrapolated using RF modeling software to arrive at a design objective or search area. The site identified as Pryce Property site located at 30.041222, -82.70285 is required to fit the coverage objective.

The purpose of this site is to improve coverage/capacity to homes, businesses and the surrounding area that currently has weak or no service conditions. It is my professional opinion that the existing coverage levels do not adequately support the usage demands of AT&T customers in this area, in terms of placing calls and using advanced data devices such as smartphones, tablets etc. Pilot pollution (co-channel interference) is also a major factor that needs to be minimized in order to provide our customers with the outstanding service they have come to expect from AT&T.

AT&T is licensed for 700, 850 and 1900 MHz frequencies supporting GSM, UMTS and 4G LTE. These technologies will be used to provide Gold level services and features to our current and future customers and for those that work and reside in the City of Fort White/Columbia County area.

The AT&T – RF Safety Engineer has ensured adherence to all applicable FCC rules regarding human exposure to RF energy. AT&T has a very comprehensive RF Industry/Safety program.

Sincerely,

Hector Abundis

*Hector Abundis*

R.F. Design Engineer  
AT&T Mobility Inc

**Supporting Statement**  
**AT&T Mobility Tower Proposal – Fort White North**

New Cingular Wireless PCS LLC d/b/a AT&T Mobility as applicant representing Brenda Pryce is requesting approval of a Special Permit for a wireless communications facility to be located on the property at the address of 10200 SW State Road 47, Fort White, FL 32038, with Columbia County Property Appraiser No.: 22-55-16-03690-003.

AT&T RF Engineering issued a Search Area Ring for this general vicinity earlier this year. Their goal was to find a location suitable for providing additional coverage in the area surrounding State Road 47 and CR 240. This area has been underserved by AT&T until now due to a lack of structures available for the placement of antennas. After reviewing the area and looking for existing towers/tall structures it was determined that no existing facility existed. Contact was made with Columbia County Planning and numerous landlords to determine a location, which both the County and the community could support.

AT&T RF Engineering reviewed the proposed locations and it was determined that the location owned by Brenda Pryce on SW State Road 47 would meet their coverage objectives. Thereafter, a lease agreement was entered into with the property owner for a 10,000 square foot leasehold for a 195 ft. self-support tower and its accompanying appurtenances including an 11.5' x 28' equipment shelter which includes an emergency back-up generator patio.

When reviewing an application for a Special Permit the Columbia County Board of Zoning Adjustment will consider the following developmental standards in accordance with Columbia County Land Development Regulations:

1. Scaled Site Plan: As demonstrated by the submitted Site Plan, AT&T has designed this proposal noting the location, type and height of the tower, along with adjacent roadways, elevated drawings and topography. Access to the site shall be off of State Road 47. Twelve copies of the Site Plan are submitted with this application along with a CD containing the plans and supporting zoning documents.
2. A Special Exception application fee check made out to Columbia County BOCC for \$750.00 is submitted with this request.
3. AT&T is leasing a 10,000 square foot parcel on a parent tract of 13.7 acres which has a current zoning of Pasture 3 (AG). The Future Land Designation is AG.
4. The setback distances are greater than the tower height. The following are the setbacks to the property line from the center of the tower: The North Setback = 202 ft.; the West Setback = 824 ft.; the East Setback = 200 ft.; and the South Setback = 382 ft.
5. AT&T has provided a notarized statement that the proposed wireless communications facility will comply with the Columbia County Land Development Code Section 4.2.34(4) (1a – 1h).
6. There are no identified towers or structures within a 2-mile radius of the proposed structure that could be used to meet the RF Engineering coverage objectives.

7. Propagation maps provided by AT&T RF Engineering demonstrate that the proposed location represents a gap in cell phone coverage, which this proposal will remedy.
8. The design for this site will not require the removal of any protected trees and the tower base will not be visible from State Road 47. AT&T is requesting a waiver from any applicable landscaping requirements.
9. The proposed tower will be fenced with an 8' chain-link fence providing 3-strands of barbed wire and a locking gate. The tower will not be lit.
10. The proposed tower is being designed to accommodate at least two (2) co-locators who will be able to install at least six (6) to 15 antennas each. AT&T has provided a notarized statement regarding the tower's accommodation for co-location.
11. AT&T under the name New Cingular Wireless PCS, LLC owns eight (8) FCC registered towers in Columbia County. A copy of the structure list is supplied with this application.
12. AT&T has determined that an FAA Determination of No Hazard is not required. A copy of the Federal Airspace and Airways Summary Report indicating that application to the FAA is not required is submitted with this application.
13. AT&T has provided a Signed & Stamped Letter from a Florida Licensed P.E. that the proposed tower will not violate the provisions of Columbia County Ordinance No.: 77-6 [Lake City Airport Hazard Zoning Ordinance] as amended.
14. A copy of a notarized statement of AT&T's commitment to co-locate is submitted with this application.
15. A letter attesting to the Fall Zone of the proposed tower is not available at the time of this submittal, but it will be provided during the zoning review process.
16. The Site Plan submitted provides the tower height, co-location capacity and antenna type information on Page S-1. A report on Tower Design – showing any cross-sections, will be submitted with the construction drawings in the building permit application.

Based on the foregoing compliance with the county's land development regulations and the specific Special Permit requirements, in addition to AT&T's continued effort to be a good corporate citizen of Columbia County, AT&T respectfully requests the Planning Department's support of the Special Permit application and approval of this Special Permit application.

Respectfully Submitted,

On behalf of New Cingular Wireless PCS, LLC d/b/a AT&T Mobility  
Roger M. Simpson, III, JD, MA  
Zoning Specialist  
Smartlink  
Mailing: 4191 Caledonia Avenue, Apopka, FL 32712  
Corporate: 1997 Annapolis Exchange Blvd. Suite 200, Annapolis, MD 21401  
E-mail: roger.simpson@smartlinkllc.com  
Phone: 407-741-3750

ASR Registration Search

## Registration Search Results

### Displayed Results

**No matches found**

**PA** = Pending Application(s)

To try again, you can perform a [new search](#) or [refine your existing search](#).

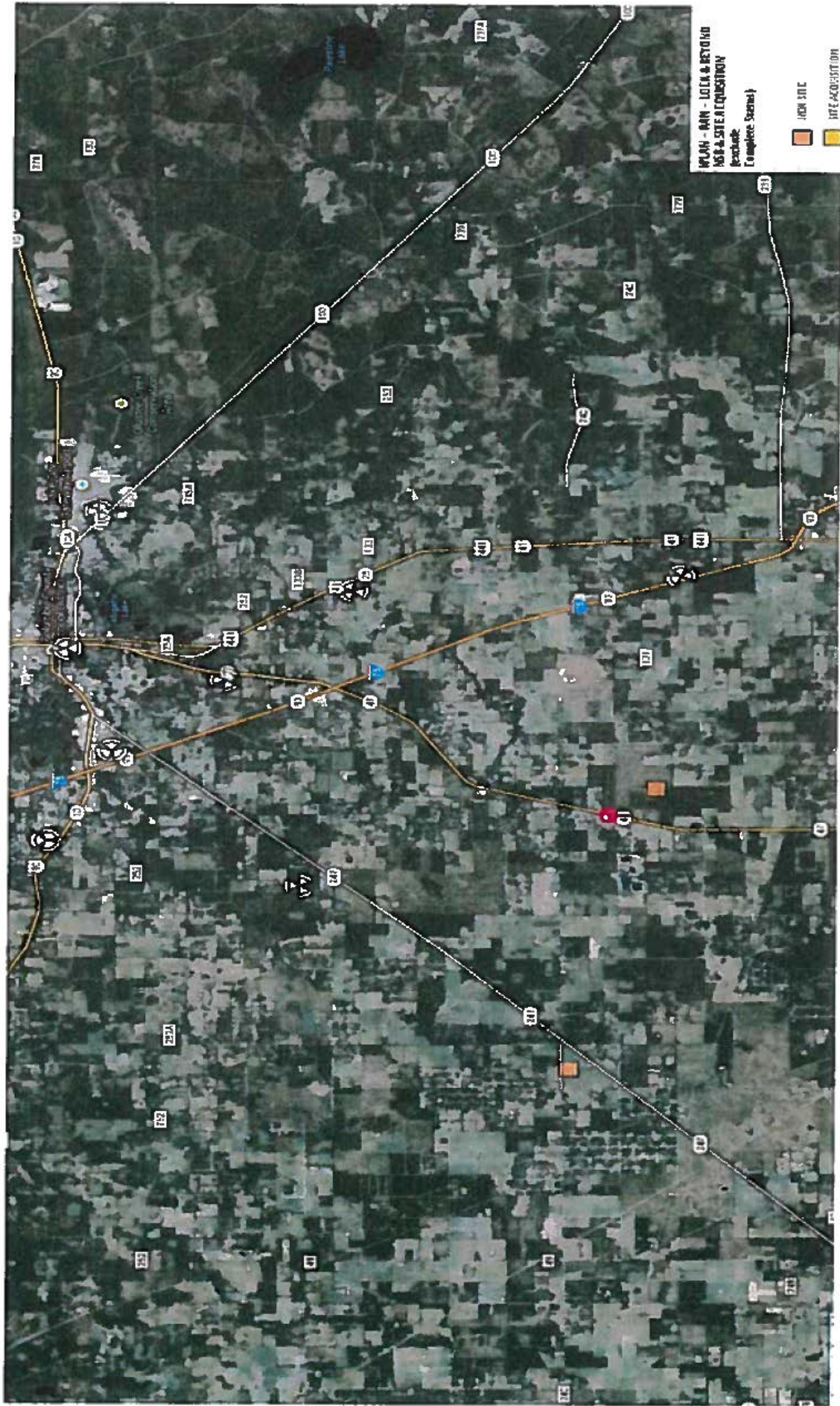
### Specified Search

Latitude='30-02-07.6 N', Longitude='82-41-40 W', Radius=3.2 Kilometers

**CLOSE WINDOW**



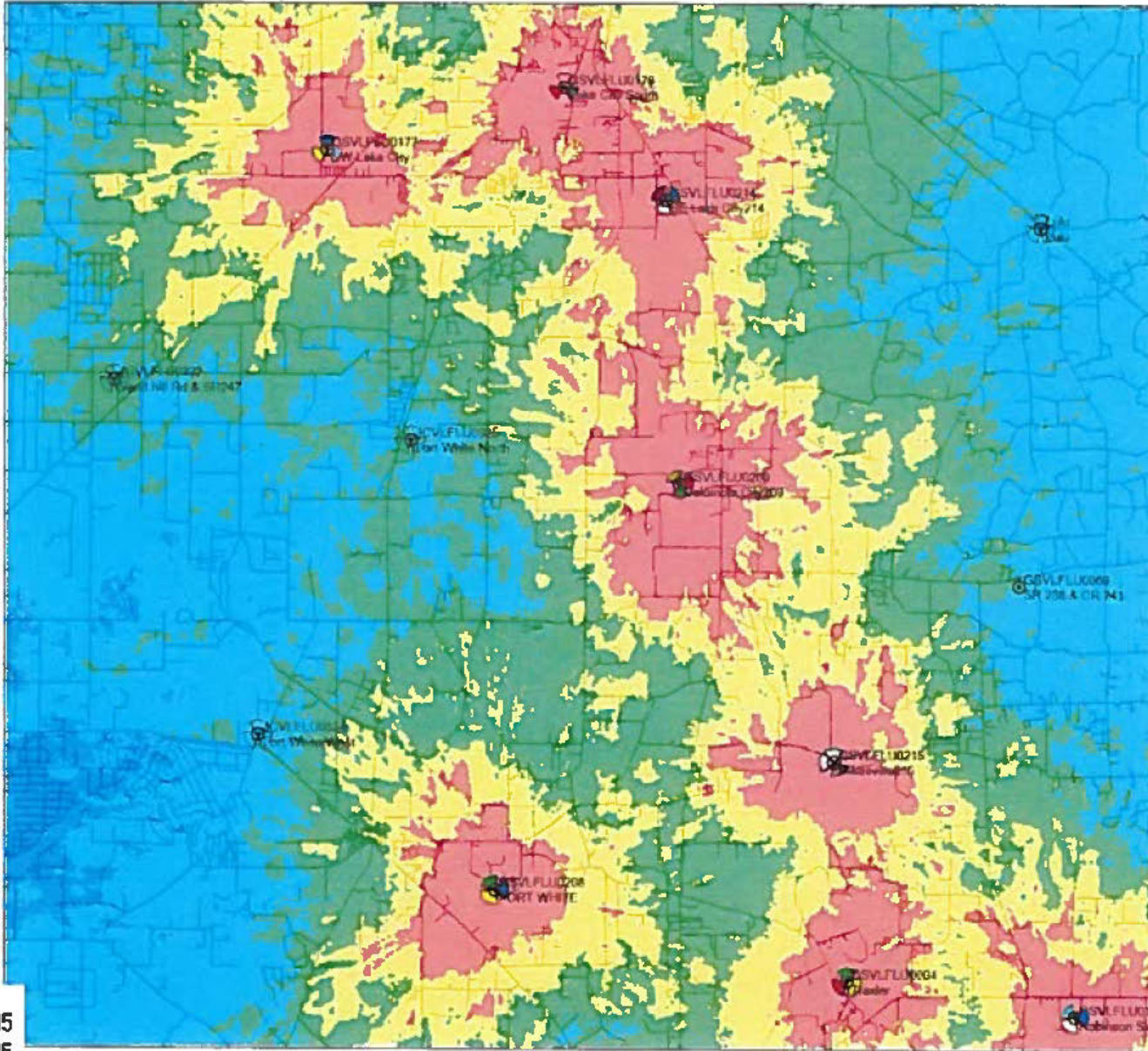
# Candidate Coverage







## Current Coverage

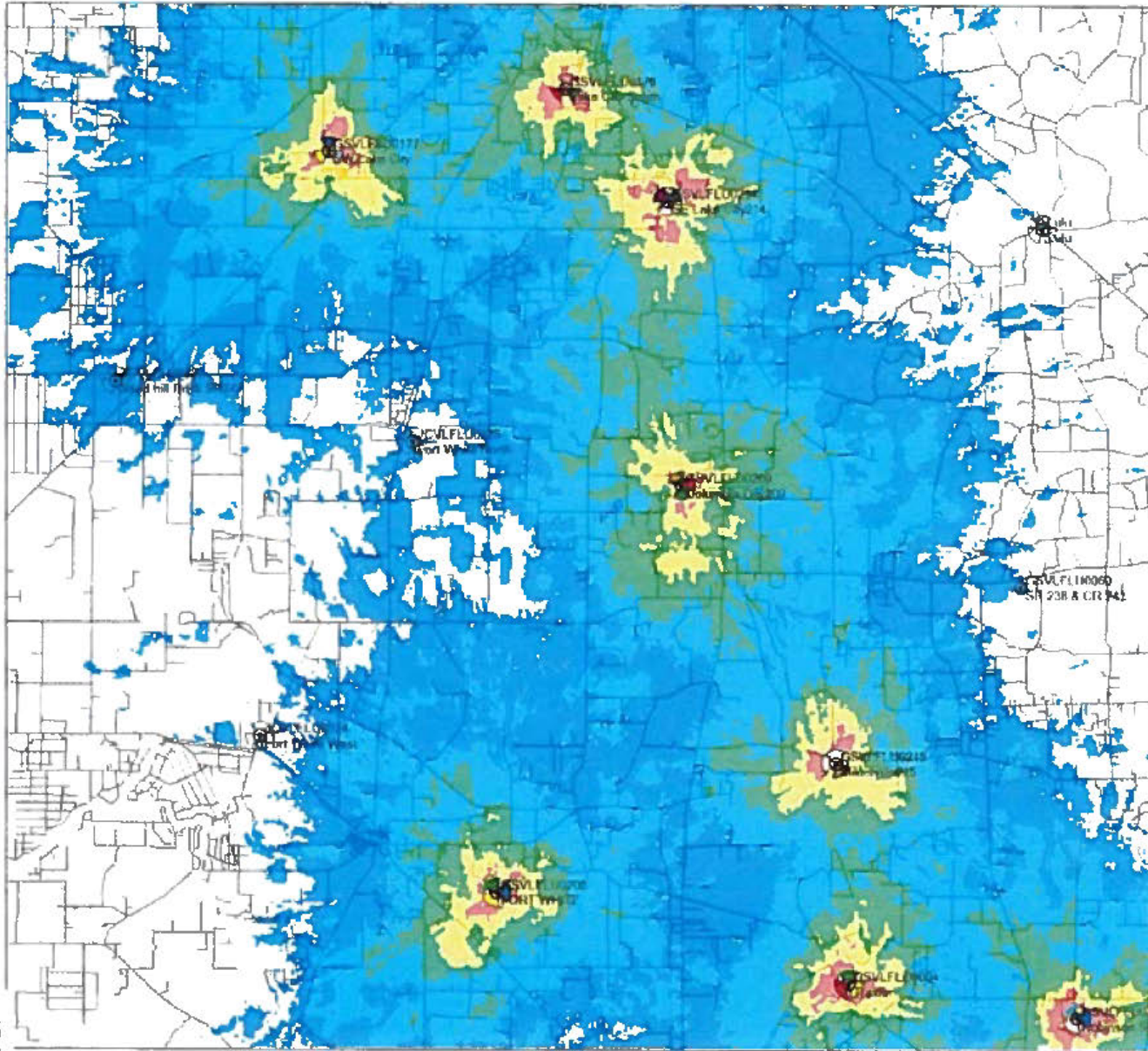


### Coverage by Signal Level

- Best Signal Level (dBm) >=-85
- Best Signal Level (dBm) >=-95
- Best Signal Level (dBm) >=-105
- Best Signal Level (dBm) >=-115
- Best Signal Level (dBm) >=-125



