

**2016-CU-001**

**Project Name:** n/a

**Applicant and/or  
Property Owner:** Lance and Andrea Fairchok

**Representative:** Bob Chopra, Verizon Wireless

**Request:** Conditional Use to allow a  
communications tower within an AG-  
RR (Agriculture/Rural Residential)  
zoning district.  
  
(LDC 6.09.02.CC)

**Zoning District:** AG-RR (Agriculture/Rural Residential)

## STAFF ANALYSIS

### Conditional Use 2016-CU-001

#### General Information:

<b>Project/Applicant:</b>	Lance and Andrea Fairchok
<b>Represented By:</b>	Bob Chopra, Verizon Wireless
<b>Project Location:</b>	9800 block of Nichols Lake Road, Milton, FL
<b>Parcel Number:</b>	13-1N-27-0000-00105-0000
<b>Conditional Use Request:</b>	Conditional Use to allow a communications tower within an AG-RR (Agriculture/Rural Residential) zoning district.  (LDC 6.09.02.CC)
<b>Zoning District:</b>	AG-RR (Agriculture/Rural Residential)
<b>Current Conditions:</b>	Vacant
<b>Military Compatibility:</b>	This property is located within the Eglin Air Force Base Military Airport Zone and Military Operations Area. A letter of concurrence has been included.
<b>Board History:</b>	In 2007, a rezoning request from Ag to R1 was denied by the ZB and withdrawn prior to the BOCC.  In 2008, a conditional use was approved by the Board of Adjustments to allow a Special Residential Facility to be located within an AG zoning district [Note: The residential facility will serve as a home for children orphaned, abandoned or neglected.]

**Land Development Code Criteria:**

**6.09.02**      **Criteria Regulating Conditional Uses:** All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

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

**Conditional Use 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.**

**The applicant is requesting to construct a 175 foot communications tower. The proposed tower location is over 350 feet away from the nearest residential property line.**

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

**Is this criterion met?                      Yes**

**Staff Analysis: It is not anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located.**

**The subject site is currently used for silviculture and has silviculture to the west and north, single family residential to the north, agriculture to the east and public owned property to the east and south.**

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) and 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.

6.09.02        Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

CC.    Towers and Telecommunications Facilities (AG-RR, AG-1, 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?                      Not Applicable**

**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 a communications tower with collocation abilities and the proposed height is 175 feet.**

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?                      Not Applicable**

**Staff Analysis: The proposed tower is not a public safety and emergency communications 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: This tower has been designed for collocation abilities.**

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 tower is located within an AG-RR (Agriculture-Rural Residential) zoning district. It is not located within 200 feet of a residentially zoned district as cited above.**

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 is 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: The proposed tower will not 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 and Santa Rosa County Ordinance.**

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 will be galvanized, grey steel.**

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 has been designed to EIA/TIA 222-F Standards.**

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 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 as noted on the proposed site plan.**

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 plan reflects a 10 foot landscape buffer surrounding the site. A Commercial Site Plan Review has been conducted and the site meets 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: A Commercial Site Plan Review has been conducted and the site meets 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**

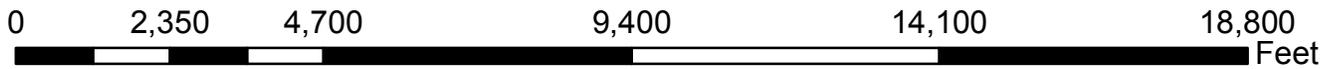
**Staff Analysis: The proposed site is within a 57.96 acre tract and the location of the tower is such that any collapse of the structure will be contained entirely on the property.**

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

It is not anticipated that there will be any potential building code issues. The site will have to go through commercial site plan review.



# 2016-CU-001 Location Map



Legend

**Disclaimer:**

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2016-CU-001 Zoning



**Legend**



**DISTRICT**

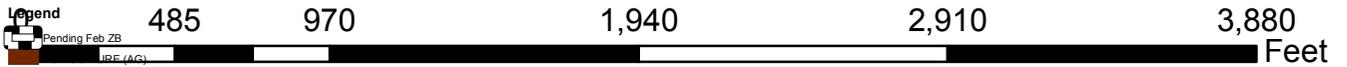
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1
- HR2

- |    |              |        |    |              |     |     |      |            |       |       |        |         |       |      |    |              |        |    |        |    |              |        |     |     |    |              |        |     |         |     |               |         |    |              |        |     |               |    |      |     |               |       |                 |         |       |
|----|--------------|--------|----|--------------|-----|-----|------|------------|-------|-------|--------|---------|-------|------|----|--------------|--------|----|--------|----|--------------|--------|-----|-----|----|--------------|--------|-----|---------|-----|---------------|---------|----|--------------|--------|-----|---------------|----|------|-----|---------------|-------|-----------------|---------|-------|
| M1 | M1-APZ or CZ | M1-HON | M2 | M2-APZ or CZ | MID | MIL | NB-C | NB-CON/REC | NB-HD | NB-MD | NB-MHD | NB-PMUD | NB-SF | NB-U | NC | NC-APZ or CZ | NC-HON | P1 | P1-HON | P2 | P2-APZ or CZ | P2-HON | PID | PUD | R1 | R1-APZ or CZ | R1-HON | R1A | R1A-HON | R1M | R1M-APZ or CZ | R1M-HON | R2 | R2-APZ or CZ | R2-HON | R2M | R2M-APZ or CZ | R3 | RAIL | RR1 | RR1-APZ or CZ | STATE | STATE-APZ or CZ | TC1-HON | WATER |
|----|--------------|--------|----|--------------|-----|-----|------|------------|-------|-------|--------|---------|-------|------|----|--------------|--------|----|--------|----|--------------|--------|-----|-----|----|--------------|--------|-----|---------|-----|---------------|---------|----|--------------|--------|-----|---------------|----|------|-----|---------------|-------|-----------------|---------|-------|

**Disclaimer:**

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2016-CU-001 Future Land Use

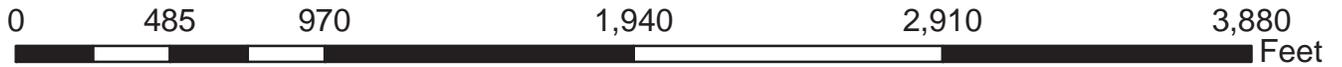
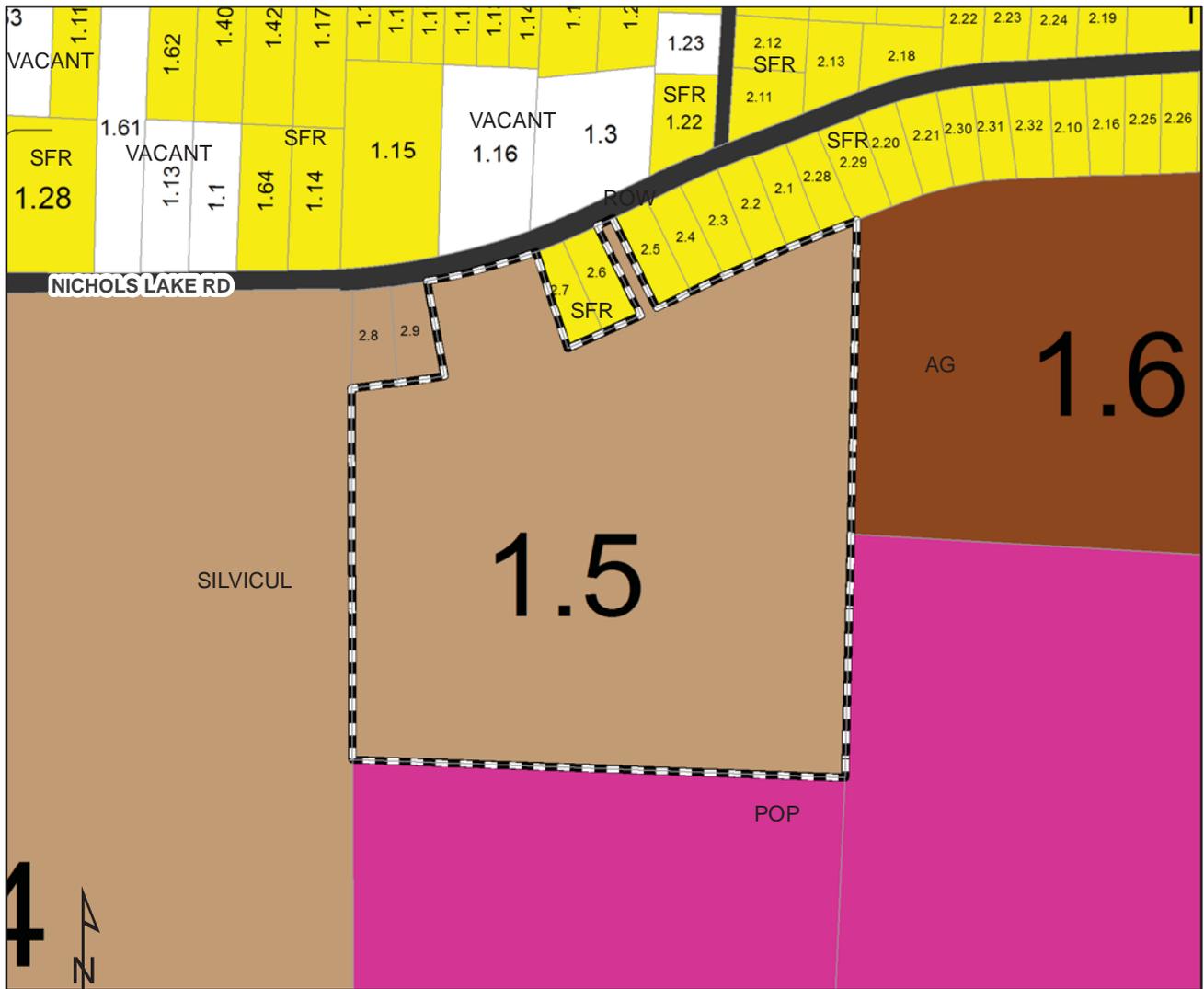


- SINGLE FAMILY RESIDENTIAL (SFR)
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL (RES)
- COMMERCIAL (COMM)
- CONSERVATION/RECREATION (CON/REC)
- GP SINGLE FAMILY RESIDENTIAL (GPSFR)
- GP RURAL RESIDENTIAL (GPRR)
- BAGDAD HISTORIC DISTRICT (HIS)
- INDUSTRIAL (INDUS)
- MARINA (MARINA)
- MILITARY (MIL)
- MIXED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

