



Alachua County – Growth Management Staff Report

Application ZOS-01-20

Application Details

Staff Contact

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Staff Phone Number

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Planning Commission Hearing Date

January 15, 2020

Board of County Commissioners Hearing Date

February 25, 2020

Requested Action

A request for a special use permit for a Tier 3 Personal Wireless Service Facility (PWSF) on two parcels with Agricultural (A) zoning and with a future land use designation of Rural/Agriculture (1 dwelling unit/5 acres).

Property Owner

Bird & Minzenberg

Property Description

Address: None. (fronts NE 194th St.)

Parcel Numbers: 18442-000-000 & 18442-002-000

Section/Township/Range: 32/08/22

Land Use: Rural/Agriculture (1 dwelling unit/ 5 acres)

Zoning: A (Agricultural)

Acreage: +/- 15.8ac (total of two parcels); 0.23ac (tower site)

Previous Requests

None.

Zoning Violation History

None.

Applicant/Agent

Vertex Development, LLC

Project Timeline

- Submitted: November 25, 2019
- Staff Report Distributed: January 8, 2020
- Planning Commission Hearing: January 15, 2020

Staff Recommendation

Staff recommends that the Board of County Commissioners **approve ZOS-01-20** with staff's proposed conditions and bases.

Planning Commission Recommendation

The Planning Commission recommended (5-0) that the Board of County Commissioners **approve ZOS-01-20** with staff's proposed conditions and bases, with a modification to Condition #1, removing the following:

1. This Special Use Permit is issued to allow construction and operation of a personal wireless service facility (PWSF) up to 199 feet in height within a portion of parcel number 18442-002-000 (as described in the attached legal description) on approximately 0.23 acres located on NE 194th St. ~~The limit on 199 feet shall not preclude any height modifications that are not deemed to be a "substantial change" as interpreted by the Federal Communications Commission (FCC).~~

Background



Figure 1: Aerial image of site



Figure 2: Land use map



Figure 3: Zoning Map

This application is a request for a special use permit to allow a Tier 3 personal wireless service facility (PWSF) on a 100ft. x 100 ft. portion of a site (0.229 acres) consisting of two parcels together totaling approximately 15.8 acres located near the Earleton Rural Cluster. If approved, the site would allow a monopole or concealed PWSF up to 199' in height.

Site description

To the north of the site are three agriculturally zoned parcels. Two of these are vacant and the third has two single-family residences. To the east of the site is a 53 acre parcel zoned Agriculture and classified by the property appraiser's office as being used as timberland. To the south of the site is a 252 acre parcel zoned Agriculture, also shown as being used for timberland. To the west of the site is a 4.9 acre parcel zoned Agriculture with a single-family residence. Another 7.9 acre parcel also to the west, across NE 194th St., is vacant and similarly zoned Agriculture.

The tax parcel on which the site is located is covered by wetlands along the southern and eastern borders, as shown below. The orange star indicates the approximate location of the proposed tower at 163 ft. from the nearest wetland boundary, which is outside the required 75 foot wetland buffer.

