



2 January 2020

OMNICOM CONSULTING GROUP, INC.
TECHNICAL REVIEW REPORT
SPECIAL USE APPLICATION (ZOS – 01 - 20) FOR
Personal Wireless Service Facility (PWSF)
for
ALACHUA COUNTY
for
Vertex Development, LLC
199' MONOPOLE TOWER

This report is in response to the Alachua County request to perform Consulting Services related to the Vertex Development, LLC (Vertex) application to construct a 199' monopole tower located east of 194th Place Earleton, Florida on Parcels 18442-002-000 and 18442-000-000. Vertex will build and own this tower while Verizon Wireless will be the anchor tenant. Omnicom Consulting Group, Inc. (OCG) has been contracted to review, analyze and evaluate the application for compliance with Alachua County's Land Development Code requirements, specifically the section that requires that:

"All PWSFs should be designed in such a way to minimize the adverse visual impact on the community. This may include reducing the height and silhouette in order to create the least adverse visual impact. The minimum height necessary to provide the applicant carrier's designed service to the area should be utilized, as verified by an independent radio frequency (RF) analysis. In general, a monopole tower or concealed tower is considered to have less visual impact than alternative tower designs."

Upon review of the application, OCG recommends the approval of the special use application.

As part of OCG's due diligence, a search for existing tower sites, public structures or other appropriate support structures in the immediate area of the proposed tower site was performed. OCG performed this search through the use of the FCC Antenna Structure Registration (ASR) database, Google Earth and other available tower databases. Not taking into consideration the existing ASR for the proposed tower, OCG was not able to locate any existing tower structures within 2 miles of the proposed location.

OCG also reviewed and analyzed the RF Package submitted by Verizon Wireless (Verizon) as part of the overall Vertex application. The Verizon package included information of the existing towers being utilized by the Verizon network in the immediate area of the proposed tower. Verizon provided coverage maps showing coverage in the area with and without the proposed tower. Based on these coverage maps, there is a significant area with coverage deficiency in the Earleton area. Verizon also stated that the new tower is needed to provide additional capacity in the area as the four surrounding tower sites are at or reaching their traffic handling capacity.

There is an existing tower approximately 2.5 miles west of the proposed tower site that is located within the area of coverage deficiency for the Verizon network. However, the proposed tower site is centrally located in an area of residual development and will also provide better coverage in the subject area. Consequently, OCG is in agreement with the Verizon-provided coverage maps, and that the proposed tower height is the minimum required to providing noticeable improved coverage in the area of need.



Based on OCG's review of the Vertex application package, we recommend the approval of the application.

Submitted by:

A handwritten signature in black ink, appearing to read "Chris Monzingo".

Christopher J. Monzingo, P.E., PMP

Senior Consultant