




**Z23-000007**

**Special Use Permit for PWSF**


**NexTower Development Group II, LLC**

Mehdi Benkhatar, Planner III  
Alachua County Growth Management


# Background

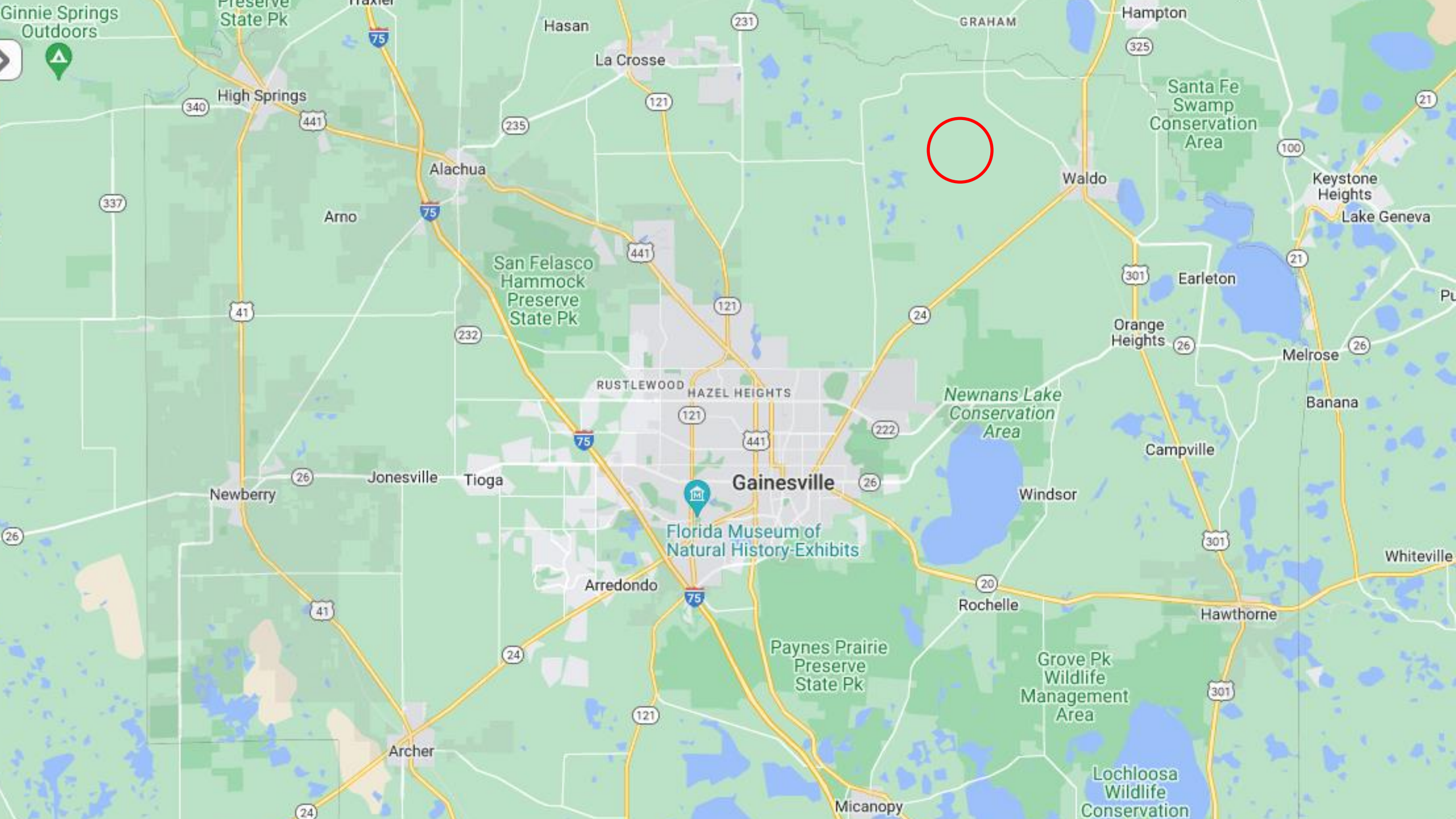
- The application is for a special use permit for a personal wireless service facility (PWSF) Tier 3 tower
  - If approved, a self-support lattice tower up to 265 ft. in height would be allowed within a 100 ft. x 100 ft. site
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# Background