**Disclaimer:**

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

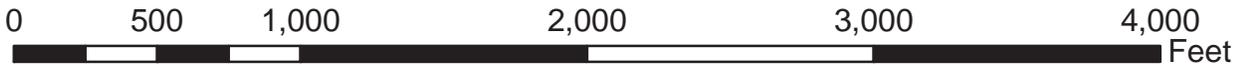
# 2016-CU-001 Existing Land Use



Legend		
	Parcel Lines	
	Streets	
	Hydro3	
	Pending Feb ZB	
<b>Existing Land Use</b>		
	Agriculture	
	Agriculture, Homestead	
	Condo's/Townhomes	
	City	
	Commercial	
	Industrial	
	Institutional	
	Multi-Family Residential <5	
	Multi-Family Residential >5	
	Military	
	Mixed Residential/Commercial	
	Office	
	Public Owned Property	
	Rail	

**Disclaimer:**  
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

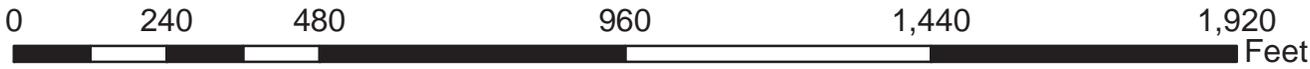
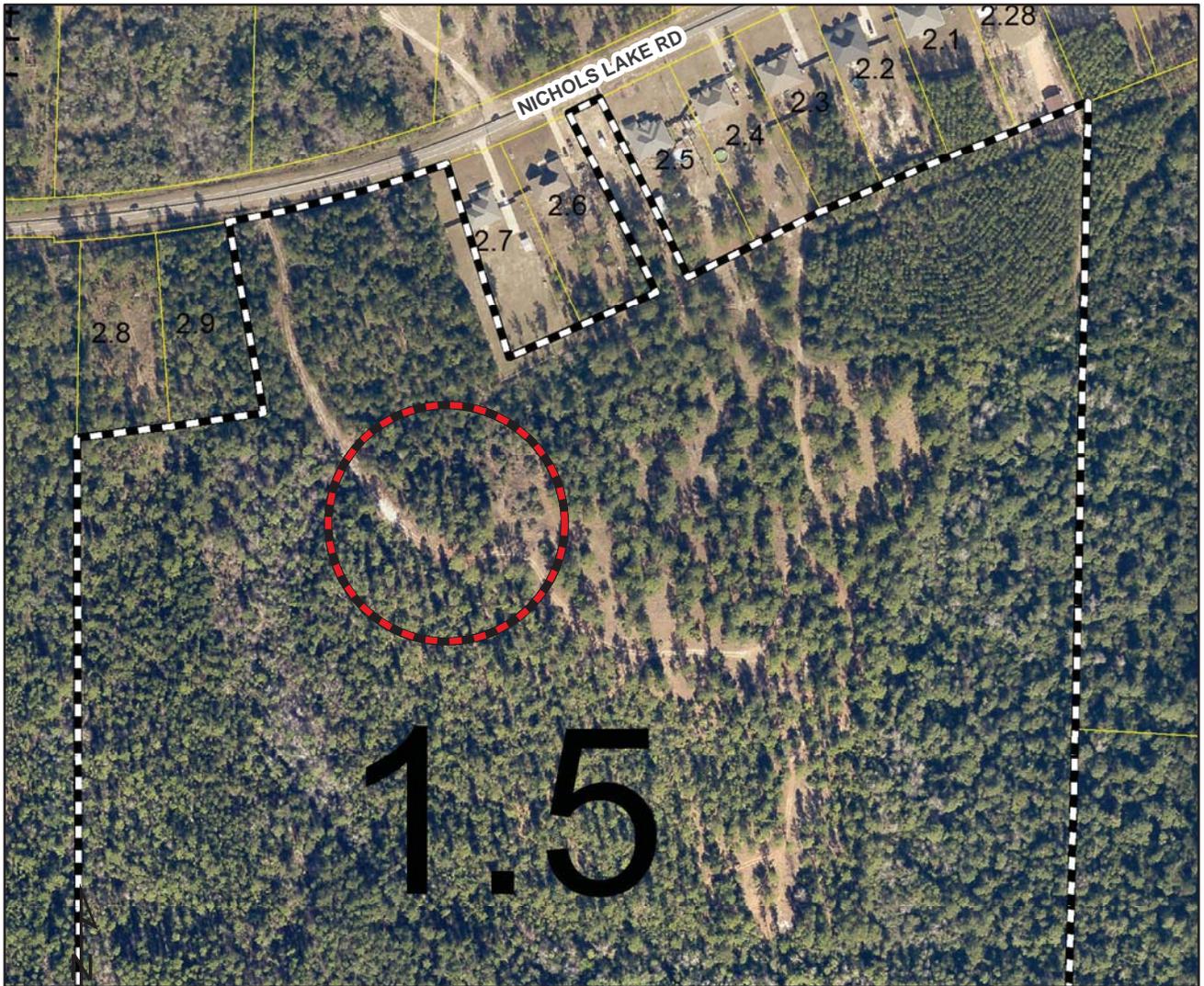
# 2016-CU-001 Aerial



**Legend**  
 Pending Feb ZB

**Disclaimer:**  
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

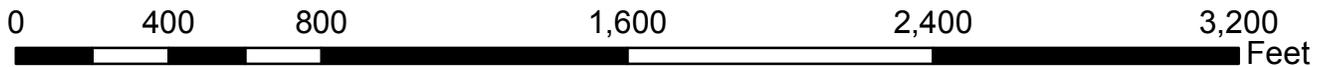
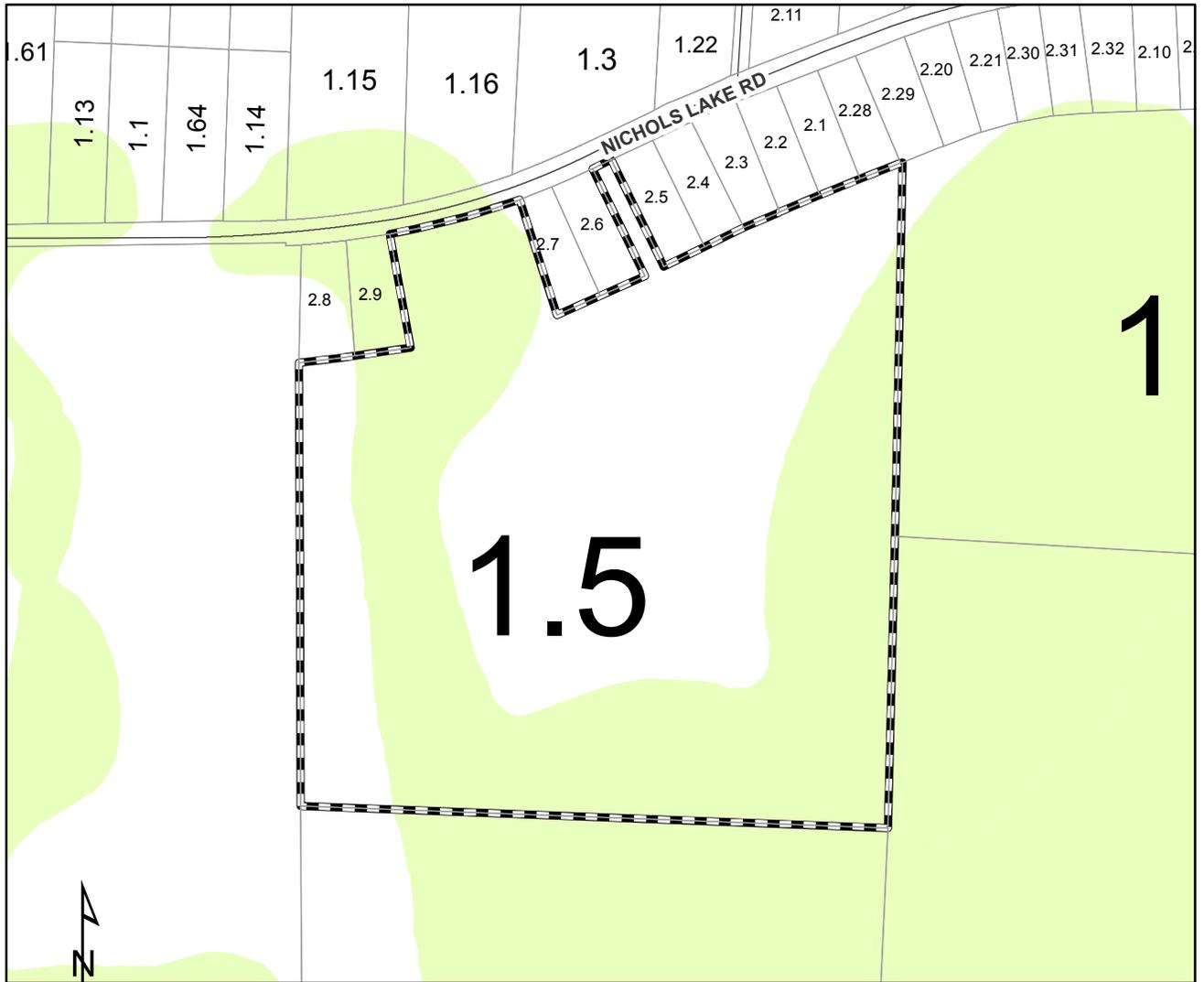
2016-CU-001  
Aerial, Close Up