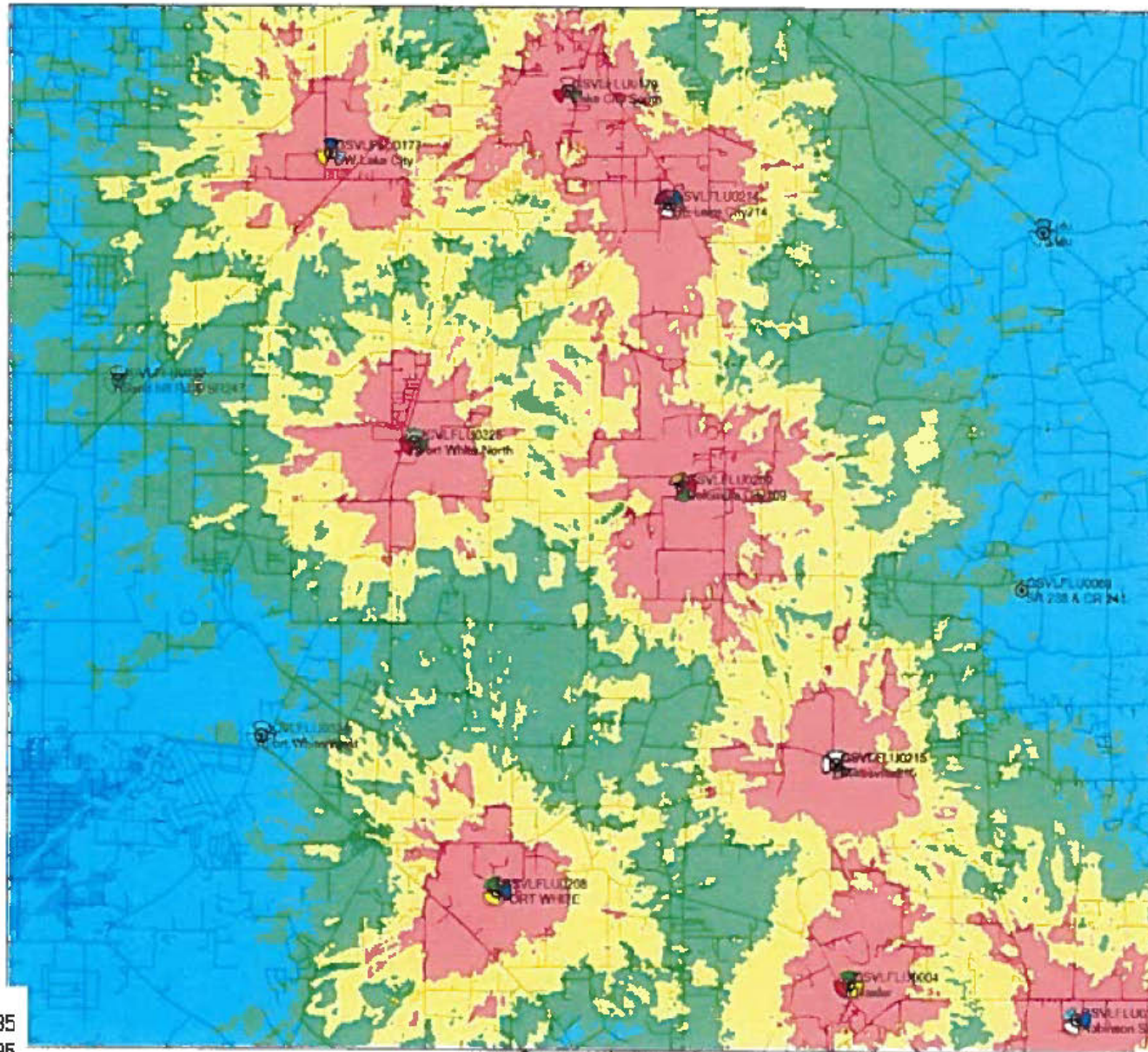
## Current Coverage



### Coverage by Signal Level

- Best Signal Level (dBm)  $\geq -65$
- Best Signal Level (dBm)  $\geq -75$
- Best Signal Level (dBm)  $\geq -85$
- Best Signal Level (dBm)  $\geq -95$
- Best Signal Level (dBm)  $\geq -105$

# Candidate Coverage



- Coverage by Signal Level**
- Best Signal Level (dBm) >=-85
  - Best Signal Level (dBm) >=-95
  - Best Signal Level (dBm) >=-105
  - Best Signal Level (dBm) >=-115
  - Best Signal Level (dBm) >=-125

195ft and 85 deg antennas





1101 Greenwood Boulevard • Lake Mary, Florida 32746

March 5, 2014

Brian Kepner, Planning  
Columbia County Planning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

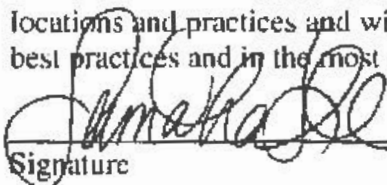
**RE: Statement Supporting Co-location\_FA#10579343\_Fort White North\_AT&T Mobility  
Proposed Wireless Communications Facility\_10200 SW SR47, Fort White, FL**

Dear Mr. Kepner:

AT&T is proposing the development of a new wireless communications facility in Columbia County for Parcel No.: 22-5S-16-03690-003 with the address of 10200 SW SR47, Fort White.

The proposed tower will be a monopole structure measuring 195 feet in height and will be engineered to accommodate at least three (3) FCC licensed service providers. In addition, sufficient property has been leased to provide future co-locators space to install any ancillary equipment or shelters within the proposed AT&T compound.

AT&T will allow co-location on the proposed structure at industry standard market rates, locations and practices and will operate to ensure that any such co-location can be achieved using best practices and in the most efficient manner.

  
Signature

Samantha Smith  
Printed Name

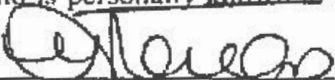
Manager - NFL Real Estate Administration

Title

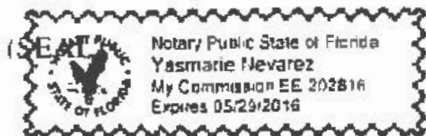
3/6/2014  
Date

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 6 day of March, 2014, by Samantha Smith, Manager - NFL Real Estate Administration who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public  
Yasmarie Nevarez

Printed Name of Notary



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

Airspace User: Not Identified

File: FORT\_WHITE\_NORTH

Location: Fort White, FL  
Distance: 8.3 Statute Miles  
Direction: 184° (true bearing)

Latitude: 30°-02'-28.5" Longitude: 82°-42'-

10.3"

SITE ELEVATION AMSL..... 79 ft.  
STRUCTURE HEIGHT.....199 ft.  
OVERALL HEIGHT AMSL.....278 ft.

NOTICE CRITERIA

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

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)

For new construction review Air Navigation Facilities at

bottom

of this report.

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

OBSTRUCTION STANDARDS

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

VFR TRAFFIC PATTERN AIRSPACE FOR: LCQ: LAKE CITY GATEWAY

Type: A RD: 62823.44 RE: 185.5

FAR 77.17(a) (1): DNE  
 FAR 77.17(a) (2): DNE - Greater Than 5.99 NM.  
 VFR Horizontal Surface: DNE  
 VFR Conical Surface: DNE  
 VFR Approach Slope: DNE  
 VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: 6J8: OAK TREE LANDING

Type: A RD: 115464.4 RE: 90  
 FAR 77.17(a) (1): DNE  
 FAR 77.17(a) (2): DNE - Greater Than 5.99 NM.  
 VFR Horizontal Surface: DNE  
 VFR Conical Surface: DNE  
 VFR Approach Slope: DNE  
 VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)  
 FAR 77.17(a) (3) Departure Surface Criteria (40:1)  
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)  
 FAR 77.17(a) (4) MOCA Altitude Enroute Criteria  
 The Maximum Height Permitted is 2097 ft AMSL

PRIVATE LANDING FACILITIES

ARP FAA	FACIL	BEARING	RANGE	DELTA
ELEVATION IFR	IDENT TYP NAME	To FACIL	IN NM	
- ---	1FL3 AIR Z RANCH	264.33	4.14	+203
	No Impact to VFR Transitional Surface. Below surface height of 314 ft above ARP.			
	FL27 AIR LAKE CITY AIRPARK	88.22	5.16	+158
	No Impact to VFR Transitional Surface. Below surface height of 416 ft above ARP.			
	FD84 AIR DELTA	22.1	5.43	+78
	No Impact to VFR Transitional Surface. Below surface height of 443 ft above ARP.			

AIR NAVIGATION ELECTRONIC FACILITIES

GRND	FAC	ST	DIST	DELTA		
ANGLE	APCH	TYPE	AT	FREQ	VECTOR (ft)	ELEVA ST LOCATION
BEAR	IDENT					
.07	LCQ	NDB	I	20	36.84	65490 +80 FL LAKE CITY
.05	CTY	RADAR ARSR	Y	1259.6	221.08	143581 +120 FL Cross City

.05	TAY	VORTAC	R	112.9	15.65	175044	+138	FL TAYLOR
.05	GNV	VORTAC	R	116.2	133.08	186253	+150	FL GATORS
.07	CTY	VORTAC	I	112.0	214.21	194681	+244	FL CROSS CITY

FCC AM PROOF-OF-PERFORMANCE

NOT REQUIRED: Structure is not near a FCC licensed AM radio station Proof-of-Performance is not required. Please review AM Station Report for details.

Nearest AM Station: WDSR @ 14172 meters.

Airspace® Summary Version 14.1.350

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Copyright © 1989 - 2014

03-14-2014  
07:54:46



ULS License

## PCS Broadband License - KNLG224 - New Cingular Wireless PCS, LLC

Call Sign	KNLG224	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
<b>Market</b>			
Market	BTA212 - Jacksonville, FL	Channel Block	F
Submarket	0	Associated Frequencies (MHz)	001890.00000000- 001895.00000000- 001970.00000000- 001975.00000000
<b>Dates</b>			
Grant	04/17/2007	Expiration	04/28/2017
Effective	02/13/2014	Cancellation	
<b>Buildout Deadlines</b>			
1st	04/28/2002	2nd	
<b>Notification Dates</b>			
1st	04/02/2002	2nd	
<b>Licensee</b>			
FRN	0003291192	Type	Limited Liability Company
<b>Licensee</b>			
New Cingular Wireless PCS, LLC 3300 E. Renner Road, B3132 Richardson, TX 75082 ATTN Reginald Youngblood		P:(855)699-7073 F:(972)907-1131 E:FCCMW@att.com	
<b>Contact</b>			
AT&T Mobility LLC Michael P Goggin 1120 20th Street, NW - Suite 1000 Washington, DC 20036 ATTN Michael P. Goggin		P:(202)457-2055 F:(202)457-3073 E:michael.p.goggin@att.com	
<b>Ownership and Qualifications</b>			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
<b>Alien Ownership</b> The Applicant answered "No" to each of the Alien Ownership questions.			
<b>Basic Qualifications</b> The Applicant answered "No" to each of the Basic Qualification questions.			
<b>Tribal Land Bidding Credits</b> This license did not have tribal land bidding credits.			
<b>Demographics</b>			
Race			
Ethnicity			Gender

Uls License

## Cellular License - KNKN773 - New Cingular Wireless PCS, LLC - Frequencies

Call Sign	KNKN773	Radio Service	CL - Cellular
<a href="#">Return to Main</a>			
<b>A Block</b>			
824 - 835 MHz paired with 869 - 880 MHz			
845 - 846.5 MHz paired with 890 - 891.5 MHz			

ULS License

## Cellular License - KNKN773 - New Cingular Wireless PCS, LLC

Call Sign	KNKN773	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular
<b>Market</b>			
Market	CMA365 - Florida 6 - Dixie	Channel Block	A
Submarket	0	Phase	2
<b>Dates</b>			
Grant	09/07/2011	Expiration	10/01/2021
Effective	02/14/2014	Cancellation	
<b>Five Year Buildout Date</b>			
01/13/1997			
<b>Control Points</b>			
1	800 CORNERSTONE DRIVE, KNOX, Knoxville, TN P: (423)680-7650		
1	800 CORNERSTONE DRIVE, KNOXVILLE, TN P: (865)680-7650		
<b>Licensee</b>			
FRN	0003291192	Type	Limited Liability Company
<b>Licensee</b>			
New Cingular Wireless PCS, LLC 3300 E. Renner Road, B3132 Richardson, TX 75082 ATTN Reginald Youngblood		P:(855)699-7073 F:(972)907-1131 E:FCCMW@att.com	
<b>Contact</b>			
AT&T MOBILITY LLC Michael P Goggin 1120 20th Street, NW - Suite 1000 Washington, DC 20036 ATTN Michael P. Goggin		P:(202)457-2055 F:(202)457-3073 E:michael.p.goggin@att.com	
<b>Ownership and Qualifications</b>			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
<b>Alien Ownership</b> The Applicant answered "No" to each of the Alien Ownership questions.			
<b>Basic Qualifications</b> The Applicant answered "No" to each of the Basic Qualification questions.			
<b>Demographics</b>			
Race			
Ethnicity	Gender		

### AT&T MOBILITY - COLUMBIA COUNTY ANTENNA LOCATIONS

Name	Longitude	Latitude	Location	Height (ft)	Status	FA #	Tower Owner
GSVLFLU0152	-82.756028	30.263417	I-10 and I-75	250	Existing	10143832	SBA OWNED
GSVLFLU0153	-82.587547	30.177711	Lake City Airport	150	Existing	10143888	SBA OWNED
GSVLFLU0168	-82.715667	30.190528	West Lake City	185	Existing	10096114	CROWN OWNED
GSVLFLU0176	-82.653029	30.145472	Lake City South	205	Existing	10152021	PINNACLE(CROWN) OWNED
GSVLFLU0177	-82.733	30.126083	SW Lake City	225	Existing	10152022	SBA OWNED
GSVLFLU0203	-82.841778	30.249528	Lake City203	276	Existing	10091807	AT&T OWNED TOWER
GSVLFLU0204	-82.640944	30.185472	DT Lake City204	168	Existing	10091808	AT&T OWNED TOWER
GSVLFLU0205	-82.498944	30.234361	Oceola205	246	Existing	10091809	AT&T OWNED TOWER
GSVLFLU0208	-82.672111	29.908667	FORT WHITE	307	Existing	10091812	AT&T OWNED TOWER
GSVLFLU0209	-82.611944	30.029566	Columbia City209	273	Existing	10091913	AT&T OWNED TOWER
GSVLFLU0212	-82.680628	30.174	Fairgrounds212	185	Existing	10091816	AT&T OWNED TOWER
GSVLFLU0214	-82.618111	30.112944	SE Lake City214	276	Existing	10091818	AT&T OWNED TOWER
GSVLFLU0215	-82.558111	29.948417	Mikesville215	249	Existing	10091919	AT&T CORP OWNED
GSVLFLU0217	-82.672889	30.518222	Benton	300	Existing	10091921	AMERICAN TOWER
JCVLFLU0324	-82.753042	29.8536	Fort White West	200	Proposed	10579344	RAW LAND
JCVLFLU0325	-82.694519	30.035541	Fort White North	225	Proposed	10579343	RAW LAND
JCVLFLU0326	-82.6295	30.3662	Deep Creek	156	Proposed	10579351	NO LEASE
Lulu	-82.4909	30.1067	Lulu	156	Proposed	10579357	NO LEASE
Springville	-82.7147	30.3135	Springville	150	Proposed	?????	NO LEASE

AT&T Proprietary (Internal Use Only)  
 Not for use or disclosure outside the AT&T companies  
 except under written agreement

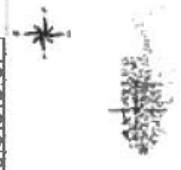


**Columbia County Property Appraiser**  
 J. Dayle Crews - Lake City, Florida 32055 | 386-758-1083

**PARCEL: 22-55-16-03690-003 - PASTURELAN (006200)**  
 COMM SE COR OF NW1/4. RUN N 860.01 FT FOR POB. W 949.99 FT N 84.64 FT W  
 100.29 FT. N 503.51 FT. E 1013.41 FT TO E LINE OF NW1/4. S 583.06 FT TO POB

NOTES  
 AT&T Site No 10579343  
 Fort White North  
 10200 SW State Road 47

Name: PRYCE BRENDA		2013 Certified Values	
SITE:		Land	\$0.00
		Blgd	\$0.00
Mail:	P O BOX 55 WHITE SPRINGS, FL 32096	Ased	\$2,740.00
Sales	5/8/2007 \$100.00 V / U	Exempt	\$0.00
Info		City	\$2,740
		Other	\$2,740 / Sch \$2,740



Rethink Possible



North Florida RAN Engineering  
 Search Area Request Form (SARF) and  
 Preliminary Design for Tower Loading

Site Name	Fort White North			FA Code	10579343		
Cell Id	JCVLFLU0325	RF Eng	Charlie Vicchini	Latitude (DMS)	30	2	20.04
County	COLUMBIA	Redirect	No	Longitude (DMS)	82	42	7.92
Market	JACKSONVILLE	Cell Type	Coverage	Date Issued	5/17/2013		
Band	700; 850; 1700; 1900						

SAR INFORMATION

	Initial SAR Release	Redirect 1 Info	Redirect 2 Info	Redirect 3 Info
Search Radius	0.25			
Grid Radius	2			
AMSL	62			
AGL	156			
Total Structure AMSL	218			
TOWAIR Compliant	Yes			
Nearest Airport	Lake City Municipal			
Distance to SAR Center	12 Miles			
Nearest Cross Streets	Simpkins Rd and SR 47			

Cell Site Objective (See attached drawing/s on next page/s)

brings much needed expanded coverage to rural sections of Suwannee County.

