

2015-CU-026 & 2015-V-056

Project Name: Verizon Wireless

**Applicant and/or
Property Owner:** SAM, Inc.

Representative: Bob Chopra

Request 1: Conditional Use to allow a tower and telecommunications facility within AG (Agriculture/Rural Residential), specifically a 175' tower with support building and generator.

Request 2: Variance to allow storage of on-site fire hazards liquids within 500 feet of a residence and/or residential zoning district, specifically a diesel generator with 210 gallon capacity.

(LDC, 6.09.02.CC, & 7.01.14.D.3)

Zoning District: AG (Agriculture/Rural Residential)

Variance 2015-CU-026 & 2015-V-056

General Information:

Applicant: Verizon Wireless

Representative: Bob Chopra, SAM, Inc.

Project Location: 7980 Levon Beasley Ln., Milton

Parcel Number: 32-3N-28-0000-00301-0000

Request 1: Conditional Use to allow a tower and telecommunications facility in AG(Agriculture/Rural Residential), specifically a 175' tower with support building and generator.

Request 2: Variance request to allow storage of on-site fire hazards liquids within 500 feet of a residence or residential zoning district, specifically a diesel generator with 210 gallon capacity.

Current Conditions: There is an existing residence on the back portion of the lot.

Land Development Code Criteria:

6.09.00 **CONDITIONAL USES**

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

Is this criterion met? **Yes**

Staff Analysis: It is anticipated that the proposed use will be designed, located and operated so that the public health, safety, and welfare will be protected.

B. Will not unduly adversely affect other property in the impacted area which it is located;

Is this criterion met? Yes

Staff Analysis: Currently there is a residence on the site. The proposed use will not unduly or adversely affect other property in the impacted area in which it is located.

C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

Is this criterion met? Yes

Staff Analysis: According the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within an AG (Agriculture) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa Comprehensive Plan.

D. Satisfies criteria stipulated for similar uses as described in the following section.

CC. Towers and Telecommunications Facilities (AG, AG-2, PBD, HCD, M-1 and M-2)

1. Towers and Telecommunications Facilities must meet the standards in Article 7.01.15

Is this criterion met? Yes

Staff Analysis: The proposed use will be a telecommunications tower. It is anticipated that the scale, intensity and operation of the telecommunications tower will not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to surrounding residential properties.

The proposed telecommunications tower, if approved will be reviewed by county staff for compliance with the regulations in LDC Article 7.01.15. The tower is currently under review pending the outcome of the conditional use and variance request.

7.01.15 Standards Regulating Towers:

G. Standards

1. Single use communication towers shall not exceed one hundred fifty (150) feet in height as measured from grade.

Is this criterion met? Yes

Staff Analysis: The proposed tower is not a single use tower and is not required to meet this standard.

2. Communication towers that have two (2) or more collocation abilities shall not exceed one hundred eighty (180) feet in height as measured from grade.

Is this criterion met? Yes

Staff Analysis: The proposed tower is designed for co-location of services and will not exceed the 180 feet in height.

3. Public Safety and Emergency Communication Towers shall not exceed two hundred-fifty feet (250) in height as measured from grade.

Is this criterion met? Yes

Staff Analysis: The proposed tower is not a Public Safety and Emergency Communication Tower and is not required to meet this standard.

4. A communication tower shall be deemed to have collocation ability if its design is certified by the engineer as being appropriate for collocation and the applicant certifies that it is prepared to offer adequate space on the tower to others at commercially fair and, reasonable terms.

Is this criterion met? Yes

Staff Analysis: The applicant has provided certification from an engineer as to the integrity of the facility and its ability to provide co-location services.

5. All communication towers shall be separated from all residentially zoned lands by a minimum, of two hundred (200) feet. Tower separation distances for the purpose of compliance with this article shall be measured from the center of the base of the communication tower to the lot line. Residentially zoned lands means land zoned RR-1, R-1, R-1M, R-1A, R-2, R-2M, R-3, PUD, PBD with residential use, HR-1, HR-2, or C-2M.

Is this criterion met? Yes

Staff Analysis: The proposed site for the tower is not within 200 feet of a residentially zoned district.

6. Towers shall be setback at least 1.5 miles from the approach end of the runway including proposed approach ends and setback 1 mile from the downwind legs (sides) including proposed downwind legs (sides).

Is this criterion met? Yes

Staff Analysis: The proposed site for the tower is not located within 1.5 miles of the approach end of a runway or 1 mile from the downwind legs of a runway.

7. The communication tower shall have a setback from all property lines at least equal to the height of the tower.

Is this criterion met? Yes

Staff Analysis: The tower shall be setback more than 175 feet from the property lines.

8. Communication antennas attached to communication towers are exempt from the setback standards of this Section and from setbacks for the zone in which they are located. However, such communication antennas shall not extend more than ten (10) feet horizontally beyond the center of the communication tower.

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the proposed tower will have communications antennas which extend more than 10 feet horizontally.

9. Towers shall be lighted as required by the Federal Aviation Administration (FAA). Further, unless prohibited by the FAA, communication towers for which illumination is not otherwise required by the FAA shall have a beacon light placed on top of the tower. To the extent allowed by the FAA, all lighting and beacons upon a tower which, at the time of commencement of construction, are located within a distance of three-hundred percent (300%) of the height of the tower from a residential use or residential zoning district shall be erected with shields mounted underneath the lights or beacons in such a manner so as to obstruct the view of said lights or beacons from the ground for a distance from the communication tower of three hundred percent (300%) of the height of the tower.

Is this criterion met? Yes

Staff Analysis: The proposed tower shall be lighted and shall meet the requirements set forth by the FAA

10. Communication towers not requiring FAA paintings/markings shall have either a galvanized finish or a painted non-contrasting blue, gray, or black finish as to minimize visual impact.

Is this criterion met? Yes

Staff Analysis: The proposed tower use shall meet the standards set forth by the FAA regarding painting/markings.

11. Prior to the approval of a communication tower, the applicant shall provide evidence that the communication tower is in compliance with all FAA regulations. Where a communication tower will not exceed the highest point of an existing structure upon which it is to be mounted, such evidence is not required.

Is this criterion met? Yes

Staff Analysis: The proposed tower will be required to complete a Commercial Site Plan Review and must be in compliance of all FAA regulations. The proposed tower has been submitted for Commercial Site Plan Review.

12. Communication towers shall be designed and constructed to ensure the structural failure or collapse will not create a safety hazard to adjoining properties. All communication towers shall be constructed to the EIA/TIA 222-F Standards, as published by the Electronic Industries Association, which may be amended from time to time and all applicable County building codes. Further, any improvements and/or additions to any communication towers which exceed the design of the structure or which is not routine maintenance under this section shall require submission of plans in accordance with the provisions of this Article which demonstrate compliance with the EIA/TIA 222-F Standards in effect at the time of said improvements.

Is this criterion met? Yes

Staff Analysis: The proposed tower will be required to meet the standards as published by the EIA as part of the Performance standards prior to site plan approval.

13. All proposed communication towers shall comply with current radio frequency emissions standards as established by the Federal Communications Commission (FCC).

Is this criterion met? Yes

Staff Analysis: The proposed tower will be required to meet the standards set forth by the FCC.

14. The use of any portion of a communication tower and its accessory structures for signs or advertising purposes, including company name, shall be prohibited.

Is this criterion met? Yes

Staff Analysis: The proposed tower will not be used for advertising purposes.

15. All accessory buildings or structures shall meet all applicable County building codes.

Is this criterion met? Yes

Staff Analysis: The accessory structures associated with the proposed tower will comply with the County building codes.

16. Mobile or immobile equipment to be used in direct support of a communication facility shall not be openly stored or parked on the site of the communication tower unless repairs to the facility are being made. Equipment is required to be stored in a permanent accessory building.

Is this criterion met? Yes

Staff Analysis: The proposed site provides for the permanent storage of equipment within a permanent framed structure.

17. A minimum six foot (6') fence as measured from the finished grade shall be provided around each tower site. In no case shall the fence exceed eight (8) feet in height. Access to the tower site shall be through a locked gate.

Is this criterion met? Yes

Staff Analysis: The proposed site will be enclosed within a 6 foot chain link fence.

18. The visual impact of a communication tower shall be mitigated for nearby viewers through landscaping or other screening materials at the base of the tower and secondary structures. The following landscaping and buffering of communication towers shall be required around the perimeter of all tower sites. Landscaping shall be installed on the outside of fences. In instances where healthy plan material exists, existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute towards meeting landscaping requirements. All plant materials whether existing or planted must meet the requirements set forth in Article 7.01.02 Land Development Code, Ordinance 91-24 Santa Rosa County. The following requirements must be submitted on the site plan:

a. A ten (10) foot landscape buffer shall be required around the perimeter of a tower site.

Is this criterion met? Yes

Staff Analysis: The site will be required to complete a Commercial Site Plan Review and meet the Performance Standards with regard to landscaping.

b. A row of shade trees a minimum of eight (8) feet tall and two (2) inches in diameter measured four and a half (4 1/2) feet above grade shall be planted every forty (40) feet around the perimeter of a tower site.

Is this criterion met? Yes

Staff Analysis: The site will be required to complete a Commercial Site Plan Review and meet the Performance Standards with regard to landscaping.

c. All landscaping shall be properly maintained to ensure good health and viability.

Is this criterion met? Yes

Staff Analysis: The applicant is responsible for maintaining the required landscaping to ensure its growth and development in accordance with the Performance Standards.

19. The communication tower shall be located on a parcel of land large enough in size so that any collapse of the structure will be contained entirely on the subject property.

Is this criterion met? Yes

Staff Analysis: The proposed site is located within a 43.33 acre parent tract and so located that any collapse would be fully contained on the property.

Land Development Code Criteria:

7.01.14 Standards Regulating Nuisances:

D. Fire and Explosive Hazards

3. Fire Hazard Liquids and Gases:

- c. In no case shall hazardous or potentially hazardous materials be stored or located in residential zones or within five hundred (500) feet of any residential zone.

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:

The BOA shall have the following duties and powers:

B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

Is this criterion met? Yes

Staff Analysis: Staff has determined that there are special circumstances regarding the land or building in question, and that this parcel does possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.