Legend  
 Pending Feb ZB

Disclaimer:  
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

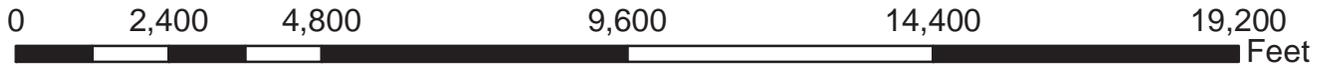
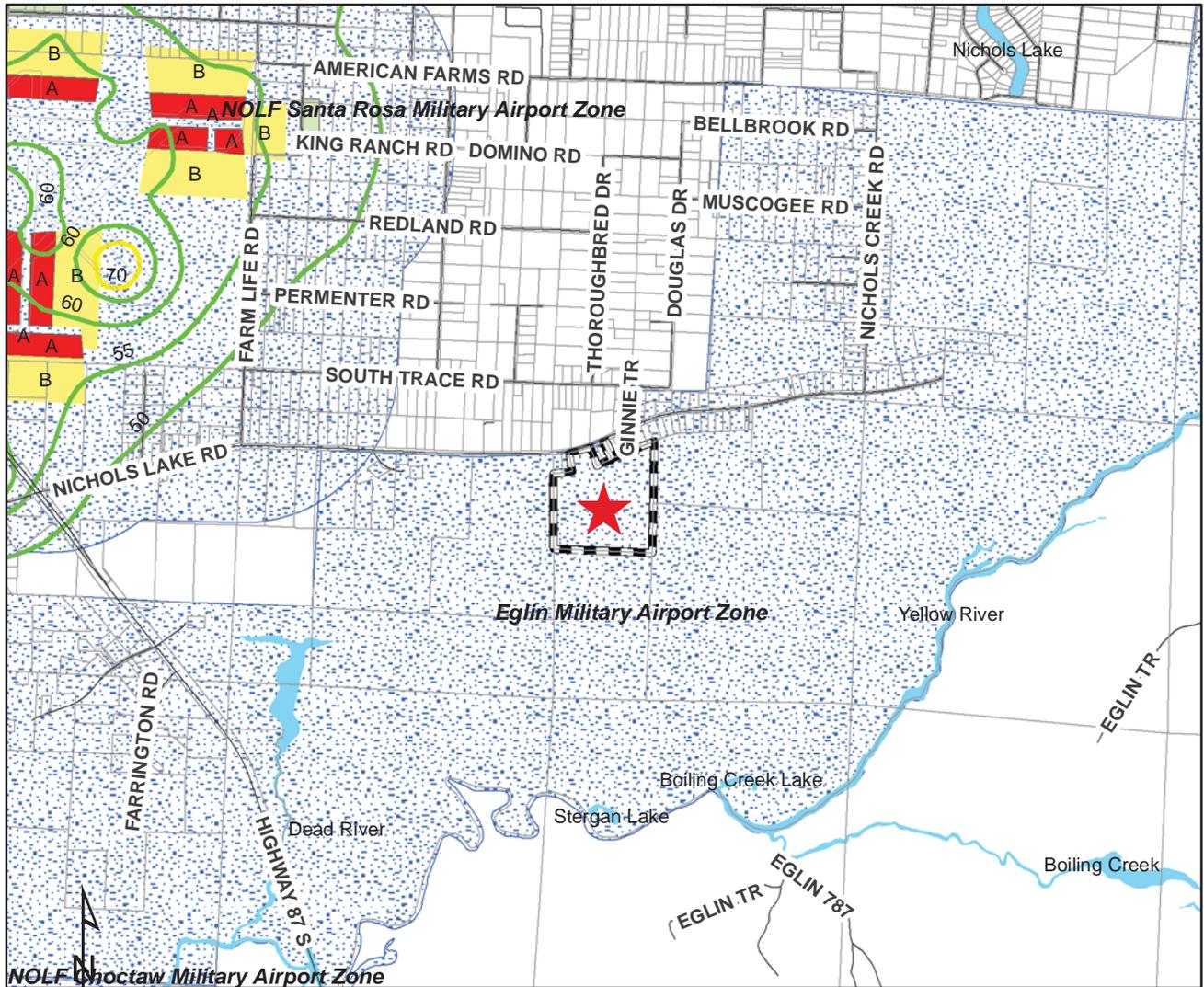
# 2016-CU-001 Potential Wetlands per National Wetlands Inventory



Legend  
 Pending Feb ZB

**Disclaimer:**  
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2016-CU-001 Airfield Data - MAZ



Legend	
	Parcel Lines
	Streets
	Hydro3
	Pending Feb ZB
	Airfields
<b>Noise Contours</b>	
	DB 0 - 60
	61 - 70
	71 - 80
	Flight Clearance Easement
	A - Clear Zone - High Accident Potential
	B - APZ 1 - Significant Accident Potential
	C - APZ 2 - Measurable Accident Potential
	Langley St Easement
	Peter Prince Easements
	Military/Private Airport Zone

Legend  
 Pending Feb ZB

**Disclaimer:**  
 The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

USAF  
Determination

---

**From:**

**Sent:**

**To:**

**Cc:**

CS/SCXF

**Subject:**

Leslie: Thanks to all involved in the coordination of this project. The applicant has been in conversation with our Gulf Area Frequency Coordinator and have resolved all concerns regarding frequencies. As that was the only remaining hurdle from Eglin's perspective, we concur with the request.

Any questions, please don't hesitate to contact me.

Regards.

Jeff

---

Jeff Fanto  
Community Planner  
96th Civil Engineer Group  
501 DeLeon Street, Suite 100  
Eglin AFB FL 32542  
850.882.8036

-----Original Message-----

From: Leslie Statler [mailto:Leslies@santarosa.fl.gov]

Sent: Monday, December 21, 2015 1:56 PM

To: FANTO, JEFFREY L GS-12 USAF AFMC 96 CEG/CENPL; Randy Roy @ Whiting

Cc: Jason McLarty; LaVerne Frye; 'Bob Chopra'

Subject: RE: 2015-SP-061 / 2016-CU-001 & 2016-V-004 / "Nichols Lake Cell Tower, Verizon"

Thanks Jeff! We will inform the applicant so they may provide you with the appropriate documents/approvals to move forward.

Leslie

Ms. Leslie Statler

Planner III

SRC Development Services

850.981.7086 (ph)

850.623.1381 (fax)

From: FANTO, JEFFREY L GS-12 USAF AFMC 96 CEG/CENPL [mailto:jeffrey.fanto@us.af.mil]  
Sent: Monday, December 21, 2015 1:12 PM  
To: Leslie Statler <Leslies@santarosa.fl.gov>; Randy Roy @ Whiting <randy.roy@navy.mil>  
Cc: Jason McLarty <JasonM@santarosa.fl.gov>; LaVerne Frye <LaverneF@santarosa.fl.gov>; 'Bob Chopra' <bobchopra@gmail.com>  
Subject: RE: 2015-SP-061 / 2016-CU-001 & 2016-V-004 / "Nichols Lake Cell Tower, Verizon"

Leslie: Eglin has reviewed the proposal for the Nichols Lake Cell Tower. We appreciate the applicant's providing us detailed project information, to include proposed frequencies, they plan to use. As it turns out, frequency has emerged as an area of concern for our Gulf Area Frequency Coordinator folks. Specifically, they state: "FCC Docket No. 10-82 dated 20 May 2010 states that the bands 2305-2320 and 2345-2360 MHz cannot be licensed without an approved coordination from the Aerospace Flight Test Radio Coordinating Council (AFTRCC). At this point, AFTRCC has no record of this application being submitted for their coordination nor evaluation. So I have to non-concur for the installation/use of equipment operating in these two frequency bands on this tower. Other than this, I have no issues with use of the other frequencies, location, etc."

Therefore, until the applicant can provide the approved coordination from the AFTRCC, Eglin is unable to provide its concurrence with this request.

Regards.

Jeff

---

Jeff Fanto

Community Planner

96th Civil Engineer Group

501 DeLeon Street, Suite 100

Eglin AFB FL 32542

850.882.8036

From: Leslie Statler [mailto:Leslies@santarosa.fl.gov]  
Sent: Monday, December 21, 2015 12:06 PM  
To: Randy Roy @ Whiting; FANTO, JEFFREY L GS-12 USAF AFMC 96 CEG/CENPL  
Cc: Jason McLarty; LaVerne Frye; 'Bob Chopra'  
Subject: 2015-SP-061 / 2016-CU-001 & 2016-V-004 / "Nichols Lake Cell Tower, Verizon"

Gentlemen -

Development Services is currently reviewing the subject applications. The Conditional Use and Variance applications will be considered by the Zoning Board and BOCC during the January meeting cycle. Staff review of the site plan has been concurrent. One item which is outstanding is the US Navy and USAF letters of no objection. Please advise as to when we might be able to expect a response.

Thank you!

Leslie

Ms. Leslie Statler

Planner III

Santa Rosa County Development Services

850.981.7086 (ph)

850.623.1381 (fax)

leslies@santarosa.fl.gov <mailto:leslies@santarosa.fl.gov>

How is our customer service?

<http://www.santarosa.fl.gov/customerservice/survey.html> <<http://www.santarosa.fl.gov/customerservice/survey.html>>

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records; available to the public and media upon request. Your e-mail communications to or from Santa Rosa County employees may be subject to public disclosure. (Florida Statute, Chapter 119)

---

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.



# 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](http://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>2016 -CU- 001</u>	Date Received:	<u>11/16/15</u>
Review Fee:	<u>\$235.00 + 18.00</u>	Receipt No.:	<u>384</u>
Zoning District:	<u>AG-RR</u>	Conditional Use	
FLUM Designation:	<u>AG</u>	Request:	<u>6.09.02.</u>

### Property Owner

± 57.96 VD#2  
Property Owner Name: Lanca & Andrea Fairchok  
Address: 6945 Flintwood St., Navarre, FL 32566

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 for Verizon Wireless

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): 13-1N-27-0000-00105-0000

**-OR-**

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

700 block of Nichols Lake Rd, Milton, FL 32583

Parcel Size (acres): 57.96

**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**

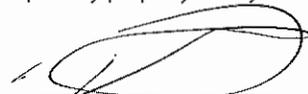
By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation 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)



Applicant Signature

11/11/15

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](http://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>2016 -V- 009</u>	Date Received:	<u>11/18/15</u>
Review Fee:	<u>\$235 on CU-01</u>	Receipt No.:	<u>384</u>
Zoning District:	<u>AG-RR</u>	FLUM Designation:	<u>AG</u>

± 57.96

VD#2

**Property  
Owner**

Property Owner Name: Lance & Andrea Fairchok

Address: 6945 Flintwood St, Navarre, FL 32566

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): 13-1N-27-0000-00105-0000

**-OR-**

Street Address of property for which the Variance is requested:

n/a 9800 block of Dickson Lake Rd, Milton

**Variance Request**

What is the present use of the property? Rural land / undeveloped / wooded

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 propane generator with adjacent 500 gallon LP tank to be used as backup power for the communications tower site

in the event there is a ever 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 f

**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)



Applicant Signature

President

Title (if applicable)

11-11-15

Date



2059 Tillman Avenue, Winter Garden, FL 34787

November 11, 2015

Darlene 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 “Nichols Lake Road Tower” proposed 175’ communication tower site located at PARCEL ID #13-1N-27-0000-00105-0000, Santa Rosa County, FL**

Dear Darlene:

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 11/06/15 to Santa Rosa County property appraiser for certification letter and mailing labels sent directly from appraiser’s office to Darlene 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 500’ 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 southern part of Santa Rosa County south of I-10 and along Hwy 87, southeast 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 as well as at least 200’ from any residential “structure”. This part of the county is a mix of rural residential, residential, and large undeveloped tracts of land with the impact on any residential properties being minimal based upon the tower location in a large wooded area. 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](mailto:bchopra@sam-inc.com)

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Bob Chopra', enclosed within a hand-drawn oval.