Preliminary Design Used for Loading/Structural Analysis (Site construction may be less)

Equipment	Alpha	Beta	Gamma	Split
Cables (Qty)	FXL-780 (6)	FXL-780 (6)	FXL-780 (6)	
Antennas (Qty)	SBNH-1D-6565B (4)	SBNH-1D-6565B (4)	SBNH-1D-6565B (4)	
Antenna HBW	65°	65°	65°	
TMA (Qty)	E15S09P78 (3)	E15S09P78 (3)	E15S09P78 (3)	
Diplexers (Qty)	CBC721A-02 (2)	CBC721A-02 (2)	CBC721A-02 (2)	
PDU (Qty)	EPD3603-DCS6 (1)	EPD3603-DCS6 (1)	EPD3603-DCS6 (1)	
Bias T (Qty)	ABT-DFDM-ADBH (2)	ABT-DFDM-ADBH (2)	ABT-DFDM-ADBH (2)	
Azimuth	0	120	240	
LTE RRU at Top (Qty)	Yes (2)	Yes (2)	Yes (2)	

Traffic Offloads	Cell ID	Erlangs	Mbps	Notes
Cell ID				
Cell ID				
Cell ID				

RF DESIGN APPROVALS

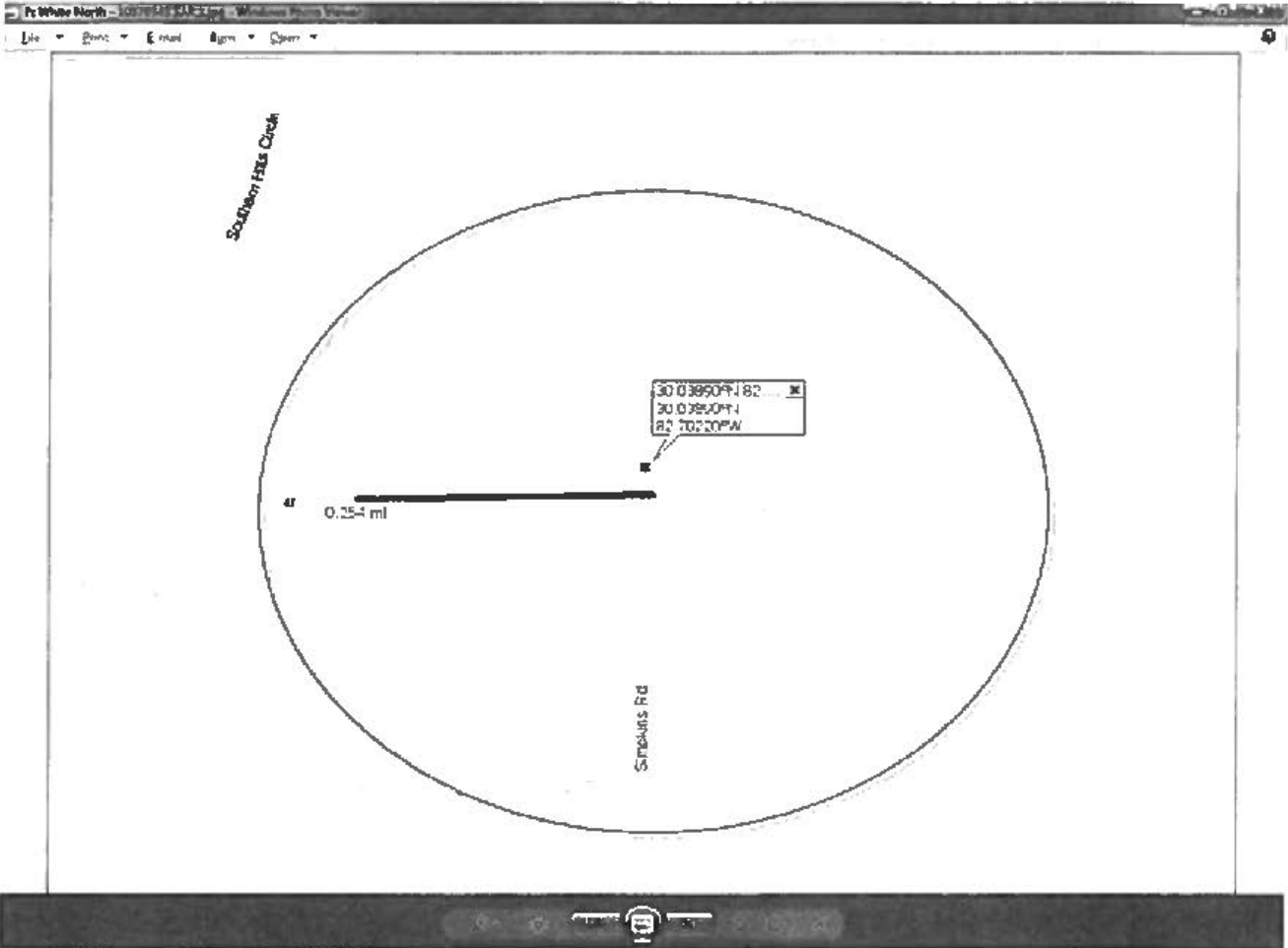
Design Engineer	Charlie Vicchini		Date	5/17/2013
RF Manager	Joey Ward		Date	
RF Director	Cliffe Barnett		Date	

Rethink Possible®



North Florida RAN Engineering  
Search Area Request Form (SARF) and  
Preliminary Design for Tower Loading

Site Name	Fort White North			FA Code	10579343		
Cell Id	JCVLFLU0325	RF Eng	Charlie Vicchini	Latitude (DMS)	30	2	20.04
County	COLUMBIA	Redirect	No	Longitude (DMS)	82	42	7.92
Market	JACKSONVILLE	Cell Type	Coverage	Date Issued	5/17/2013		
Band	700; 850; 1700; 1900						

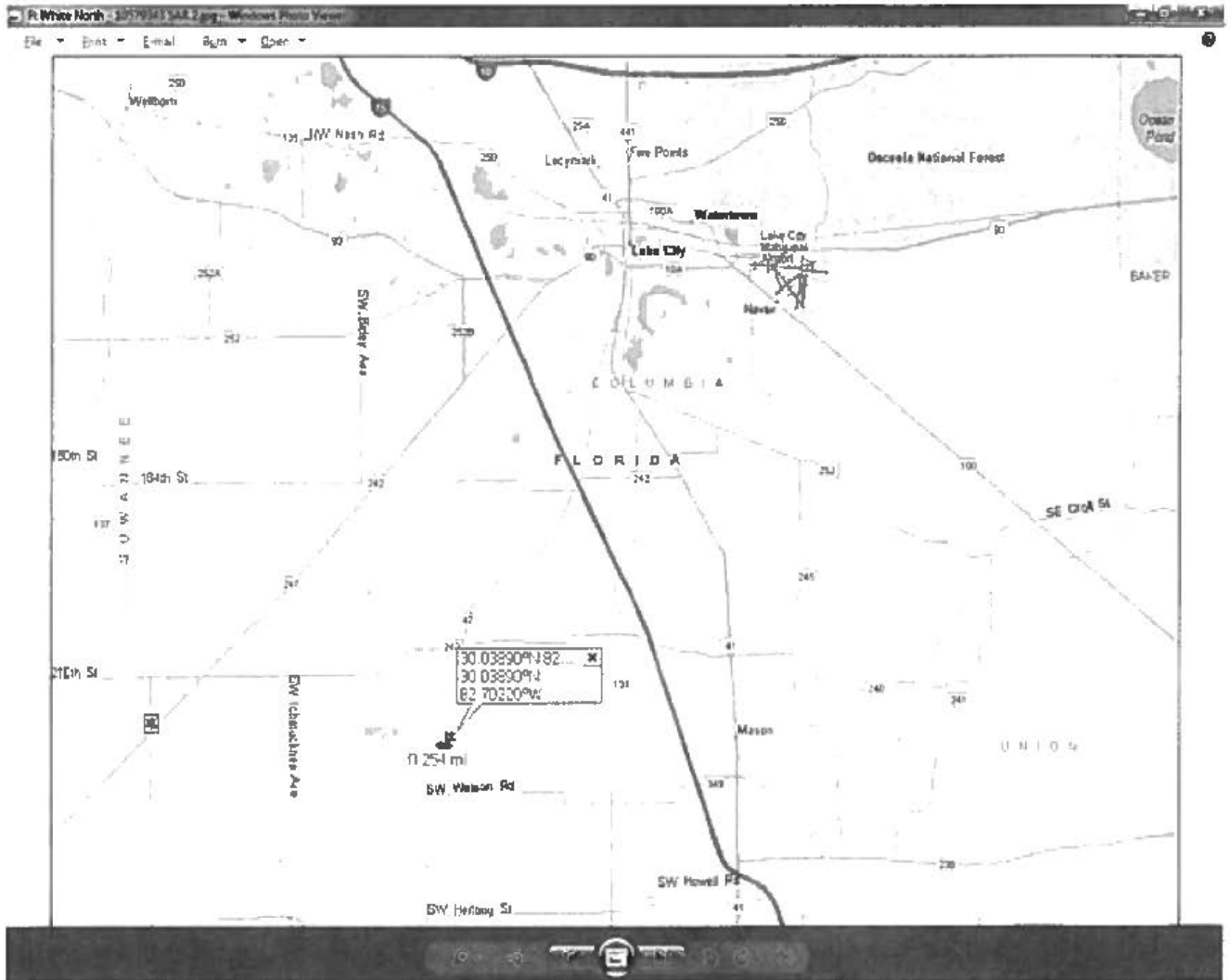


Rethink Possible



North Florida RAN Engineering  
Search Area Request Form (SARF) and  
Preliminary Design for Tower Loading

	Site Name	Fort White North			FA Code	10579343		
Cell Id	JCVLFLUD325	RF Eng	Charlie Vicchini	Latitude (DMS)	30	2	20.04	
County	COLUMBIA	Redirect	No	Longitude (DMS)	82	42	7.92	
Market	JACKSONVILLE	Cell Type	Coverage	Date Issued	5/17/2013			
Band	700; 850; 1700; 1900							





**FAA TOWER CERTIFICATION**

Date: February 11, 2014

Re: **Fort White North Site / Site No. 10579343 Proposed Tower  
Columbia County, Florida**

I hereby certify that the following Latitude and Longitude values for the center of the above-referenced proposed tower are accurate to within  $\pm 20$  feet horizontally; and that the following proposed tower site elevation is accurate to within  $\pm 3$  feet vertically; all based on data collected January 31, 2014.

Proposed Tower Position: Latitude: 30° 02' 28.45" N. NAD83  
Longitude: 82° 42' 10.28" W. NAD83

Proposed Tower Position: Latitude: 30° 02' 27.61" N. NAD27  
Longitude: 82° 41' 10.84" W. NAD27

Ground elevation: 78.3' NAVD88 / 79.1' NGVD29

GeoLine Surveying, Inc.



David G. Short, P.S.M. Date: 02/11/2014  
Professional Surveyor and Mapper  
Florida Certificate of Registration No. 5022  
Florida DBPR Certificate of Authorization No. LB7082  
*s:\office documents\sword docs\gaff221-67 proposed faa doc*



# Michael F. Plahovinsak, P.E.

April 29, 2014

Smartlink

Attn: Jeff Woods

Re: Proposed 195-ft Monopole  
Located in Columbia Co., FL: Fort White North  
MFP #40914-049

Dear Mr. Woods:

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I have designed this monopole to withstand a basic wind speed of 100 mph ( $V_{bst}$ ) as recommended by ANSI/TIA-222-G for Columbia County. The design also conforms to the requirements of the 2010 Florida Building Code for an equivalent 129 mph ( $V_{ult}$ ) ASCE 7-10 wind speed.

This monopole has been intentionally designed to accommodate a theoretical fall radius. The upper 48' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to our design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield at the 147' elevation, resulting in a maximum 48' fall radius.

The structure has been designed with all of the applicable factors as required by the code. Communication poles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email [mike@mfpeng.com](mailto:mike@mfpeng.com).

Sincerely,

Michael F. Plahovinsak, P.E.  
Professional Engineer





2130 Ashley Oaks Circle Suite 102, Wesley Chapel, Florida 33544  
(813) 994-0365 www.goffcommunications.com

03/10/2014

Building Department of Columbia County  
Brian Kepner, Planning Manager  
135 NE Hernando Avenue  
Lake City, FL 32055

RE: Proposed AT&T Telecommunications Site  
10200 SW State Road 47  
Fort White, FL 32038  
FA #12711325 Bahama Beach  
Special Permit Certification

Mr. Kepner,

I hereby certify that to the best of my knowledge, belief and professional judgement, AT&T's proposed tower shall not be located in violation of Columbia County Ordinance No. 77-6 (Lake City Airport Hazard Zoning Ordinance) as amended.

Don't hesitate to contact me if you have any questions.

Sincerely,  
Goff Communications, Inc.

Marc P. Maier, P.E.  
Design Engineer





1101 Greenwood Boulevard • Lake Mary, Florida 32746

March 5, 2014

Building Department of Columbia County  
Brian Kepner, Planning Manager  
135 NE Hernando Avenue  
Lake City, FL 32055

Re: AT&T Proposed Communications Facility\_10200 SW SR47, Fort  
White\_FA#10579343 Fort White North\_Special Exception Application Certification

In accordance with Columbia County Land Development Code, AT&T Mobility ("AT&T") attests that the proposed wireless communications facility development will be in compliance with the following Land Development Code Section 4.2.34(4)(1a – 1h):

1. Communications towers are allowed in all land use districts including "Residential" districts when the following requirements are met:
  - (a) AT&T has made every reasonable effort 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;
  - (b) AT&T is not seeking to locate a communication tower in a residential district; the proposed development is in agriculturally zoned property;
  - (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 – the proposed location is in a agriculturally zoned district;
  - (d) There are no existing building structures located within the area that are reasonably available to AT&T for this intended purpose and serve the applicants propagation needs;
  - (e) No other existing communication tower meeting AT&T's needs is located within the area is reasonably available to AT&T for purposes of collocation. Further, AT&T plans to provide access and space for government-owned antennae where possible on a basis not less favorable than is required for private collocation;
  - (f) The proposed height of the communication tower is the minimum necessary by AT&T to satisfy AT&T's communications system needs at this location;
  - (g) AT&T's proposed tower shall not be located in violation of Columbia County Ordinance No. 77-6 (Lake City Airport Hazard Zoning Ordinance) as amended;
  - (h) AT&T's communication tower shall not be located where or allowed to cause the existing airport license of any airport as defined in Columbia County's Land Development Code 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.

Richard Bruno  
Signature

Richard Bruno  
Printed Name

AT&T Mobility Area Manager NFL RAN Design  
Title

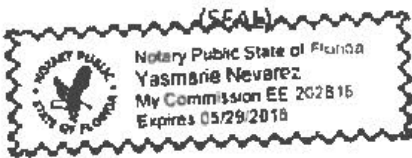
3/6/2014  
Date

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 6 day of March 2014, by Richard Bruno, AT&T Mobility Area Manager NFL RAN Design who is personally known to me or has produced \_\_\_\_\_ as identification.

Yasmine Nevarez  
Notary Public  
Yasmine Nevarez

Printed Name of Notary



CONSULTING ENGINEERS  
**ARTHUR K. PETERS**

5422 NW 91ST BOULEVARD  
GAINESVILLE, FLORIDA 32653-2872

MEMBER AFCCE  
LIFE MEMBER IEEE

RADIO  
TELEVISION  
CATV  
COMMON CARRIER

(352) 331-0149  
[akpce@cox.net](mailto:akpce@cox.net)  
[www.akpce.com](http://www.akpce.com)

May 8, 2014

Mr. Brian L. Kepner  
Columbia County LDR Administrator  
& County Planner  
P. O. Box 1529  
Lake City, Florida 32056-1529

Re: Special Exception #0537 (ATT)  
New 198 ft. Monopole Tower  
Pryce Property, Ft. White, FL

Dear Mr. Kepner:

I have reviewed this Application for technical content under the provisions of Columbia County LDR, Section 4. A number of technical factors were considered. FAA issues were checked. Conformance with FCC requirements was also reviewed.

My analysis included verification of compliance with FCC, FAA and state regulations. Also included were AT&T adjacent cell sites, availability of nearby towers and verification of radiation exposure limits to be below those specified in IEEE C95.1-2005. All data is available upon request.

County setback requirements are reviewed by others.

Having found no reason to deny this application, I recommend its approval.

