

January 24, 1949

Msg #7
Southern Bell

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A public hearing of the Dade County Zoning Board of Adjustment was held in the County Commissioners Meeting Room, Dade County Courthouse, Miami, Florida, January 24, 1949, at 10 o'clock a.m., with S. S. McCahill, presiding.

MEMBERS OF THE BOARD: M. B. Garris, Secretary; R. P. Barfield; Ralph O. Cullen; and D. Earle Wilson.

ALSO PRESENT: Messrs. Ozebrinski, Cook and Jensen,

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CHAIRMAN McCAHILL: The Board will be in session.

Mr. Simmons has asked me to take up a matter which is uncontested and we will, therefore, take up application #7, the Southern Bell Telephone and Telegraph Company. Is there anyone here opposing that application for a variance?

MR. J. P. SIMMONS (1st National Bank Building, Miami):
The telephone company proposes to build a small tower way down here in the woods of Perrine. It is about 150 feet high, the tower, with a little antenna running up there another ten feet. They have bought a piece of property down there of which this is a survey. It shows 310 feet net one way, plus 25 feet given off for highway purposes on this side; and then, it is 338 feet north, and south, by 338.40 over here and 338.18 over there.

While the survey doesn't show it, I thing there is a 25-foot right of way off there, but it is not reflected on the map at the time the survey was made, and it was discovered here.

MR. CULLEN: Where is the general location?

CHAIRMAN McCAHILL: About 110th Avenue and 108th Street, west of Perrine.

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MR. SHETZLEY: About a mile west of Perrine. Here is a map of the area.

CHAIRMAN McCAHILL: Section 21-55-40. This is the area of two and one-half acres and Perrine is way over and comes up here. It is a little stretch on the right.

What are the requirements with which you don't want to comply?

MR. SIMMONS: When we bought this property, we thought 150 feet each way was sufficient and that is what we have. As a matter of fact, more than that. It varies about 5.59 feet one way and 2.18 feet the other way.

CHAIRMAN McCAHILL: It is not quite big enough by five feet one way and two feet the other way?

MR. SIMMONS: Including this little antenna, which is just like a whip or switch. If it should fall in any direction -- This will all be braced with guy wires on three sides and it would be absolutely impossible, in case of a hurricane, for that thing to fall all the way flat across any way in any direction. It would crumble up, if it fell at all.

This tower is being built in a very substantial manner and used for automobile and off-shore boat service telephones, and it is very necessary to their operation at the present time. In fact, they can't hardly take care of what they have at the present time. They must station some of these towers around the community to render that service to the public which is very necessary.

MR. CULLEN: They have other equipment on this location

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in addition to the contemplated tower?

MR. SIMMONS: It will be just the tower.

CHAIRMAN McCAHILL: The boundaries are not quite long or wide enough. Can't you acquire the additional five feet or three feet?

MR. SIMMONS: You can't because of the streets around there and the other property is sold around us. We have the consent of all the people in every direction there, and that is filed with the Board, granting us this tract for this purpose.

CHAIRMAN McCAHILL: There is nobody within 150 feet?

MR. SIMMONS: I don't think so; not within several hundred feet.

MR. CZEBRINSKI: We have some waivers.

CHAIRMAN McCAHILL: The statute makes a special provision for 150 feet.

MR. CULLEN: I move the exception be granted.

MR. WILSON: I second the motion.

MR. JENSEN: The variance provides that there should be a 90% factor there in connection with the tower, which would be more than five feet.

CHAIRMAN McCAHILL: The five feet would make it 100%.

MR. JENSEN: The tower itself should have a ten per cent safety factor. I might point out that the WINZ towers did fall from the base and didn't crumble in the middle.

MR. JENSEN: There were four towers and three of them fell.

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MR. CULLEN: Did they have guy wires on them?

MR. SHETZLEY: That area up there is a different one than here. There is a different rock condition there than is down here. That is swamp land there. We have tested that area and that is covered by water and it is soft soil. This is hard carbon rock.

MR. R. M. BEERS: In reference to the falling of that tower, did the anchors pull out or did the tower break off at the bottom?

MR. JENSEN: The inspector reported, several days after, due to the flood condition, that it did fall from the base itself.

MR. BEERS: Did it fall beyond the length of the guys?

MR. JENSEN: The tower fell the length of the tower itself.

MR. BEERS: What I am talking about is from the center of the property of where the tower was placed beyond the length of the tower itself, in any one direction. Did it fall further than that?

CHAIRMAN McCahill: It would fall only its length, unless it broke in two.

MR. JENSEN: It fell entirely within the property. Whether the tower rolled any, after it came down, I don't know.

CHAIRMAN McCahill: A motion has been made that the variance be granted. I will put the motion to a vote.

(The motion of Mr. Cullen was put to a vote and carried. Messrs. McCahill, Garris, Cullen and Wilson voting Aye. Mr. Barfield not present.)