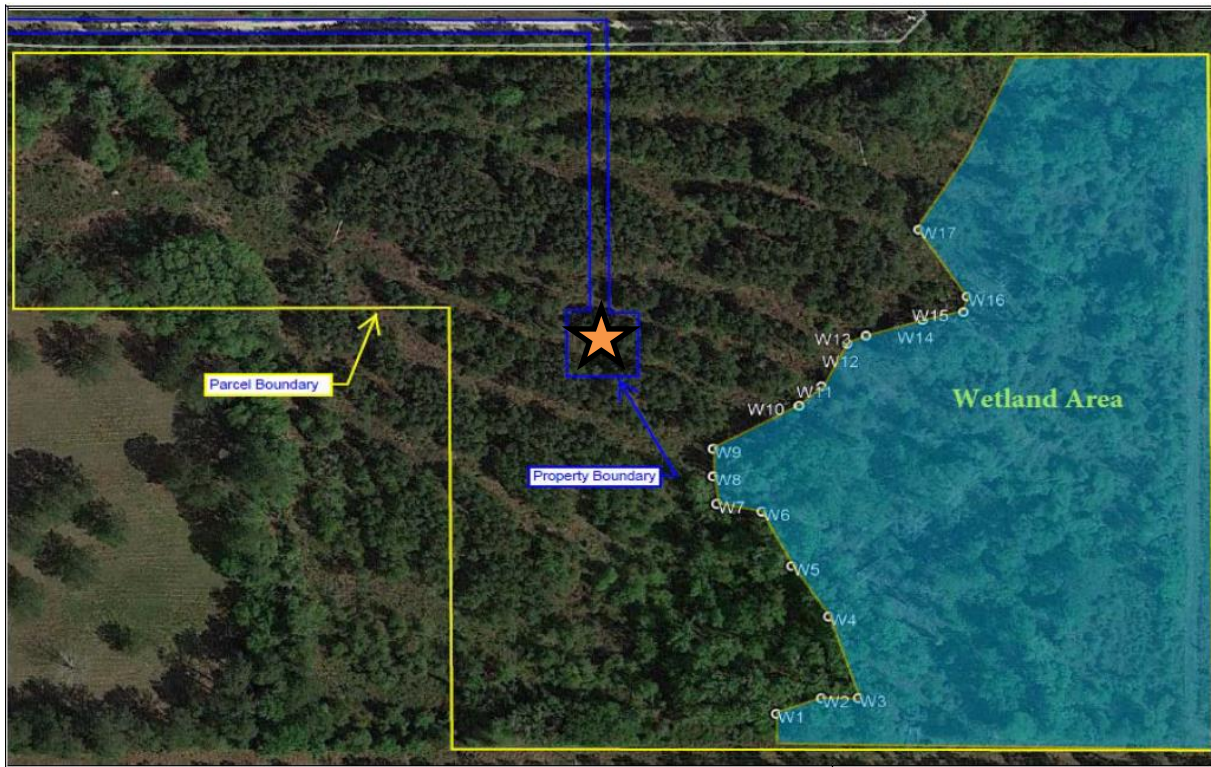


Figure 4: Wetland delineation map

Consistency with Comprehensive Plan

Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per **Policy 1.2.4 of the Capital Improvements Element** of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

Traffic

This special use permit will not result in any additional impacts to the transportation network. The facility will be unmanned and only have periodic maintenance visits.

Water and Sewer

Policy 1.2.4 (e) of the Capital Improvements Element describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential & Non Residential	Pressure	Storage Capacity
Potable Water	200 gallons/day/du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons/day/du	N/A	N/A

There will be no impacts to water and sewer levels of service resulting from this request. If needed, the site would be served by on-site well water and septic systems.

Drainage

Policy 1.2.4 of the Capital Improvements Element states that the minimum drainage LOS standard for non-residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation or flood resistant construction. This proposed development will not cause the adopted LOS standards to be exceeded.

Emergency Services

Policy 1.2.5 (a) of the Capital Improvements Element guidelines states that the LOS standard for fire services in the area outside the urban cluster is as follows:

- Initial unit response within 12 minutes for 80% of all responses within 12 months.
- Fire protection service level of ISO (Insurance Service Office) Class Protection 10 or better.
- Development shall provide adequate water supply for fire suppression and protection and fire service compliant fire connections.

All development will be required to meet these standards.

Solid Waste

Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.73 tons per person per year. LOS standards for solid waste will not be exceeded by this request.

Schools

The proposed special use permit does not authorize additional residential units and will not have an impact on the school system.

Recreation

The proposed special use permit does not authorize additional residential units and will not have an impact on the recreation system.

Institutional Policies related to the Request

Objective 5.1, Section 5.0 Institutional Policies, states that in order to promote accessibility to certain institutional uses and provide opportunities for complementary activities that could be achieved through location of such uses in close proximity to other uses, certain institutional uses are allowed in other land use categories designated on the future land use map. This shall be implemented through land development regulations.

Policy 5.1.1 *Potential locations for major future institutional uses are identified on the Future Land Use Map. **Institutional uses may be allowed in other land use categories** designated on the Future Land Use Map, and implemented in accordance with the guidance and policies within this Section 5.0, and within the Comprehensive Plan as a whole.*

The proposed tower is located on parcels with the Rural/Agriculture land use designation. This is consistent with Policy 5.1.1 which states that institutional uses may be allowed in other land use categories.

Policy 5.2.1 lists the following criteria to consider when determining the appropriateness of potential institutional locations:

- a. Optimum service area.*
- b. Optimum operating size.*

c. Access to clientele.

d. Compatibility of the scale and intensity of the use in relationship to surrounding uses, taking into account impacts such as, noise, lighting, visual effect, traffic generation, odors.

e. Nature of service provision.

f. Needs of the clientele.

g. Availability and adequacy of public infrastructure to serve the particular use.

h. Preservation and strengthening of community and neighborhood character through design.

i. Consistency with the goals, objectives, and policies of the Conservation and OpenSpace Element.

As an institutional use, the seven factors noted above must be evaluated when determining the appropriateness of the proposed PWSF. These same factors also correspond with requirements detailed in the Land Development Regulations for PWSFs.

a. Optimum Service Area.

As indicated in the background materials from the applicant (see image below), the site of the proposed tower lies in an area that is between 3 to 5 miles from adjacent towers. The applicant's intent and expectation is to improve cell coverage in the Earleton area. The RF consultant retained by staff has concluded that the proposed tower height and location is necessary to serve the intended service area.