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-323-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 Nichols Lake  
Location: Milton, FL  
Latitude: 30-35-45.99N NAD 83  
Longitude: 86-54-40.91W  
Heights: 17 feet site elevation (SE)  
180 feet above ground level (AGL)  
197 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-323-OE.

**Signature Control No: 240051229-249013673**  
Michael Blaich  
Specialist

( DNE )

Attachment(s)  
Frequency Data

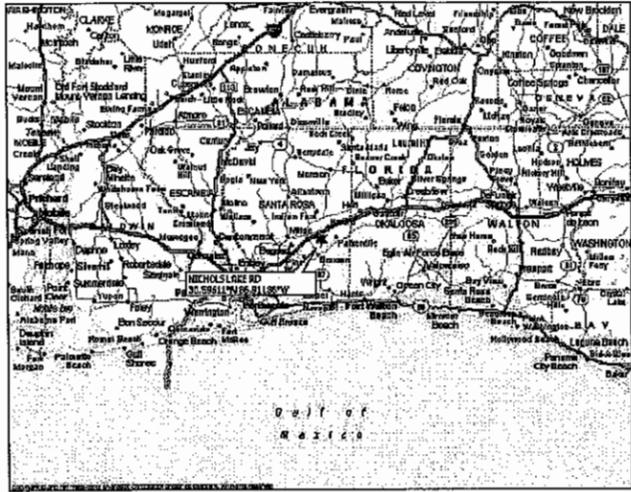
cc: FCC

Frequency Data for ASN 2015-ASO-325 JE

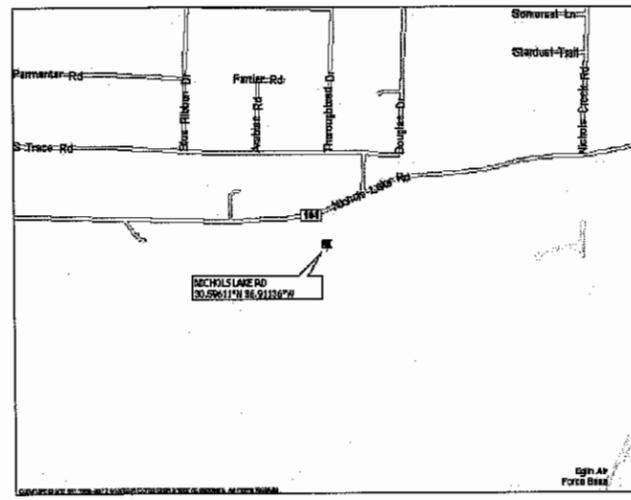
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930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



**LOCATION MAP**



**VICINITY MAP**



**DRIVE DIRECTIONS**

FROM SWITCH:  
 FROM NOLA, HEAD EAST ON I-10 APPROX 220 MILES INTO FLORIDA. TAKE EXIT #31 (FL-87S) FOR NAVARRE AND CONTINUE SOUTH APPROXIMATELY 2 MILES TO NICHOLS LAKE ROAD. MAKE A LEFT ON NICHOLS LAKE AND CONTINUE 2.2 MILES WHERE THE PROPERTY ENTRANCE WILL BE ON THE RIGHT.

**POWER & TELCO COORDINATION:**

- POWER COMPANY: GULF POWER
- MAIN CONTACT #: 800-969-3111
- PWR. CO. ENGINEER: TOGGY PACE
- ENGINEER CONTACT #: 850-429-2422
- ENGINEER EMAIL: JSPACE@SOUTHERNCO.COM
- POWER ACCOUNT: TBD
- TELEPHONE COMPANY: TBD

SITE NAME:

# NICHOLS LAKE RD

LOCATION CODE:

## 300474

TOWER TYPE:

### PROPOSED 175-FT SELF SUPPORT TOWER

(TOWER HEIGHT - 176' AGL; OVERALL APPURTENANCE HEIGHT - 180' AGL)

PREPARED FOR:



PREPARED BY:



1000 HOLCOMB WOODS PKWY  
 SUITE 210  
 ROSWELL, GA 30076  
 678-280-2325

**PROJECT INFORMATION**

SITE ADDRESS: NICHOLS LAKE RD  
 MILTON, FL 32583  
 LL/DIST: SECTION 13, TOWNSHIP 1 N, RANGE 27 W  
 PARCEL ID: 13-1N-27-0000-00105-0000  
 LATITUDE: 30°35' 45.99" (NAD 83)  
 LONGITUDE: -86°54' 40.91" (NAD 83)  
 ELEVATION: 16.8' AMSL  
 JURISDICTION: SANTA ROSA COUNTY  
 CLASSIFICATION: AG

LAND OWNER: LANCE D. & ANDREA G. FAIRCHOK  
 6945 FLINTWOOD ST  
 NAVARRE, FL 32566  
 850-515-0339

DEVELOPER: VERIZON WIRELESS  
 800 W. COMMERCE ROAD  
 HARAHAAN, LA 70123  
 COREY CANTRELL; 504-232-6379

ENGINEER: P. MARSHALL & ASSOCIATES  
 1000 HOLCOMB WOODS PKWY, SUITE 210  
 ROSWELL, GA 30076  
 PATRICK W MARSHALL, P.E.  
 678-280-2325

**DRAWING INDEX**

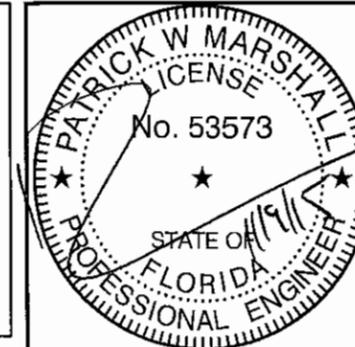
- T-1 TITLE SHEET & PROJECT INFORMATION
- SURVEY
- C-1 GENERAL NOTES
- C-2 OVERALL SITE PLAN
- C-3 DETAILED SITE PLAN
- C-3A LANDSCAPE PLAN & DETAILS
- C-4 TOWER ELEVATION & ANTENNA ORIENTATION
- C-5 RF DESIGN SPECIFICATIONS
- C-6 GRADING, SEDIMENT & EROSION CONTROL PLAN
- C-7 GENERATOR SPECIFICATIONS
- C-8 GENERATOR SPECIFICATIONS
- C-9 GENERATOR SPECIFICATIONS
- C-10 FENCE DETAILS
- C-11 EQUIPMENT LAYOUT & CONDUIT STUB-UP PLAN

**CONDITIONAL USE PERMIT:**

**VARIANCE REQUEST:**



CALL BEFORE YOU DIG  
 FLORIDA  
 811 or 1-800-432-4770  
<http://www.sunshine811.com/>



P. MARSHALL & ASSOCIATES

**NICHOLS LAKE RD**

NICHOLS LAKE ROAD  
 MILTON, FL 32583

LOCATION CODE:

## 300474

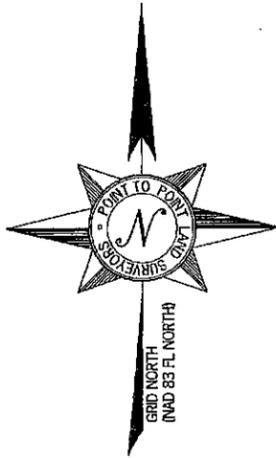
NO.	DATE	DESCRIPTION:
0	11/9/15	ZONING ISSUE

DESIGNED: DCC	JOB #:
DRAWN: CTW	VWT14-630
CHECKED: PWM	

**TITLE SHEET & PROJECT INFORMATION**

PATRICK W. MARSHALL, PE  
 REGISTERED ENGINEER  
 STATE OF FLORIDA #053573  
 P. MARSHALL & ASSOCIATES CA# 27595

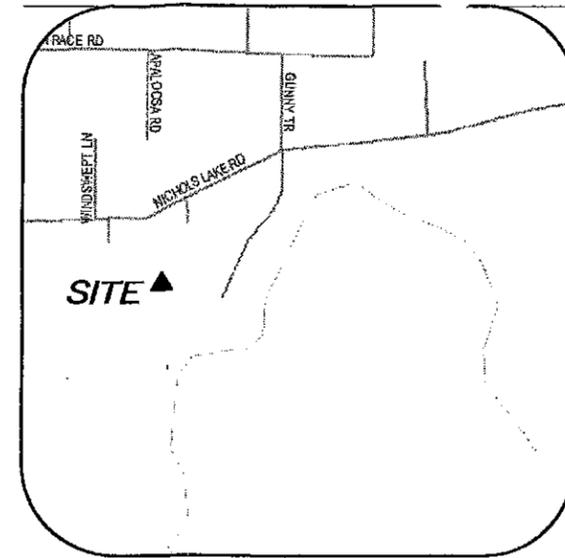
# T-1



N/F	ZONING	PARCEL #
1. K B SORRELLS & DOLORES ANITA	AG	13-1N-27-0000-00208-0000
2. K B SORRELLS & DOLORES ANITA	AG	13-1N-27-0000-00209-0000
3. MARCUS & PATRICIA ARD	AG	13-1N-27-0000-00207-0000
4. CASEY & MEGAN BATTEY	AG	13-1N-27-0000-00206-0000
5. ADA & JASON GILMORE	AG	13-1N-27-0000-00205-0000
6. RUBEN HERNANDEZ	AG	13-1N-27-0000-00204-0000
7. N/A	AG	13-1N-27-0000-00203-0000
8. STEPHEN SCARPA JR	AG	13-1N-27-0000-00202-0000
9. KAREN & DOUGLAS JONES	AG	13-1N-27-0000-00201-0000
10. CALVIN & BARBARA CALLAHAN	AG	13-1N-27-0000-00228-0000
11. JOSEPH GALLAGHER	AG	13-1N-27-0000-00229-0000

**SUBJECT PROPERTY**

OWNER: LANCE D. FAIRCHOK AND ANDREA G. FAIRCHOK, HUSBAND AND WIFE  
 SITE ADDRESS: NICHOLS LAKE RD, MILTON FL  
 PARCEL ID: 13-1N-27-0000-00105-0000  
 AREA: 57.96 ACRES  
 ZONED: AG  
 REFERENCE: DEED BOOK 3264 PAGE 1412



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED IN THE FEE SIMPLE TRANSFERRAL OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC. (DATE OF LAST FIELD VISIT: 08/18/15)

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

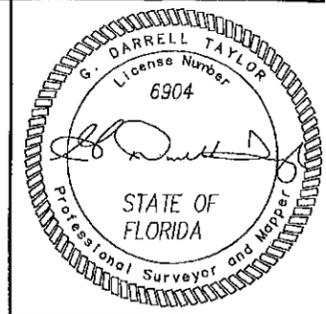
THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

THE 1' CONTOURS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH (NAD 83 FL NORTH).

