



# **ZOS-01-20**

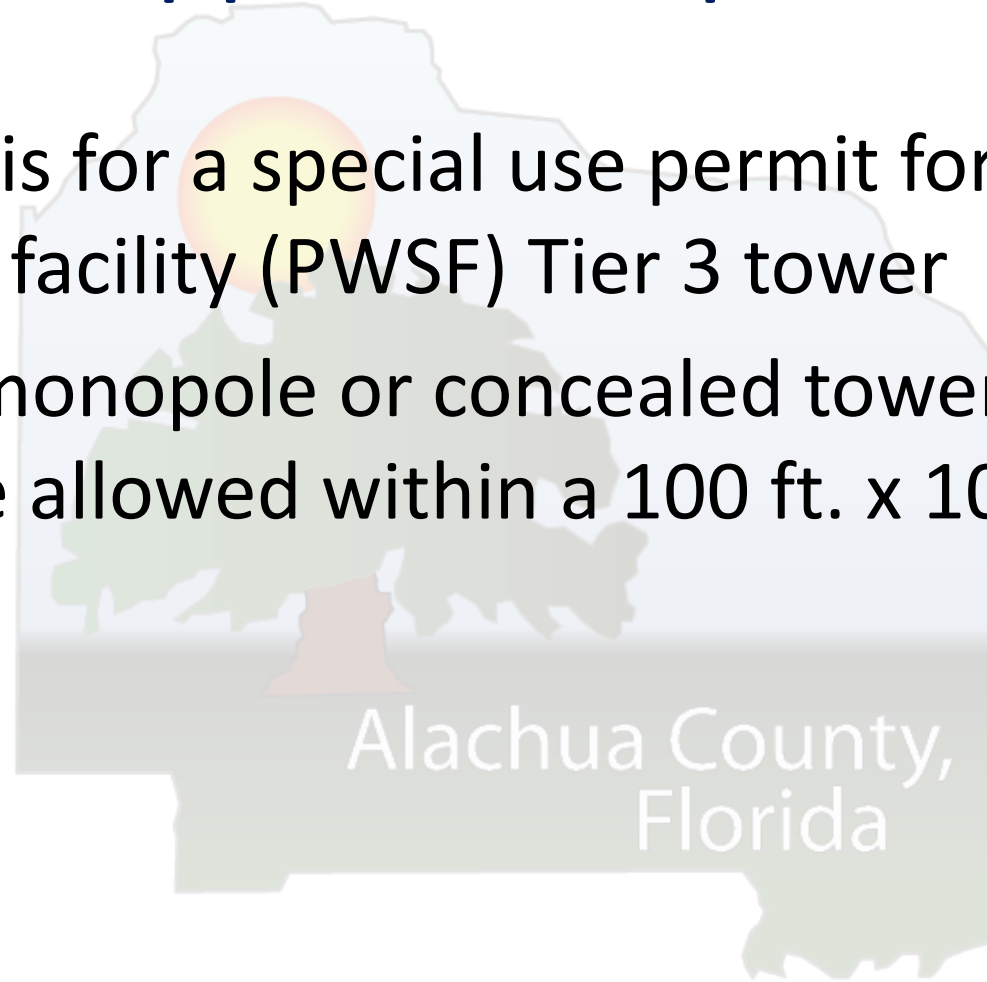
## **Special Use Permit for PWSF**

### **Vertex Development, LLC**

Mehdi Benkhatar, Planner  
Alachua County Growth Management

# Applicant request

- The application is for a special use permit for a personal wireless service facility (PWSF) Tier 3 tower
- If approved, a monopole or concealed tower up to 199 ft. in height would be allowed within a 100 ft. x 100 ft. site