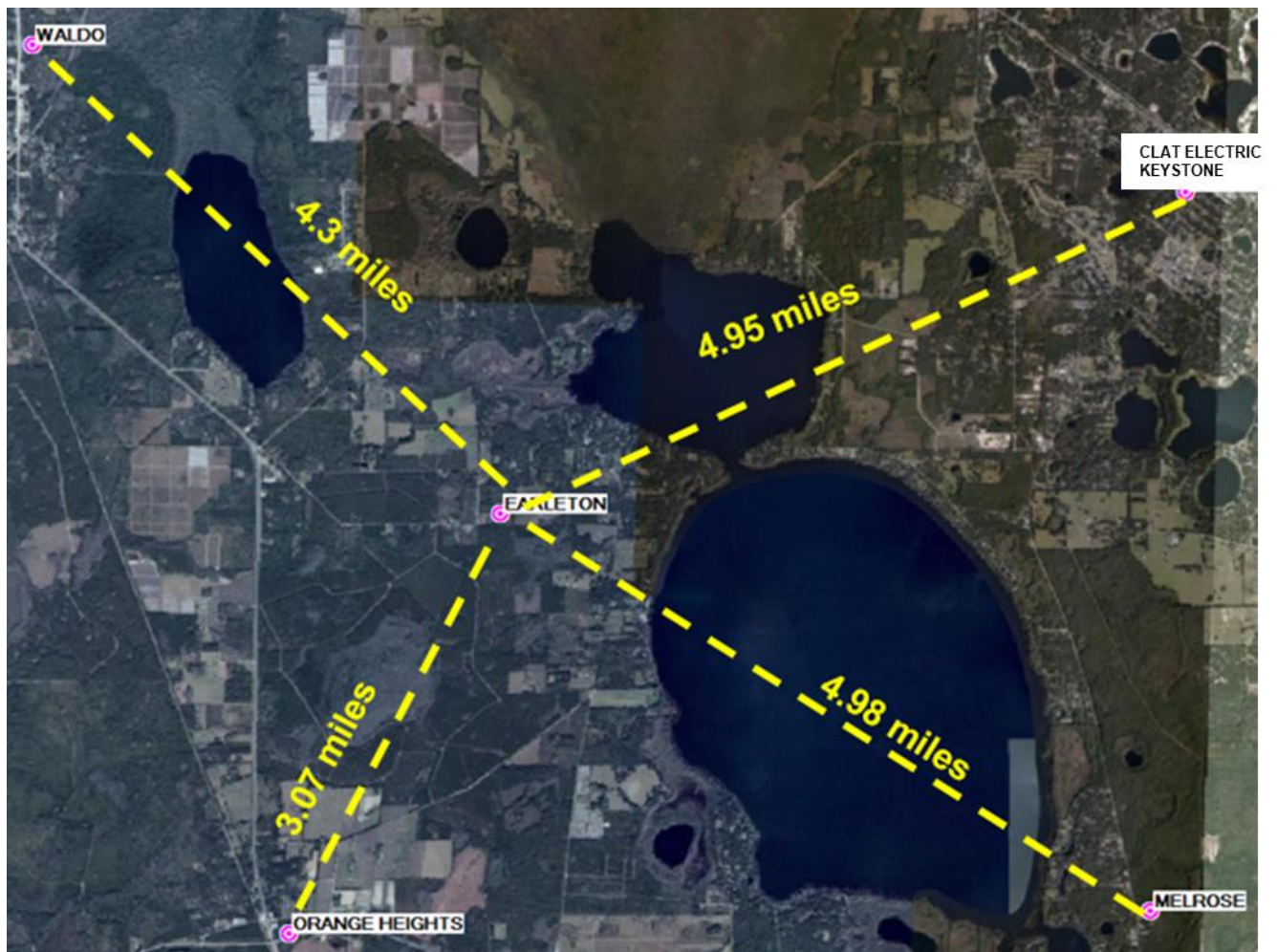


Figure 5: Proposed PWSF in relation to existing towers used by Verizon

Existing Towers Map

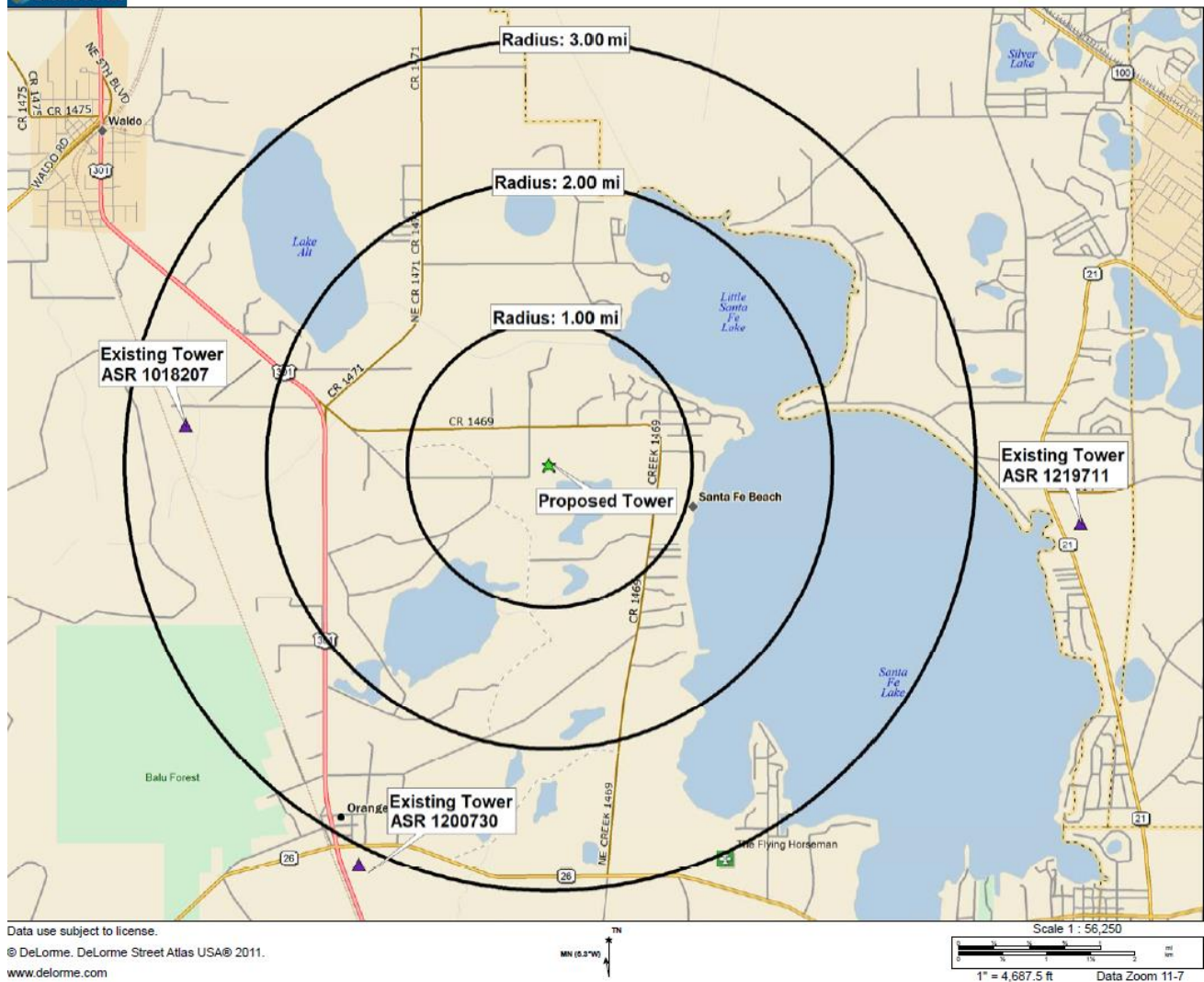
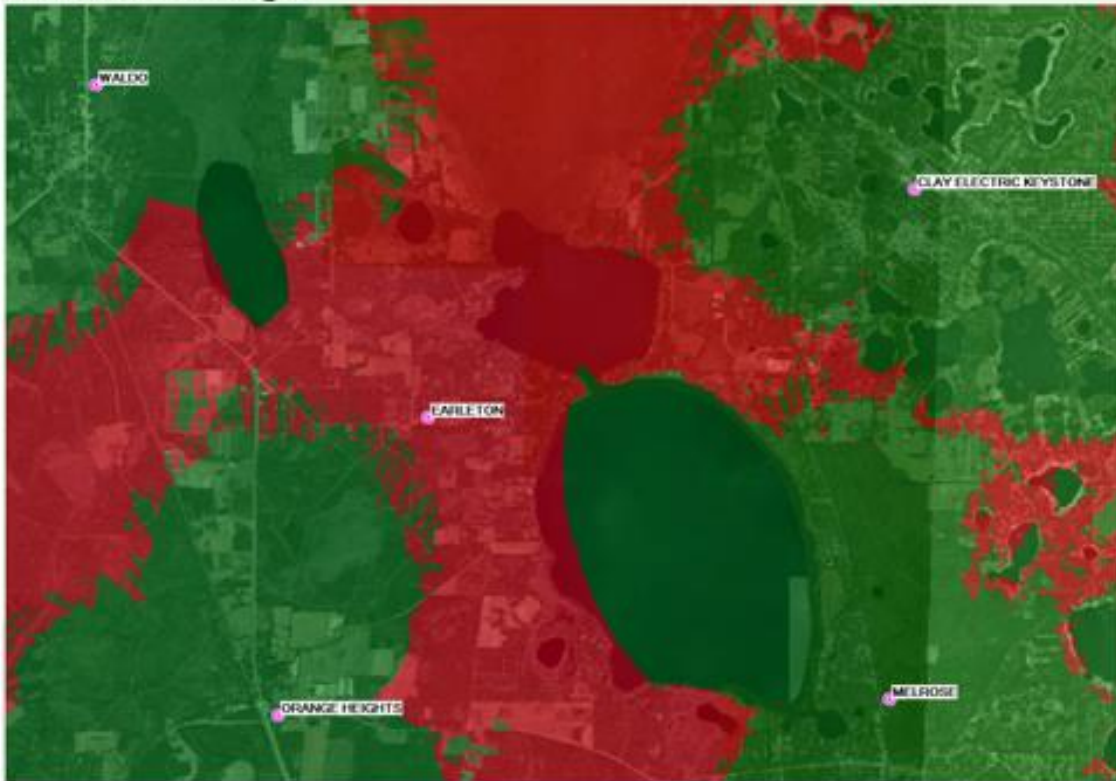


Figure 6: Existing towers

Current Coverage



Future Coverage with proposed site



*Figure 7: Current and Future Cell Coverage for Verizon
(Green= reliable service, Red= unreliable)*

b. Optimum Operating Size.