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA (BASE FLOOD ELEVATION: 16') AS PER F.L.R.M. COMMUNITY PANEL NO. 12113C0460G DATED DECEMBER 19, 2006.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



NO.	DATE	REVISION

**POINT TO POINT  
LAND SURVEYORS**  
 1010 Pennsylvania Avenue  
 McDonough, GA 30253  
 (p) 678.565.4440 (f) 678.565.4497  
 (w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:



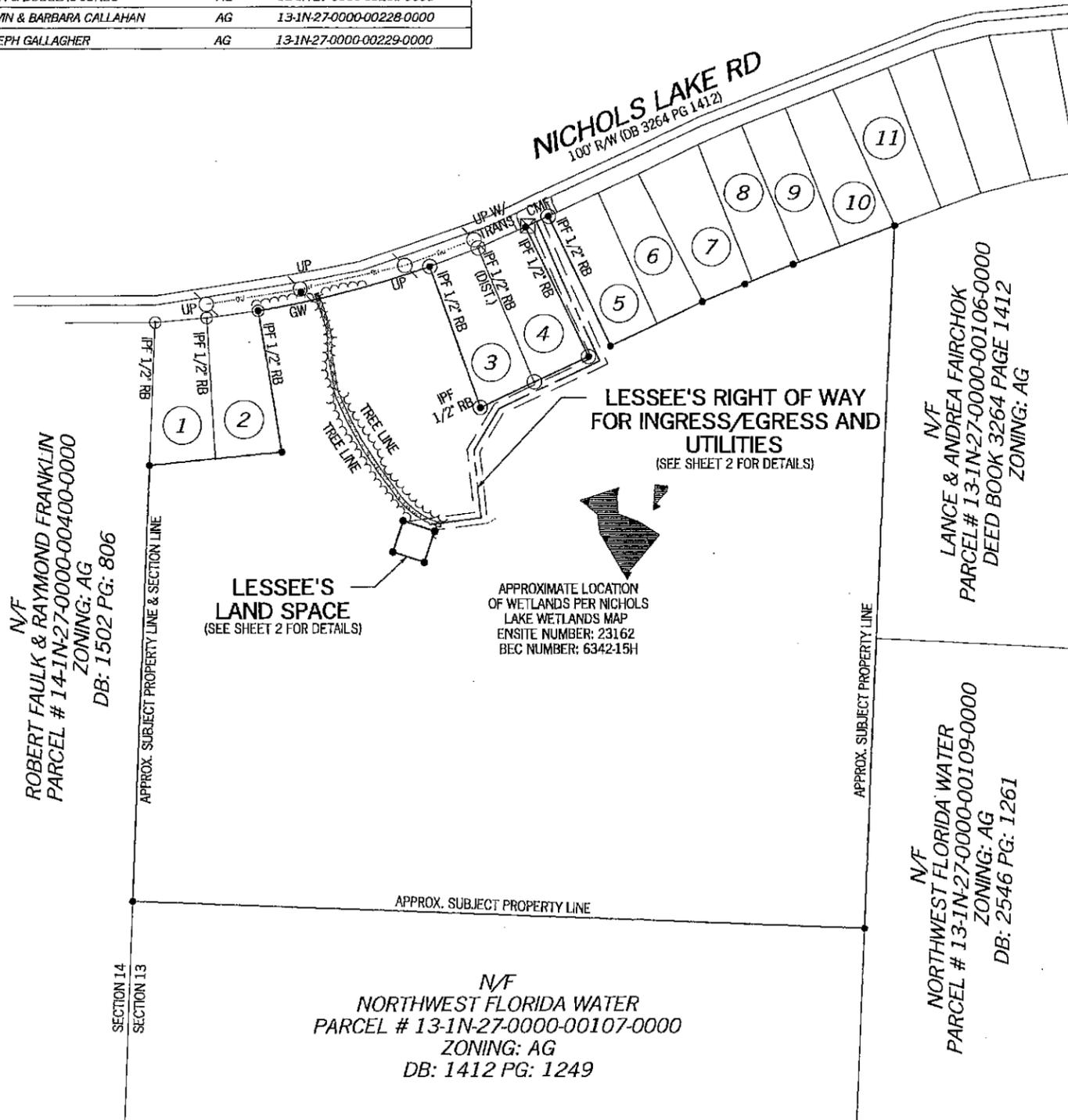
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

"NICHOLS LAKE RD"

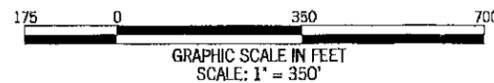
SECTION 13,  
TOWNSHIP 1 NORTH, RANGE 27 WEST  
SANTA ROSA COUNTY, FLORIDA

DRAWN BY: DRC  
 CHECKED BY:  
 APPROVED: C. INER  
 DATE: AUGUST 25, 2015  
 P2P JOB #: 2014.0908

SHEET:  
**1**  
 OF 2



- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - CMF CONCRETE MONUMENT FOUND
  - UP UTILITY POLE
  - LP LIGHT POLE
  - FP FLAG POLE
  - SSMH SANITARY SEWER MANHOLE
  - SDMH STORM DRAIN MANHOLE
  - INV INVERT
  - FH FIRE HYDRANT
  - EP EDGE OF PAVEMENT
  - TC TOP OF CURB
  - BC BACK OF CURB
  - TW TOP OF WALL
  - BW BOTTOM OF WALL
  - OU OVERHEAD UTILITY
  - UE UNDERGROUND UTILITY
  - CMP CORRUGATED METAL PIPE
  - RPC REINFORCED CONCRETE PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - GW GUY WIRE ANCHOR
  - TR TRANSFORMER
  - JB JUNCTION BOX
  - SWCB SINGLE WING CATCH BASIN
  - DWCB DOUBLE WING CATCH BASIN
  - CLF CHAIN LINK FENCE
  - WV WATER VALVE
  - WM WATER METER
  - CO SEWER CLEAN-OUT
  - GV GAS VALVE
  - N/F NOW OR FORMERLY
  - IB ICE BRIDGE
  - IBP ICE BRIDGE POLE



*G. Darrell Taylor*  
 08/25/2015  
 G. DARRELL TAYLOR, FLORIDA REGISTERED LAND SURVEYOR #LS6904 / ECLS  
 2220 EFFINGHAM CIRCLE  
 RALEIGH, NC 27615  
 PHONE #: (919) 906-9401

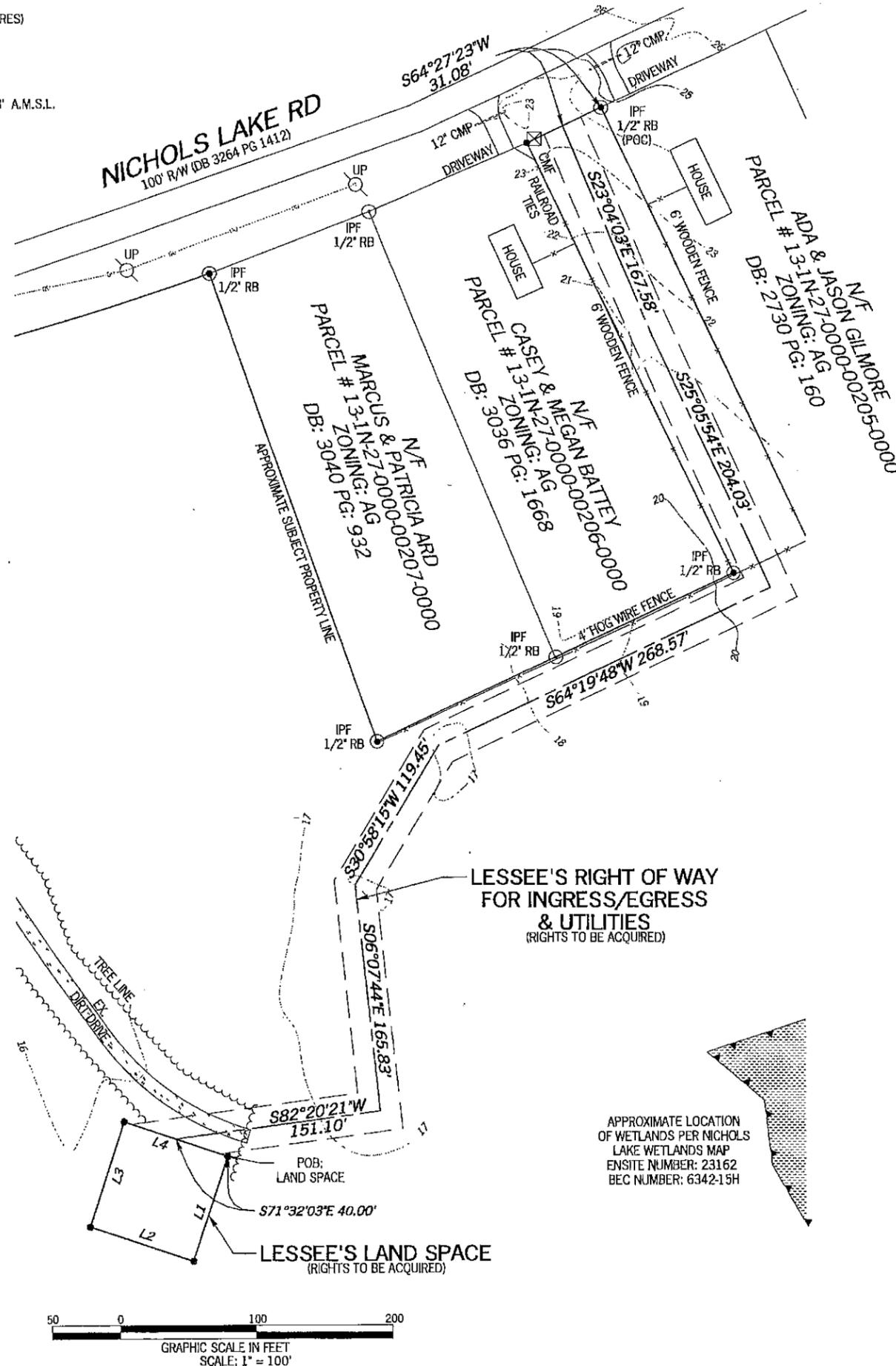
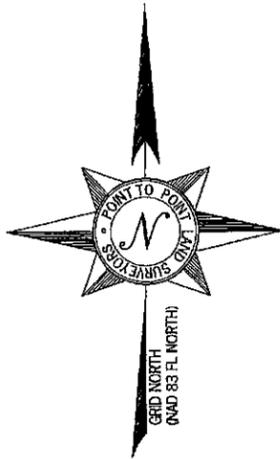
(SURVEY NOT VALID WITHOUT SHEET 2 OF 2)