The applicant is seeking relief from the section of the Ordinance which regulates fire hazard liquids and gases. The property is currently used for a telecommunications tower. The applicant is requesting to place a diesel generator on site with a 210 gallon capacity. This generator will power the communications equipment in the event of a power outage.

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

Is this criterion met? Yes

Staff Analysis: This Variance request is necessary for the preservation and enjoyment of a substantial property right and is not merely a convenience to the property owner.

The telecommunications tower serves the public and is needed to ensure that the residents in that area have the ability to communicate via cellular phone during emergency situations.

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.

It is not anticipated that the authorization of this Variance will unreasonably diminish or impair established property values within the surrounding area.

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

Is this criterion met? Yes

Staff Analysis: If authorized, a Variance with special circumstances would not impair the intent of the zoning ordinance.

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

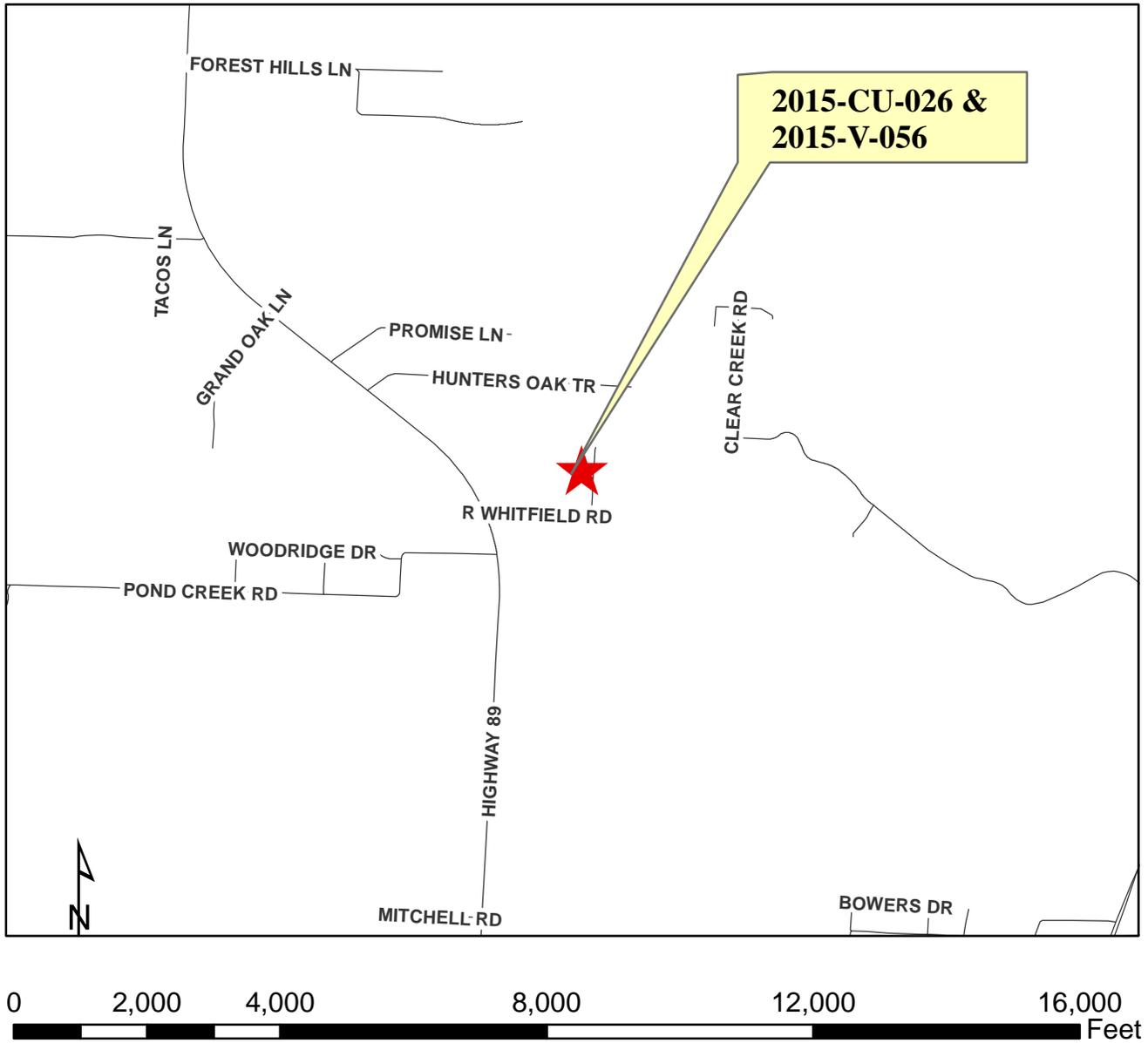
Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it apply to the access management standards which would affect the safety or operation of the roadway.

If the Conditional Use and Variance is approved, are there any potential building code issues?

It is not anticipated that there will be any potential building code issues. The life safety review team will be part of the review if this variance is granted.

2015-CU-026 & 2015-V-056 Location

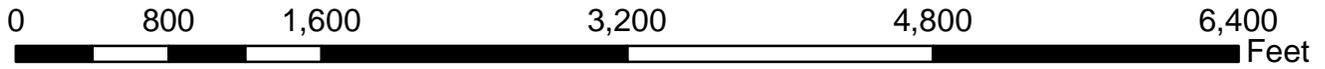


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2015-CU-026 & 2015-V-056 Zoning

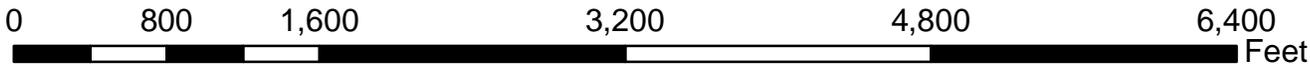
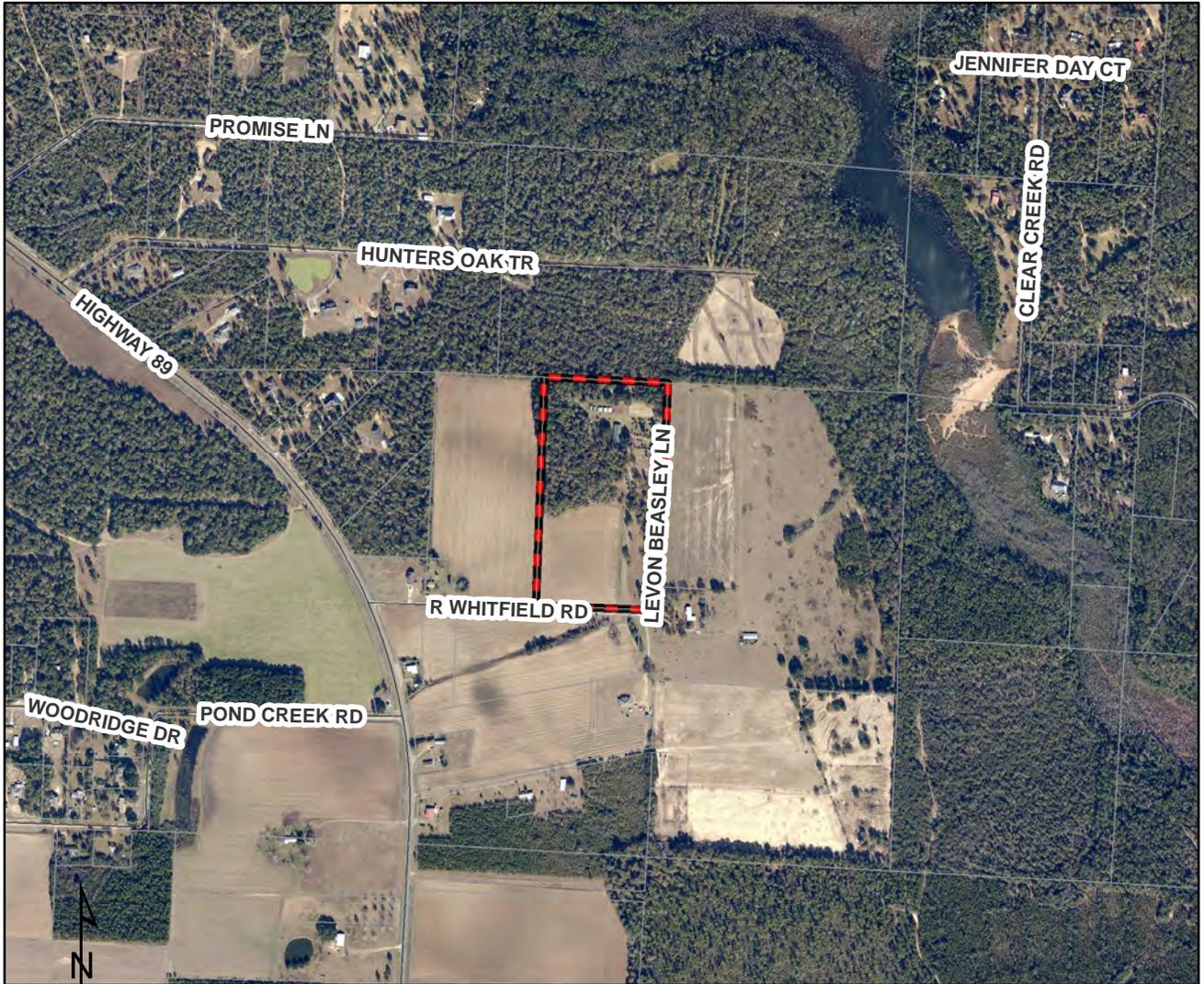