The applicant has submitted data as required by the PWSF ordinance which analyzes the necessary height (which is related to the optimum service area) of the proposed antenna. The data has been analyzed by an RF consultant retained by Alachua County and has been demonstrated to show that the proposed height is justified in order to provide the service coverage desired (letter from Mr. Christopher J. Monzingo, P.E., PMP, consultant engineer, attached).

- c. **Access to clientele.** Providing service through the proposed structure will give the clientele improved access to their cellular phones in this area.
- d. **Compatibility With Surrounding Uses.** Surrounding uses include single family residences with Agriculture zoning and large parcels dedicated to timber harvesting. The site is located in an area with tall pine trees providing a natural buffer. As shown in the six photosimulations, the PWSF is not likely to be visible from most viewpoints. Only one of the photosims (View #2) shows the likelihood of the tower being in plain view. The tower does have a monopole design which the ULDC recognizes as one of the preferred design techniques that create the least visual impact. The tower will not generate any noise, odors, or generate traffic. At the proposed height, the tower is not required to be lit.



Figure 8: Photosim from view point #6



Figure 9: Photosim from view point #2 (tower visible from this point)



Figure 10: Photosim from view point #4



Figure 11: View of easement road leading to site

- e. **Nature of Service Provision.** Verizon has submitted information indicating their need and desire to locate at this site. The applicant intends to provide service to this area of the County that has poor cell coverage by constructing the 199 foot structure.
- f. **Needs of the Clientele.** The proposed facility should serve a demonstrated need of the clientele. The application states that the new site would provide coverage where none currently exists and thus facilitate better quality service to present and future customers.
- g. **Availability and adequacy of infrastructure to serve the particular use.** The requested use has very little impact on existing infrastructure. The infrastructure to support the proposed use is adequate and in place as demonstrated by the Level of Service analysis.
- h. **Preservation and strengthening of community and neighborhood character through design.**

The proposed tower is the minimum height necessary to provide the applicant carrier's designed service to the area. An independent radio frequency (RF) consultant retained by Alachua County has stated this in an analysis. The proposed design is a monopole tower, which the Unified Land Development Code (ULDC) identifies as a design with the least visual impact. It is located in a wooded area with dense vegetation which serves to visually buffer the tower from the surrounding neighborhood.

i. **Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.**

The tower, as conditioned, will be consistent with the goals, objectives, and policies of the Conservation and Open Space Elements. The proposed PWSF will not be located in environmentally sensitive or passive recreation areas of the County.

5.5 PUBLIC UTILITY, COMMUNICATION, OR INFRASTRUCTURE SERVICES

Infrastructure and utility structures, such as communication towers, personal wireless service facilities, radio and television antennas, water and sewer, and energy generation and distribution facilities shall be designed and located to eliminate or minimize adverse visual impacts on the landscape.

Consistency: This policy requires designing and locating personal wireless service facilities, among other institutional uses, to eliminate or minimize adverse visual impacts. This tower is proposed to be located in a wooded area in a rural part of the County. The tower is unlikely to be seen from County road 1469 due to the presence of tall trees lining the road. As previously mentioned the applicant has proposed the monopole tower design which the ULDC considers to be one of the less visually intrusive design types.

5.8 PERSONAL WIRELESS SERVICE FACILITIES

Policy 5.8.1 *The County shall facilitate the deployment of personal wireless services and facilities (PWSFs) in a manner that balances needs for economic development, environmental protection, and minimization of adverse visual impacts in Alachua County. PWSFs should:*

a. use existing structures not originally built as antenna mounts, including, but not limited to rooftops, utility poles, and church steeples.

Consistency: The applicant states that no existing structures in the area would work for their service needs; therefore the applicant is building a new structure. Review from the RF consultant has verified that the height is needed to close the existing coverage gap.

b. use the least obtrusive mount for deploying service, including minimizing the height and silhouette to have the minimum visual impact possible;

Consistency: The design proposed is intended to be as short as possible for the coverage desired. The RF review concludes that the requested tower height of 199 ft. feet meets the technical requirements of the Code. The applicant has proposed a monopole design and staff has created a condition that the PWSF have a monopole or concealed design.

c. be located, sited, and designed in a way that minimizes the adverse visual impact on the community.

Consistency: Staff's proposed conditions minimize the adverse visual impact.

d. be located in such a way as to avoid impacting view corridors, vistas, and viewsheds.

Consistency: The tower will not be impacting view corridors, vistas, or viewsheds.

e. if ground-mounted, not be located in environmentally sensitive areas or passive recreation areas within Alachua County parks.

Consistency: The proposed PWSF will not be located in environmentally sensitive or passive recreation areas of the County.

f. not be placed or constructed on a historic structure, landmark or site that is eligible for listing in the National Register of Historic Places or is deemed of historic value by the State of Florida or Alachua County.