Regards,



Arthur K. Peters, P.E.

via Email

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# FORT WHITE NORTH FA# 10579343 JCVLFLU0325

10200 SW STATE ROAD 47  
FORT WHITE, FL 32038

## PROPOSED 195'± MONOPOLE TOWER

REV	DATE	DESCRIPTION
0	03/10/14	FINAL ZD# ISSUED
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GOFF PROJECT NO.: 18130001-14

DRAWN BY:	CHECKED BY:
MM	DK

1101 GREENWOOD BLVD  
LAKE MARY, FL 32746  
FAX (407) 771-1398

1997 ANNAPOLIS EXCHANGE PKWY.  
SUITE 200  
ANNAPOLIS, MD 21401

PREPARED BY:

2130 ASHLEY OAKS CIRCLE  
SUITE 102  
WESLEY CHAPEL, FL 33544  
(813) 994-0365  
EB #29708

**MARC P. MAIER, PE**  
FL PROFESSIONAL ENGINEER LIC. # 72513

**FORT WHITE NORTH**  
**10579343**  
**JCVLFLU0325**

10200 SW STATE ROAD 47  
FORT WHITE, FL 32038

SHEET DESCRIPTION

TITLE SHEET

SHEET NUMBER

**T-1**



- ### DRIVING DIRECTIONS
- FROM AT&T OFFICES IN LAKE MARY:
1. HEAD NORTHEAST ON GREENWOOD BLVD TOWARD LAKE WAY RD, 0.7 MI
  2. TURN LEFT ONTO W LAKE MARY BLVD, 0.8 MI
  3. TAKE THE RAMP ONTO I-4 W, 16.9 MI
  4. TAKE EXIT 82A TO MERGE ONTO FL-408 W, 9.4 MI
  5. KEEP RIGHT AT THE FORK, AND MERGE ONTO FLORIDA'S TURNPIKE, 43.2 MI
  6. MERGE ONTO I-75 N, 71.7 MI
  7. TAKE EXIT 399 FOR US-441 TOWARD ALACHUA/HIGH SPRINGS, 0.2 MI
  8. KEEP RIGHT AT THE FORK, AND MERGE ONTO FL-20 W/US-441 N, 4.8 MI
  9. TURN LEFT ONTO FL-20 W/NE 1ST AVE, CONTINUE TO FOLLOW FL-20 W, 10.5 MI
  10. TURN RIGHT ONTO FL-47 N/N 1ST ST, CONTINUE TO FOLLOW FL-47 N, 7.8 MI
- ARRIVE AT 10200 SW STATE ROAD 47, FORT WHITE, FL ON THE RIGHT

### APPROVALS

PROPERTY OWNER	DATE
RF ENGINEER	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
ZONING	DATE
NETWORK	DATE
OPERATIONS	DATE
CONTRACTOR	DATE

### PROJECT SUMMARY

SITE NAME:	FORT WHITE NORTH
FA SITE NUMBER:	10579343
PARCEL:	22-5S-16-03690-003
COUNTY:	COLUMBIA
JURISDICTION:	COLUMBIA COUNTY
SITE COORDINATES:	N 30° 02' 28.45" (LAT) W 82° 42' 10.26" (LONG)
SITE TYPE:	RAWLAND
STRUCTURE TYPE:	MONOPOLE TOWER
TOWER HEIGHT:	195'-0" AGL
ANTENNA C.L. HEIGHT:	195'-0" AGL

### LEGAL DESCRIPTION

PARENT PARCEL  
(OFFICIAL RECORDS BOOK 1118, PAGE 2211)

COMMENCE AT THE SE CORNER OF NW 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 01°03'13" W., ALONG THE EAST LINE THEREOF, 660.01 FEET; THENCE S. 87°10'40" W., 949.99 FEET; THENCE N. 01°49'00" W., 84.64 FEET; THENCE S. 88°04'25" W., 100.29 FEET; THENCE N. 03°15'46" E., 503.51 FEET; THENCE N. 87°24'30" E., 1013.41 FEET TO SAID EAST LINE OF NW 1/4; THENCE S. 01°03'13" E., ALONG SAID EAST LINE, 583.06 FEET TO THE POINT OF BEGINNING. CONTAINING 13.70 ACRES, MORE OR LESS.

- ### DESIGN CRITERIA
- FLORIDA BUILDING CODE, 2010 EDITION ANSI/EIA/TIA-222-G (ALLOWED PER EXEMPTION #5 OF 1609.1, FBC 2010) ASCE 7-10
  - ULTIMATE WIND SPEED = 120 MPH
  - BASIC WIND SPEED = 93 MPH (NOMINAL)
  - OCCUPANCY CATEGORY= II
  - EXPOSURE= C
  - IMPORTANCE FACTOR= 1.0
  - NATIONAL ELECTRICAL CODE, 2008 EDITION (NFPA 70-2008)
  - FLORIDA FIRE PREVENTION CODE 2010
  - CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER AT&T GUIDELINES

- ### CONSTRUCTION NOTES
1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
  2. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.

### CONTACTS

<b>APPLICANT:</b> AT&T MOBILITY 1101 GREENWOOD BLVD. LAKE MARY, FL 32746	<b>POWER:</b> CLAY ELECTRIC COOPERATIVE PHONE: 1-352-473-8000
<b>PROPERTY OWNER:</b> BRENDA PRYCE P.O. BOX 55 WHITE SPRINGS, FL 32096	<b>TELEPHONE:</b> TO BE DETERMINED
<b>ENGINEER:</b> MARC MAIER, P.E. GOFF COMMUNICATIONS 2130 ASHLEY OAKS CIR. SUITE 102 WESLEY CHAPEL, FL 33544 PHONE: 813-994-0365	<b>PROJECT MANAGER:</b> MELISSA ALLEN SMARTLINK 1997 ANNAPOLIS EXCHANGE BLVD., SUITE 200 ANNAPOLIS, MD 21401 PHONE: 813-643-9638

- ### PROJECT INFORMATION
1. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
  2. AT&T CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY AT&T EMPLOYEES AND SUBCONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
  3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
  4. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
  5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

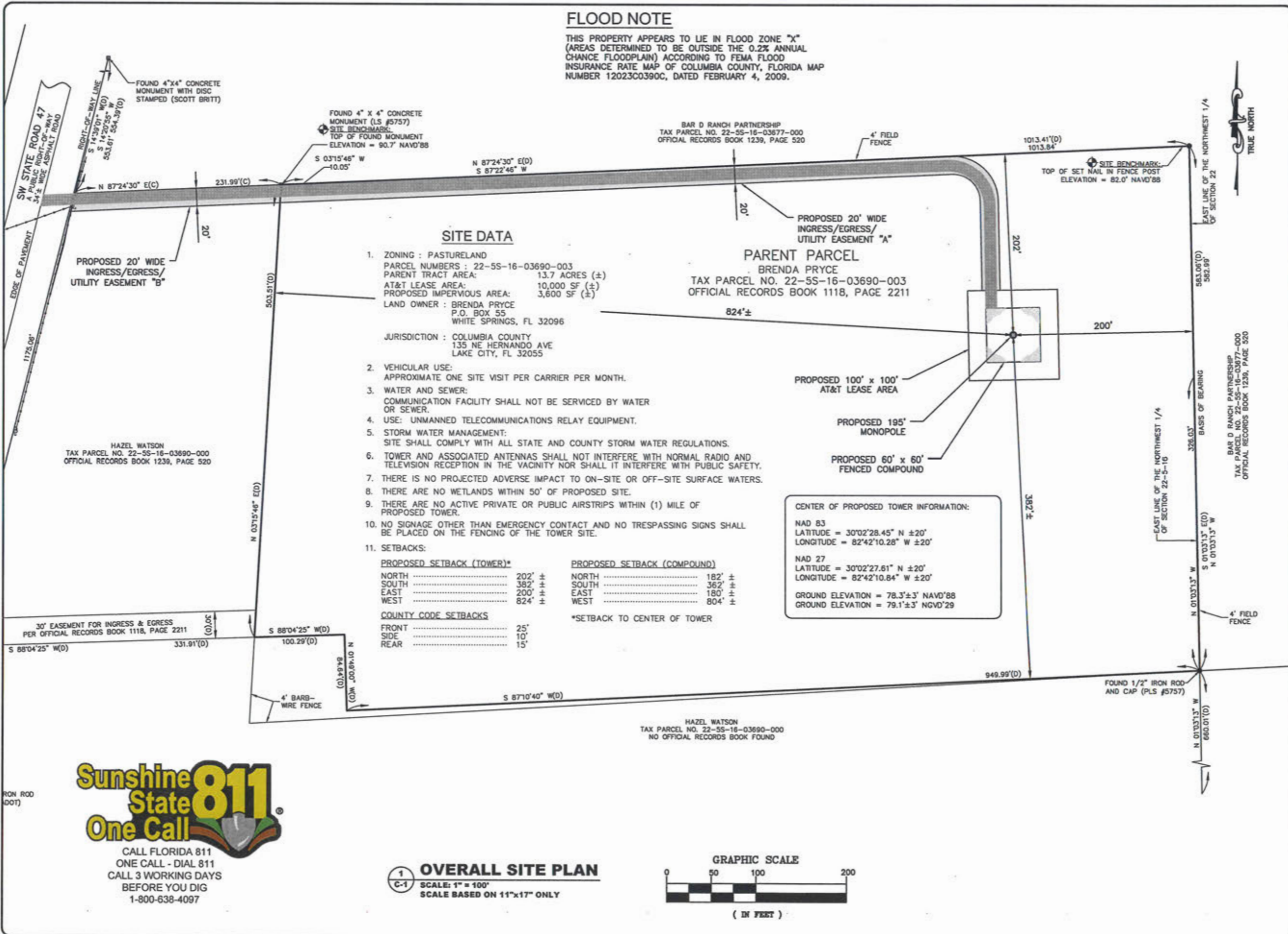
### INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
<b>ARCHITECTURAL / CIVIL PLANS</b>	
C-1	OVERALL SITE PLAN
C-2	COMPOUND PLAN
C-3	GRADING PLAN
C-4	SITE DETAILS
C-5	SITE DETAILS
<b>STRUCTURAL PLANS</b>	
S-1	TOWER ELEVATION AND DETAILS

Goff Communications - 1:\00-2013 PROJECTS\17\_SMARTLINK\_ATT NSB\Fort White North\_10579343\Candidate 2\Design\Fort White North\_10579343\_ZD.dwg March 10, 2014 12:18:15 PM Marcm

### FLOOD NOTE

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF COLUMBIA COUNTY, FLORIDA MAP NUMBER 12023C0390C, DATED FEBRUARY 4, 2009.



### SITE DATA

- ZONING :** PASTURELAND  
**PARCEL NUMBERS :** 22-55-16-03690-003  
**PARENT TRACT AREA:** 13.7 ACRES (±)  
**AT&T LEASE AREA:** 10,000 SF (±)  
**PROPOSED IMPERVIOUS AREA:** 3,600 SF (±)  
**LAND OWNER :** BRENDA PRYCE  
 P.O. BOX 55  
 WHITE SPRINGS, FL 32096  
**JURISDICTION :** COLUMBIA COUNTY  
 135 NE HERNANDO AVE  
 LAKE CITY, FL 32055
- VEHICULAR USE:**  
 APPROXIMATE ONE SITE VISIT PER CARRIER PER MONTH.
- WATER AND SEWER:**  
 COMMUNICATION FACILITY SHALL NOT BE SERVICED BY WATER OR SEWER.
- USE:** UNMANNED TELECOMMUNICATIONS RELAY EQUIPMENT.
- STORM WATER MANAGEMENT:**  
 SITE SHALL COMPLY WITH ALL STATE AND COUNTY STORM WATER REGULATIONS.
- TOWER AND ASSOCIATED ANTENNAS SHALL NOT INTERFERE WITH NORMAL RADIO AND TELEVISION RECEPTION IN THE VACINITY NOR SHALL IT INTERFERE WITH PUBLIC SAFETY.**
- THERE IS NO PROJECTED ADVERSE IMPACT TO ON-SITE OR OFF-SITE SURFACE WATERS.**
- THERE ARE NO WETLANDS WITHIN 50' OF PROPOSED SITE.**
- THERE ARE NO ACTIVE PRIVATE OR PUBLIC AIRSTRIPS WITHIN (1) MILE OF PROPOSED TOWER.**
- NO SIGNAGE OTHER THAN EMERGENCY CONTACT AND NO TRESPASSING SIGNS SHALL BE PLACED ON THE FENCING OF THE TOWER SITE.**
- SETBACKS:**

PROPOSED SETBACK (TOWER)*		PROPOSED SETBACK (COMPOUND)	
NORTH	202' ±	NORTH	182' ±
SOUTH	382' ±	SOUTH	362' ±
EAST	200' ±	EAST	180' ±
WEST	824' ±	WEST	804' ±

**COUNTY CODE SETBACKS**      \*SETBACK TO CENTER OF TOWER

FRONT	25'
SIDE	10'
REAR	15'

**CENTER OF PROPOSED TOWER INFORMATION:**

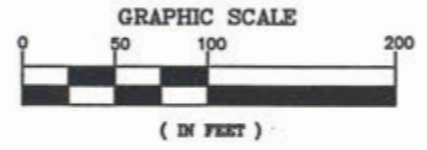
NAD 83  
 LATITUDE = 30°02'28.45" N ±20'  
 LONGITUDE = 82°42'10.28" W ±20'

NAD 27  
 LATITUDE = 30°02'27.61" N ±20'  
 LONGITUDE = 82°42'10.84" W ±20'

GROUND ELEVATION = 78.3'±3' NAVD'88  
 GROUND ELEVATION = 79.1'±3' NGVD'29

CALL FLORIDA 811  
 ONE CALL - DIAL 811  
 CALL 3 WORKING DAYS  
 BEFORE YOU DIG  
 1-800-638-4097

**1 OVERALL SITE PLAN**  
 SCALE: 1" = 100'  
 SCALE BASED ON 11"x17" ONLY



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GOFF PROJECT NO.: 18130001-14  
 DRAWN BY: MM      CHECKED BY: DK

1101 GREENWOOD BLVD  
 LAKE MARY, FL 32746  
 FAX (407) 771-1398

1997 ANNAPOLIS EXCHANGE PKWY.  
 SUITE 200  
 ANNAPOLIS, MD 21401

PREPARED BY:

2130 ASHLEY OAKS CIRCLE  
 SUITE 102  
 WESLEY CHAPEL, FL 33544  
 (813) 994-0365  
 EB #29708

MARC P. MAIER, PE  
 FL PROFESSIONAL ENGINEER LIC. # 72513

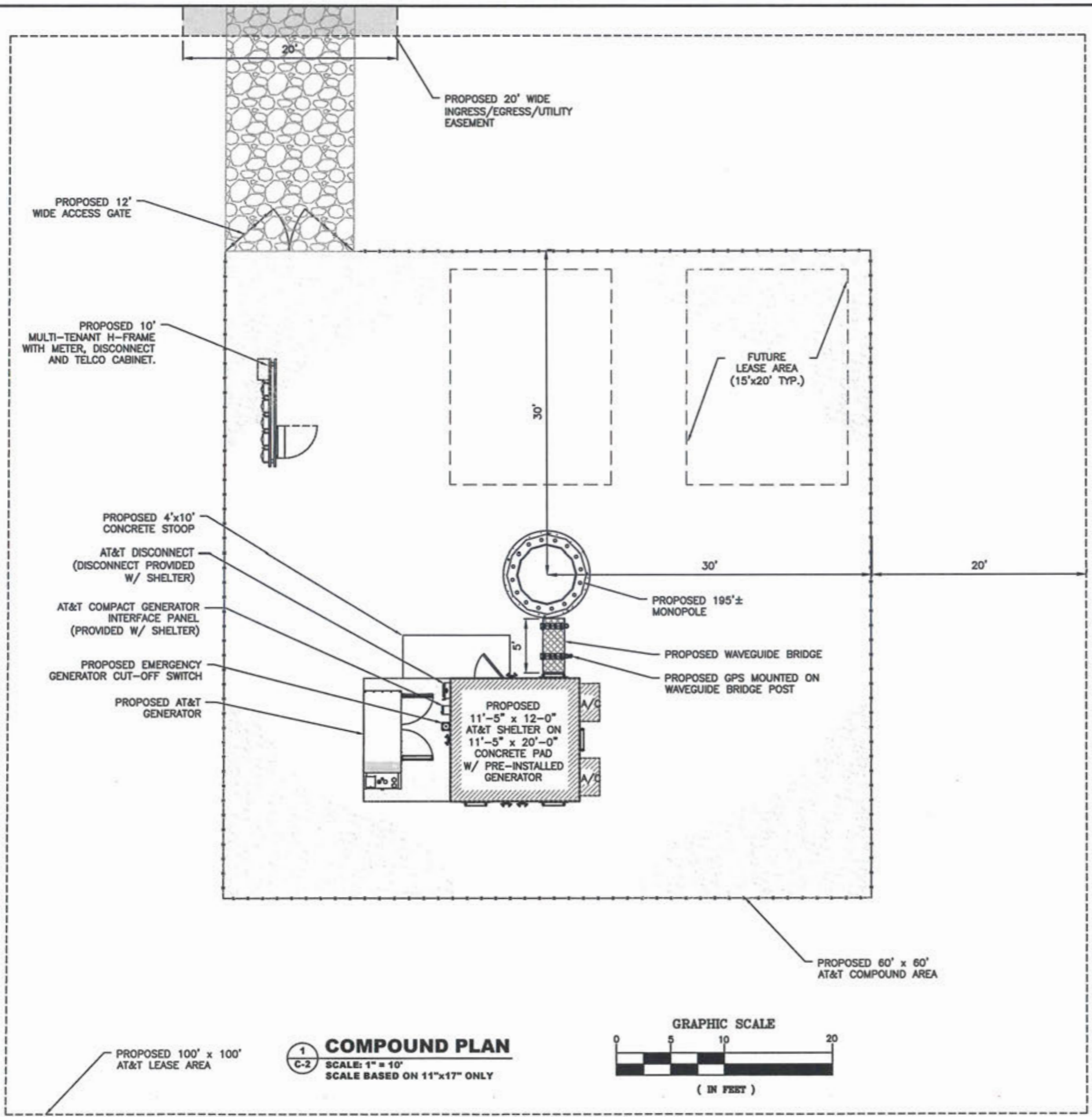
**FORT WHITE NORTH**  
**10579343**  
**JCVLFLU0325**  
 10200 SW STATE ROAD 47  
 FORT WHITE, FL 32038

SHEET DESCRIPTION  
 OVERALL SITE PLAN

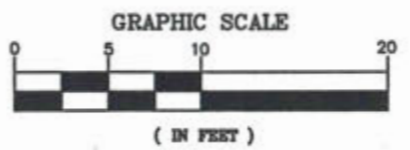
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**1**  
**C-2** **COMPOUND PLAN**  
SCALE: 1" = 10'  
SCALE BASED ON 11"x17" ONLY