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<ul style="list-style-type: none"> Pending ZB/July Agriculture/Rural Residential (AG) AG within an Accident Potential Zone (AG-APZ) Agriculture (AG2) AG2 within an Accident Potential Zone (AG2-APZ) Marina (C-1M) Marina and Yacht Club (C-2M) Historical/Commercial (HC-1) Highway Commercial Development (HCD) HCD within an Accident Potential Zone (HCD-APZ) HCD within the Heart of Navarre (HCD-HON) HCD with the Navarre Town Center (HCD-NTC) Historical/Single Family (HR-1) Historical/Multiple Family (HR-2) Restricted Industrial (M-1) M1 within an Accident Potential Zone (M1-APZ) M1 within the Heart of Navarre (M1-HON) 	<ul style="list-style-type: none"> General Industrial (M-2) M2 within an Accident Potential Zone (M2-APZ) Planned Industrial Development (PID) Neighborhood Commercial (NC) NC-APZ NC within the Heart of Navarre (NC-HON) Passive Park (P-1) P1 within the Heart of Navarre (P1-HON) Active Park (P-2) P2 within an Accident Potential Zone (P2-APZ) P2 within the Heart of Navarre (P2-HON) Planned Business District (PBD) Planned Unit Development (PUD) Single Family Residential (R-1) R1 within an Accident Potential Zone (R1-APZ) R1 within the Heart of Navarre (R1-HON) 	<ul style="list-style-type: none"> Single Family Residential (R-1A) Mixed Residential Subdivision (R-1M) R1M within an Accident Potential Zone (R1M-APZ) R1M within the Heart of Navarre (R1M-HON) Medium Density Residential (R-2) R2 within an Accident Potential Zone (R2-APZ) R2 within the Heart of Navarre (R2-HON) Medium Density Mixed Residential (R-2M) R2M within an Accident Potential Zone (R2M-APZ) R2M-HON Medium High Density Residential (R-3) Rural Residential Single Family (RR-1) RR1 within an Accident Potential Zone (RR1-APZ) Navarre Town Center 1 (TC1) Navarre Town Center 2 (TC2) Navarre Beach - Commercial (NB-C) 	<ul style="list-style-type: none"> Hotel - Navarre Beach (HNB) Navarre Beach - High Density (NB-HD) Navarre Beach - Medium Density (NB-MD) Navarre Beach - Planned Mixed Use Development (NB-PMUD) Navarre Beach - Conservation/Recreation (NB-CON/REC) Navarre Beach - Single Family (NB-SF) Navarre Beach - Medium High Density (NB-MHD) Navarre Beach - Utilities (NB-U) State State within an Accident Potential Zone (STATE-APZ) RAIL Right of Ways (ROAD) Military (MIL) Water Municipal Boundaries (CITY)
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2015-CU-026 & 2015-V-056
Aerial

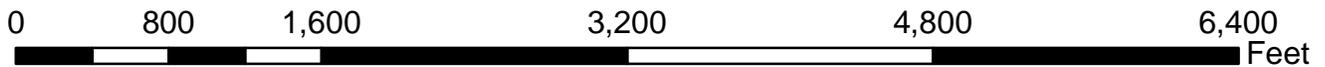
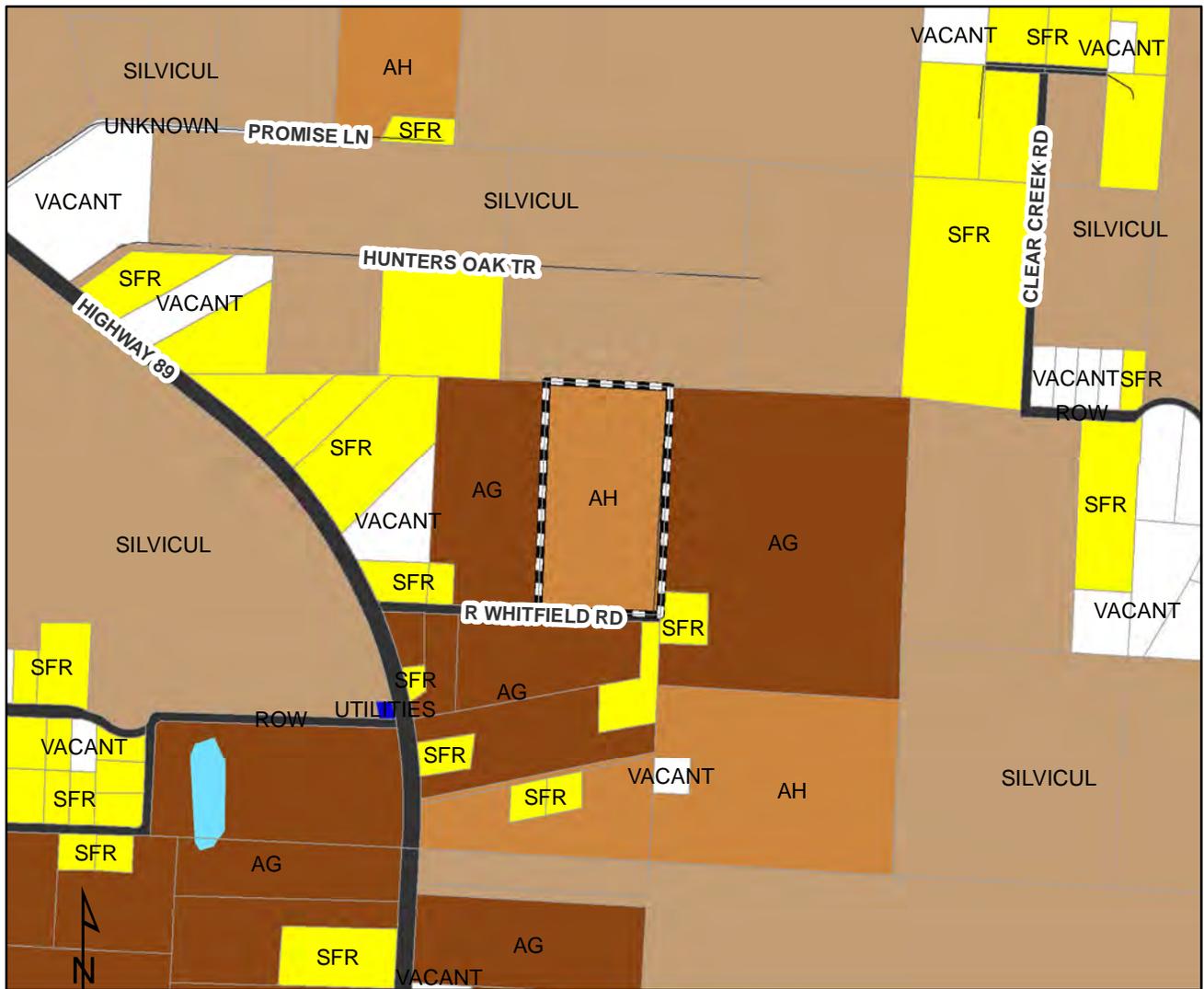


Legend

 PendingZBJuly

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2015-CU-026 & 2015-V-056 Existing Land Use



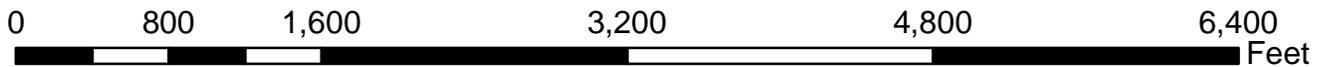
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Pending ZBJ July	Existing Land Use	Institutional	Recreation/Open Space
CATEGORY		Multi-Family Residential <5	Right of Way
Agriculture		Multi-Family Residential >5	Single Family Residential
Agriculture, Homestead		Military	Silviculture
Condo's/Townhomes		Mixed Residential/Commercial	Uncategorized
City		Office	Utilities
Commercial		Public Owned Property	Vacant
Industrial		Rail	Water
		Recreation/Commercial	

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2015-CU-026 & 2015-V-056 Future Land Use



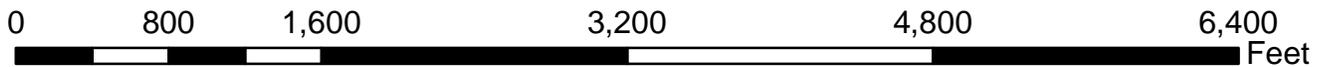
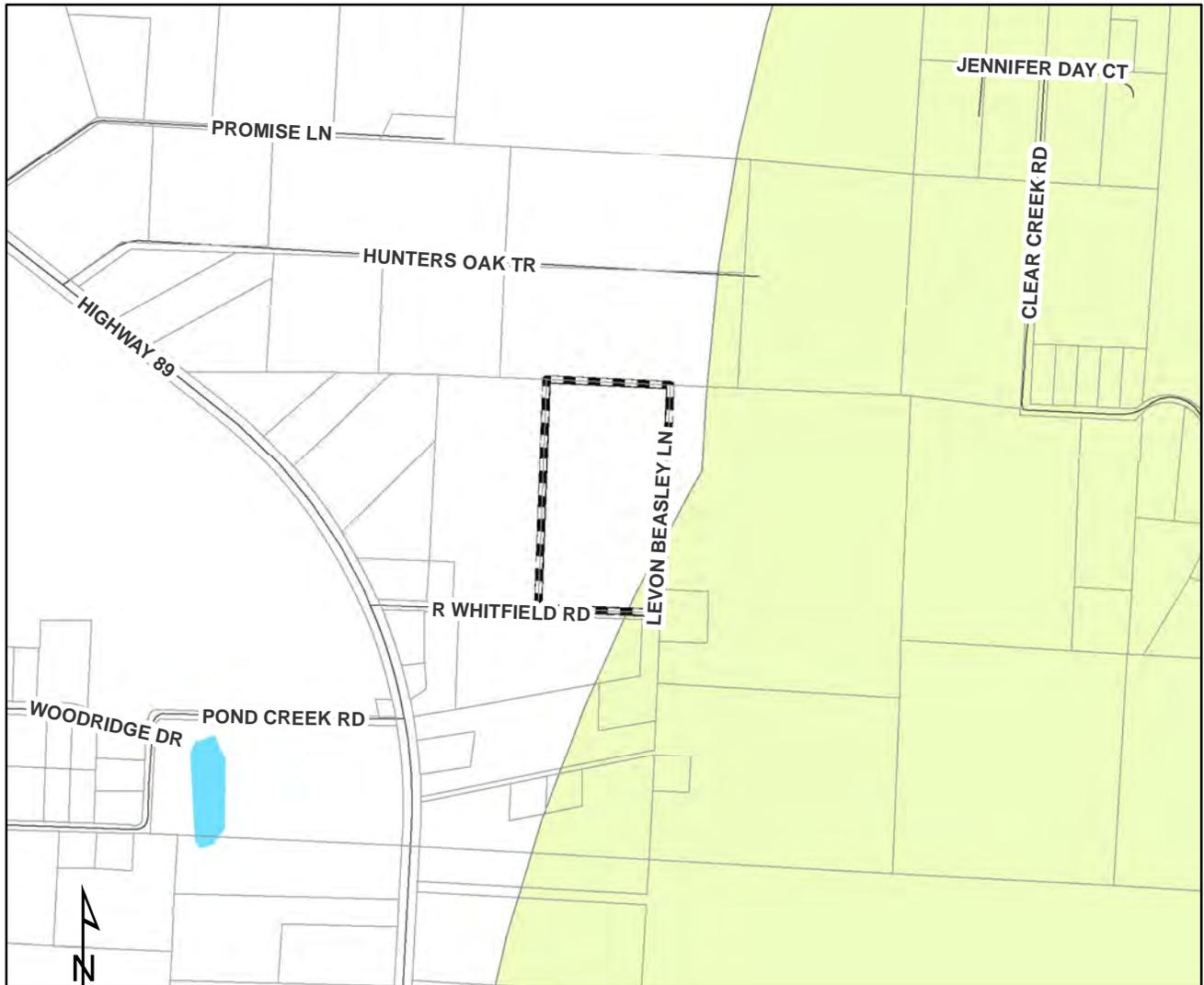
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PendingZBJuly	AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
MEDIUM DENSITY RESIDENTIAL	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)	CITY
RESIDENTIAL (RES)	MILITARY (MIL)	RAIL	WATER
COMMERCIAL (COMM)	MIXED RESIDENTIAL COMMERCIAL (MRC)		
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH COMMERCIAL (NBCOMM)		
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)		
GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)		