Consistency: The tower will not be placed on a historic structure, landmark or site that is eligible for listing in the National Register of Historic Places or deemed of historic value by the State of Florida or Alachua County.

g. not be located in conservation areas.

Consistency: The proposed PWSF will not be located in a conservation area.

h. not be located where the potential for bird kills is shown to exist.

Consistency: The proposed PWSF will not be located in an area where the potential for bird kills is shown to exist.

Policy 7.1.2 of the Future Land Use Element

Policy 7.1.2 of the Future Land Use Element states that:

Proposed changes in the zoning map shall consider:

- a. consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

The proposed special use permit is consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan. The site has a future land use designation of Rural/Agriculture and is in the Agriculture zoning district. Institutional uses may be allowed in other land use categories, pursuant to Policy 5.1.1. of the Future Land Use Element.

- b. the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

The site is located outside of the Urban Cluster and is not required to be served by a centralized potable water and sanitary sewer system. This special use permit is not expected to result in any additional impacts to the transportation network.

- c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

Existing development in the vicinity of the site consists of agriculturally zoned parcels with single family residences, including mobile homes. Staff has not

identified any environmental justice or redevelopment issues that would result from the approval of this application.

- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

This special use permit request for a Tier 3 PWSF will not alter the allowable density or intensity range of the site. Staff has not identified any adverse impacts to public health, safety or welfare that would result from the approval of this request.

Unified Land Development Code (ULDC) Consistency

Sec. 402.124. – Criteria for approval of special use permit applications.

The Board of County Commissioners shall, as part of a decision to approve an application for a special use permit, make a finding that an application complies with both the general criteria and the review factors listed below:

- (a) The proposed use is consistent with the comprehensive plan and ULDC;

The proposed use of a personal wireless service facility (PWSF) is consistent with the Institutional (public utility, communication or infrastructure services) policies of the Comprehensive Plan and PWSF standards of the ULDC. The proposed tower has been located and designed to minimize adverse visual impacts on the landscape.

- (b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

The existing land use pattern of the site and surrounding area is marked by large timberland parcels and single family residences on agriculturally zoned parcels. Institutional uses such as PWSF are allowed in all land use categories through the special use permit process. As conditioned by staff, the proposed

use is compatible with the existing land use pattern and future land uses of the Rural/Agriculture land use category.

(c)The proposed use shall not adversely affect the health, safety, and welfare of the public; and

Staff has not identified any adverse effects to the health, safety or welfare of the public that would result from the approval of this application. The

(d)Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

(1)Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

The ingress and egress to the site is along a 12' wide gravel driveway within a 30' wide easement road on a parcel owned by the applicant. Staff has proposed a condition for the applicant to maintain the road in the same or better condition as prior to construction of the tower. The site will not generate any traffic as the tower does not have a permanent staff presence but only periodic maintenance checks.

(2)Off-street parking and loading areas where required, with particular attention to item (1) above;

The tower will be unmanned. No parking or loading areas will be required.

(3)The noise, glare or odor effects of the special use permit on surrounding properties;

The tower will not generate any noise, glare or odor effects.

(4)Refuse and service areas, with particular reference to location, screening and items (1) and (2) above;

No refuse or service areas will be associated with the PWSF.

(5)Utilities, with reference to location and availability;

The PWSF will connect to the existing electric utility line on NW 194th St.

(6) Screening and buffering with reference to type, dimensions and character;

Existing vegetation will serve as buffering to the greatest extent possible. The PWSF will be required to be consistent with the landscaping standards as found in Sec. 404.54(d)(5) of the ULDC.

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

No signs or exterior lighting are proposed.

(8) Required yards and other open space;

The proposed PWSF meets the required yard and open space requirements.

(9) General compatibility with surrounding properties; and

The tower has been conditioned to have minimal impact to surrounding properties.

(10) Any special requirements set forth in this ULDC for the particular use involved.

The proposed tower meets the standards of Tier 3 PWSF as identified in Sec. 404.54 of the ULDC.

Sec. 404.54. – Criteria for approval of special use permit applications

Tier three PWSF reviews are subject to the following review criteria:

(c) (1) *Location.*

a. The proposed PWSF shall be located in an area where the adverse visual impact on the community is minimized, as demonstrated by the visual impact analysis report described in [section 404.56\(c\)](#).

As demonstrated in the applicant's visual impact analysis report the proposed tower is located in an area where adverse visual impact to the community is minimized. The proposed location of the tower is set back approximately 200 feet from the nearest property line of parcel 18442-002-000.

b. The location of a proposed PWSF shall minimize environmental impacts. Ground-mounted PWSFs should not be located in preservation areas, conservation areas, or passive recreation areas of county parks as defined by this ULDC and the comprehensive plan.

The proposed PWSF is not located in a preservation, conservation or passive recreation area of a county park.

c. PWSFs greater than 200 feet in height should not be located in areas where the increased potential for bird kills is shown to exist.

The proposed PWSF is less than 200 feet in height.

d. Lighted towers using guy-wires are prohibited in conservation areas as defined by this ULDC and the Comprehensive Plan.