**Sunshine State 811**  
**One Call**

CALL FLORIDA 811  
ONE CALL - DIAL 811  
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GOFF PROJECT NO.: 18130001-14

DRAWN BY:	CHECKED BY:
MM	DK

**at&t**

1101 GREENWOOD BLVD  
LAKE MARY, FL 32746  
FAX (407) 771-1398

**smartlink**

1997 ANNAPOLIS EXCHANGE PKWY.  
SUITE 200  
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PREPARED BY:

**GOFF**  
COMMUNICATIONS

2130 ASHLEY OAKS CIRCLE  
SUITE 102  
WESLEY CHAPEL, FL 33544  
(813) 994-0365  
EB #29708

MARC P. MAIER  
LICENSE  
No 72513  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
MAR 10 2014

MARC P. MAIER, PE  
FL PROFESSIONAL ENGINEER LIC. # 72513

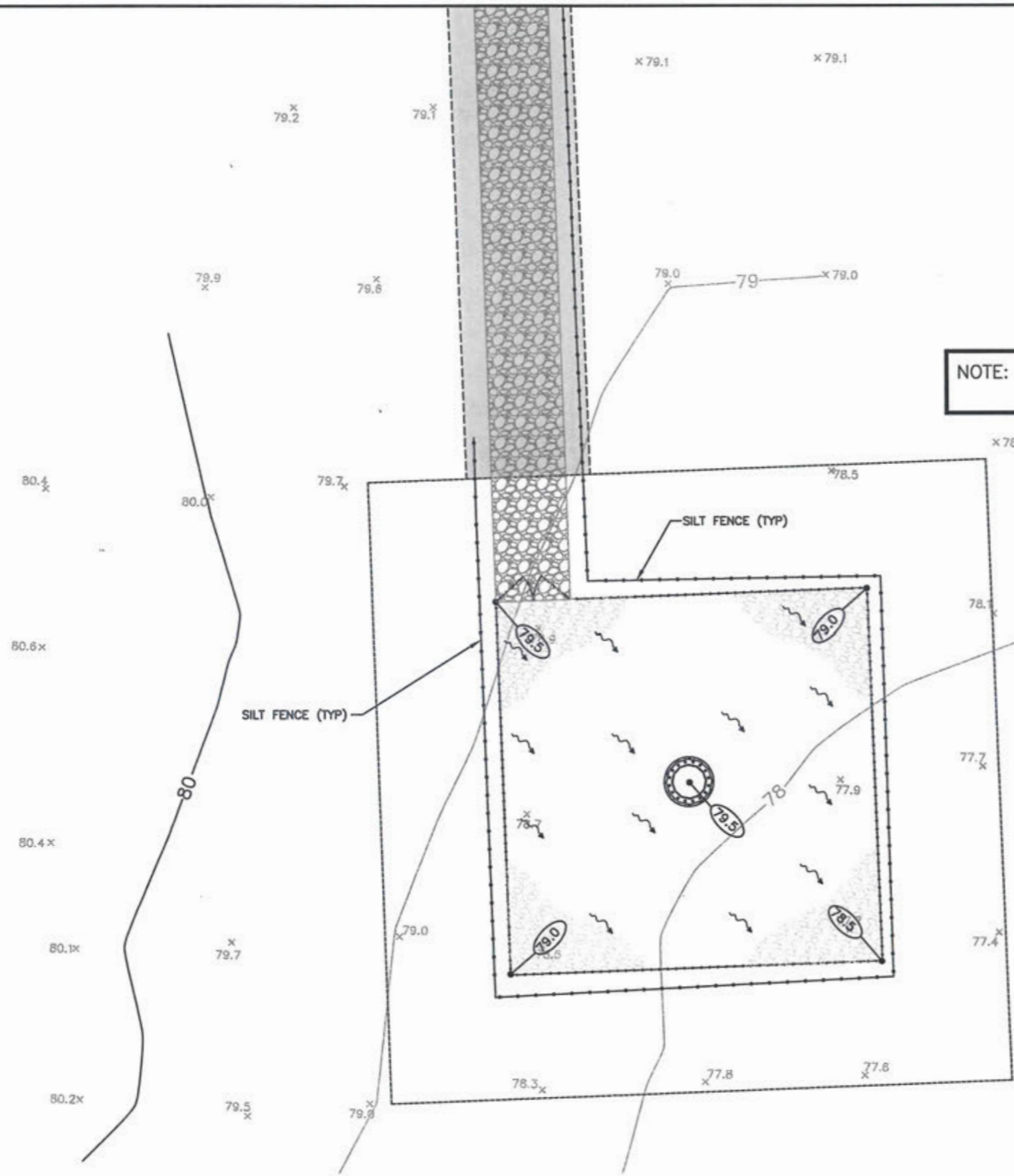
**FORT WHITE NORTH**  
**10579343**  
**JCVLFLU0325**

10200 SW STATE ROAD 47  
FORT WHITE, FL 32038

SHEET DESCRIPTION  
COMPOUND PLAN

SHEET NUMBER  
**C-2**

GOFF Communications - T:\00-2013 PROJECTS\17\_SMARTLINK\_ATT NSB\Fort White North\_10579343\Candidate 2\Design\Fort White North\_10579343\_ZD.dwg March 10, 2014 12:18:24 PM March



**NOTE: MAINTAIN EXISTING DRAINAGE PATTERNS**

**FLOOD NOTE**

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF COLUMBIA COUNTY, FLORIDA MAP NUMBER 12023C0390C, DATED FEBRUARY 4, 2009.

**ERP EXEMPTION NOTE (62-346.051, F.A.C.):**

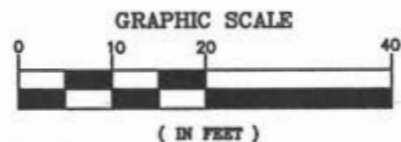
(1)THE ACTIVITIES SET FORTH IN THIS SECTION DO NOT REQUIRE AN ENVIRONMENTAL RESOURCE PERMIT UNDER THIS CHAPTER OR CHAPTER 62-341, F.A.C., AS APPLICABLE, AND MAY BE CONDUCTED WITHOUT NOTICE TO THE DEPARTMENT, UNLESS OTHERWISE SPECIFICALLY PROVIDED HEREIN OR IN SECTIONS 373.406, 373.4145(3), OR 403.813, F.S.

(16)(f)CONSTRUCTION, ALTERATION, MAINTENANCE, REMOVAL, OR ABANDONMENT OF COMMUNICATION TOWER SITES WITH ONE-HALF ACRE OR LESS OF IMPERVIOUS OR SEMI-IMPERVIOUS SURFACE SUCH AS ACCESS ROADS, BUILDINGS, AND EQUIPMENT PADS. THE DESIGN OF ABOVE-GRADE ACCESS ROADS SHALL NOT ADVERSELY AFFECT THE CONVEYANCE OF SURFACE WATER FLOWS. NO ACTIVITIES ASSOCIATED WITH THE TOWER SITE, INCLUDING ACCESS TO THE SITE, SHALL BE LOCATED IN WETLANDS OR OTHER SURFACE WATERS OR WITHIN A 100-YEAR FLOODPLAIN.

**LEGEND**

- X 108.0 EXISTING SPOT ELEVATION
- 108.0— EXISTING CONTOUR
- SILT FENCE LOCATION
- 78.0 PROPOSED SPOT ELEVATION

**1 GRADING PLAN**  
 C-3 SCALE: 1" = 20'  
 SCALE BASED ON 11"x17" ONLY



**Sunshine State 811 One Call**  
 CALL FLORIDA 811  
 ONE CALL - DIAL 811  
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GOFF PROJECT NO.: 18130001-14

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MM	DK

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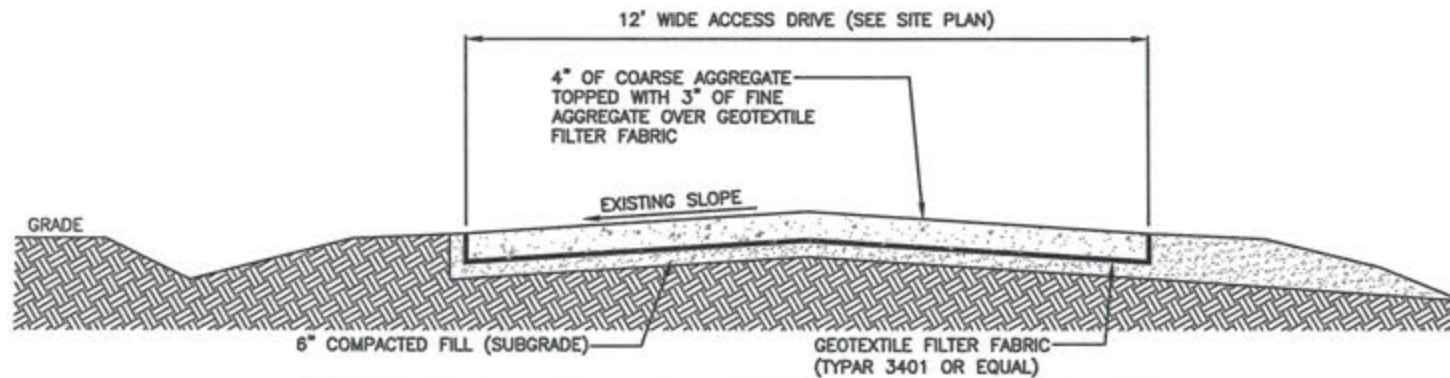
PREPARED BY:  
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 2130 ASHLEY OAKS CIRCLE  
 SUITE 102  
 WESLEY CHAPEL, FL 33544  
 (813) 994-0365  
 EB #29708

**MARC P. MAIER**  
 LICENSE  
 No 72513  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 MARCH 10, 2014  
**MARC P. MAIER, PE**  
 FL PROFESSIONAL ENGINEER LIC. # 72513

**FORT WHITE NORTH**  
**10579343**  
**JCVLFLU0325**  
 10200 SW STATE ROAD 47  
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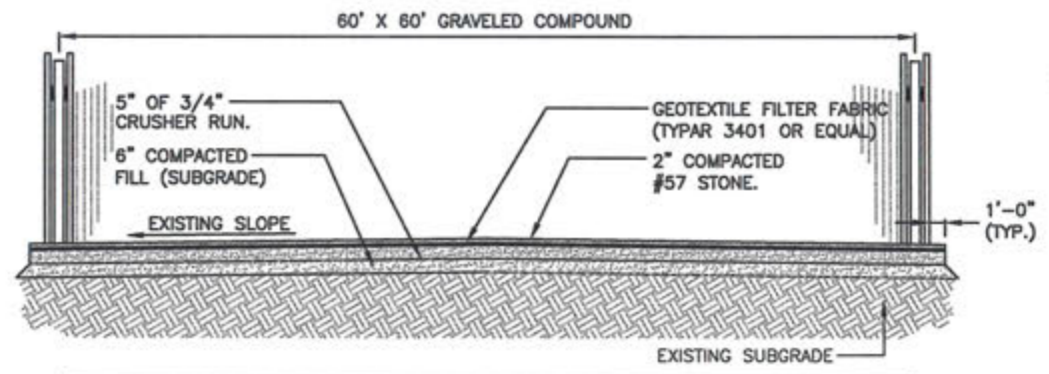
SHEET DESCRIPTION  
 GRADING PLAN

SHEET NUMBER  
**C-3**



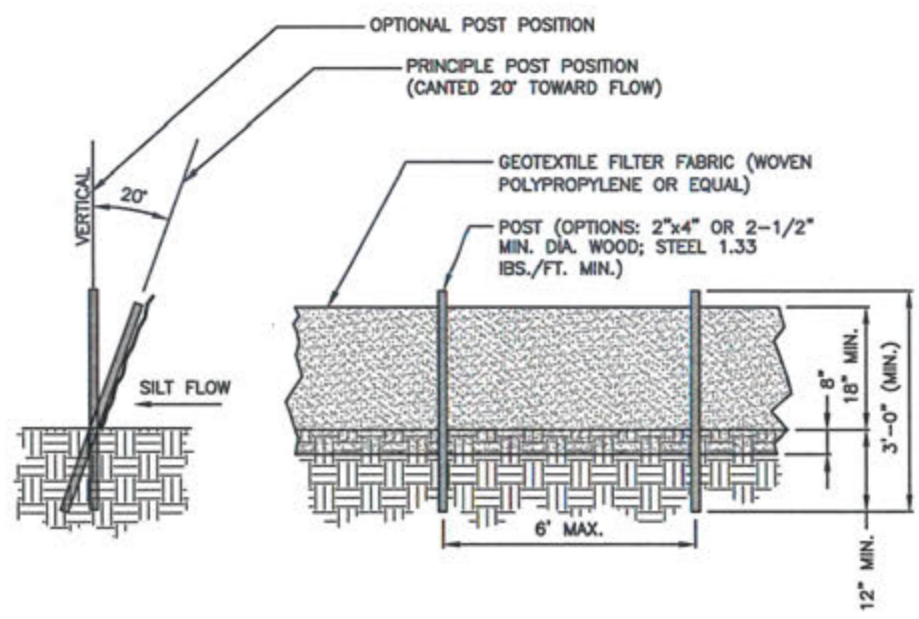
- NOTES:**
1. STONE SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
  2. PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
  3. A MINIMUM TURNING RADIUS OF THE ACCESS ROAD SHALL BE 55 DEGREES FOR THE SHELTER DELIVERY.
  4. THE MAXIMUM LONGITUDINAL SLOPE OF THE ACCESS ROAD SHALL NOT EXCEED 10%.
  5. CONTRACTOR, AT MINIMUM, MUST REMOVE OR TRIM ALL TREES THAT ARE WITHIN 3' OF THE ACCESS ROAD ON BOTH SIDES.

**1 TYPICAL ACCESS DRIVE SECTION DETAIL**  
SCALE: N.T.S.



- NOTES:**
1. SITE WILL BE GRADED TO ALLOW DRAINAGE AWAY FROM TOWER AND SHELTER.
  2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
  3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.
  4. STONE SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 TO PREVENT IMMEDIATE EROSION AND EASE IN DRIVING ACCESSIBILITY.

**2 TYPICAL COMPOUND SECTION DETAIL**  
SCALE: N.T.S.



- NOTES:**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
  2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
  3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
  4. HAY BALES SHALL NOT BE USED AS EROSION CONTROL.
  5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
  6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

**3 FDOT TYPE III SILT FENCE DETAIL**  
SCALE: N.T.S.

REV	DATE	DESCRIPTION
0	03/10/14	FINAL 2D <sub>0</sub> ISSUED
1		
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10		

GOFF PROJECT NO.: 18130001-14

DRAWN BY: MM CHECKED BY: DK

**at&t**  
1101 GREENWOOD BLVD  
LAKE MARY, FL 32746  
FAX (407) 771-1398

**smartlink**  
1997 ANNAPOLIS EXCHANGE PKWY.  
SUITE 200  
ANNAPOLIS, MD 21401

PREPARED BY:  
**GOFF COMMUNICATIONS**  
2130 ASHLEY OAKS CIRCLE  
SUITE 102  
WESLEY CHAPEL, FL 33544  
(813) 994-0365  
EB #29708

**MARC P. MAIER**  
LICENSE  
No 72513  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
MAY 10 2014

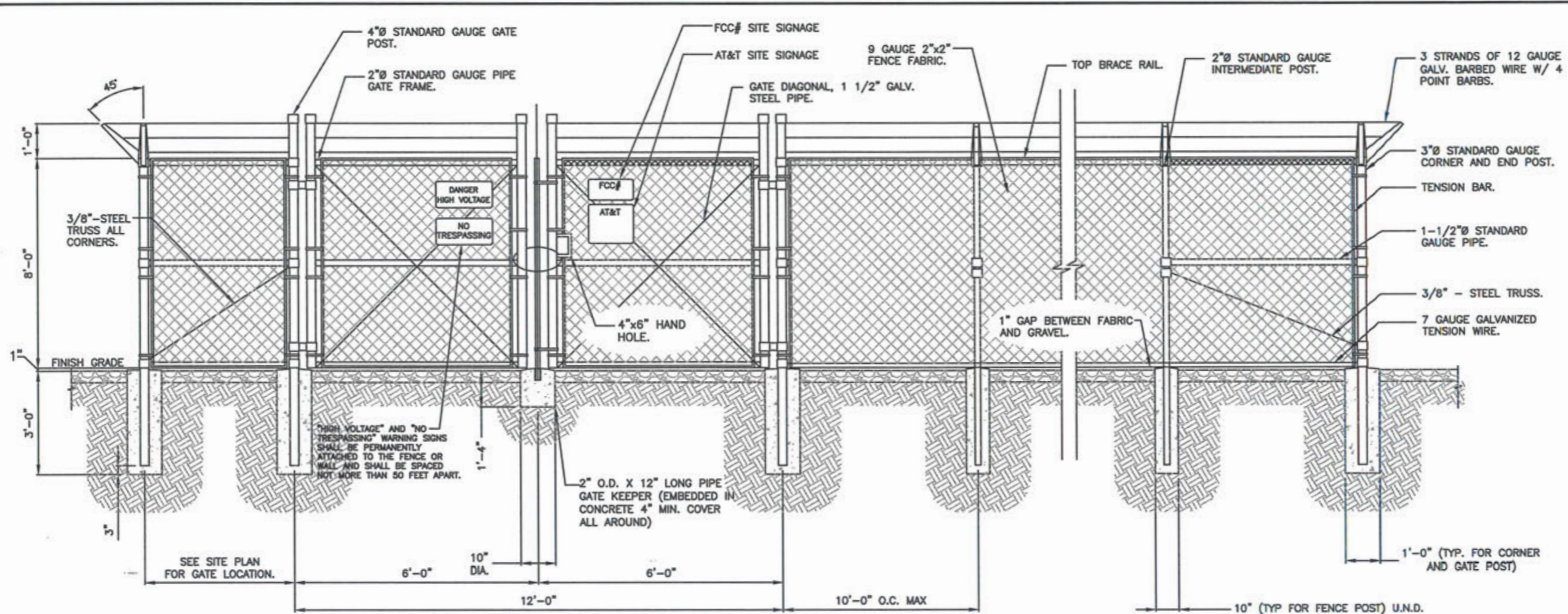
**MARC P. MAIER, PE**  
FL PROFESSIONAL ENGINEER LIC. # 72513

**FORT WHITE NORTH**  
**10579343**  
**JCVLFLU0325**  
10200 SW STATE ROAD 47  
FORT WHITE, FL 32038

SHEET DESCRIPTION  
SITE DETAILS

SHEET NUMBER  
**C-4**

GOFF Communications - T:\00-2013 PROJECTS\17\_SMARTLINK ATT NSB\Fort White North\_10579343\Candidate 2\Design\Fort White North\_10579343\_ZD.dwg March 10, 2014 12:27:06 PM Marcm



**1 COMPOUND FENCE DETAIL**  
SCALE: N.T.S.

- NOTES:**
1. ALL FENCING MATERIAL MUST BE GALVANIZED.
  2. ALL POSTS MUST HAVE STEEL CAPS.
  3. ALL POSTS AND BRACING MUST BE SCH. 40
  4. INSTALL FENCING PER ASTM F-567
  5. INSTALL GATES PER ASTM F-900
  6. ALL CONCRETE FOUNDATIONS TO HAVE A MINIMUM OF 4000 PSI.
  7. REFER TO FENCE SPECIFICATIONS FOR FURTHER INFORMATION.
  8. LOCATE FENCE AS SHOWN ON SITE PLAN.
  9. CONTRACTOR TO PROVIDE AND INSTALL "STYME LOCK" ON COMPOUND GATE, WORK WITH CLIENT ON GATE COMBO.