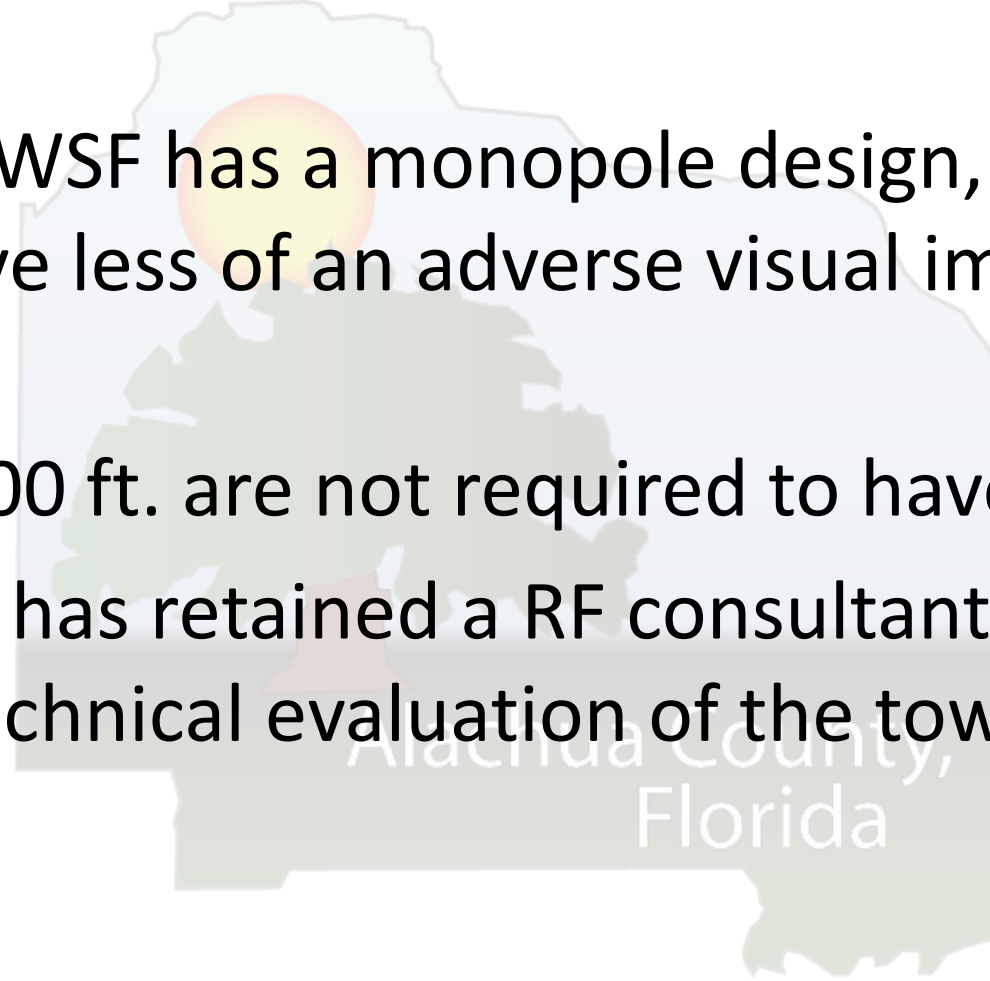


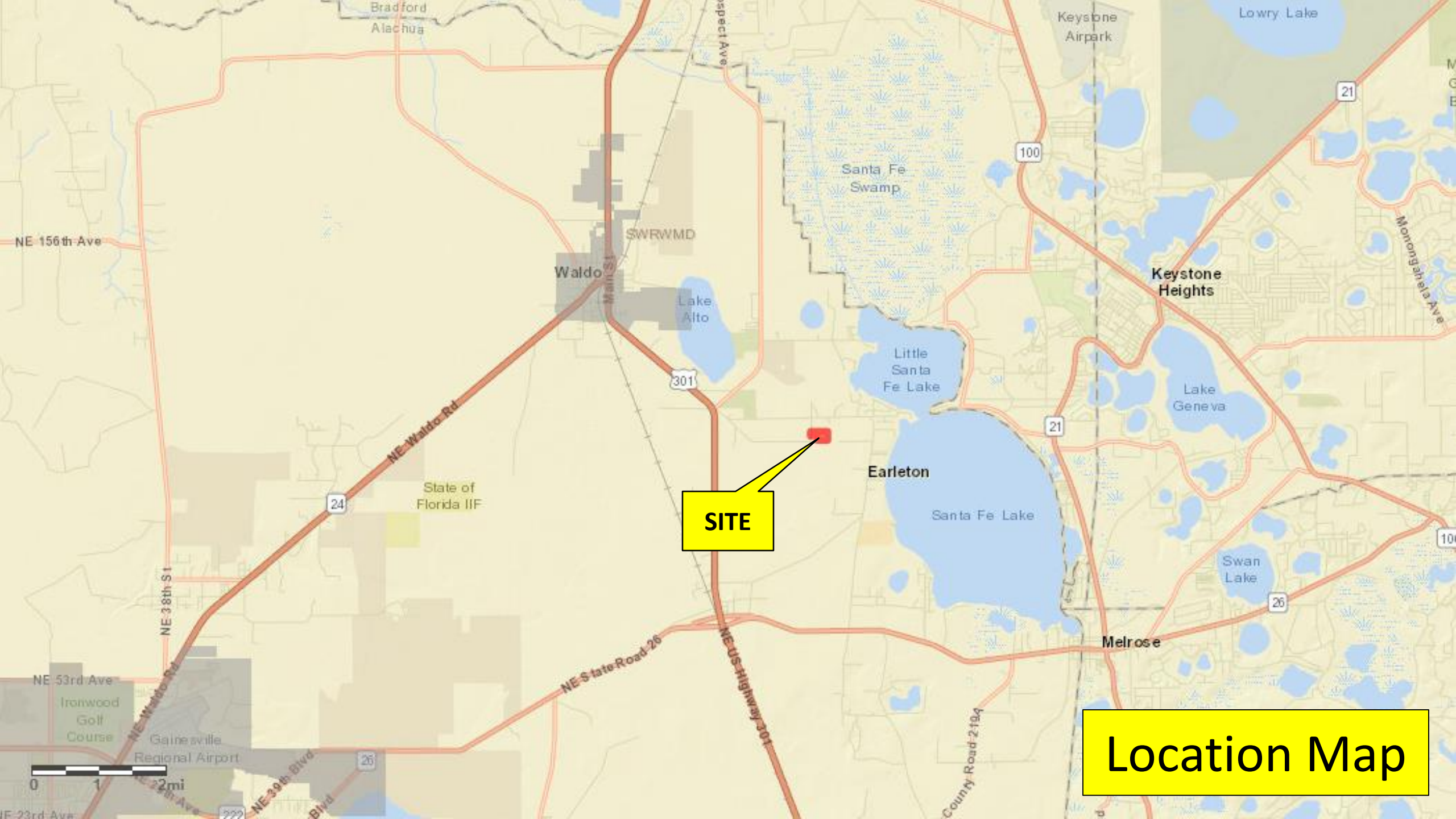
# Background

- The site is located in a rural area of the county, near the Earleton Rural Cluster
- PWSF are classified as Tier 1, 2 or 3 based on factors such as the height of the tower and land use of the site. Those requests that do not meet the criteria of Tier 1 (building permit) or Tier 2 (development plan) require a special use permit
- This application is a Tier 3 (special use permit) request

# Background

- The proposed PWSF has a monopole design, which the ULDC considers to have less of an adverse visual impact than other designs
- Towers under 200 ft. are not required to have lighting (FAA)
- Alachua County has retained a RF consultant to conduct an independent, technical evaluation of the tower





**SITE**

**Location Map**





18462

18453-1

18445

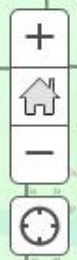
18442-2



**SITE**

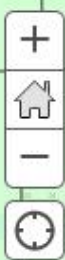
**Aerial Image**





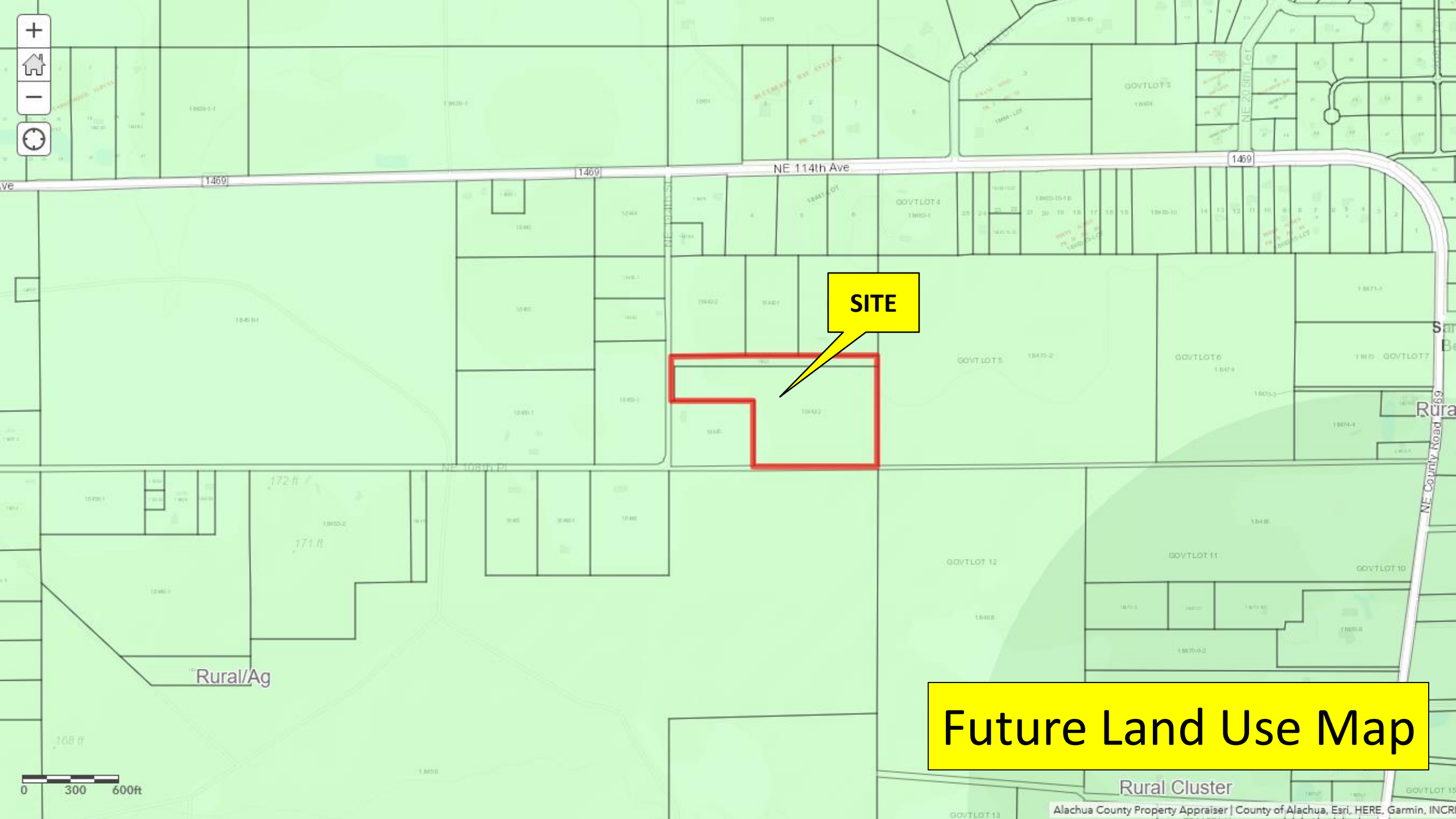
A diagram showing a yellow speech bubble with the word "SITE" inside. The bubble points to a red line on a grid. The grid has a vertical line and a horizontal line. The red line is a horizontal segment on the horizontal line, starting from the vertical line and extending to the right.