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2015-CU-026 & 2015-V-056 Military Airfield Influence Area



Legend

-  PendingZBJuly
-  Airfields
-  A - Clear Zone - High Accident Potential
-  B - APZ 1 - Significant Accident Potential
-  C - APZ 2 - Measurable Accident Potential
-  Military/Private Airport Zone
-  Airfield Notification Zones
-  Private/Military Airport Influence Area

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Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000



Rhonda C. Royals
Building Official

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2015-CU-026</u>	Date Received: <u>5/27/15</u>
Review Fee: <u>\$235 +</u>	Receipt No.: <u>182,200</u>
Zoning District: <u>AG</u>	Conditional Use
FLUM Designation: <u>AG</u>	Request: <u>6.09.02.</u>

**Property
Owner**

± 19.70 VD#3
Property Owner Name: Leon & Elizabeth Beasley
Address: 7980 Levon Beasley Lane, Milton FL 32570

Phone: 267-973-4228 Fax: _____

Email: bchopra@sam-inc.com

Applicant

Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue conditional use approvals.

Company: Verizon Wireless

Contact Name: Bob Chopra, SAM, Inc Agents

Address: 2059 Tillman Avenue

Winter Garden, FL 34787

Phone: 267-973-4228 Fax: n/a

Email: bchopra@sam-inc.com

**Property
Information**

Parcel ID Number(s): 32-3N-28-0000-00301-0000

-OR-

Street Address of property for which the Conditional Use is requested:

7980 Levon Beasley Lane

Parcel Size (acres): 19.7

Conditional Use Request Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

Communications Tower facility. Requesting approval for the construction of a 175' tower site.

Conditional Use Criteria I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

Yes No

I understand that determinations by the Zoning Board of Adjustments are valid for 36 months.

Yes No

Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary.

PLEASE SEE ATTACHED SUPPORTING DOCUMENTATION

Certification and Authorization

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Bob Chopra, SAM, Inc. Agents for Verizon Wireless

Applicant Name (Type or Print)
President, SAM, Inc.
Title (if applicable)

 *SAM, INC.*
Applicant Signature
5/25/15
Date



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Rhonda C. Royals
Building Official

Variance Application

* Application Instructions begin on Page 5

** For Official Use Only **			
Application No.	<u>2015 -V - 056</u>	Date Received:	<u>5/27/15</u>
Review Fee:	<u>on 4/02/16</u>	Receipt No.:	<u>182</u>
Zoning District:	<u>AG</u>	FLUM Designation:	<u>AG</u>

± 19.70

VD#3

Property Owner Property Owner Name: Leon and Elizabeth Beasley
Address: 7980 Levon Beasley Lane, Milton, FL 32570

Phone: 267-973-4228 Fax: n/a

Email: bchopra@sam-inc.com

Applicant Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue variance approvals.

Company: Verizon Wireless

Contact Name: Bob Chopra, SAM Inc., Agent

Address: 2059 Tillman Avenue, Winter Garden, FL 34787

Phone: 267-973-4228 Fax: n/a

Email: bchopra@sam-inc.com

Property Information Parcel ID Number(s): 32-3N-28-0000-00301-0000
-OR-

Street Address of property for which the Variance is requested:

n/a 7980 Levon Beasley Lane, Milton, 32570

Variance Request

What is the present use of the property? Rural farmland / rural residential

Please describe the requested variance, including exact dimensions and purpose of the variance.

This variance request is in tandem with a conditional use request for construction of a 175' communications tower.

A variance is requested for the installation of a 210 gallon diesel generator to be used as backup power for the communications tower site

in the event there is a over power loss in the area. **No other variances are requested at this time**

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

As noted above, in the event of power loss, natural disaster (hurricane), etc...the tower will require backup generator power so it may

continue to service Verizon customers while the power is out. Almost all existing communication tower sites have generators installed for backup power and this proposed tower site is no different.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes _____ No x _____

Pleas explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

Again, as noted above, in the event of power loss, backup generator power will provide Verizon customers in the area use

of their wireless phones / devices while permanent power is being restored. If NO backup power is installed at the tower site and there

is ever any power loss, in an emergency event persons who RELY on their wireless phones for communications will not be able to make phone calls until permanent power is restored or they would have to

Variance Provisions And Criteria

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

Yes No

I understand that all decisions made by the Zoning Board of Adjustment are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required.

Yes No

I understand that determinations by the Zoning Board of Adjustment are valid for 36 months.

Yes No

Certification and Authorization

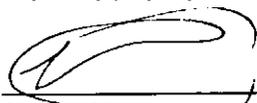
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Bob Chopra, SAM Inc, Agents for Verizon Wireless

Applicant Name (Type or Print)

President

Title (if applicable)

 SAM, Inc.
Applicant Signature

5-25-15

Date

SAM, Inc



2059 Tillman Avenue, Winter Garden, FL 34787

May 22, 2015

Darliene Stanhope
Planner III, Santa Rosa County, FL
6051 Old Bagdad Hwy, Ste. 202
Milton, FL 32583

RE: TRANSMITTAL LETTER – Conditional Use / Variance / Site Plan Application Submittal // Verizon Wireless “Whitfield Tower” proposed 175’ communication tower site located at PARCEL ID #32-3N-28-0000-00301-0000, Santa Rosa County, FL

Dear Darliene:

Enclosed please find the Conditional Use, Variance & Site Plan Applications for Verizon Wireless’ proposed 175’ Communications Tower Site located at the above referenced parcel in Santa Rosa County, FL.

Per our submittal, the applications include the following documents / recitals:

- 1) One (1) completed Conditional Use Application. Check for \$235.00 application fee. Property owner notification fees paid on 5/22/15 to Santa Rosa County property appraiser for certification letter and mailing labels sent directly from appraiser’s office to Darliene Stanhope.
- 2) One (1) completed Site Plan Application with five (5) sets of site drawings, property appraiser data sheet, and a check for \$350.00 site plan application fee.
- 3) One (1) completed Variance. Check for \$303.02 application fee (this includes \$1.79 fee for 38 properties to be notified within the 1500’ radius)
- 4) Memorandum of Lease – showing lease between Verizon and Beasley’s (property owner).
- 5) FAA determination letter of NO airspace hazard
- 6) Property Appraiser parcel map
- 7) Property Appraiser ownership page
- 8) Zoning Map – property zoned AG - Agriculture
- 9) Verizon RF engineering site “need” letter
- 10) Verizon RF engineering “zoning docs” – propagation maps showing Verizon coverage BEFORE and AFTER installation of new tower site. THERE ARE NO USABLE TOWERS WITHIN A ½ MILE RADIUS OF THIS PROPOSED TOWER SITE.**

PROJECT NARRATIVE:

VERIZON WIRELESS is proposing the installation of a 175’ communication tower site to provide much needed and improved coverage / service to its customers in the northcentral Santa Rosa County area along Hwy 89 & close to Hwy 87, north of Milton. This proposed tower site is designed for two wireless carriers and the tower setback is the height of the proposed tower from ALL property lines. This part of the county is quite rural / agricultural in nature and the impact on any residential properties will be

minimal. We have enclosed some additional maps / RF propagations showing the coverage objectives of the proposed tower for your reference as well. The site plans and survey submitted further detail the proposed installation of this tower and its proposed design.

Should you have any questions or need additional information, please feel free to contact me at 267-973-4228 or email at bchopra@sam-inc.com

Respectfully Submitted,



Bob Chopra

SAM, Inc

Agent for Verizon Wireless



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2015-ASO-320-OE

Issued Date: 04/14/2015

Jim O'Dowd
 Verizon Wireless
 180 Washington Valley Rd
 Bedminster, NJ 07921

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Whitfield
 Location: Milton, FL
 Latitude: 30-43-31.05N NAD 83
 Longitude: 87-04-27.87W
 Heights: 178 feet site elevation (SE)
 180 feet above ground level (AGL)
 358 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 10/14/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

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

If we can be of further assistance, please contact our office at (404) 305-6462. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-ASO-320-OE.

Signature Control No: 240050683-249013095
Michael Blaich
Specialist

(DNE)

Attachment(s)
Frequency Data

cc: FCC

Frequency Data for ASN 2015-ASO-320-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W



Verizon Wireless
Houston Gulf Coast Region
800 W Commerce Rd, Suite 111
Harahan, LA 70123

To Whom It May Concern:

Verizon Wireless is in the process of building out white space areas (little to no cell phone coverage) within our Region, which includes our proposed "Whitfield" site in Florida. This proposed site is in a great location, right off of County Rd 89, which would allow our customers to connect to our current coverage further south near the split between CR 87 and CR 89, and to our site to the north on CR 89. This site will expand our voice and data coverage both north and south which is currently weak, and will also add coverage along a possible alternate hurricane evacuation route.