REV	DATE	DESCRIPTION
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GOFF PROJECT NO.: 18130001-14

DRAWN BY:	CHECKED BY:
MM	DK

**at&t**  
1101 GREENWOOD BLVD  
LAKE MARY, FL 32746  
FAX (407) 771-1398

**smartlink**  
1997 ANNAPOLIS EXCHANGE PKWY.  
SUITE 200  
ANNAPOLIS, MD 21401

PREPARED BY:  
**GOFF COMMUNICATIONS**  
2130 ASHLEY OAKS CIRCLE  
SUITE 102  
WESLEY CHAPEL, FL 33544  
(813) 994-0365  
EB #29708

**MARC P. MAIER**  
LICENSE  
No 72513  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
MARCH 10 2014

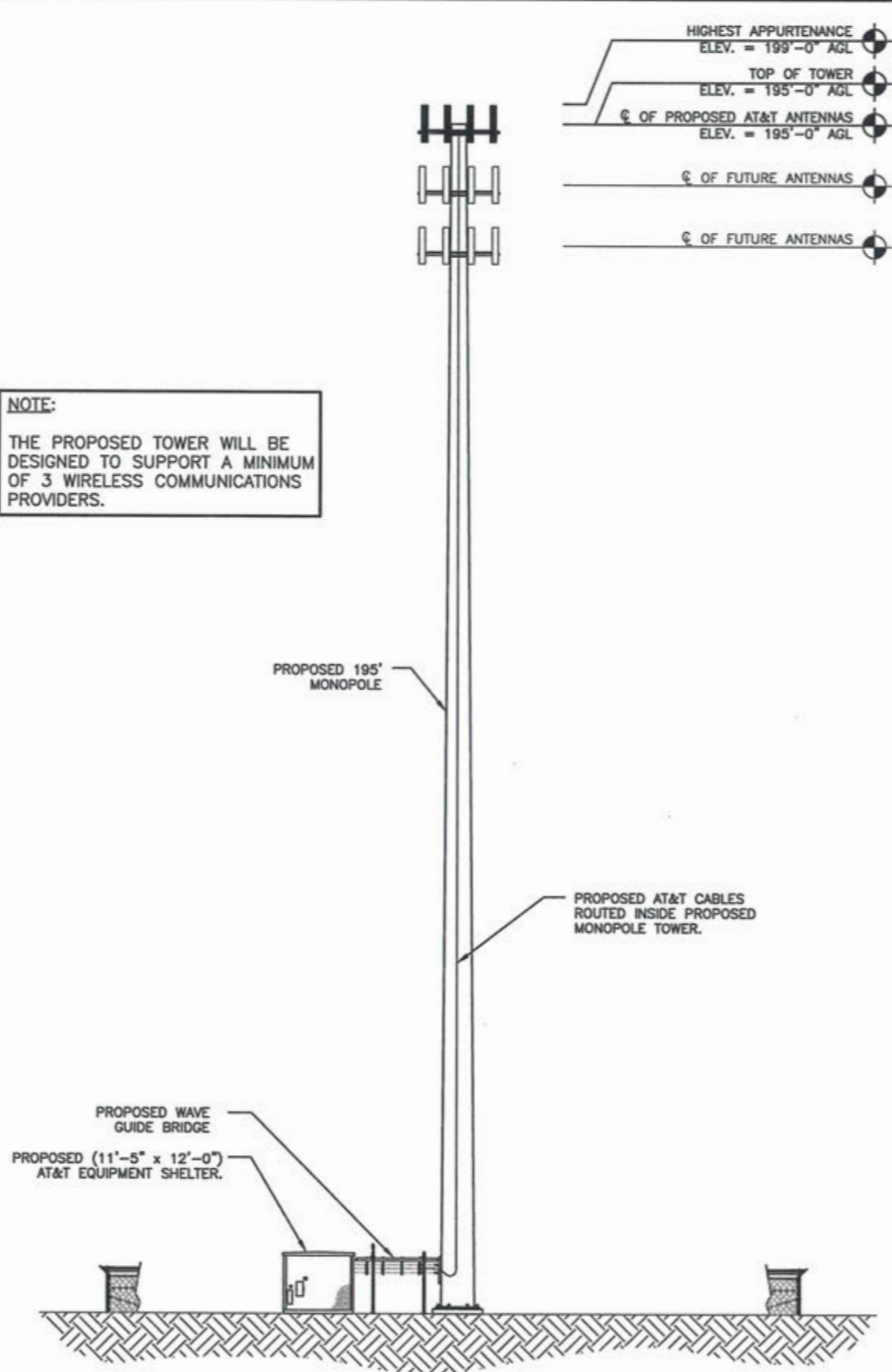
**MARC P. MAIER, PE**  
FL PROFESSIONAL ENGINEER LIC. # 72513

**FORT WHITE NORTH**  
**10579343**  
**JCVLFLU0325**  
10200 SW STATE ROAD 47  
FORT WHITE, FL 32038

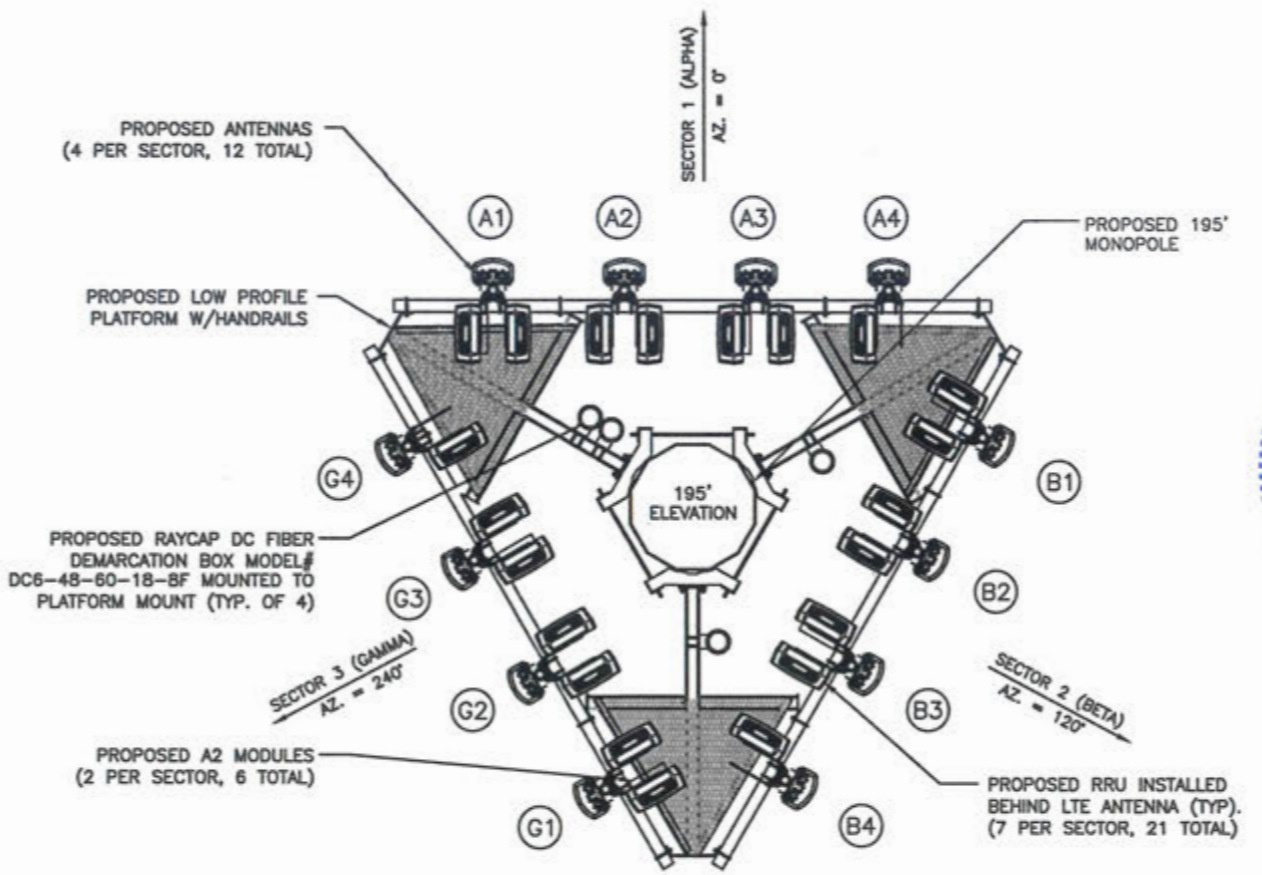
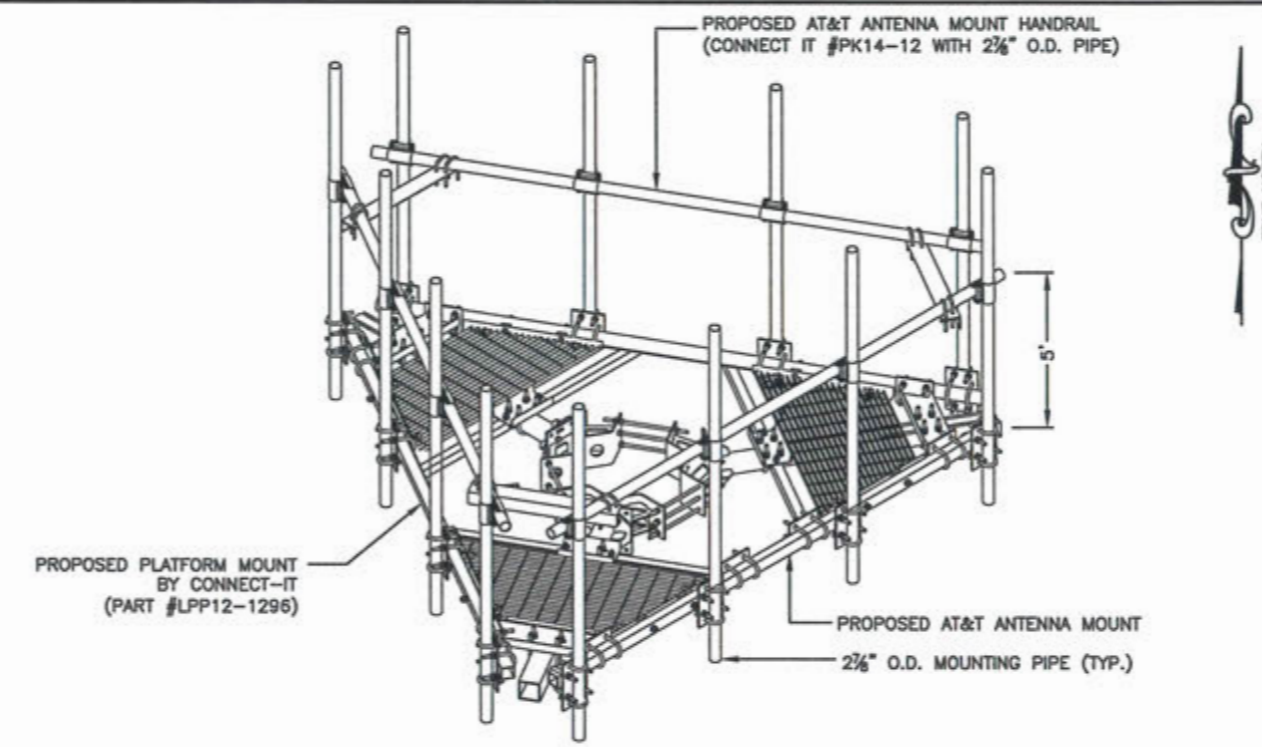
SHEET DESCRIPTION
SITE DETAILS
SHEET NUMBER
<b>C-5</b>

GOFF Communications - 1:\00-2013 PROJECTS\17\_SMARTLINK\_ATT\_NSB\Fort White North\_10579343\Candidate 2\Design\Fort White North\_10579343\_ZD.dwg March 10, 2014 12:18:30 PM MarcM

**NOTE:**  
THE PROPOSED TOWER WILL BE DESIGNED TO SUPPORT A MINIMUM OF 3 WIRELESS COMMUNICATIONS PROVIDERS.



**1 TOWER ELEVATION**  
SCALE: N.T.S.



**2 PROPOSED ANTENNAS @ ELEV. = 195.00' AGL**  
SCALE: N.T.S.

**NOTES:**

- REFER TO ANTENNA SCHEDULE FOR ADDITIONAL INFO.
- ADJUST ANTENNA MOUNTS AS REQUIRED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT RF SHADOWING.
- CONTRACTOR TO FIELD VERIFY MONOPOLE DIAMETER PRIOR TO ORDERING MOUNT.
- UNLESS NOTED OTHERWISE THE CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY.

REV	DATE	DESCRIPTION
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10		

GOFF PROJECT NO.: 18130001-14

DRAWN BY: MM CHECKED BY: DK

**at&t**

1101 GREENWOOD BLVD  
LAKE MARY, FL 32746  
FAX (407) 771-1398

**smartlink**

1997 ANNAPOLIS EXCHANGE PKWY.  
SUITE 200  
ANNAPOLIS, MD 21401

PREPARED BY:

**GOFF COMMUNICATIONS**

2130 ASHLEY OAKS CIRCLE  
SUITE 102  
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LICENSE  
No 72513  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
MAY 10 2014

MARC P. MAIER, PE  
FL PROFESSIONAL ENGINEER LIC. # 72513

**FORT WHITE NORTH**  
**10579343**  
**JCVLFLU0325**

10200 SW STATE ROAD 47  
FORT WHITE, FL 32038

SHEET DESCRIPTION  
TOWER ELEVATION  
AND DETAILS

SHEET NUMBER  
**S-1**

District No. 1 - Ronald Williams  
District No. 2 - Rusty DePratter  
District No. 3 - Bucky Nash  
District No. 4 - Stephen E. Bailey  
District No. 5 - Scarlet P. Frisina



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

29 May 2014

TO: Board of Adjustment

FROM: Land Use Regulation Administrator

SUBJECT: SE 0537 (Smartlink LLC for AT&T Mobility, as agent for Pryce)  
Concurrency Assessment Concerning a Special Exception

The following assessment is provided for the purpose of a binding concurrency determination concerning the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System. This assessment serves as a binding concurrency determination, but does not ensure that facilities, which are not owned, operated or permitted by the County will be available to the property at the time development occurs.

SE 0537, a petition by Smartlink LLC for AT&T Mobility, as agent for Brenda Pryce, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow a 195 foot monopole wireless communication facility as an essential service within an AGRICULTURE-3 (A-3) zoning district in accordance with a site plan dated March 10, 2014 and submitted as part of a petition dated April 1, 2014, to be located on property described, as follows:

A parcel of land lying within Section 22, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of the Northwest 1/4 of said Section 22, said corner also being the Point of Beginning; thence North 01°03'13" West along the East line of said Northwest 1/4 of Section 22 a distance of 660.01 feet; thence South 87°10'40" West 949.99 feet; thence North 01°49'00" West 84.64 feet; thence South 88°04'25" West 100.29 feet; thence North 03°15'46" East 503.51 feet; thence North 87°24'30" East 1,013.41 feet to said East line of the Northwest 1/4 of Section 22; thence South 01°03'13" East along said East line of the Northwest 1/4 of Section 22 a distance of 583.06 feet to the Point of Beginning.

Containing 13.70 acres, more or less.

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

Availability of and Demand on Public Facilities

Potable Water Impact -

The proposed use associated with this special exception, a telecommunication tower, will not require potable water services. Therefore, the proposed use associated with this special exception is not anticipated to adversely impact potable water facilities.