- The site is located in a rural area of the county, to the northwest of the City of Waldo.
  - 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.
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# Background

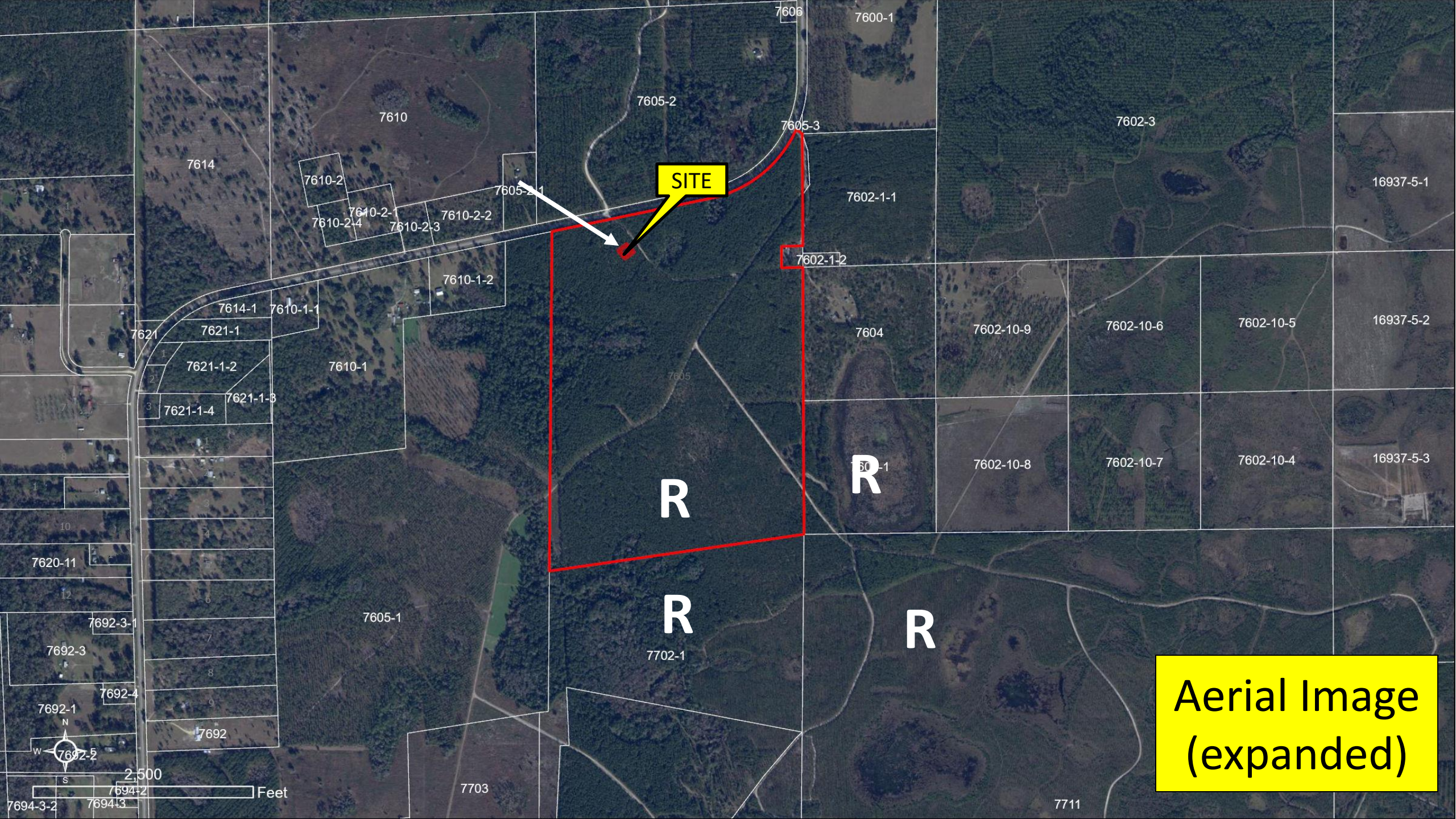
- The proposed PWSF has a self-supporting lattice design, without guy wires.
  - Towers over 200 ft. are required to have lighting (FAA requirement, flashing white during day/red at night).
  - Alachua County has retained a RF consultant to conduct an independent, technical evaluation of the tower and the existing coverage gap.
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7605-2-1