**SITE INFORMATION**

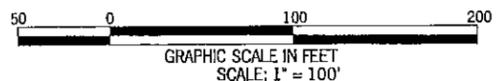
LESSEE'S LAND SPACE = 6,400 SQUARE FEET (0.147 ACRES)

LATITUDE = 30°35'45.99" (NAD 83)  
 AT CENTER OF LESSEE'S LAND SPACE  
 LONGITUDE = -86°54'40.91" (NAD 83)

ELEVATION AT CENTER OF LESSEE'S LAND SPACE = 16.8' A.M.S.L.



- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - CMF CONCRETE MONUMENT FOUND
  - UP UTILITY POLE
  - LP LIGHT POLE
  - FP FLAG POLE
  - SSMH SANITARY SEWER MANHOLE
  - SOMH STORM DRAIN MANHOLE
  - INV INVERT
  - FH FIRE HYDRANT
  - EP EDGE OF PAVEMENT
  - TC TOP OF CURB
  - BC BACK OF CURB
  - TW TOP OF WALL
  - BW BOTTOM OF WALL
  - OU OVERHEAD UTILITY
  - UE UNDERGROUND UTILITY
  - CMP CORRUGATED METAL PIPE
  - RCP REINFORCED CONCRETE PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - GW GUY WIRE ANCHOR
  - TR TRANSFORMER
  - JB JUNCTION BOX
  - SWCB SINGLE WING CATCH BASIN
  - DWCB DOUBLE WING CATCH BASIN
  - CLF CHAIN LINK FENCE
  - WV WATER VALVE
  - WM WATER METER
  - CO SEWER CLEAN-OUT
  - GV GAS VALVE
  - N/F NOW OR FORMERLY
  - IB ICE BRIDGE
  - IBP ICE BRIDGE POLE



APPROXIMATE LOCATION OF WETLANDS PER NICHOLS LAKE WETLANDS MAP ENSITE NUMBER: 23162 BEC NUMBER: 6342-15H

**LESSEE'S LAND SPACE**

ALL THAT TRACT OR PARCEL OF LAND LYING BEING IN IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NICHOLS LAKE ROAD (HAVING 100-FOOT RIGHT-OF-WAY) AND BEING THE NORTHWESTERN CORNER OF PARCEL #: 13-1N-27-0000-00205-0000; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 64°27'23" WEST, 31.08 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 23°04'03" EAST, 167.58 FEET TO A POINT; THENCE SOUTH 25°05'54" EAST, 204.03 FEET TO A POINT; THENCE SOUTH 64°19'48" WEST, 268.57 FEET TO A POINT; THENCE SOUTH 30°58'15" WEST, 119.45 FEET TO A POINT; THENCE SOUTH 06°07'44" EAST, 165.83 FEET TO A POINT; THENCE SOUTH 82°20'21" WEST, 151.10 FEET TO A POINT; THENCE, SOUTH 71°32'03" EAST, 40.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 18°27'57" WEST, 80.00 FEET TO A POINT; THENCE, NORTH 71°32'03" WEST, 80.00 FEET TO A POINT; THENCE, NORTH 18°27'57" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 71°32'03" EAST, 80.00 FEET TO A POINT AND THE POINT OF BEGINNING.

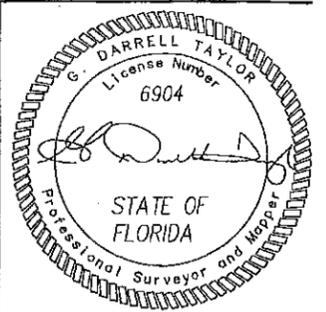
SAID TRACT CONTAINS 0.147 ACRES (6,400 SQUARE FEET) MORE OR LESS.

**LESSEE'S RIGHT OF WAY FOR INGRESS/EGRESS AND UTILITIES**

TOGETHER WITH THE LESSEE'S RIGHT OF WAY FOR INGRESS/EGRESS AND UTILITIES LYING AND BEING IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NICHOLS LAKE ROAD (HAVING 100-FOOT RIGHT-OF-WAY) AND BEING THE NORTHWESTERN CORNER OF PARCEL #: 13-1N-27-0000-00205-0000; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 64°27'23" WEST, 31.08 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 23°04'03" EAST, 167.58 FEET TO A POINT; THENCE, SOUTH 25°05'54" EAST, 204.03 FEET TO A POINT; THENCE, SOUTH 64°19'48" WEST, 268.57 FEET TO A POINT; THENCE, SOUTH 30°58'15" WEST, 119.45 FEET TO A POINT; THENCE, SOUTH 06°07'44" EAST, 165.83 FEET TO A POINT; THENCE, SOUTH 82°20'21" WEST, 151.10 FEET TO THE ENDING AT A POINT.

LINE	BEARING	DISTANCE
L1	S18°27'57"W	80.00'
L2	N71°32'03"W	80.00'
L3	N18°27'57"E	80.00'
L4	S71°32'03"E	80.00'



NO.	DATE	REVISION

**POINT TO POINT LAND SURVEYORS**  
 1010 Pennsylvania Avenue  
 McDonough, GA 30253  
 (p) 678.565.4440 (f) 678.565.4497  
 (w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:



10300 OLD ALABAMA ROAD CDNECTOR ALPHARETTA, GA 30022

"NICHOLS LAKE RD"