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Sanitary Sewer Impact -

The proposed use associated with this special exception, a telecommunication tower, will not require sanitary sewer services. Therefore, the proposed use associated with this special exception is not anticipated to adversely impact sanitary sewer facilities.

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Solid Waste Impact -

The proposed use associated with this special exception, a telecommunication tower, will not require solid waste services. Therefore, the proposed use associated with this special exception is not anticipated to adversely impact solid waste facilities.

---

Drainage Impact -

As there will be only a minimal amount of impervious surface created, the proposed use associated with this special exception, a television tower, is not anticipated to adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established within the Comprehensive Plan is anticipated to continue to be met or exceeded.

---

Recreation Impact -

As there will be no additional population generated by the proposed special exception, a telecommunication tower is not anticipated to adversely impact recreational facilities. Therefore, the level of service standards established within the Comprehensive Plan for the provision of recreation facilities are anticipated to continue to be met or exceeded.

---

Traffic Impact -

The roadway serving the site is meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

Routine maintenance will be performed on an infrequent basis. Therefore, any additional trips generated due to the placement of a telecommunication tower are expected to occur infrequently and at off peak hour demand periods. Thus, no additional daily traffic impact is anticipated to be generated as a result of the location of the proposed telecommunication tower.

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed special exception.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 34 S.R. 47 (from I-75 to North town limits of Ft. White)	615 <sup>a</sup>	C	157	0	772	C

a 2012 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, 8th Edition, Institute of Transportation Engineers, January 2008.  
Quality/Level of Service Handbook, Florida Department of Transportation, February 2012.

Based upon the above analysis and the adopted level of service standard of "D" with a capacity of 1,350 trips for Section 34, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan as there will be no additional daily P.M. peak hour trips associated with the proposed telecommunication tower.

-----



### Surrounding Land Uses

The existing land use of the site is agricultural-pasture. The site is bounded on the north by agricultural-pasture, on the east by agricultural-forest, on the south by agricultural-pasture and on the west by single family residential and agricultural-pasture land uses.

### Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based on the Florida Division of Historical Resources Master Site File, dated 1989 and 1996, there are no known historic resources on the site.

### Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated February 4, 2009, the site is located in a zone X. Zone X has been determined to have a 0.2 percent annual chance of flooding.

### Wetlands

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

### Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, dated 1977, the site is within an area known to contain phosphate deposits.

### Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the site contains Bonneau fine sand soils (2 to 5 percent slope).

Bonneau fine sand soils (2 to 5 percent slopes) are moderately well drained, gently sloping soils on uplands and on knolls in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 27 inches. The subsoil layer is comprised of fine sandy loam and sandy clay loam to a depth of 80 inches.

Bonneau fine sand soils (2 to 5 percent slopes) have slight limitations for building site development.

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, dated October 7, 1997, the site is not located within a stream to sink area.

Aquifer Vulnerability

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

Vegetative Communities/Wildlife

According to Illustration V-1 of the Data and Analysis Report, entitled Vegetative Communities, the site is located within a non-vegetative and agriculture community. There are no known wildlife habitats associated with a non-vegetative and agriculture community.

COLUMBIA COUNTY  
PLANNING & ZONING BOARD MEETING  
SCHOOL BOARD ADMINISTRATIVE COMPLEX  
372 WEST DUVAL STREET, LAKE CITY, FLORIDA  
JUNE 26, 2014  
7:15 P.M.  
AGENDA

---

Public Comment

Public Hearings:

- CPA 0210 - Tony Curtis and Christian Cuadras, as agents for Ruben Morales, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL VERY LOW DENISTY (less than or equal to 1 dwelling unit per acre) to COMMERCIAL. Located on SW Broderick Drive and its intersection with State Road 47 approximately 1.5 miles north of I-75.
- Z 0537 - Tony Curtis and Christian Cuadras, as agent for Ruben Morales, to amend the Official Zoning Atlas of the Columbia County Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY-1 (RSF-1) to COMMERCIAL GENERAL (CG). Located on SW Broderick Drive and its intersection with State Road 47 approximately 1.5 miles north of I-75.

**NOTE:**

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.

CPA 0210

**COLUMBIA COUNTY  
COMPREHENSIVE PLAN AMENDMENT  
APPLICATION**

Name of Applicant(s): Ruben Morales / Property Owner

Address: 1003 N. Washington St

City, State, Zip Code: Perry, FL 32347

Telephone: \_\_\_\_\_

Name of Applicant's Agent (if applicable): Tony Curtis + Christian Cuadras

Address: 1445 SW Main Blvd. Suite 130

City, State, Zip Code: Lake City, FL 32024

Telephone: 386-365-2821

Please complete Part I for proposed amendments to the Future Land Use Plan Map.  
For amendments to the text of the Comprehensive Plan, which do not require a Future Land Use  
Plan Map amendment, please omit responses to Part I and only complete Part II of this Application.

**PART I**

Legal Description: Lot 18, Century Estates Subdivision

See attached deed

Tax Parcel ID #: 18-45-17-08467-019

Total Acreage of land to be considered under amendment: 1.06 ACRE

Future Land Use Plan Map Category: Present: Residential Very Low Density

Requested: Commercial

**PART II**

APPLICATION FOR AMENDMENT  
OF THE COMPREHENSIVE PLAN

For amendments to the text of the Comprehensive Plan, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

APPLICATION FOR AMENDMENT  
OF THE COMPREHENSIVE PLAN

A previous application for amendment to the Comprehensive Plan:

\_\_\_\_\_ was made with respect to these premises. Application No. \_\_\_\_\_

was not made with respect to these premises.

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

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulation Administrator must be attached.

Tony Curtis  
Applicant/Agent Name (Type or Print Name)

[Signature]  
Applicant/Agent Signature

5-28-14  
Date

APPLICATION FOR AMENDMENT  
OF THE COMPREHENSIVE PLAN

FOR OFFICE USE ONLY

Date Filed: 28 May 2014  
Application No: CQA 0210  
Fee Amount: \$1,250.00  
Receipt No. 04422  
Date of Planning and Zoning Board Public Hearing: \_\_\_\_\_  
Date notice published: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date of Local Planning Agency Public Hearing: \_\_\_\_\_  
Date notice published: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date(s) Board of County Commissioners Public Hearing: (1) \_\_\_\_\_ (2) \_\_\_\_\_  
Date notice published: (1) \_\_\_\_\_ (2) \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date Notice of Enactment of an Ordinance published: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Board of County Commissioners decision: \_\_\_\_\_

(1) Granted/Denied

The amendment is \_\_\_\_\_ is not \_\_\_\_\_ a small scale land use amendment pursuant to Chapter 163.3187(1)(c)1.

The small scale amendment, pursuant to Chapter 163.3187(1)(c)1, was \_\_\_\_\_ was not \_\_\_\_\_ Processed with only one public hearing before the Board of County Commissioners.

Date adopted small scale amendment submitted to Department of Community Affairs: \_\_\_\_\_

Regular land use amendment submitted to Department of Community Affairs for review: \_\_\_\_\_

Date adopted regular land use amendment submitted to Department of Community Affairs: \_\_\_\_\_

Date notice of intent issued by the Department of Community Affairs finding regular amendment in compliance with the Comprehensive Plan: \_\_\_\_\_

Property considered in this amendment is \_\_\_\_\_ Is not \_\_\_\_\_ in a area of critical state concern.

Property considered in this amendment is \_\_\_\_\_ Is not \_\_\_\_\_ directly related to a Development of Regional Impact (DRI).

## **LAND USE AMENDMENTS TO THE COLUMBIA COUNTY COMPREHENSIVE PLAN INSTRUCTIONS**

The following items must be submitted with an application for an amendment to the Future Land Use Map of the Comprehensive Plan:

1. Copy of Property Deed;
2. Legal Description of Property to be Amended;
3. Aerial Photo from Property Appraiser's Office with subject property outlined;
4. Letter of Authorization from Owner, if an Agent is to Represent Owner and
5. Application fee.

State Statutes allow the County up to 80 acres per calendar year for Small Scale Land Use Amendments (parcels less than or equal to 10 acres). Small scale land use amendments are collected and heard twice a year by the Planning and Zoning Board which makes a recommendation to the Board of County Commissioners. The Board of County Commissioners holds a public hearing and decides whether to approve or deny the application.

For further information, contact the Office of the County Planner, Building and Zoning Department, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, or telephone 386.758.1007 during regular business hours.



Ruben Morales  
1003 N Washington ST  
Perry Fl 32347  
May 22, 2014

Ref: 121 SW Millennium Ct., Lake City, Fl 32025

To Whom It May Concern:

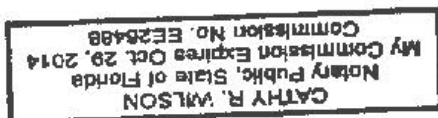
I, Ruben Morales, the legal owner of the above property, do hereby authorize Christian Cuadras and Tony Curtis to apply for and change the zoning of the above referenced property from residential zoning to commercial zoning. They currently have a contract to purchase the property contingent upon this zoning change.

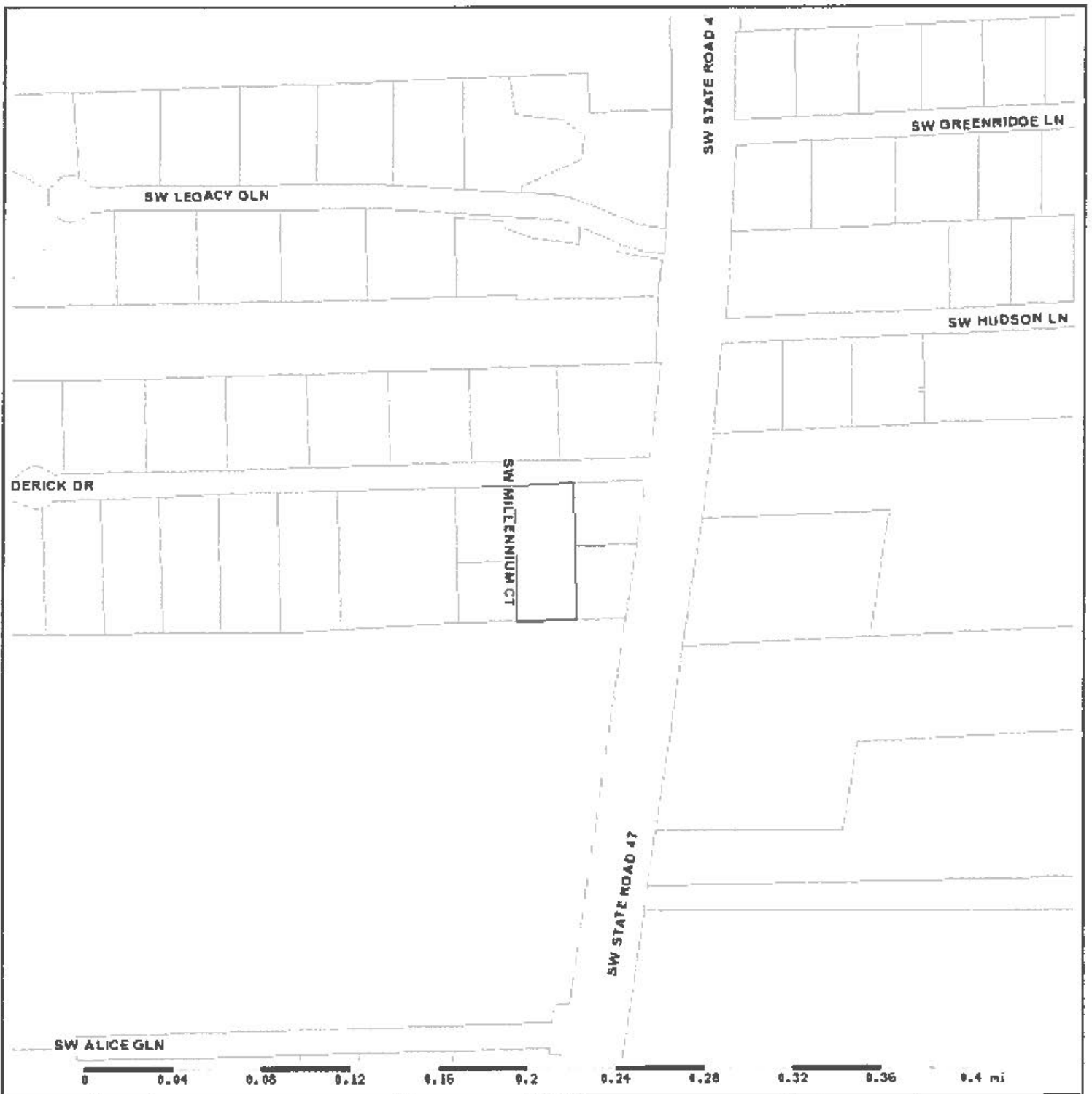
Sincerely,

*Rub Morales* 05/22/14

Ruben Morales

*Cathy R. Wilson* 05/22/14





### Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 385-758-1083

**PARCEL: 18-4S-17-08467-019 - SINGLE FAM (000100)**

LOT 18 CENTURY ESTATES, ORB 502-63, 784-855, 792-1718 QC 1044-2660, CT 1049-1321, QC 1059-1356, WD 1139-1928

Name: MORALES RUBEN C  
 Site: 121 SW MILLENNIUM CT  
 Mail: 1003 N WASHINGTON ST  
 FERRY, FL 32347

Sales 12/28/2007 \$162,000.00 I / Q  
 Info 6/16/2005 \$108,500.00 I / U

2013 Certified Values	
Land	\$21,600.00
Bldg	\$80,067.00
Assd	\$103,722.00
Exmpt	\$0.00
Cnty:	\$103,722
Other:	\$103,722   Schl: \$103,722



This information, GIS updated 5/9/2014, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the

District No. 1 - Ronald Williams  
District No. 2 - Rusty DePratter  
District No. 3 - Bucky Nash  
District No. 4 - Stephen E. Bailey  
District No. 5 - Scarlet P. Frisina



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

26 June 2014

TO: Board of County Commissioners

FROM: Planning and Zoning Board,  
Serving also as the Local Planning Agency

SUBJECT: CPA 0210 (Morales/Curtis/Cuadras)

Concurrency Assessment and Supporting Data and Analysis Concerning  
a Small Scale Development Amendment to the Future Land Use Map of  
the Comprehensive Plan

Land use amendments are ineligible to receive concurrency reservation because they are too conceptual and, consequently do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 0210, an application by Tony Curtis and Christian Caudras, as agent for Ruben Morales, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL VERY LOW DENISTY (less than or equal to 1 dwelling unit per acre) to COMMERCIAL for the property described, as follows:

A parcel of land lying within Section 18, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Lot 18, Century Estates Subdivision as recorded in the Public Records of Columbia County, Florida.

Containing 1.06 acre, more or less.

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

Availability of and Demand on Public Facilities

Potable Water Impact -

The site is located within the City of Lake City community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water facilities established within the Comprehensive Plan.

Currently, there is a single family dwelling located on the site.

Based upon an average potable water usage of 100 gallons of potable water usage per capita per day x 2.55 persons per dwelling unit = 255 gallons of potable water usage per dwelling unit per day.

1 (single family dwelling) x 255 (gallons of potable water usage per dwelling unit per day) = 255 gallons of potable water usage per day.

Based upon a maximum permitted floor area ratio of 0.25 for the site, the proposed amendment could theoretically result in 11,543 square feet gross floor area of specialty retail center use on the site.

An average specialty retail center use is estimated to have 1.82 employees per 1,000 square feet gross floor area:

11.543 (11,543 square feet gross floor area) x 1.82 (employees per 1,000 square feet gross floor area) = 21 employees x 45 gallons of potable water usage per employee per day = 945 gallons of potable water usage per day.

Therefore, the estimated gallons of potable water usage per day = 690 gallons of potable water used per day (945 - 255 = 690).

Permitted capacity of the community potable water system = 9,000,000 gallons of potable water per day.

The average daily potable water usage for 2012 = 3,368,065 gallons of potable water per day

Residual available capacity prior to reserved capacity for previously approved development = 5,631,935 gallons of potable water per day.

Less reserved capacity for previously approved development = 2,528 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 5,629,407 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 690 gallons of potable water per day.

Residual capacity after proposed amendment = 5,628,717 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the specialty retail center use of the site.

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Sanitary Sewer Impact -

The site is not located within a centralized sanitary sewer system. Consequently, the use to be located on the site will need to be served by an individual septic tank. The individual septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer facilities established within the Comprehensive Plan.

There is currently a single family home located on the site.

Based upon an average of 70 gallons of sanitary sewer effluent per capita per day x 2.55 persons per dwelling unit = 179 gallons of sanitary sewer effluent per dwelling unit per day.

1 (single family dwelling) x 179 (gallons of sanitary sewer effluent per dwelling unit per day) = 179 gallons of sanitary sewer effluent per day.

Based upon a maximum permitted floor area ratio of 0.25 for the site, the proposed amendment could theoretically result in 11,543 square feet gross floor area of specialty retail center use on the site.

An average specialty retail center use is estimated to have 1.82 employees per 1,000 square feet gross floor area:

11,543 (11,543 square feet gross floor area) x 1.82 (employees per 1,000 square feet gross floor area) = 21 employees x 34.5 (gallons of sanitary sewer effluent per employee per day) = 725 gallons of sanitary sewer effluent per day.

Therefore, the estimated additional gallons of sanitary sewer effluent generated per day = 546 additional gallons of sanitary sewer effluent generated per day (725 - 179 = 546).

---

Solid Waste Impact -

Solid waste disposal is provided for uses to be located on the site at the County landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

There is currently a single family home located on the site.

Based upon 12 pounds of solid waste per dwelling unit per day:

1 (single family dwelling) x 12 (pounds of solid waste per dwelling unit per day) = 12 pounds of solid waste per day.