The proposed PWSF is not in a conservation area.

e. Proposed PWSFS should not be visible from any designated scenic road or corridor or roads designated Old Florida Heritage Highway.

The proposed PWSF is not visible from any designated scenic road or corridor or road designated as Old Florida Heritage Highway.

(2) *Design.* 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.

Alachua County has retained an independent radio frequency (RF) engineer as required by the ULDC for Tier 3 PWSF. The consulting engineer has stated that the proposed height is the minimum necessary to provide the applicant carrier's designed service area. Further, the proposed tower has a monopole design which has less visual impact than alternative tower designs.

(d) *Development standards for tier two and tier three.* All applications for tier two or tier three review shall comply with the following standards:

(1)*Setbacks and separation.* All new towers and accessory structures shall comply with standard zoning district setbacks for a primary structure or other setbacks described in this Article, whichever is greater. All non-concealed PWSFs shall be located behind the principal building line. If the PWSF is mounted on a building, it shall not be visible from the front of the building at the pedestrian level.

The proposed ground mounted PWSF is on an undeveloped parcel and complies with the setbacks of the Agriculture zoning district.

(2)*Security barrier.* All ground mounted equipment for PWSF facilities shall be secured with locked gate and chain-link fence or masonry wall of at least six feet in height from finished grade. The security barrier shall be maintained by the operator of the PWSF or tower for the life of the installation.

The proposed ground mounted PWSF be secured with a locked gate and chain-link fence at least six feet in height from finished grade.

(3)*Airport impacts.* All PWSFs must comply with Alachua County Airport Impact Regulations found in article VII of [chapter 405](#).

The proposed PWSF complies with the Alachua County Airport Impact Regulations.

(4)*Signs.* Signs for site identification and contact information are required. In addition, for public safety purposes, each PWSF shall have a weather-proof plaque mounted at eye level at or near the PWSF or structure identifying the carriers and dates of permit approval for all antennas on the structure and the location of the county office where further information can be obtained. Such information for PWSFs mounted on buildings may be maintained by the building superintendent or similar agent provided such information is readily accessible on reasonable demand during normal business hours. Any signs required by the FCC or FAA are also allowed. No other signage shall be permitted on any PWSF.

The proposed PWSF complies with these signage requirements.

(5)*Landscape buffers.* Existing natural vegetation shall be undisturbed to the greatest extent practicable and may be counted toward the buffer requirement. Landscaping materials shall consist of xeric or drought-resistant native species and shall be maintained by the operator of the PWSF for the life of the installation.

- a. Landscape buffers shall be required around any ground-mounted security barrier. Landscape buffers, located outside and within ten feet of the fence, shall include one non-deciduous tree for every 20 linear feet of fence and a continuous row of shrubs spaced not more than three feet apart. The trees shall be at least ten feet in height and the shrubs shall be at least two feet in height at time of planting.
- b. Ground-mounted accessory equipment for PWSFs mounted on structures not originally intended as PWSF mounts shall be concealed from view within existing structures or shall be limited to 12 feet in height and shall be buffered by a continuous row of shrubs spaced not more than three feet apart.
- c. The DRC may waive the landscaping requirement if the applicant can demonstrate that the site will not be visible from adjacent lots or rights-of-way.
- d. For tier three applications, natural vegetative buffers on the perimeter of the property may be required to be retained to reduce the adverse visual impact of the facility on surrounding residences.

The proposed PWSF will comply with these landscaping requirements.

(6)*Access.* A 12-foot wide stabilized access driveway and turn-around area are acceptable unless staff determines, based on public safety concerns, that circumstances require paved access.

The proposed PWSF has a 12-foot wide stabilized access driveway and turn-around area within a 30-foot access easement.

(7)*Occupancy.* Communication towers and accessory structures shall be unoccupied.

The proposed PWSF will be unoccupied.

(8)*Modifications.* All modifications that, when viewed from ground level from surrounding properties, appear to be of a different size, type or appearance than what currently exists on or associated with the PWSF, as determined by the director, must comply with the design standards of this article. For the purposes of this subsection, a co-location shall not be considered a modification. All modifications must comply with any conditions or provisions of an existing permit, including special use permits, for the property or structure.

No PWSF currently exists on site. Any future modifications will comply with this section.

Staff Recommendation

Staff recommends that the Board of County Commissioners **approve ZOS-01-20** with staff's proposed conditions and bases shown below.

Conditions

1. This Special Use Permit is issued to allow construction and operation of a personal wireless service facility (PWSF) up to 199 feet in height within a portion of parcel number 18442-002-000 (as described in the attached legal description) on approximately 0.23 acres located on NE 194th St. The limit on 199 feet shall not preclude any height modifications that are not deemed to be a "substantial change" as interpreted by the Federal Communications Commission (FCC).
2. The PWSF shall have a monopole or concealed design.
3. Landscaping buffering of the site shall meet the requirements of Sec. 404.54(d)(5) of the ULDC.
4. As part of the development review process, the condition of NW 194th St. shall also be evaluated by the Public Works Department to ensure that they are maintained to pre-construction conditions.
5. The applicant shall comply with all federal, state, and local laws, rules, regulations, and ordinances, including Chapter 404, Article 12 of the Alachua County Unified Land Development Regulations, now and hereafter in force, which may be applicable to the use of the site. Any violation of the above conditions shall be grounds for suspension or revocation of this Special Use Permit by the Alachua County Board of County Commissioners.