The coverage objective of this site is to extend our coverage north and to fill in a coverage hole for in building service. The RF coverage needs are for both voice and LTE data coverage. We also plan on adding additional capacity for future technologies such as AWS for LTE growth. This will allow customers in the area to have alternate data connection options if cable service is not working for them.

The current plan is to add voice and LTE data coverage. Future plans include adding AWS for capacity growth of our data network, however, for a raw land build we are prepared to add AWS now. It's important to Verizon Wireless that we provide good voice and data coverage for existing and future customers; when we lease space rather than own a tower, the process to amend our lease can be lengthy and costly, ultimately affecting the network and customer experience.

Verizon Wireless maintains high standards. We test our network constantly by running in-house baseline route tests for both data and voice coverage. Results show that this area has little to no indoor coverage, and by expanding the coverage, we can fill in the white space areas to ensure we make the proper choices for our valued customers.

Thank you,

Jason Crawford

Verizon Wireless RF Design

Whitfield Zoning Docs



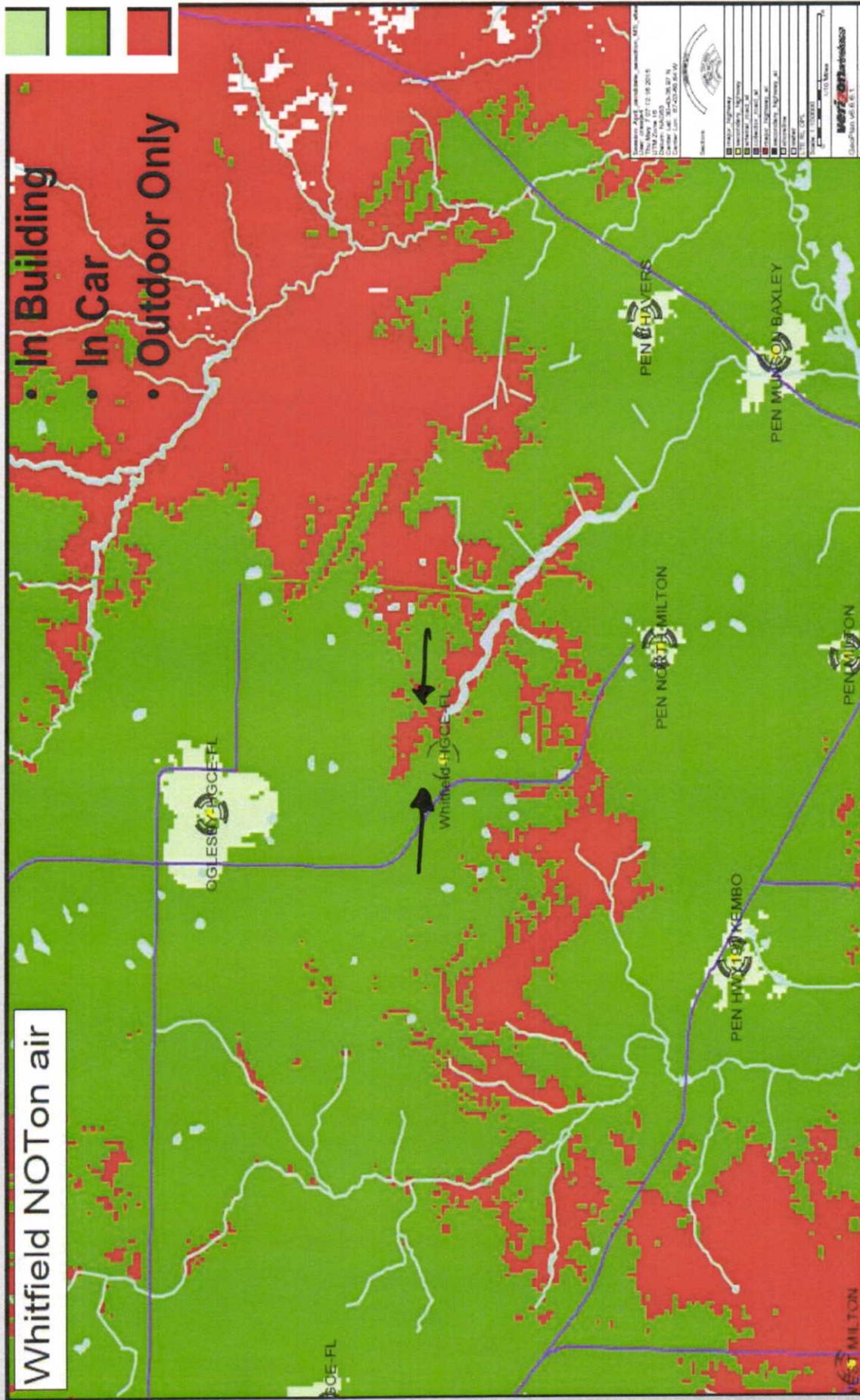
Verizon Wireless
Jason Crawford, RF Design

PID#

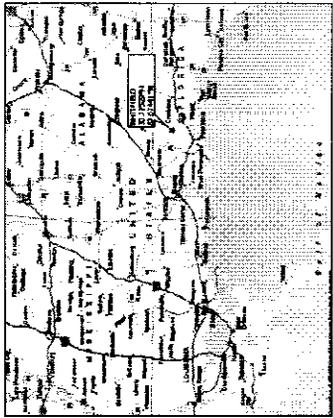
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



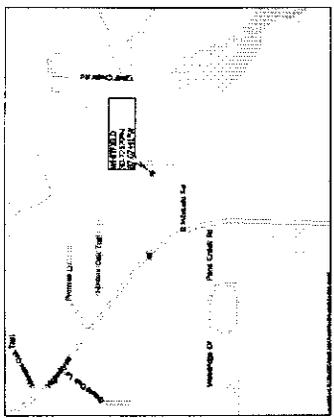
Current LTE Coverage



LOCATION MAP



VICINITY MAP



DRIVE DIRECTIONS

FROM NEW ORLEANS:
 TAKE I-10 EAST THROUGH MISSISSIPPI AND ALABAMA, ENTER
 INTO FLORIDA, AT EXIT 22, TAKE HIGHWAY 228 NORTH, CONTINUE
 ON HIGHWAY 228 NORTH, IN THE CITY OF MILTON, TURN LEFT
 STEWART STREET / HIGHWAY 81, MERGE ONTO HIGHWAY 81
 NORTH, TURN LEFT ONTO HIGHWAY 81, CONTINUE ON HIGHWAY 81,
 TURN RIGHT ONTO R. WHITFIELD ROAD, THE SITE IS AT THE DEAD
 END OF WHITFIELD ROAD.

811



CALL BEFORE YOU DIG
 FLORIDA ONE-CALL
 811 or 1-800-432-4770

<http://www.calls.unshineline.com/>

SITE NAME:

WHITFIELD

LOCATION CODE:

300486

TOWER TYPE:

PROPOSED 175 FT. SELF SUPPORT TOWER
 (TOWER HEIGHT - 176' AGL; OVERALL APPURTENANCE HEIGHT - 180' AGL)

PREPARED FOR:

verizonwireless

PREPARED BY:

PM&A

1000 HOLCOMB WOODS PL.WY
 SUITE 210
 ROSWELL, GA 30076
 678-280-2325

PROJECT INFORMATION

SITE ADDRESS: 7480 LEVON BEASLEY LANE
 MILTON, FL 32570
 SECTION 32, TOWNSHIP 3 N RANGE 22 M
 92-36-28-0000-00001-0000
 PARCEL ID.
 LATITUDE: 30° 43' 31.05" (NAD 83)
 LONGITUDE: -81° 04' 21.67" (NAD 83)
 ELEVATION: ITT/B/ AHS/ (NAVD 86)
 JURISDICTION: SANTA ROSA COUNTY
 CLASSIFICATION: A5
 LAND OWNER: LEON L. BEASLEY AND FRANCES
 ELIZABETH TAYLOR BEASLEY
 7480 LEVON BEASLEY LANE
 MILTON, FL 32570
 850-572-0481
 DEVELOPER: VERIZON WIRELESS
 1000 WILLIAMS BLVD
 KENNER, LA 70062
 DAVID FREEMAN, 294-424-1015
 ENGINEER: P. MARSHALL & ASSOCIATES
 1000 HOLCOMB WOODS PROMY, SUITE 210
 ROSWELL, GA 30076
 PATRICK W. MARSHALL, P.E.
 678-280-2325

DRAWING INDEX

- T-1 TITLE SHEET & PROJECT INFORMATION
 C-1 GENERAL NOTES
 C-2 OVERALL SITE PLAN
 C-3 DETAILED SITE PLAN
 C-4 TOWER ELEVATION & ANTENNA ORIENTATION
 C-5 RF DESIGN SPECIFICATIONS
 C-6 GRADING, SEDIMENT & EROSION CONTROL PLAN
 C-7 GRADING, SEDIMENT & EROSION CONTROL DETAILS
 C-8 EQUIPMENT LAYOUT & EIGHTING NOTES
 C-9 EQUIPMENT LAYOUT & CONDUIT STUB-UP PLAN
 C-10 ICE BRIDGE DETAILS
 C-11 FENCE DETAILS
 C-12 GENERATOR SPECIFICATIONS
 C-13 GENERATOR SPECIFICATIONS
 C-14 GENERATOR SPECIFICATIONS
 E-1 EQUIPMENT FOUNDATION DETAILS
 E-2 GENERAL ELECTRICAL & GROUNDING NOTES
 E-3 GROUNDING PLAN
 E-4 ONE-LINE DIAGRAM
 E-5 GROUNDING DETAILS
 E-6 SONEK MIX DIAGRAM
 E-7 UTILITY FRAME DETAILS
 E-8 UTILITY FRAME DETAILS
 E-9 UTILITY FRAME DETAILS
 E-10 UTILITY FRAME DETAILS
 E-11 SITE LIGHTING SPECIFICATIONS