# Zoning Map



**SITE**

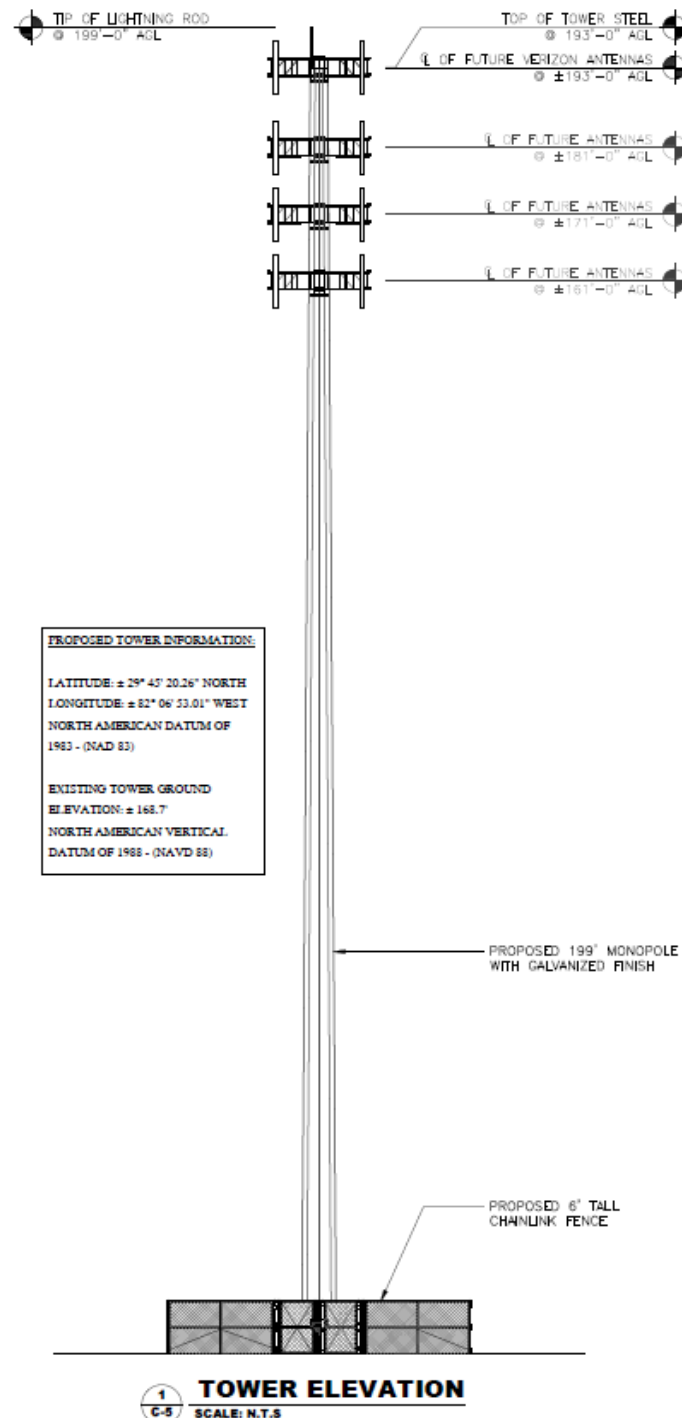
# Future Land Use Map



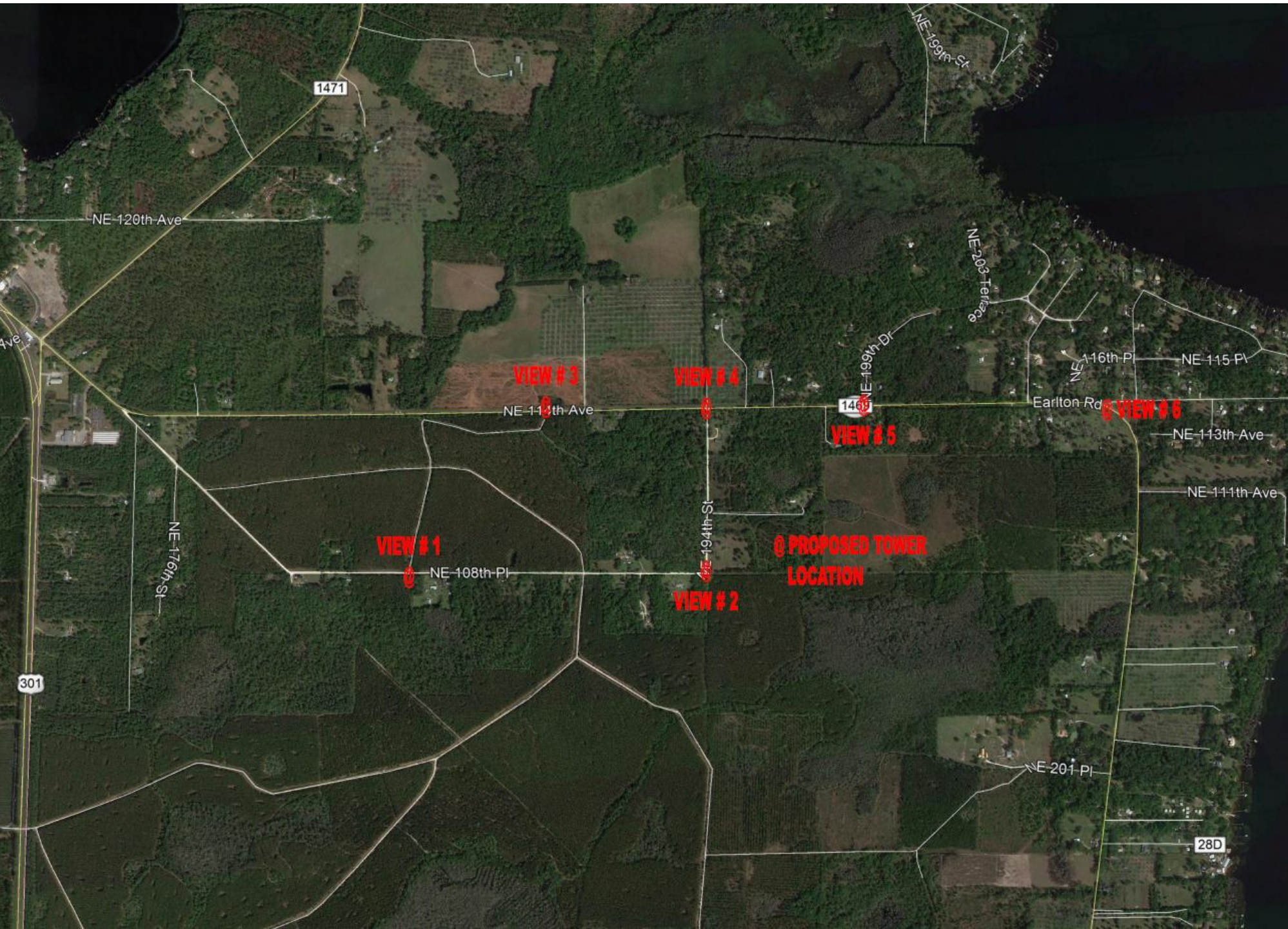
Rural/Ag

Rural Cluster





# Elevation of proposed tower



Photosim  
view map





**TOWER LOCATION NOT SEEN FROM THIS VIEW**

View 1





**PROPOSED 195' MONOPOLE  
TOP OF ANTENNAS 199'**

**View 2**





TOWER LOCATION NOT SEEN FROM THIS VIEW

View 3





View 4





**TOWER LOCATION NOT SEEN FROM THIS VIEW**

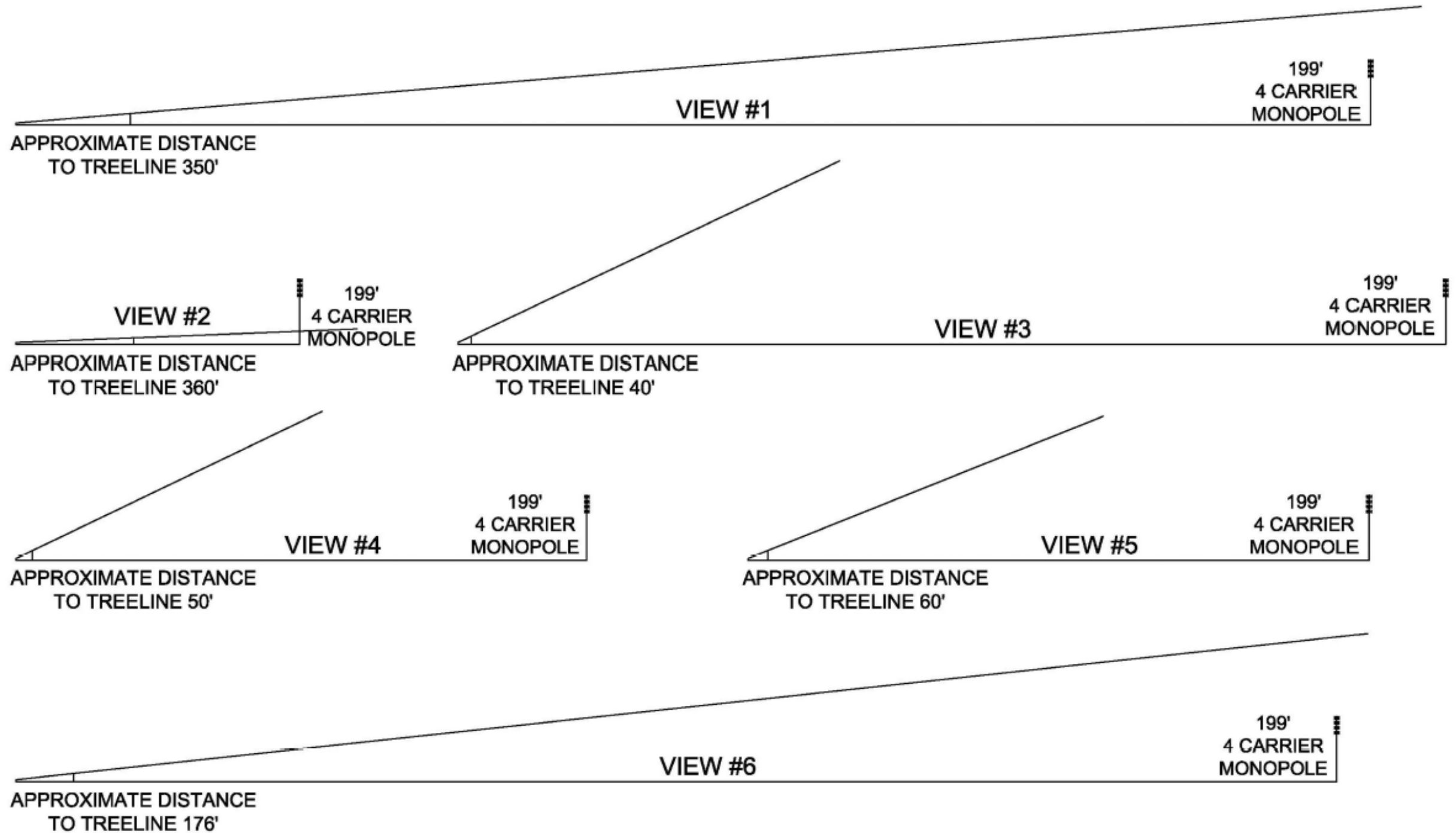