Based upon a maximum permitted floor area ratio of 0.25 for the site, the proposed amendment could theoretically result in 11,543 square feet gross floor area of specialty retail center use on the site.

Based upon a solid waste generation of 5.5 pounds per 1,000 square feet gross floor area per day:

11.543 (11,543 square feet gross floor area) x 5.5 (pounds of solid waste per 1,000 square feet gross floor area) = 64 pounds of solid waste per day.

Therefore, the estimated additional pounds of solid waste generated per day = 52 pounds of solid waste per day (64 – 12 = 52).

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill for 2014, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the specialty retail center use of the site.

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Drainage Impact -

Drainage facilities will be required to be maintained on site for the management of stormwater. As stormwater will be retained on site, there are no anticipated additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater is anticipated to continue to meet or exceed the adopted level of service standard for drainage established within the Comprehensive Plan.

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Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will occur as a result of a specialty retail center use of the site, there will be no need for additional recreation facilities as a result of the proposed special exception. Therefore, the proposed development is not anticipated to adversely impact recreation facilities.

Resource-based and user-based facilities are anticipated to continue to meet or exceed the level of service established within the Comprehensive Plan after the specialty retail center use of the site.

-----  
Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

There is currently a single family home located on the site.

Based upon 1.02 p.m. peak hour weekday trips per single-family dwelling,

1 (single family dwelling) x 1.02 (p.m. peak hour trips per weekday) = 2 p.m. peak hour trips per weekday.

Based upon a maximum permitted floor area ratio of 0.25 for the site, the proposed amendment could theoretically result in 11,543 square feet gross floor area of specialty retail center use on the site.

Summary of Trip Generation Calculations for an average Specialty Retail Center Use

Based upon 5.02 p.m. peak hour trips per 1,000 square feet gross floor area per day:

11.543 (11,543 square feet gross floor area) x 5.02 (trips per 1,000 square feet gross floor area per day) = 58 p.m. peak hour trips, less 25 percent pass by trips (15) = 43 p.m. peak hour trips per day (58 - 15 = 43).

Therefore, the estimated increase in p.m. peak hour trips generated per day = 41 p.m. peak hour trips per day (43 - 2 = 41).

Existing p.m. peak hour trips = 10,300 annual average daily traffic trips per day (2012 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation) x .09 (k factor) = 927 peak hour p.m. trips per day.

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed amendment.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 35 S.R. 47 (from I-75 to Lake City south limits)	927 <sup>a</sup>	C	34	41	1,002	C

a 2012 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. 8th Edition, Institute of Transportation Engineers, 2008.

Quality/Level of Service Handbook. Florida Department of Transportation, February 2012.

Based upon the above analysis and the adopted level of service standard of “D” with a capacity of 3,360 trips for Section 35, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the projected number of trips associated with the proposed amendment.

#### Affordable Housing

The change in land use from Residential Very Low Density (less than or equal to 1 dwelling unit per acre) to Commercial is not anticipated to affect affordable housing stock.

#### Surrounding Land Uses

The current land use of the site is single family residential. The site is bounded on the north by single family residential, on the east by commercial, on the south by agriculture-forest and on the west by single family residential land uses.



### 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 1989 and 1996, there are no known historic resources located on the site.

### Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated February 4, 2009, the site is located within a zone X. Zone X have been determined to be areas with a 0.2 percent change of annual flooding.

### Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, the site is not located within a wetland.

### Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, 1977, the site is within an area known to contain phosphate deposits.

### Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the southeast portion of the site contains Albany fine sand soils comprising approximately 10 percent of the site. The remainder of the site contains Bonneau fine sand soils (2 to 5 percent slopes) comprising approximately 90 percent of the site.

Albany fine sand soils are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainageways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more.

Bonneau fine sand soils (2 to 5 percent slopes) are moderately well drained, gently sloping soils on uplands and on knolls in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 27 inches. The subsoil layer is comprised of fine sandy loam and sandy clay loam to a depth of 80 inches.

Albany fine sand soils both have severe limitations for building site development and for septic tank absorption fields.

Bonneau fine sand soils (2 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

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 site is not located within a stream to sink area.

Aquifer Vulnerability

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

Vegetative Communities/Wildlife

According to Illustration V-1 of the Data and Analysis Report, entitled Vegetative Communities, the site is located in a non-vegetative community. There are no known wildlife habitats associated with a non-vegetative community.

**COLUMBIA COUNTY**  
**LAND DEVELOPMENT REGULATIONS AMENDMENT**  
**APPLICATION**

Name of Applicant(s): Ruben Morales Property Owner

Address: 1003 N. Washington St.

City: Perry State: FL Zip Code: 32347

Telephone: ( ) FAX: ( )

E-mail address (optional)

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail address and communications may be subject to public disclosure.**

NOTE: If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulations Administrator must be attached.

Name of Applicant's Agent (if applicable): Tony Curtis + Christian Cuadras

Address: 1445 SW Main Blvd. Suite 130

City: Lake City State: FL Zip Code: 32024

Telephone: (386) 365-2821 FAX: ( )

E-mail address (optional)

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail address and communications may be subject to public disclosure.**

**INSTRUCTIONS:**

Please complete Part I for proposed zoning changes to the Official Zoning Atlas.

For changes to the text of the Land Development Regulations (LDR's), which do not require an Official Zoning Atlas amendment, please complete Part II of this application.

APPLICATION FOR AMENDMENT  
OF THE LAND DEVELOPMENT REGULATIONS

PART I

Legal Description (Include Copy of Deed): Lot 18, Century Estates  
Subdivision

Tax Parcel ID #: 18-45-17-08467-019

Total acreage of land to be considered under this application: 1.06 acre

Zoning District:  
Present: RSF-1

Zoning District:  
Requested: Commercial General

Future Land Use Plan Map Category: Currently requesting change from Residential to Commercial

Present Use: residential  
(commercial, industrial, residential, agricultural, vacant, etc.)

Previous Application for Amendment of the Property or a Part of the Property:

Land Use Amendment, Yes  No   
Land Use Amendment Application No. CPA -

Land Development Regulations (Zoning) Amendment, Yes  No   
Land Development Regulations (Zoning) Amendment, Application No. Z-

PART II

For amendments to the text of the Land Development Regulations, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

APPLICATION FOR AMENDMENT  
OF THE LAND DEVELOPMENT REGULATIONS

The Columbia County Land Development regulations require that a sign must be posted on the property ten (10) days prior to the Planning and Zoning Board 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 Planning and Zoning Board, the Board reserves the right to continue such public hearing until such time as the property can be properly posted for the required period of time.

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

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

Tony Curtis  
Applicant/Agent Name (Type or Print)

[Signature]  
Applicant/Agent Signature

5-28-14  
Date

FOR OFFICE USE ONLY

Date Filed: 28 May 2014 Application No: 2053  
Fee Amount: \$1,250.00 Receipt No: 04423  
Date of Planning and Zoning Board Public Hearing: \_\_\_\_\_  
Date notice published: \_\_\_\_\_  
Newspaper: Lake City Reporter  
Date of Local Planning Agency Public Hearing: Planning and Zoning Board acting as L.P.A.  
Date notice published: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date(s) of Board of County Commissioners Public Hearing(s): (1) \_\_\_\_\_ (2) \_\_\_\_\_  
Date(s) notice published: (1) \_\_\_\_\_ (2) \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date Notice of Enactment of Ordinance published: \_\_\_\_\_  
Newspaper: Lake City Reporter  
Board of County Commissioners decision: \_\_\_\_\_  
(Granted/Denied)

Ruben Morales  
1003 N Washington ST  
Perry Fl 32347  
May 22, 2014

Ref: 121 SW Millennium Ct., Lake City, Fl 32025

To Whom It May Concern:

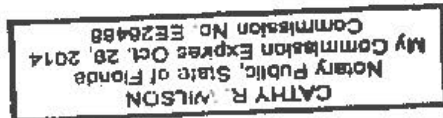
I, Ruben Morales, the legal owner of the above property, do hereby authorize Christian Cuadras and Tony Curtis to apply for and change the zoning of the above referenced property from residential zoning to commercial zoning. They currently have a contract to purchase the property contingent upon this zoning change.

Sincerely,

*Rub Morales* 05/22/14

Ruben Morales

*Cathy R. Wilson* 05/22/14





### Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32065 | 386-758-1083

**PARCEL: 18-4S-17-08467-019 - SINGLE FAM (000100)**

LOT 18 CENTURY ESTATES ORB 502-63, 784-856, 792-1718 QC 1044-2560, CT 1049-1321, QC 1059-1356, WD 1139-1928

Name: MORALES RUBEN C  
 Site: 121 SW MILLENNIUM CT  
 Mail: 1003 N WASHINGTON ST  
 PERRY, FL 32347

Sales 12/28/2007 \$162,000.00 I / Q  
 Info 6/18/2005 \$108,500.00 I / U

2013 Certified Values	
Land	\$21,600.00
Bldg	\$80,067.00
Assd	\$103,722.00
Exmpt	\$0.00
Cnty: \$103,722	
Taxbl	Other: \$103,722   Schl: \$103,722



District No. 1 - Ronald Williams  
District No. 2 - Rusty DePratter  
District No. 3 - Bucky Nash  
District No. 4 - Stephen E. Balley  
District No. 5 - Scarlet P. Frisina



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

26 June 2014

TO: Board of County Commissioners

FROM: Planning and Zoning Board,  
Serving also as the Local Planning Agency

SUBJECT: Z 0537 (Morales/Curtis/Cuadras)

Concurrency Assessment Concerning an Amendment to the  
Official Zoning Atlas of the Land Development Regulations

Zoning amendments are ineligible to receive concurrency reservation because they are too conceptual and, consequently do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 0537, an application by Tony Curtis and Christian Cuadras, as agent for Ruben Morales, to amend the Official Zoning Atlas of the Columbia County Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY-1 (RSF-1) to COMMERCIAL GENERAL (CG) for the property described, as follows:

A parcel of land lying within Section 18, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Lot 18, Century Estates Subdivision as recorded in the Public Records of Columbia County, Florida.

Containing 1.06 acre, more or less.

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

P. O. BOX 1529

LAKE CITY, FLORIDA 32058-1529

PHONE (386) 755-4100



Availability of and Demand on Public Facilities

Potable Water Impact -

The site is located within the City of Lake City community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water facilities established within the Comprehensive Plan.

Currently, there is a single family dwelling located on the site.

Based upon an average potable water usage of 100 gallons of potable water usage per capita per day x 2.55 persons per dwelling unit = 255 gallons of potable water usage per dwelling unit per day.

1 (single family dwelling) x 255 (gallons of potable water usage per dwelling unit per day) = 255 gallons of potable water usage per day.

Based upon a maximum permitted floor area ratio of 0.25 for the site (based on averages for use, intensities and compliance with drainage requirements, off-street parking and landscape buffer requirements) the proposed amendment could potentially result in 11,543 square feet gross floor area of specialty retail center use on the site.

An average specialty retail center use is estimated to have 1.82 employees per 1,000 square feet gross floor area:

11.543 (11,543 square feet gross floor area) x 1.82 (employees per 1,000 square feet gross floor area) = 21 employees x 45 gallons of potable water usage per employee per day = 945 gallons of potable water usage per day.

Therefore, the estimated gallons of potable water usage per day = 690 gallons of potable water used per day (945 – 255 = 690).

Permitted capacity of the community potable water system = 9,000,000 gallons of potable water per day.

The average daily potable water usage for 2012 = 3,368,065 gallons of potable water per day

Residual available capacity prior to reserved capacity for previously approved development = 5,631,935 gallons of potable water per day.

Less reserved capacity for previously approved development = 2,528 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 5,629,407 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 690 gallons of potable water per day.

Residual capacity after proposed amendment = 5,628,717 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the specialty retail center use of the site.

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**Sanitary Sewer Impact -**

The site is not located within a community centralized sanitary sewer system service area. Consequently, the uses to be located on the site will be served by an individual septic tanks. The individual septic tanks are anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

There is currently a single family home located on the site.

Based upon an average of 70 gallons of sanitary sewer effluent per capita per day x 2.55 persons per dwelling unit = 179 gallons of sanitary sewer effluent per dwelling unit per day.

1 (single family dwelling) x 179 (gallons of sanitary sewer effluent per dwelling unit per day) = 179 gallons of sanitary sewer effluent per day.

Based upon a maximum permitted floor area ratio of 0.25 for the site (based on averages for use, intensities and compliance with drainage requirements, off-street parking and landscape buffer requirements) the proposed amendment could potentially result in 11,543 square feet gross floor area of specialty retail center use on the site.

An average specialty retail center use is estimated to have 1.82 employees per 1,000 square feet gross floor area:

11.543 (11,543 square feet gross floor area) x 1.82 (employees per 1,000 square feet gross floor area) = 21 employees x 34.5 (gallons of sanitary sewer effluent per employee per day) = 725 gallons of sanitary sewer effluent per day.

Therefore, the estimated additional gallons of sanitary sewer effluent generated per day = 546 additional gallons of sanitary sewer effluent generated per day (725 - 179 = 546).

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**Solid Waste Impact -**

Solid waste disposal is provided for uses to be located on the site at the County landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

There is currently a single family home located on the site.

Based upon 12 pounds of solid waste per dwelling unit per day:

1 (single family dwelling) x 12 (pounds of solid waste per dwelling unit per day) = 12 pounds of solid waste per day.

Based upon a maximum permitted floor area ratio of 0.25 for the site (based on averages for use, intensities and compliance with drainage requirements, off-street parking and landscape buffer requirements) the proposed amendment could potentially result in 11,543 square feet gross floor area of specialty retail center use on the site.

Based upon a solid waste generation of 5.5 pounds per 1,000 square feet gross floor area per day:

11.543 (11,543 square feet gross floor area) x 5.5 (pounds of solid waste per 1,000 square feet gross floor area) = 64 pounds of solid waste per day.

Therefore, the estimated additional pounds of solid waste generated per day = 52 pounds of solid waste per day (64 – 12 = 52).

Total County average solid waste disposal per day (including municipalities) = 471,000 pounds per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill for 2014, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the potential solid waste demand generated by the specialty retail center use of the site.

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**Drainage Impact -**

Drainage facilities will be required to be maintained on site for the management of stormwater. As stormwater will be retained on site, there are no anticipated additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater is anticipated to continue to meet or exceed the adopted level of service standard for drainage established within the Comprehensive Plan.

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Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As there will be no increase in population as a result of a specialty retail center use or any other use allowed within a Commercial General zoning district, there will be no need for additional recreation facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to adversely impact recreation facilities.

Resource-based and user-based facilities are anticipated to continue to meet or exceed the level of service established within the Comprehensive Plan after the potential specialty retail center use of the site.

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Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

There is currently a single family home located on the site.

Based upon 1.02 p.m. peak hour weekday trips per single-family dwelling.

$1 \text{ (single family dwelling)} \times 1.02 \text{ (p.m. peak hour trips per weekday)} = 2 \text{ p.m. peak hour trips per weekday.}$

Based upon a maximum permitted floor area ratio of 0.25 for the site (based on averages for use, intensities and compliance with drainage requirements, off-street parking and landscape buffer requirements) the proposed amendment could potentially result in 11,543 square feet gross floor area of specialty retail center use on the site.

Summary of Trip Generation Calculations for an average Specialty Retail Center Use

Based upon 5.02 p.m. peak hour trips per 1,000 square feet gross floor area per day:

$11.543 \text{ (11,543 square feet gross floor area)} \times 5.02 \text{ (trips per 1,000 square feet gross floor area per day)} = 58 \text{ p.m. peak hour trips, less 25 percent pass by trips (15)} = 43 \text{ p.m. peak hour trips per day (58 - 15 = 43).}$

Therefore, the estimated increase in p.m. peak hour trips generated per day = 41 p.m. peak hour trips per day ( $43 - 2 = 41$ ).

Existing p.m. peak hour trips = 10,300 annual average daily traffic trips per day (2012 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation) x .09 (k factor) = 927 peak hour p.m. trips per day.

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed amendment.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 35 S.R. 47 (from I-75 to Lake City south limits)	927 <sup>a</sup>	C	34	41	1,002	C

a 2012 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 8th Edition, 2008.

Quality/Level of Service Handbook. Florida Department of Transportation. February 2012.

Based upon the above analysis and the adopted level of service standard of “D” with a capacity of 3,360 p.m. peak hour trips for Section 35, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the projected number of potential trips associated with the proposed amendment.

Surrounding Land Uses

The current land use of the site is single family residential. The site is bounded on the north by single family residential, on the east by commercial, on the south by agriculture-forest and on the west by single family residential land uses.

### 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 1989 and 1996, there are no known historic resources located on the site.

### Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated February 4, 2009, the site is located within a zone X. Zone X has been determined to be areas with a 0.2 percent annual chance of flooding.

### Wetlands

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

### Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, 1977, the site is within an area known to contain phosphate deposits.

### Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the southeast portion of the site contains Albany fine sand soils comprising approximately 10 percent of the site. The remainder of the site contains Bonneau fine sand soils (2 to 5 percent slopes) comprising approximately 90 percent of the site.

Albany fine sand soils are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainageways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more.

Bonneau fine sand soils (2 to 5 percent slopes) are moderately well drained, gently sloping soils on uplands and on knolls in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 27 inches. The subsoil layer is comprised of fine sandy loam and sandy clay loam to a depth of 80 inches.

Albany fine sand soils both have severe limitations for building site development and for septic tank absorption fields.

Bonneau fine sand soils (2 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

#### Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, dated October 7, 1997, the site is not located within a stream to sink area.

#### Aquifer Vulnerability

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

#### Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the site is located in a non-vegetative community. There are no known wildlife habitats associated with a non-vegetative community.