SECTION 13, TOWNSHIP 1 NORTH, RANGE 27 WEST SANTA ROSA COUNTY, FLORIDA

DRAWN BY: DRC  
 CHECKED BY:  
 APPROVED: C. INER  
 DATE: AUGUST 25, 2015  
 P2P JOB #: 2014.0908

SHEET:  
**2**  
 OF 2

7/20/15 10:57 AM P2P JOB # 2014.0908 SURVEY NOT VALID WITHOUT SHEET 1 OF 2





P. MARSHALL & ASSOCIATES

### NICHOLS LAKE RD

NICHOLS LAKE ROAD  
MILTON, FL 32583

LOCATION CODE:  
**300474**

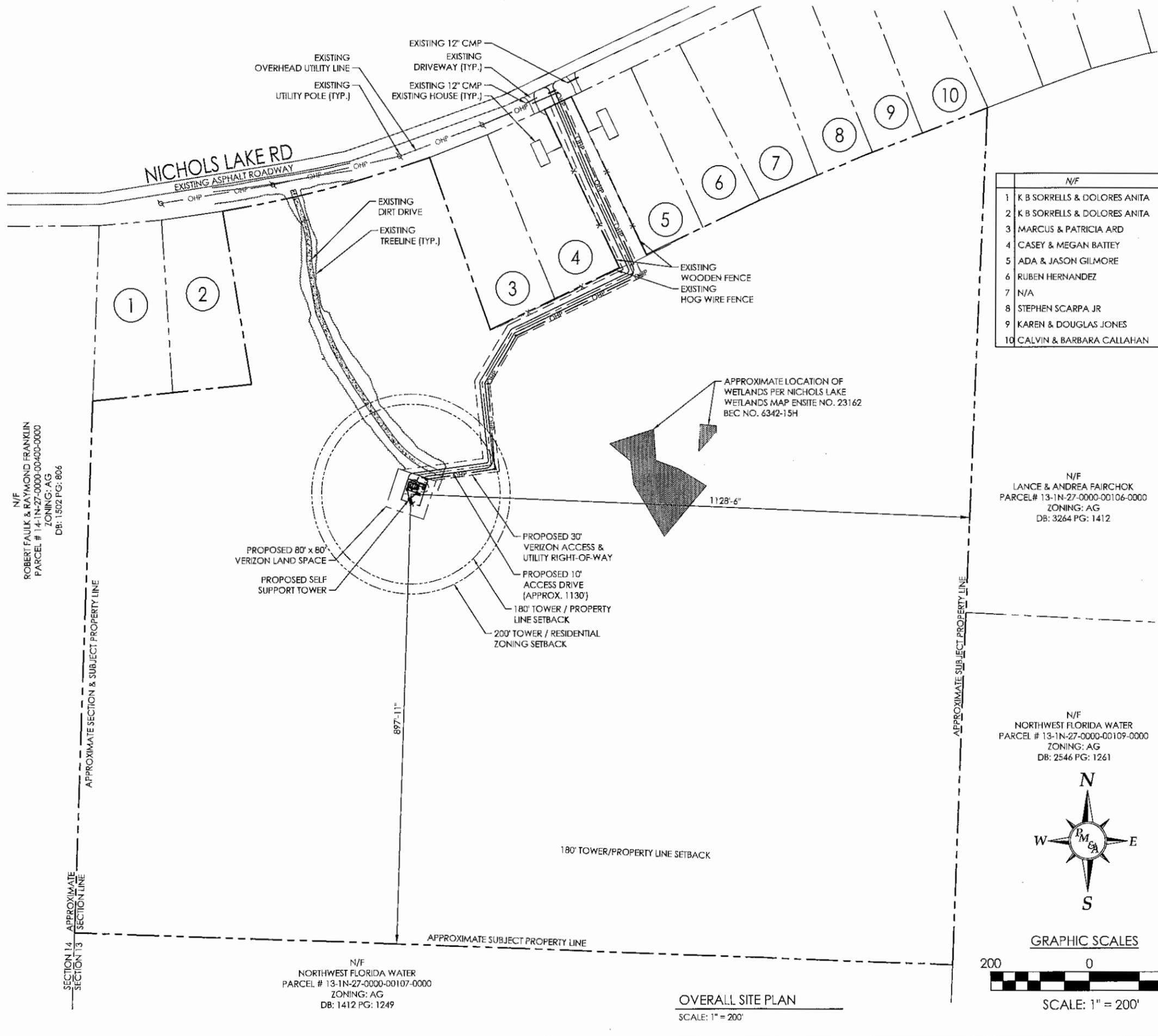
NO.	DATE	DESCRIPTION:
0	11/9/15	ZONING ISSUE

DESIGNED:	DCC	JOB #:	
DRAWN:	CTW		VWT14-630
CHECKED:	PWM		

### OVERALL SITE PLAN

PATRICK W. MARSHALL, PE  
REGISTERED ENGINEER  
STATE OF FLORIDA #053573  
P. MARSHALL & ASSOCIATES CA# 27595

# C-2

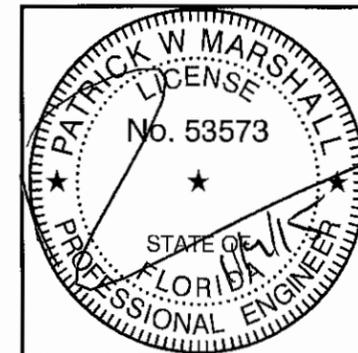
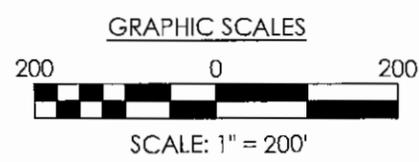
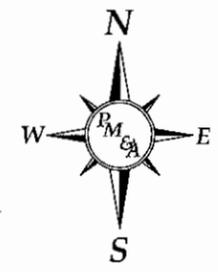


OVERALL SITE PLAN  
SCALE: 1" = 200'

N/F	ZONING	PARCEL #
1 K B SORRELLS & DOLORES ANITA	AG	13-1N-27-0000-00208-0000
2 K B SORRELLS & DOLORES ANITA	AG	13-1N-27-0000-00209-0000
3 MARCUS & PATRICIA ARD	AG	13-1N-27-0000-00207-0000
4 CASEY & MEGAN BATTEY	AG	13-1N-27-0000-00206-0000
5 ADA & JASON GILMORE	AG	13-1N-27-0000-00205-0000
6 RUBEN HERNANDEZ	AG	13-1N-27-0000-00204-0000
7 N/A	AG	13-1N-27-0000-00203-0000
8 STEPHEN SCARPA JR	AG	13-1N-27-0000-00202-0000
9 KAREN & DOUGLAS JONES	AG	13-1N-27-0000-00201-0000
10 CALVIN & BARBARA CALLAHAN	AG	13-1N-27-0000-00228-0000

N/F  
LANCE & ANDREA FAIRCHOK  
PARCEL # 13-1N-27-0000-00106-0000  
ZONING: AG  
DB: 3264 PG: 1412

N/F  
NORTHWEST FLORIDA WATER  
PARCEL # 13-1N-27-0000-00109-0000  
ZONING: AG  
DB: 2546 PG: 1261







NICHOLS LAKE RD

NICHOLS LAKE ROAD  
MILTON, FL 32583

LOCATION CODE:  
**300474**

NO.	DATE	DESCRIPTION:
0	11/9/15	ZONING ISSUE

DESIGNED: DCC	JOB #:
DRAWN: CTW	VWT14-630
CHECKED: PWM	

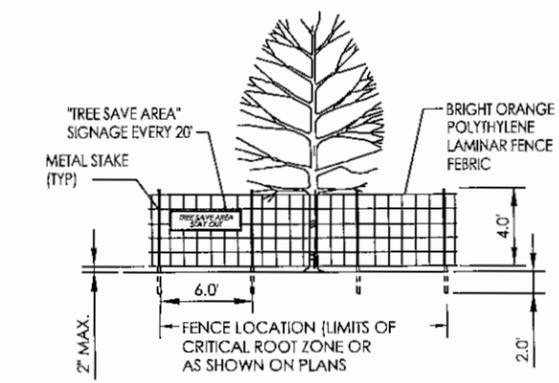
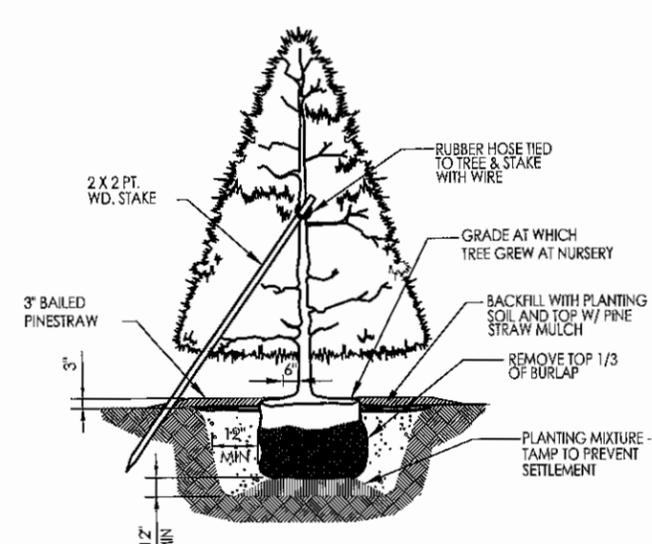
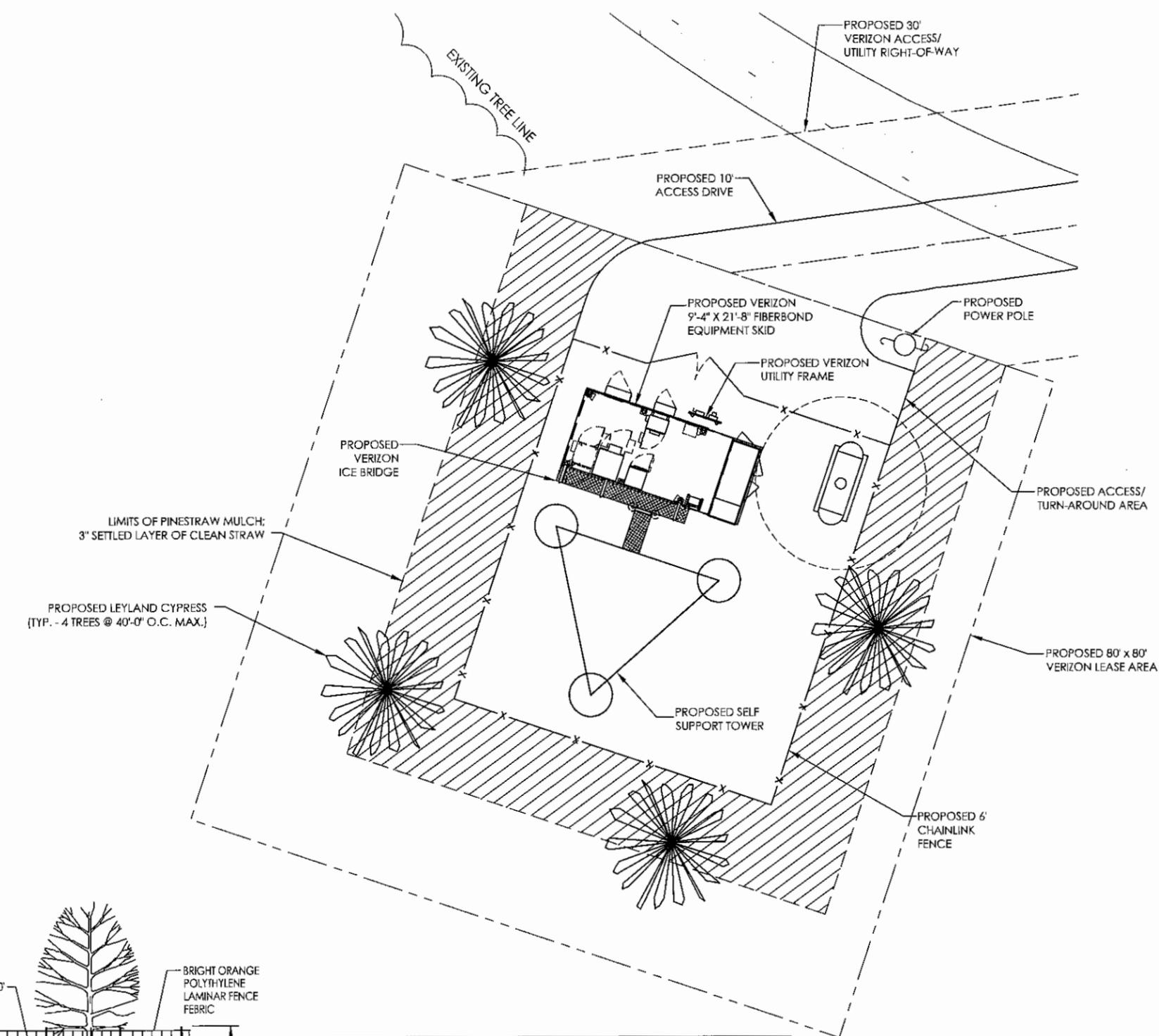
**LANDSCAPE PLAN & DETAILS**