POWER & TELCO COORDINATION:

- POWER COMPANY: SELF POWER
- POWER CONTRACT NUMBER: 2006-03-01
- ENGINEER CONTACT #1: 850-242-2422
- ENGINEER EMAIL: SP@SPACE-SOUTHERN.CO.COM
- POWER ACCOUNT #: TBD
- TELEPHONE COMPANY: TBD

verizonwireless

PM&A

P. MARSHALL &
 ASSOCIATES

NO.	DATE	DESCRIPTION
A	5/10/06	PROJ. IN ISSUE
D	4/16/06	FINAL ISSUE

WHITFIELD

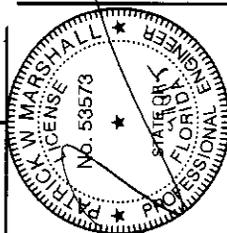
7480 LEVON BEASLEY LANE
 MILTON, FL 32570

300486

**TITLE SHEET &
 PROJECT
 INFORMATION**

PATRICK W. MARSHALL, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA #055573
 P. MARSHALL & ASSOCIATES, C.A.F. #2595

DESIGNED: DCC
 DRAWN: DCC
 CHECKED: P/MH
 DATE: VM14-624



T-1

verion wireless

PM&A

P. MARSHALL & ASSOCIATES

NO.	DATE	DESCRIPTION
A	3/05	PRELIM. SALE
D	4/05	FINAL ISSUE

WHITFIELD

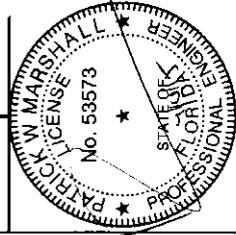
1980 LEVON BEASLEY LANE
MILTON FL 32570

300486

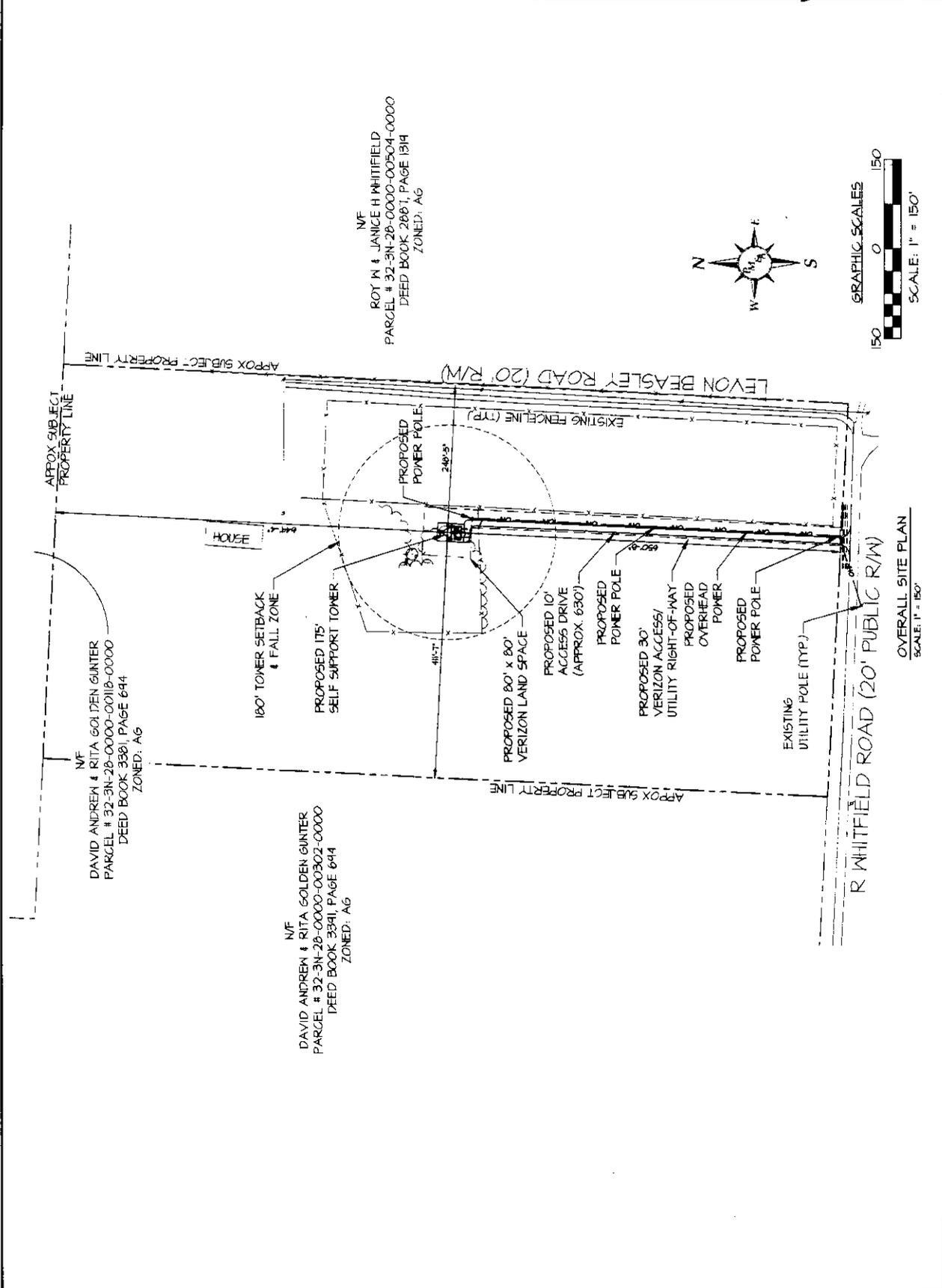
OVERALL
SITE PLAN

PATRICK W. MARSHALL, PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA #005373
P. MARSHALL & ASSOCIATES, INC. 27585

DESIGNED: DCC
DRAWN: DCC
CHECKED: PM1
JOB #: VM14-624



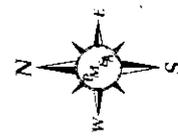
C-2



NF
ROY W. & JANICE H. WHITFIELD
PARCEL # 32-3N-28-0000-00504-0000
DEED BOOK 2887, PAGE 1914
ZONED: AG

NF
DAVID ANDREH & RITA 601 DEN GUNTER
PARCEL # 32-3N-28-0000-00118-0000
DEED BOOK 3381, PAGE 644
ZONED: AG

NF
DAVID ANDREH & RITA GOLDEN GUNTER
PARCEL # 32-3N-28-0000-00302-0000
DEED BOOK 3391, PAGE 644
ZONED: AG



OVERALL SITE PLAN
SCALE: 1" = 150'

NO.	DATE	DESCRIPTION
A	3005	PRELIM ISSUE
D	4418	FINAL ISSUE

WHITFIELD

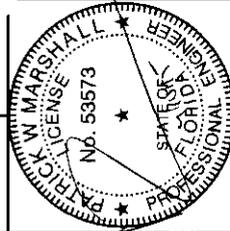
7180 LEYON BEASLEY LANE
MILTON, FL 32570

300486

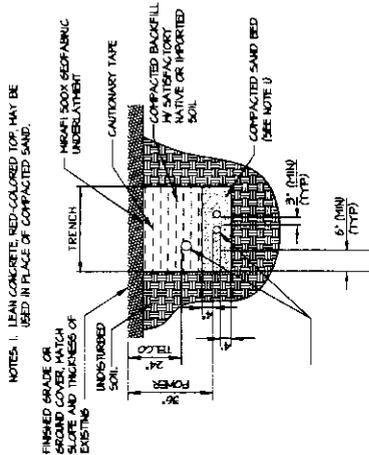
**DETAILED
SITE PLAN**

PATRICK W. MARSHALL, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA #1253573
P. MARSHALL & ASSOCIATES, CMA 27595

ISSUED:	DCC	JUN 1
DRAWN:	DCC	VMI4-629
CHECKED:	PMM	



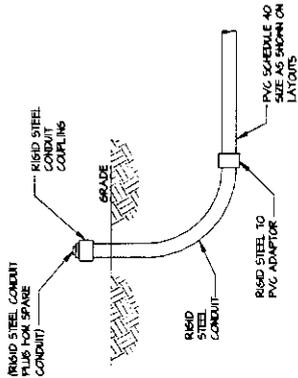
C-3



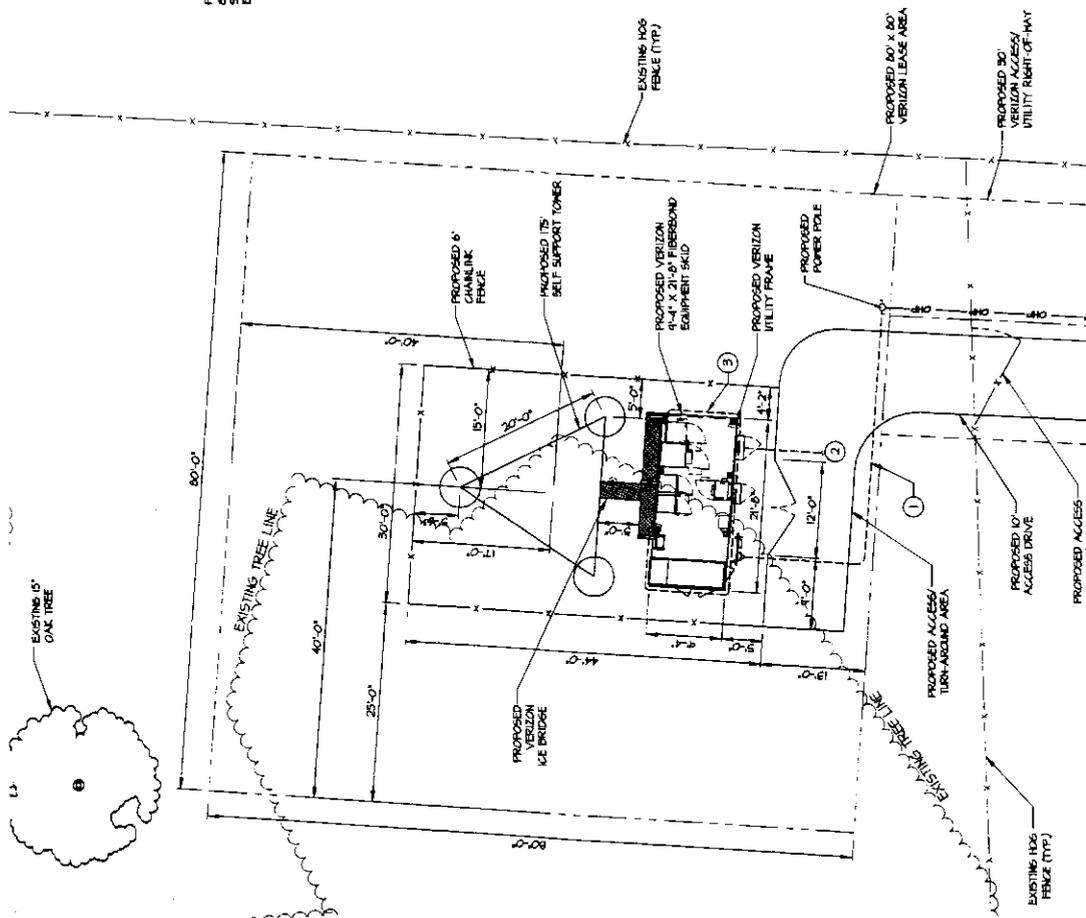
NOTES: 1. LEAN CONCRETE RED-COLORED TOP MAY BE USED IN PLACE OF COMPACTED SAND.

* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

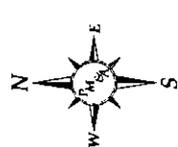
DIRECT BURIED CONDUIT
NTS



UNDERGROUND CONDUIT STUB-UP
NTS



- ELECTRICAL SET NOTES:**
- ① ROUTE 37' SCHEDULE 40 PVC CONDUIT FROM THE PROPOSED METER TO A POINT TO PROPOSED UTILITY POLE OUTSIDE OF FENCED COMPANO.
 - ② REFER TO VINCULOUS TRANSPORT DRAWINGS FOR FINAL TRANSPORT DESIGN & CONDUIT ROUTE
 - ③ PROPOSED 8'x4' CABINET FROM EACH PROPOSED SITE LIGHT TO THE PROPOSED AC PANEL



DETAILED SITE PLAN
SCALE: 1" = 15'

verizon wireless

PM&A

P. MARSHALL & ASSOCIATES

NO.	DATE	DESCRIPTION
A	8/20/06	PRELIM ISSUE
O	4/15/06	FINAL ISSUE

WHITFIELD

7980 LEVON BEASLEY LANE
MILTON, FL 32510

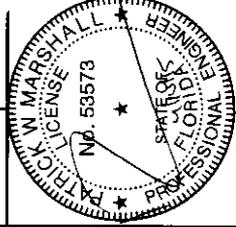
300486

**TOWER & ANTENNA
ELEVATION**

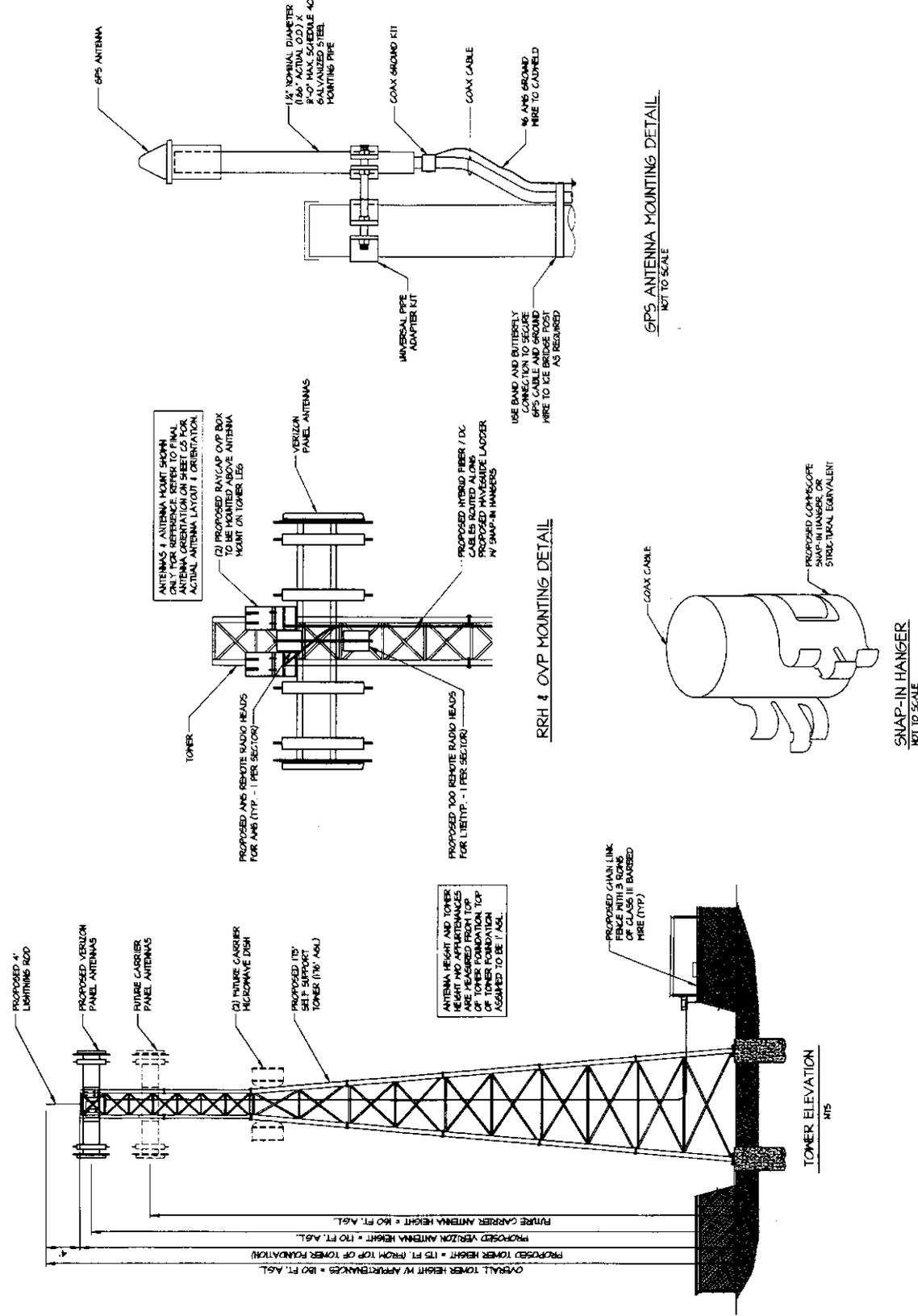
PATRICK W. MARSHALL, P.E.
STATE OF FLORIDA, PD35373
P. MARSHALL & ASSOCIATES, INC. 27585

DESIGNED: DCC
DRAWN: DCC
CHECKED: PWM

DATE: 8/15/06
PROJECT: VM14-629

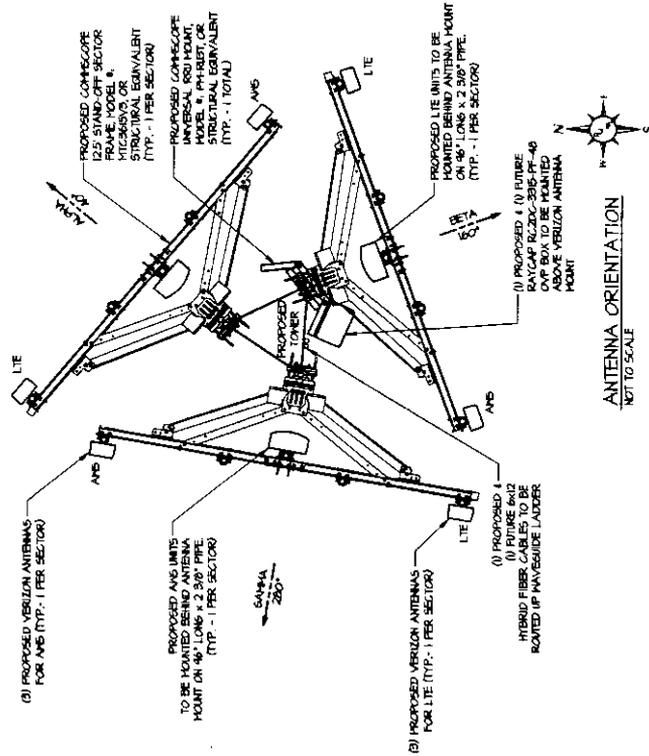


C-4



FINAL ANTENNA & CABLE CONFIGURATION

RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANT.	ANTENNA	MECHANICAL DOWNLIFT	6x12 HYBRID CABLE	6x12 HYBRID CABLE LENGTH	1x1 HYBRID CABLE LENGTH
110°	1	40	1	2100 H1Z ANTENNAS AN5 PROPOSED CONSCOPE HEXX-6510S-AZH-02DT	0		17'-7"	(1) 1x1 CABLE
	2	160	1	PROPOSED CONSCOPE HEXX-6510S-AZH-02DT	0		17'-7"	(1) 1x1 CABLE
	3	280	1	PROPOSED CONSCOPE HEXX-6510S-AZH-02DT	0		17'-7"	(1) 1x1 CABLE
RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANT.	PCS LITE 1900 H1Z ANTENNAS	MECHANICAL DOWNLIFT		1x1 HYBRID CABLE LENGTH	
	1	---	---	---	0	(1) 6x12 HYBRID FIBER / DC CABLE LENGTH OF CABLE = 185'	(2) 1x1 HYBRID CABLE (RESERVED)	
	2	---	---	---	0		(2) 1x1 HYBRID CABLE (RESERVED)	
RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANT.	850 LITE ANTENNAS	MECHANICAL DOWNLIFT		1x1 HYBRID CABLE LENGTH	
	1	---	---	---	0		(1) 1x1 CABLE	
	2	---	---	---	0		(1) 1x1 CABLE	
RAD CENTER	SECTOR	AZIMUTH (DEGREES)	QUANT.	LITE (700 H1Z) ANTENNAS	MECHANICAL DOWNLIFT		1x1 HYBRID CABLE LENGTH	
	1	40	1	PROPOSED CONSCOPE LUN-6505S-AHF-02DT	0		17'-10"	(1) 1x1 CABLE
	2	160	1	PROPOSED CONSCOPE LUN-6505S-AHF-02DT	0		17'-10"	(1) 1x1 CABLE
110°	3	280	1	PROPOSED CONSCOPE LUN-6505S-AHF-02DT	0		17'-10"	(1) 1x1 CABLE
	QUANT.			LITE 850 UNITS				
	5			(2) PROPOSED LICENT 1442 8R10x40-01U				
QUANT.			AN5 850 UNITS					
3			(2) PROPOSED LICENT 8R10x60-AN5					