Aerial Image



**SITE**

**R**

**R**

**R**

**R**

**Aerial Image  
(expanded)**

# Alachua County Zoning


- (A) Agricultural
- (BR) Business, Retail Sales/Service
- Parcels selection



Zoning Map



# Alachua County Future Land Use

-  Rural/Agriculture
-  Rural Commercial Agriculture
-  Parcels selection



Rural/Agriculture

Rural/Agriculture

Rural/Agriculture

**SITE**

7605

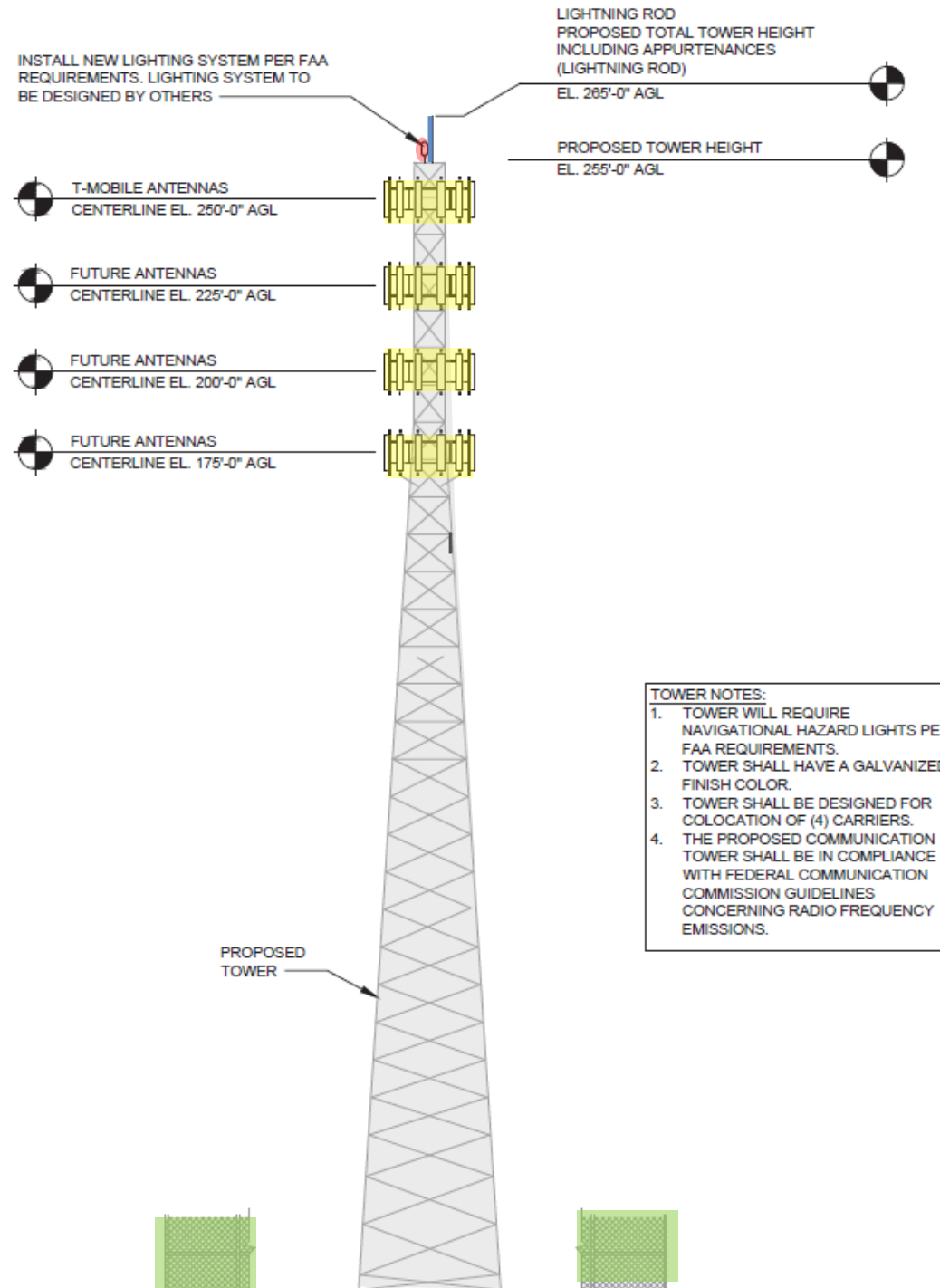
**Future Land  
Use Map**



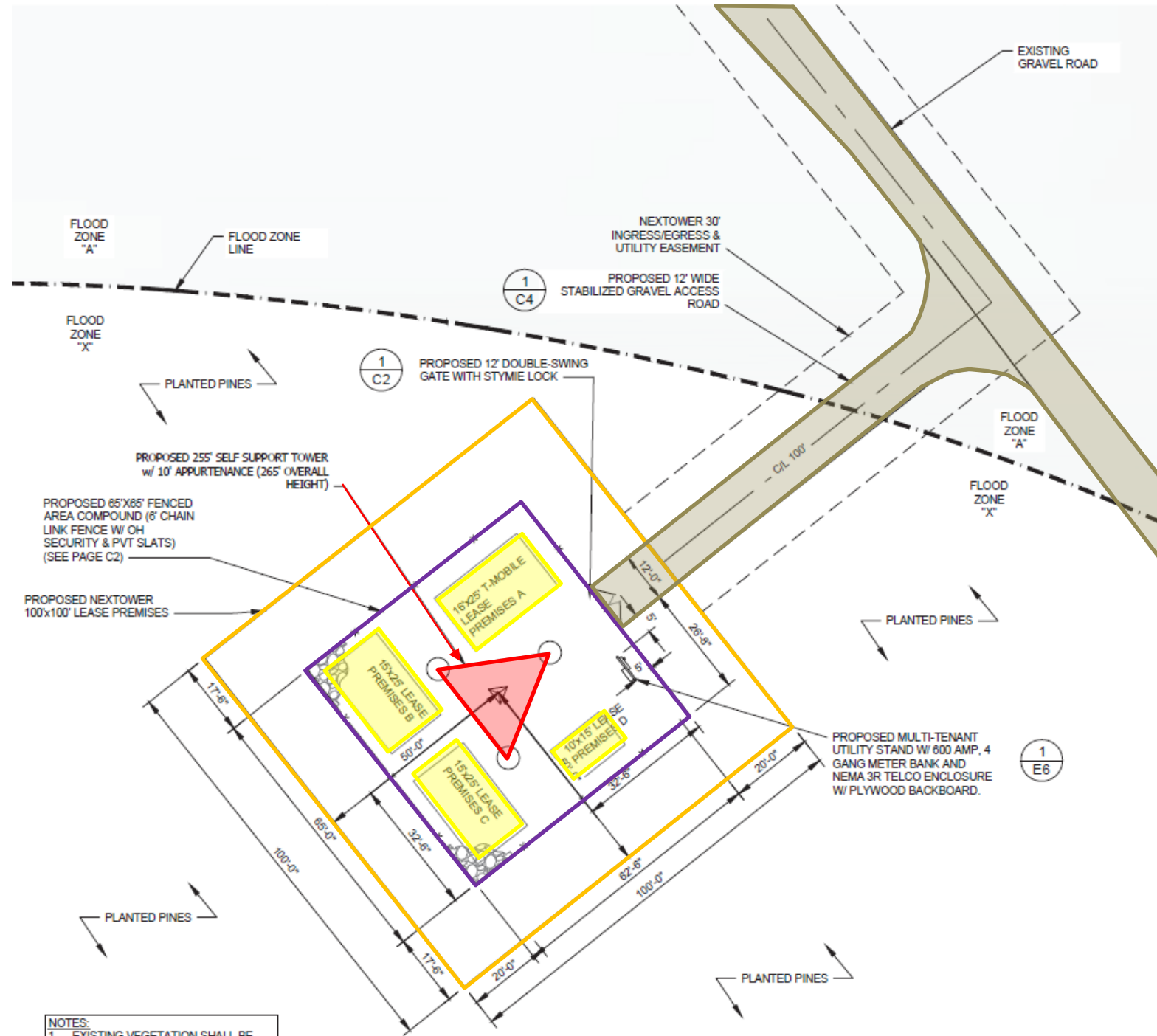
1

Miles