PATRICK W. MARSHALL, PE  
REGISTERED ENGINEER  
STATE OF FLORIDA #053573  
P. MARSHALL & ASSOCIATES CA# 27595

**C-3A**

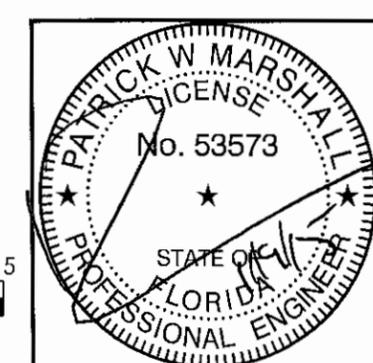
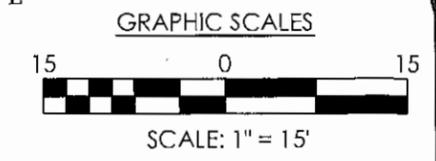
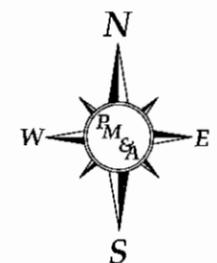
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
14. STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK', LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

<b>TOTAL AREA OF LANDSCAPE BUFFER:</b> 1,380 SF - 0.03 ACRES			
<b>PLANT LIST:</b>			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
4	LEYLAND CYPRESS	Cypriss Ocyparis	8' MIN. HEIGHT AT PLANTING 2" DIA. MEASURED @ 4-1/2' ABOVE GRADE
1,740 SF PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW			



- NOTES:**
- 1) ALL PARKING WILL OCCUR ON EXISTING DRIVE.
  - 2) THERE WILL BE NO BURNING OR BURIAL OF DEBRIS ON SITE.
  - 3) ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

ALL LANDSCAPING SHALL BE PROPERLY MAINTAINED TO ENSURE GOOD HEALTH AND VIABILITY



TREE PLANTING DETAIL  
NOT TO SCALE

TREE PROTECTION DETAIL  
NOT TO SCALE

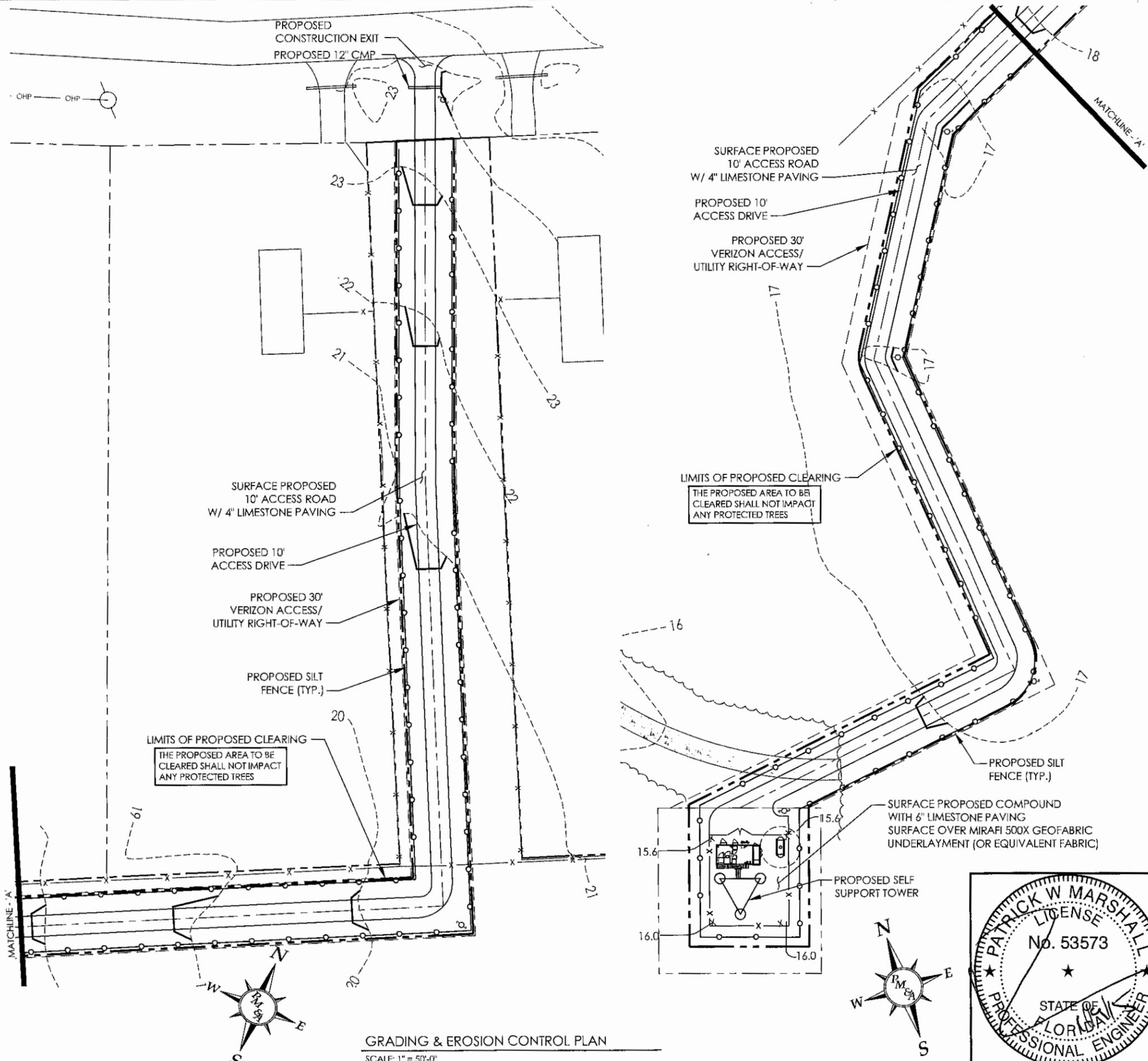




CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.  
 TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.

DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.  
 DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.  
 DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED  
 MAINTENANCE STATEMENT  
 EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR  
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION



verizon wireless

**PMA**  
 P. MARSHALL & ASSOCIATES

NICHOLS LAKE RD

NICHOLS LAKE ROAD  
 MILTON, FL 32583

LOCATION CODE:  
 300474

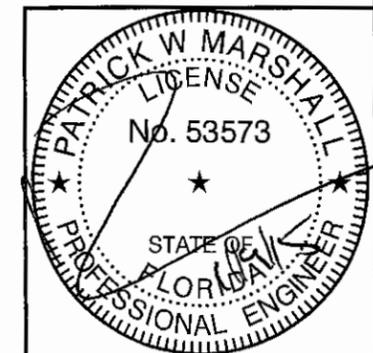
NO.	DATE	DESCRIPTION:
0	11/9/15	ZONING ISSUE

DESIGNED: DCC  
 DRAWN: CTW  
 CHECKED: PWM

JOB #:  
 VWT14-630

**GRADING, EROSION & SEDIMENT PLAN**

PATRICK W. MARSHALL, PE  
 REGISTERED ENGINEER  
 STATE OF FLORIDA #053573  
 P. MARSHALL & ASSOCIATES CA# 27595

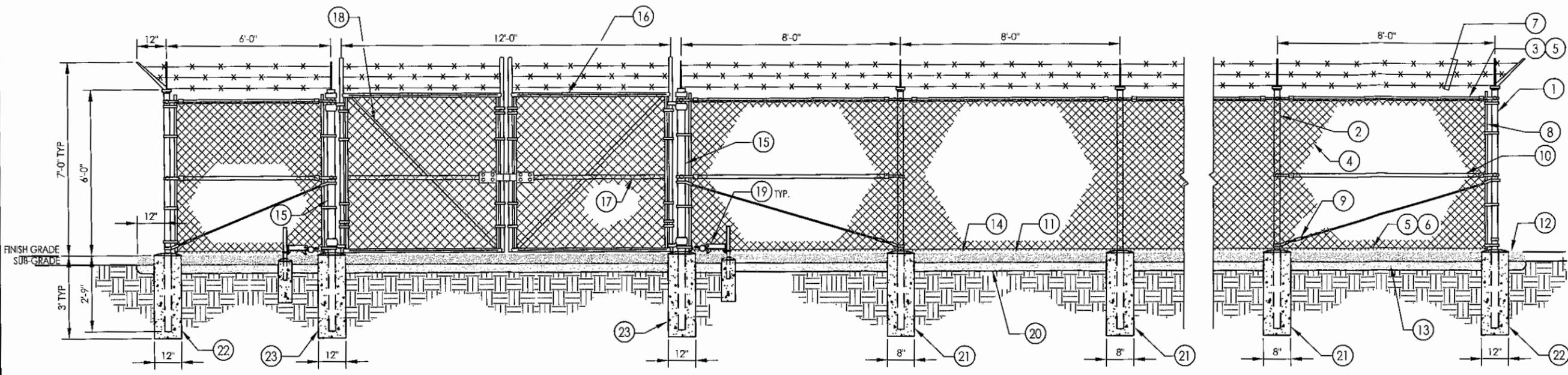


**C-6**









**REFERENCE NOTES:**

- ① CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.
- ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
- ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
- ④ FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- ⑤ TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- ⑥ TENSION WIRE: 9 GA. GALVANIZED STEEL.
- ⑦ BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA. 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- ⑧ STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
- ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
- ⑫ 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ GATE POST 4" SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- ⑯ GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
- ⑰ GATE FRAME: 1 5/8" DIAMETER PIPE, PER ASTM-F1083.
- ⑱ GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
- ⑲ DUCK BILL OPEN GATE HOLDER, VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- ⑳ GEOTEXTILE FABRIC
- ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)
- ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)
- ㉓ GATE POST: CONCRETE FOUNDATION (2000 PSI)

**GENERAL NOTES:**

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.



**NICHOLS LAKE RD**

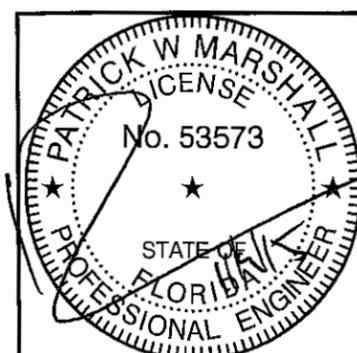
NICHOLS LAKE ROAD  
MILTON, FL 32583

LOCATION CODE:

**300474**

NO.	DATE	DESCRIPTION:
0	11/9/15	ZONING ISSUE

DESIGNED: DCC	JOB #:
DRAWN: CTW	VWT14-630
CHECKED: PWM	



**FENCE DETAILS**

PATRICK W. MARSHALL, PE  
REGISTERED ENGINEER  
STATE OF FLORIDA #053573  
P. MARSHALL & ASSOCIATES CA# 27595

**C-10**