**View 5**





**TOWER LOCATION NOT SEEN FROM THIS VIEW**

**View 6**







# **ZOS-01-20**

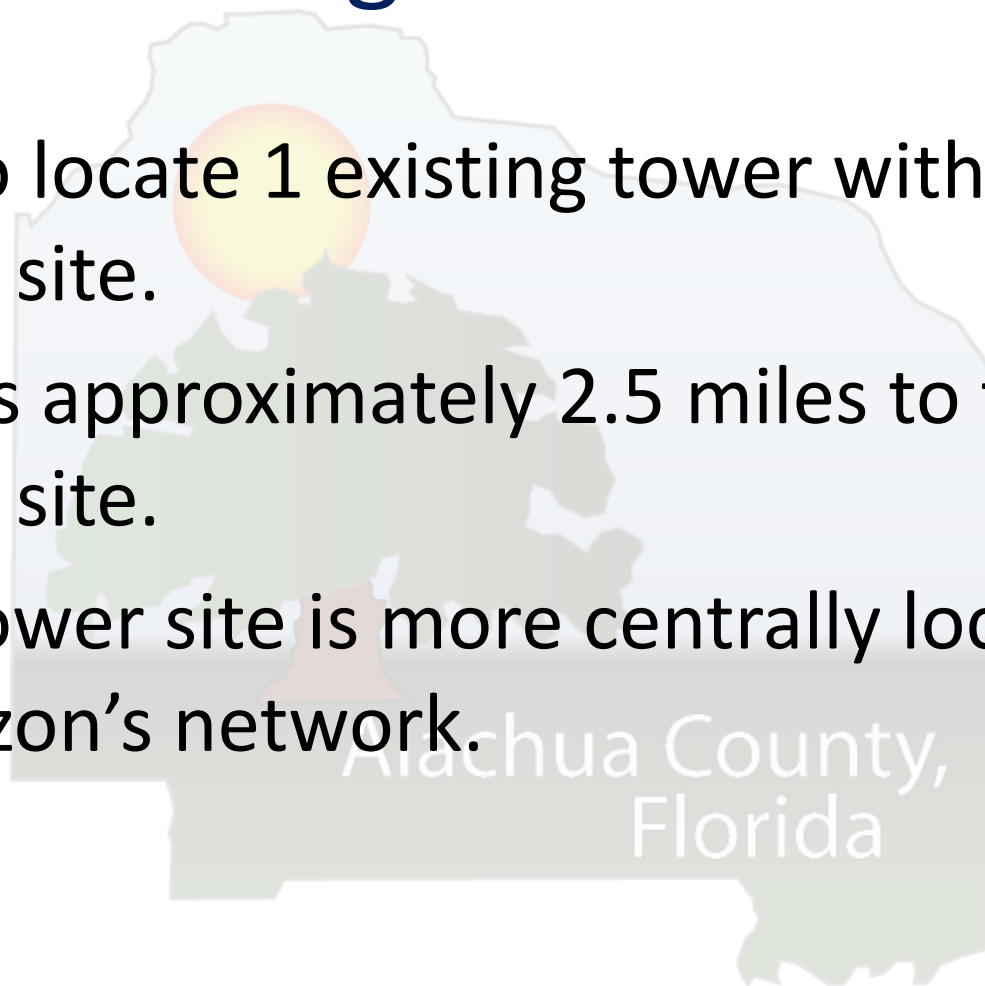
## **Special Use Permit for PWSF**

### **Vertex Development, LLC**

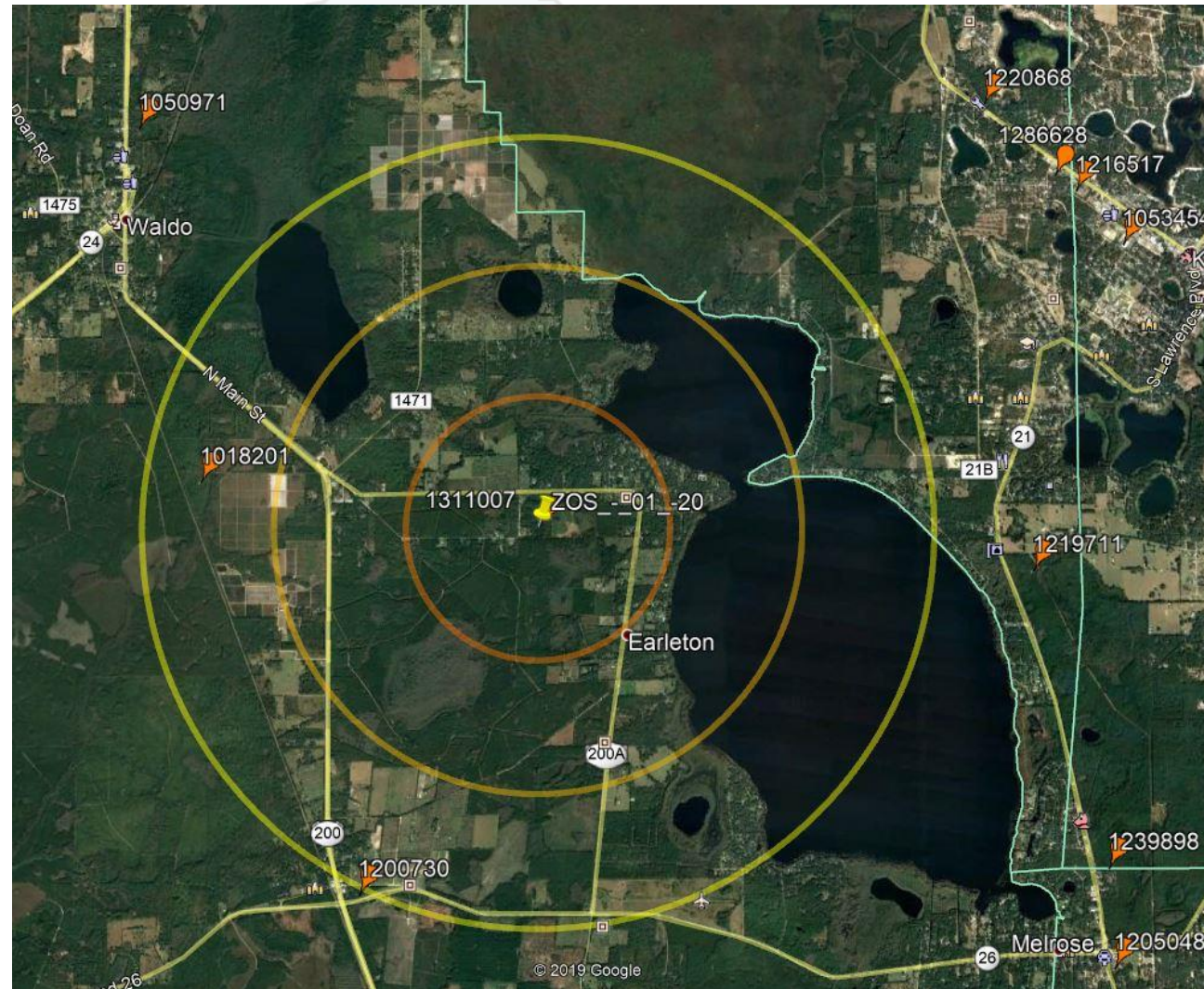
Chris Monzingo P.E., PMP  
Omnicom Consulting Group, Inc.

# Existing Tower Sites

- OCG was able to locate 1 existing tower within 3 miles of the proposed tower site.
- This tower site is approximately 2.5 miles to the west of the proposed tower site.
- The proposed tower site is more centrally located to the area of need for Verizon's network.