ANTENNA ORIENTATION
NOT TO SCALE

verion wireless



P. MARSHALL & ASSOCIATES

NO.	DATE	DESCRIPTION
A	3/10/15	PRELIM ISSUE
O	4/10/15	FINAL ISSUE

WHITFIELD

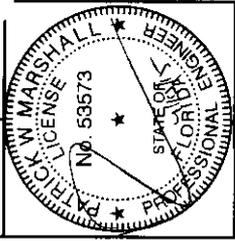
7980 LEVON BEASLEY LANE
MILTON, FL 32570

300486

ANTENNA CONFIG. & ORIENTATION

PATRICK W. MARSHALL, PE
REGISTERED ENGINEER
STATE OF FLORIDA
P. MARSHALL & ASSOCIATES, LLC 73595

ISSUED:	DCC	JAN 1	VM14-629
DESIGN:	DCC		
DRAWN:	DCC		
CHECKED:	PWM		



C-5

verizon wireless

PM&A

P. MARSHALL & ASSOCIATES

NO.	DATE	DESCRIPTION
A	3/20/16	PRELIM ISSUE
O	4/16/16	FINAL ISSUE

WHITFIELD

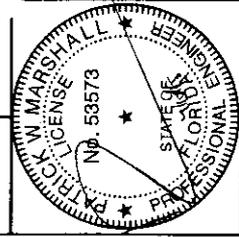
1980 LEVON BEASLEY LANE
MILTON, FL 32570

300486

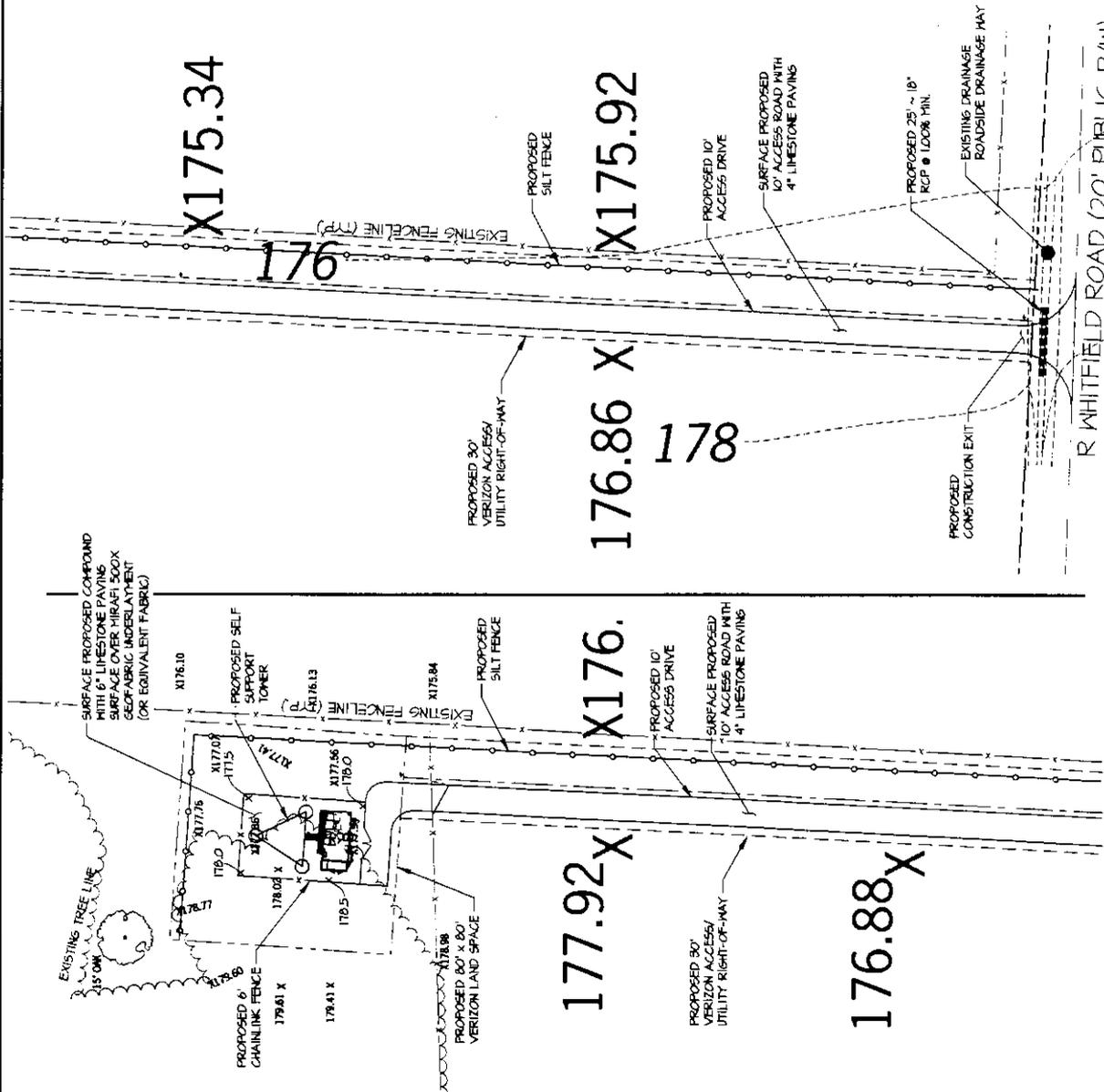
**GRADING,
EROSION &
SEDIMENT PLAN**

PATRICK W. MARSHALL, P.E.
STATE OF FLORIDA #003373
P. MARSHALL & ASSOCIATES, OAE #7296

DESIGNED: DCC
DRAWN: DCC
CHECKED: PAM
JOB #:
DATE: 04/14/16



C-6



GRADING & EROSION CONTROL PLAN
SCALE: 1" = 40'-0"

CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

TIRE LOG SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGEWAYS OR STORM DRAINAGE SYSTEMS.

DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SPECIES ON DISTURBED AREAS.

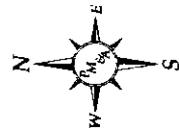
DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOO, OR LEANERS ON DISTURBED AREAS.

DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST OR SEDIMENTATION FROM ROADS, DRIVEWAYS, AND DRIVEWAY SITES.

DISTURBED AREAS LEFT BARE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS WITH PERMANENT VEGETATION SHALL BE ESTABLISHED

MAINTENANCE STATEMENT
EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE





Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
Public Service Director



Rhonda C. Royals
Building Official

June 11, 2015

Bob Chopra
Via email: bchopra@sam-inc.com

Re: Whitfield Tower (2015-SP-027)

Dear Bob,

This is to acknowledge the receipt of your site plan submitted (5/27/2015) to the Planning Department. Please address the following comments and resubmit for review:

Planning Comments:

1. Conditional Use approval has not been granted for this project. Conditional Use 2015-CU-026 has been submitted and will be considered on July 9, 2015, and July 23, 2015. The Zoning Board will also consider Variance 2015-V-056 on July 9, 2015. If approved, please include the following within the "Project Information" on the cover page:
 - a. "Conditional Use 2015-CU-026 was approved on July 23, 2015, by the Santa Rosa County BOCC to allow a communication tower with an overall height of 180 ft AGL including appurtenances."
 - b. "Variance 2015-V-056 was granted by the Santa Rosa County Zoning Board on July 9, 2015, to allow the diesel generator to be located within a residential zoning district and within 500 feet of a residential zoning district and a residence."
2. Please provide documentation of approval or a letter of no objection from the US Navy.
3. The tower must be compliant with EIA/TIA-222-F standards or more recent iterations. Please modify the note on C-1 to indicate this as the minimum standard.
4. The horizontal projection of the antenna has not been provided to scale.
5. Identify the area to be cleared and clarify whether protected trees are located within this area.
6. Provide an enlargement of the compound site plan identifying the proposed equipment buildings and the location of the generator.
7. Landscaping has not been provided per LDC 7.01.15.E.8 and 7.01.15.G.18.
8. A fence is required around the perimeter of the cell tower site.
9. Please include the following in future submittals:
 - a. Written, technical evidence from an engineer that the proposed tower and facility does not pose a risk of explosion, fire or other danger due to its proximity to volatile, flammable, explosive, and hazardous materials.
 - b. The statement: "The use of any portion of the tower and its accessory structures for signs or advertising purposes, including a company name, is prohibited."
 - c. Tower finish
 - d. Beacon specifications

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Please submit a response to the above comments, including required or requested documentation and four (4) complete sets of revised site plans (if plan revisions are required) **with the changes clouded**. If a re-submittal addressing all comments has not been submitted within six months, the project will be deemed inactive and will be removed from our system, at which time any future request for a development order on this site will require submission of a new site plan package in accordance with the current Santa Rosa County Land Development Code and payment of applicable fees.

Also, this project requires a permit from the Building Inspections Department. To expedite this project, building plans may be submitted at the Santa Rosa County Development Services Center or the Santa Rosa County South End Service Center for review at this time. However, please understand that permits will not be issued until a development order is issued for this project. Please direct any questions about permitting or plan requirements to Bruce Teston, Commercial Plans Examiner, at 850-981-7017 or LaVerne Frye, Commercial Office Assistant, at 850-981-7084.

Please feel free to contact me with any questions.

Respectfully,



Leslie Statler
Planner III

LS/lf

Leon & Elizabeth Beasley
7980 Levon Beasley Lane
Milton, FL 32570

David Crabbe, PM&A
Via email: DCrabbe@pmass.com

File