Bases

1. **Policy 5.2.1 of the Future Land Use Element** lists criteria that shall be used to determine the appropriateness of potential locations for institutional uses including compatibility of the scale and intensity of the use in relationship to surrounding uses, taking into account impacts such as, noise, lighting, visual effect, traffic generation, and odors. The Personal Wireless Service Facility (PWSF) ordinance implementing the Comprehensive Plan requires that the applicant submit information on proposed or built adjacent cell sites in order to analyze the necessary height of the proposed antenna. This information has been submitted and analyzed. The RF review shows that the proposed height of the PSWF is justified and will give the carrier (Verizon) the coverage they seek. The height of the PSWF at 199 total feet will not require lighting. There will be no noise, traffic or odors generated from this site. Staff has proposed a condition for the tower to be designed as a monopole or concealed to meet the requirements for a concealed design.
2. **Objective 5.5 of the Future Land Use Element** requires designing and locating personal wireless service facilities, among other institutional uses, to eliminate or minimize adverse visual impacts. This tower is being located in a wooded area in a rural setting. Condition #2 requires that the PWSF be designed as a monopole or with a concealed design. The PSWF's total height of 199 feet will not require lighting.
3. **Policy 5.8.1 of the Future Land Use Element** states that "the County shall facilitate the deployment of personal wireless services and facilities (PWSFs) in a manner that balances needs for economic development, environmental protection, and minimization of adverse visual impacts in Alachua County. PWSFs should: ...use the least obtrusive mount for deploying service, including minimizing the height and silhouette to have the minimum visual impact possible." Monopole and concealed designs meet the Alachua County Unified Land Development Code definition of a concealed tower, which is required in an effort to reduce the visual impact. The RF review concludes that the requested height of 199 feet is justified to give the applicant the stated need in coverage.
4. **Policy 7.1.2 of the Future Land Use Element** states that proposed changes to the zoning map shall consider consistency with the Comprehensive Plan, availability

and capacity of public facilities, the relationship of the proposed development to existing development in the vicinity and environmental justice issues. There are adequate public facilities to serve the proposed PWSF. There are no environmental justice issues associated with this special use permit request. The Comprehensive Plan requires designing and locating personal wireless service facilities in the least visually intrusive manner and to minimize or eliminate adverse visual impact. The applicant has justified the proposed height of the tower with their RF information according to the County's RF review. Monopole and concealed tower designs are methods the County's PWSF Code considers to be least visibly intrusive.

5. **Policies 1.2.4 and 1.2.5 of the Capital Improvements Element** require public facilities to be available concurrent with new development. There are adequate public facilities to serve the proposed PWSF. The proposed tower is expected to have only a couple of trips a month for maintenance, which is considered to be a *de minimus* traffic impact (fewer than 10 average annual daily trips). The cell tower has no impact on schools, water and sewer, and will not cause the LOS for Emergency Services to be exceeded.
6. **Section 404.54 (c) of the Unified Land Development Code** states that "proposed PWSFs shall be located in an area where the adverse visual impact on the community is minimized, as demonstrated by the Visual Impact Analysis Report described in §404.57(c)." The applicant's Visual Impact Analysis and photosimulations demonstrate that the tower will not be visible from most of the surrounding areas. Staff's proposed condition for the tower to be designed as a monopole or with a concealed design will aid in reducing any adverse visual impact. The area is wooded and set back from the nearest road by 200 feet. The nearest residential structure is located over 400 ft. from the proposed tower location. The equipment compound should not be visible from the street. In addition, the applicant has submitted RF information that demonstrates that this height is necessary for service. This request is consistent with Section 404.54(c).
7. **Section 404.54(c) of the Unified Land Development Code (ULDC)** states 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.” The applicant has proposed a monopole tower. Staff has proposed a condition of approval that the tower be designed as a monopole or with a concealed design. The photosimulations demonstrate that the tower will not be visible from most views in the photosimulations. The RF review has confirmed that 199 feet is justified.

- 8. Section 402.124 of the ULDC** describes the criteria for review of special use permits. The Board of County Commissioners shall, as part of a decision to approve an application for a special use permit, make a finding that the proposed use is consistent with the Comprehensive Plan and Unified Land Development Code (ULDC) and is compatible with the existing and future land use pattern, and that the use will not adversely affect the health, safety, and welfare of the public. As shown in the above bases, the application is consistent with both the Comprehensive Plan and the ULDC. The tower, with staff’s proposed conditions, is compatible with the surrounding land uses and the use will not adversely affect the health, safety, or welfare of the public.

Staff and Agency Comments

Department of Environmental Protection

No comment.

Department of Public Works

No comment.

Transportation

No comment.