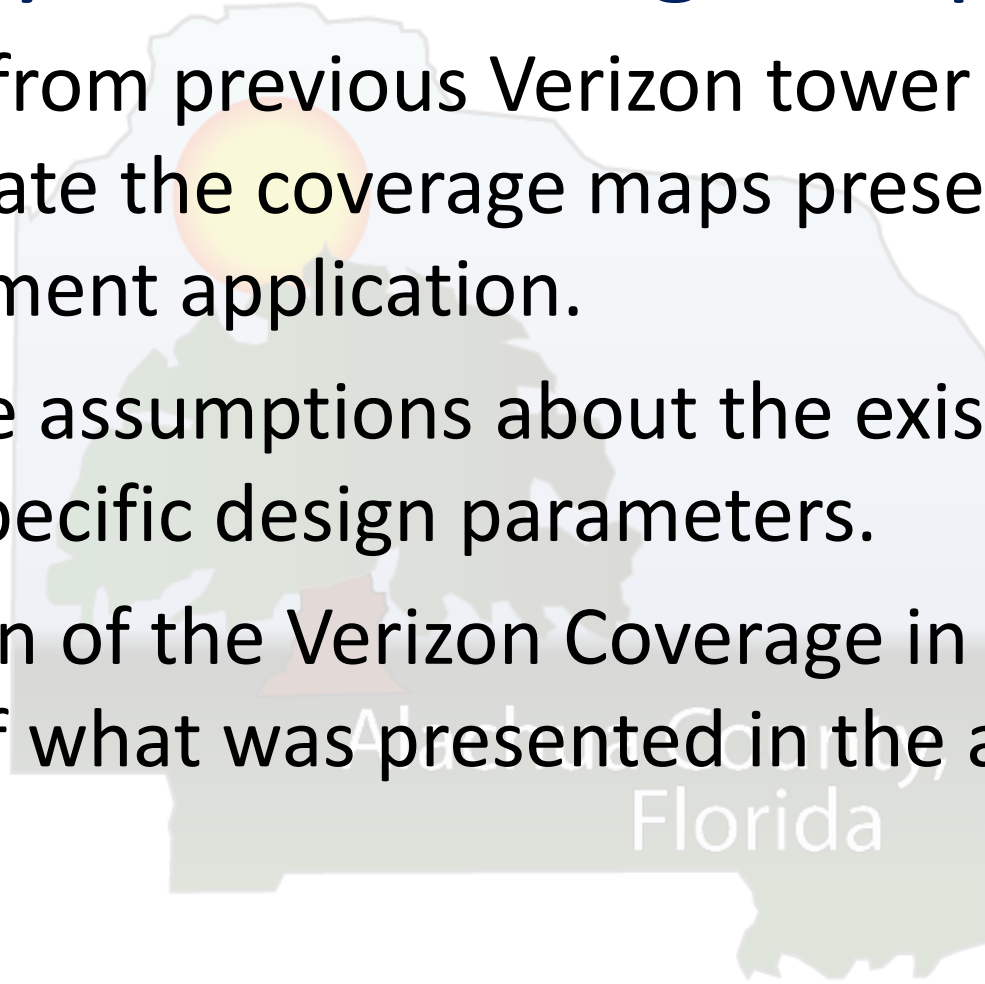
# Existing Tower Sites





# System Coverage Maps

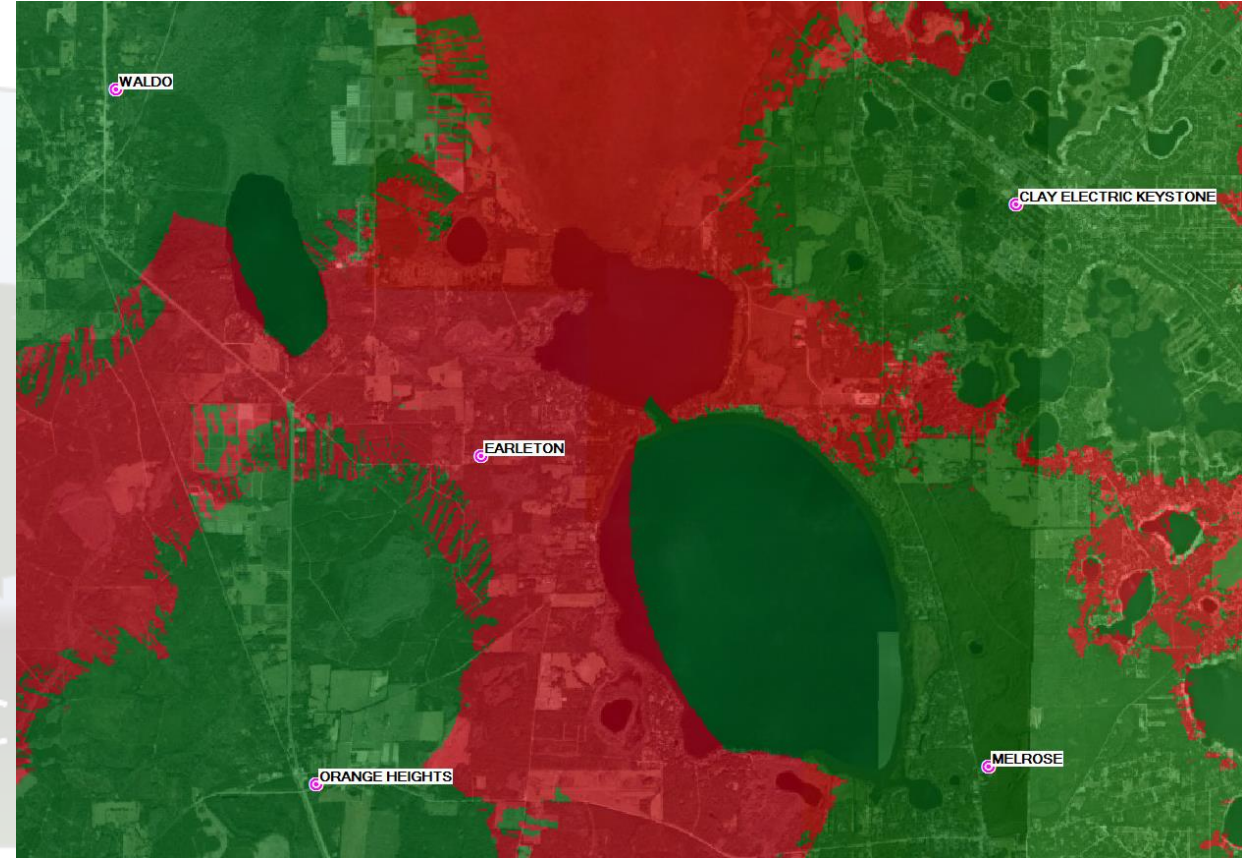
- OCG used data from previous Verizon tower application reviews to validate the coverage maps presented with the Vertex Development application.
- OCG used some assumptions about the existing Verizon network sites specific design parameters.
- OCG's simulation of the Verizon Coverage in the area closely matched that of what was presented in the application.



# Coverage Without Proposed Tower



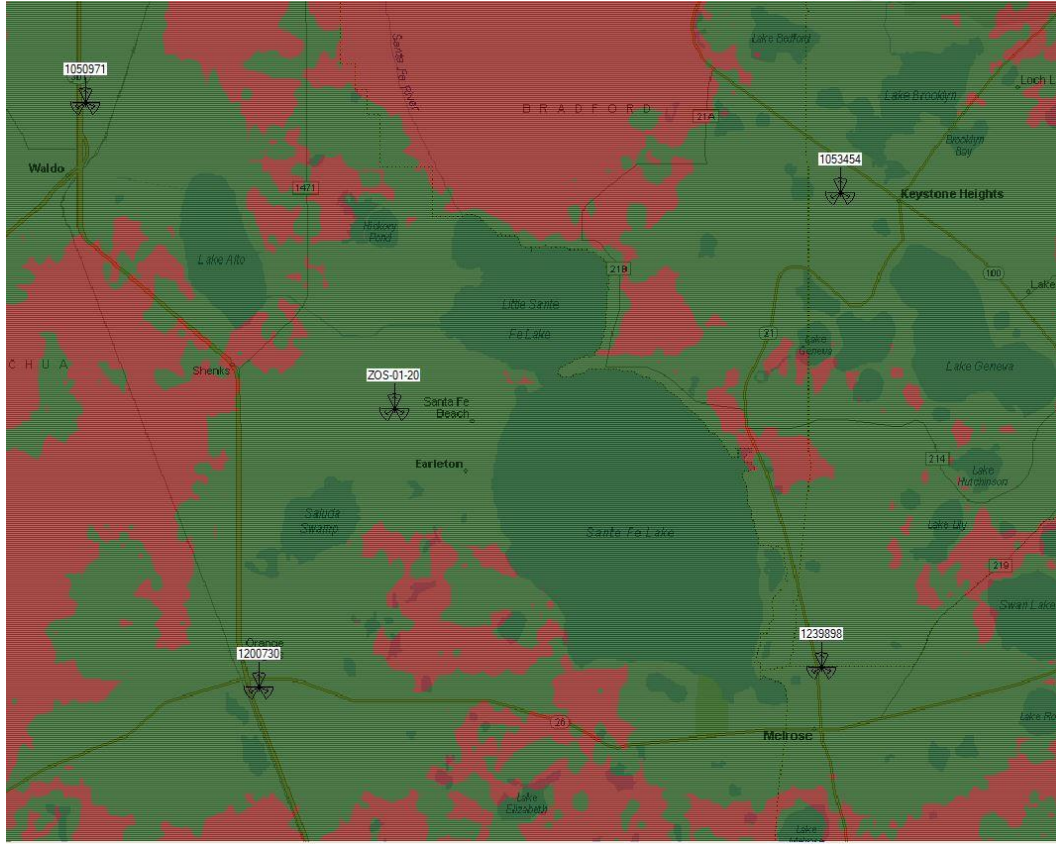
OCG Coverage Map



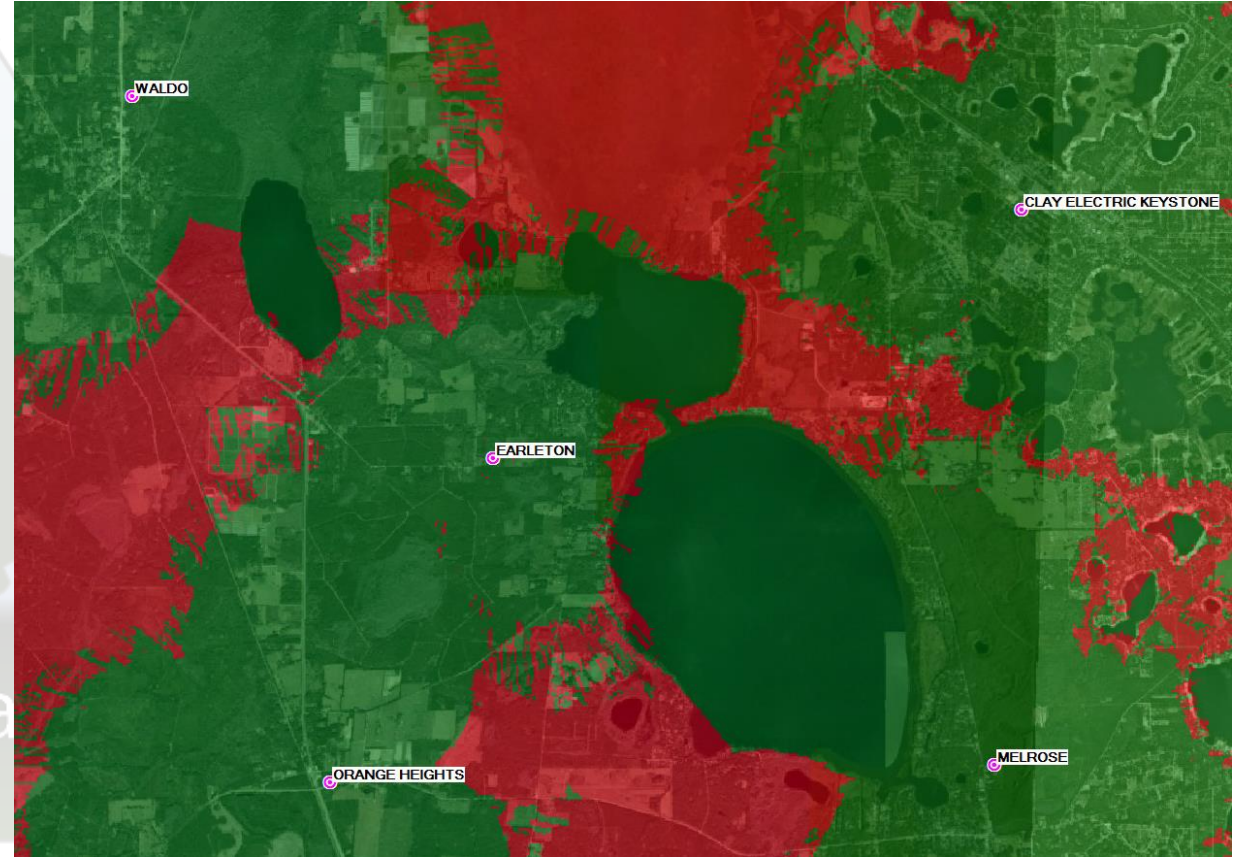
Applicant Coverage Map



# Coverage With Proposed Tower



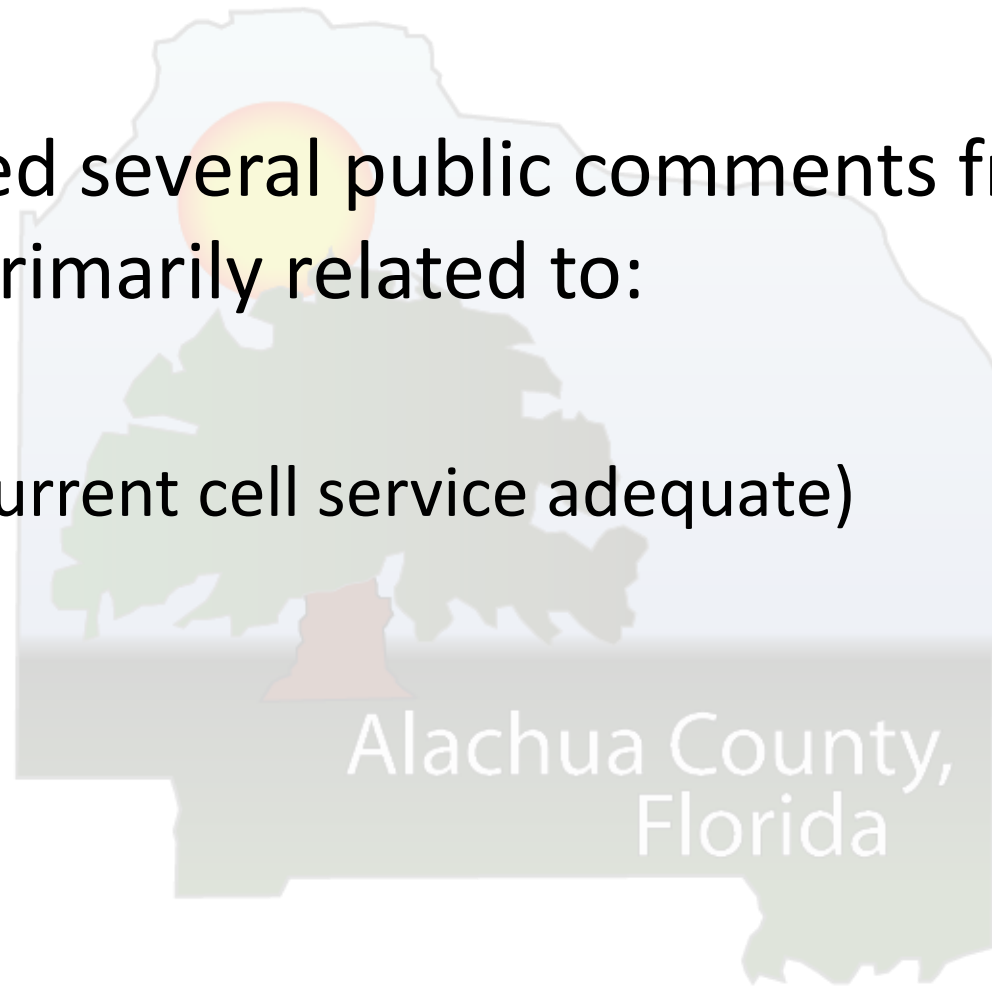
OCG Coverage Map



Applicant Coverage Map

# Public comments

- Staff has received several public comments from neighbors with concerns primarily related to:
  - Visual Impacts
  - Unnecessary (current cell service adequate)
  - Health impacts
  - Property values





# Background

- Photosimulations of the proposed tower show that from most locations the tower will not be visible. The PWSF will be most visible from the intersection of NE 194<sup>th</sup> St./NE 108<sup>th</sup> Pl. (View #2)
- PWSF should be designed in such a way to minimize (not eliminate) adverse visual impact. This includes tower height and silhouette. The ULDC recognizes the monopole design as having less visual impact
- The RF consultant retained by Alachua Co. has agreed that the tower height of 199' is the minimum required to provide noticeable improved coverage in the area of need

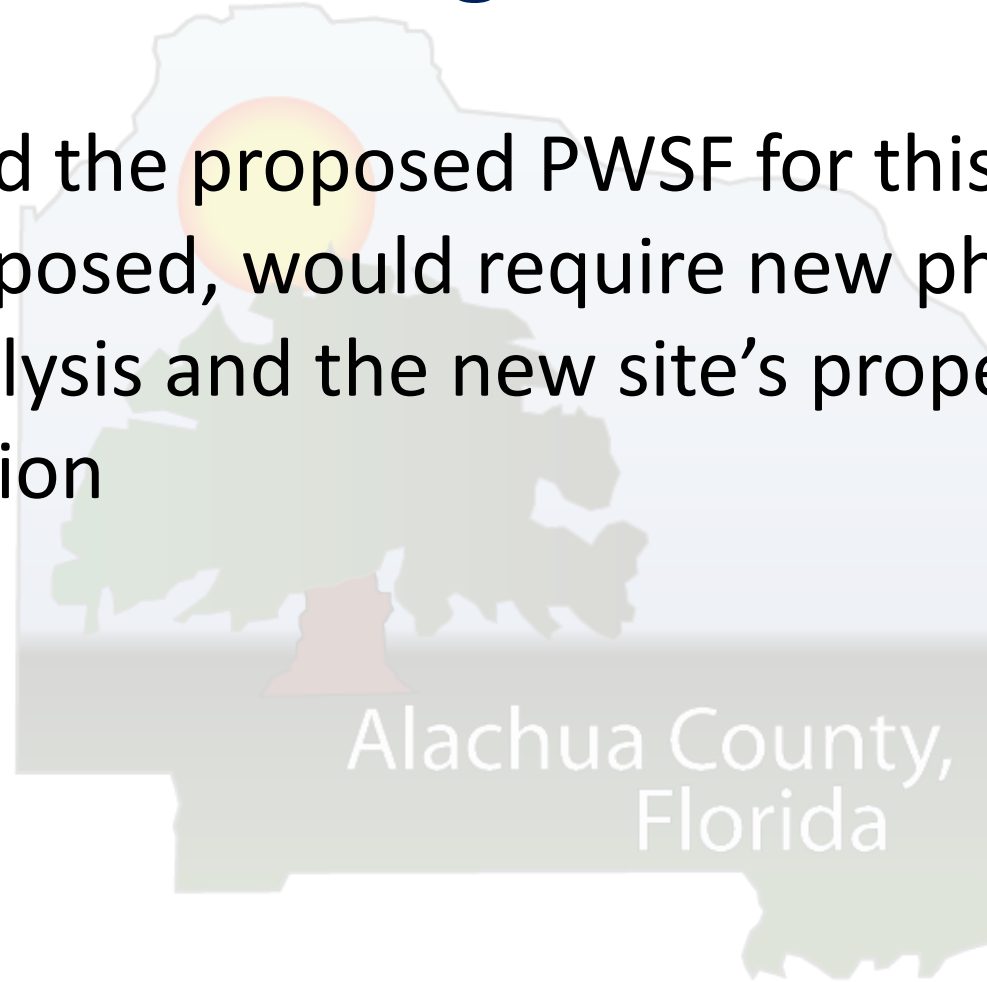
## Sec. 404.54 (PWSF location review criteria)

- Is located in an area where the adverse visual impact on the community is minimized
- Minimizes environmental impacts and is not located in a preservation area, conservation area or passive recreation area of a county park
- Is less than 200 ft. (bird kill potential)
- Is not a lighted tower with guy wires
- Is not visible from any designated scenic road or corridor or roads designated Old Florida Heritage Highway



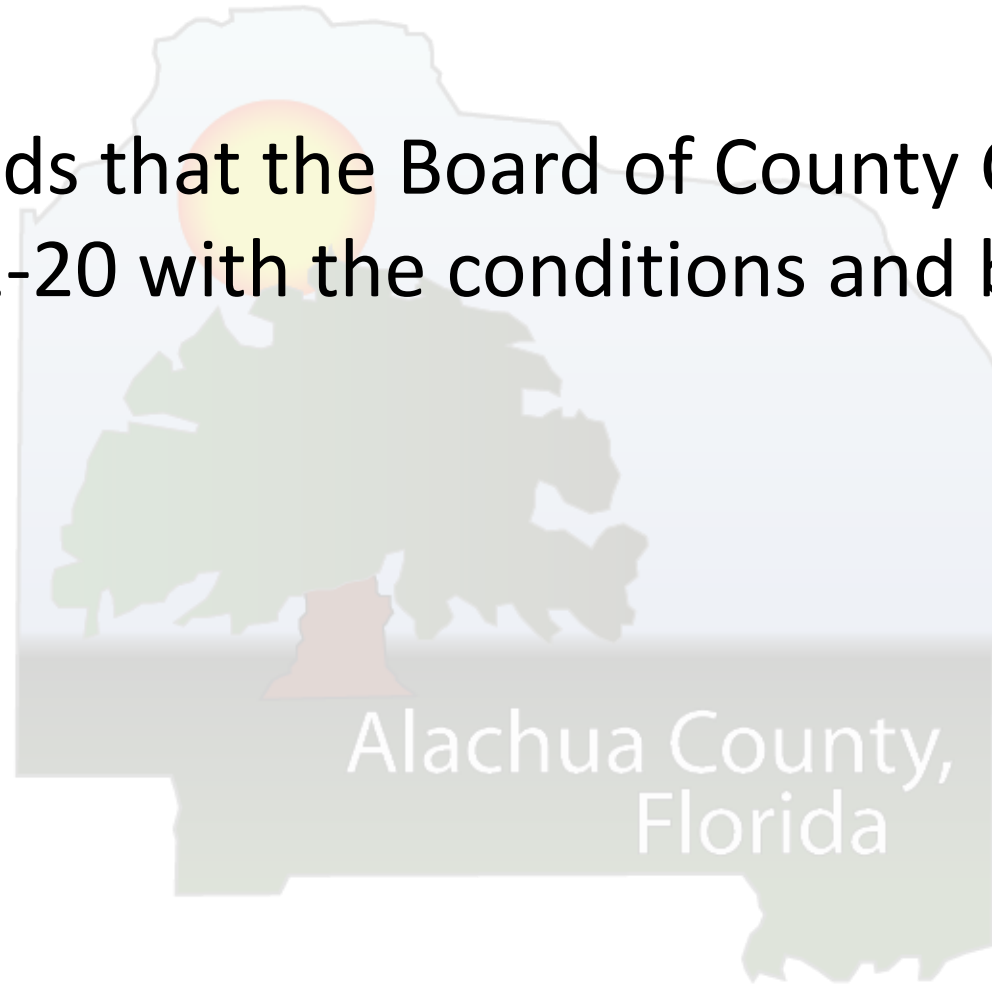
# Background

- Staff has reviewed the proposed PWSF for this particular site; other sites, if proposed, would require new photosimulations and visual impact analysis and the new site's property owner to agree to such construction



# Staff recommendation

- Staff recommends that the Board of County Commissioners **approve** ZOS-01-20 with the conditions and bases as listed in the staff report





# Planning Commission recommendation

- The Planning Commission recommends that the Board of County Commissioners **approve** ZOS-01-20 with the conditions and bases as listed in the staff report, with the following edit made to Condition #1:
  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 194<sup>th</sup> 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).~~

# Staff's proposed conditions

- Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve** ZOS-01-20 with the conditions and bases as listed in the staff report.

Conditions relate to:

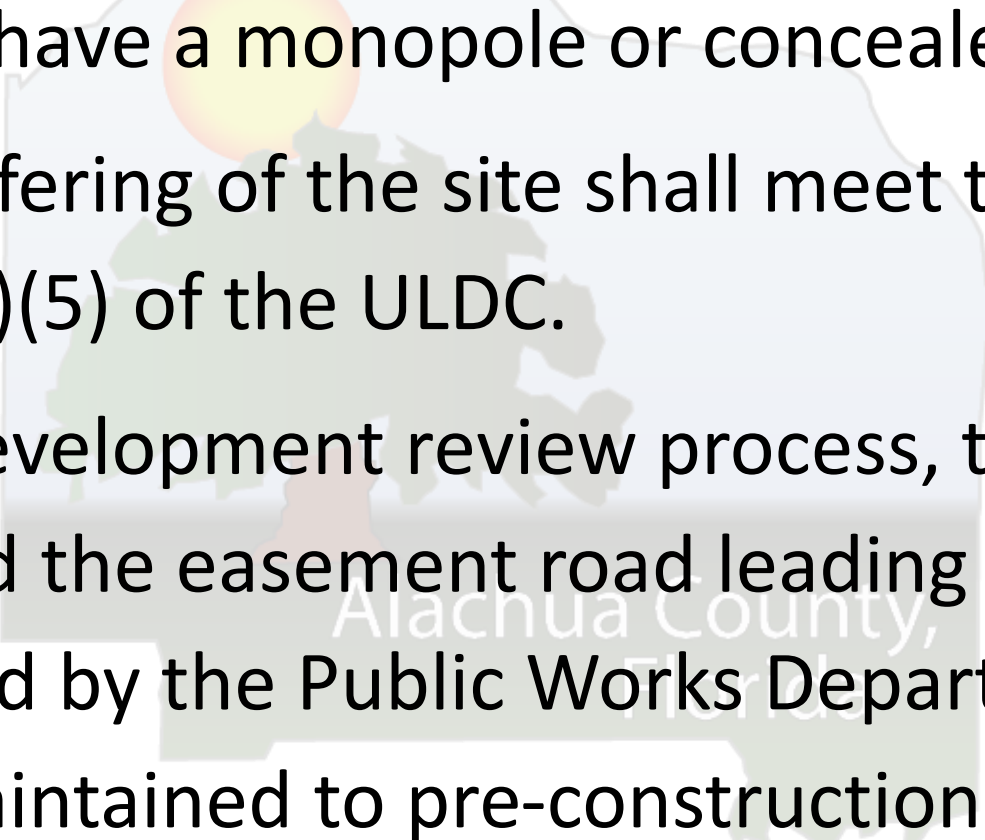
- Maximum tower height and design
- Landscaping of the compound
- Road maintenance
- Compliance with other laws, rules, regulations, etc. in effect or in future



# Staff's proposed 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 194<sup>th</sup> 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).

# Staff's proposed conditions

- 
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 194<sup>th</sup> St. and the easement road leading to the site shall also be evaluated by the Public Works Department to ensure that they are maintained to pre-construction conditions.



## Staff's proposed 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.