# Elevation of proposed 265' PWSF

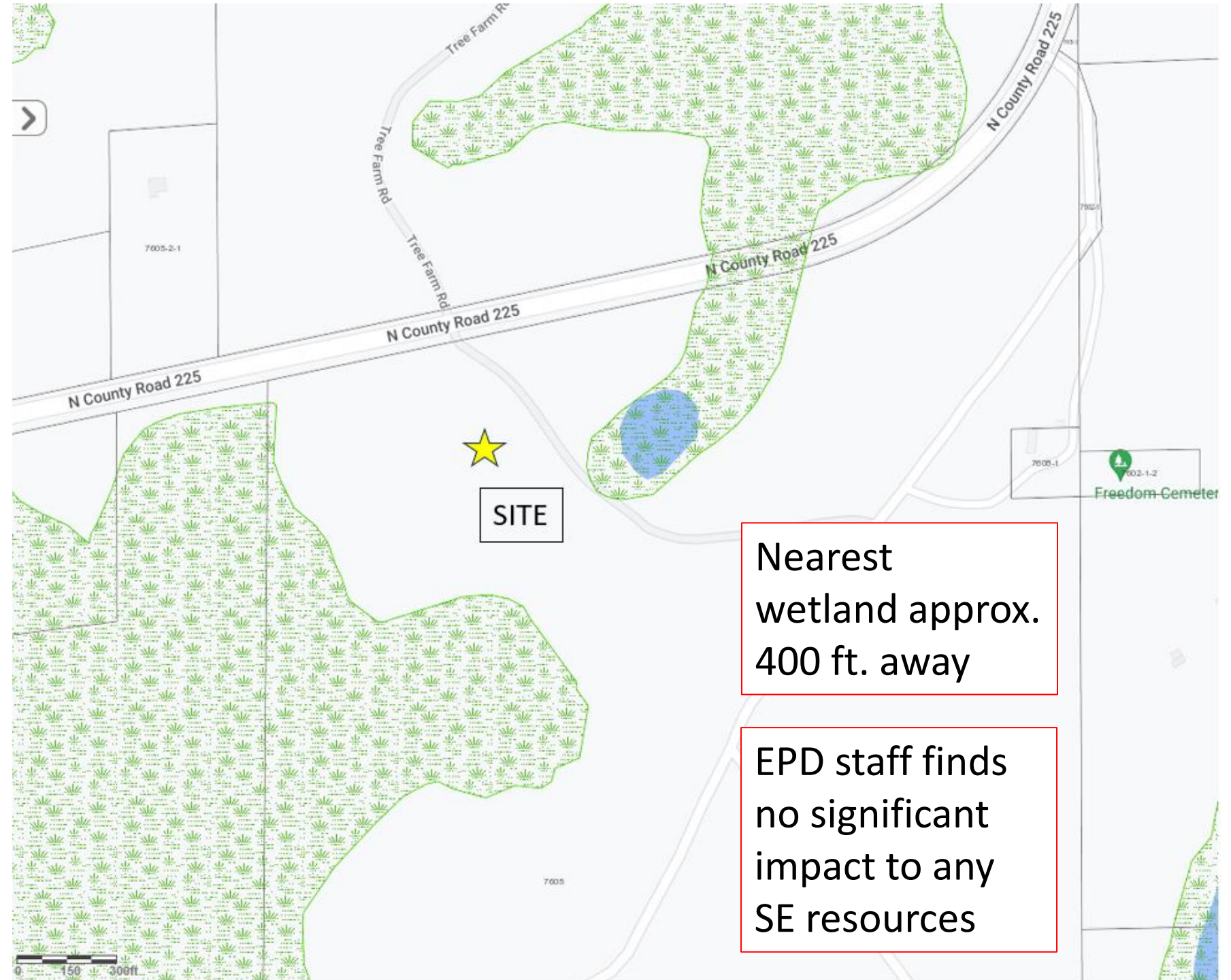


# Site Plan



**NOTES:**  
 1. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.

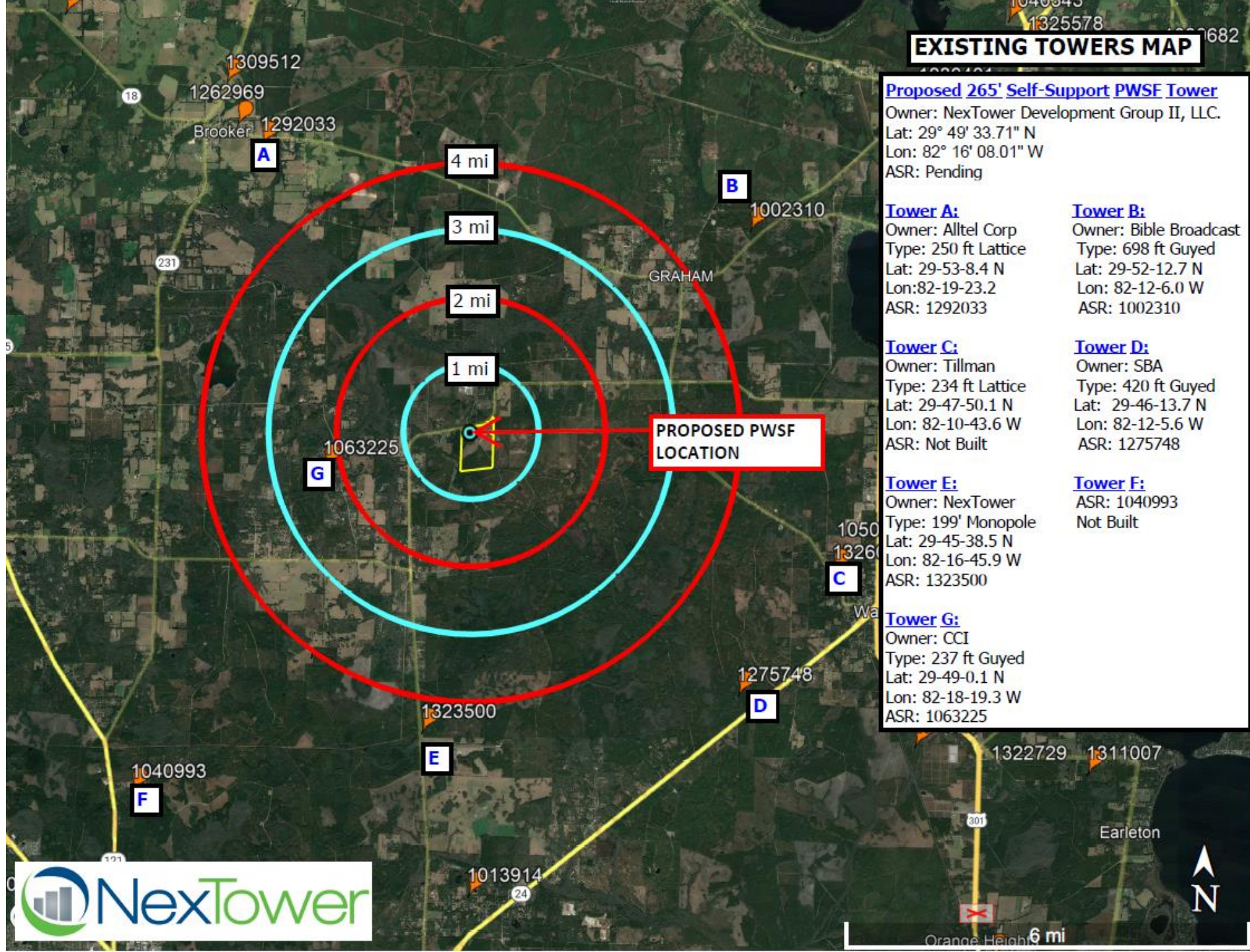
# Wetland Map




Nearest wetland approx. 400 ft. away

EPD staff finds no significant impact to any SE resources

Nearest  
PWSF to  
site



# Background

- Highest possible co-location on the nearest PWSF (approx. 2 mi.) is 150'.
  - According to the County's RF consultant if the proposed tower's height is reduced to 199' it may take up to four towers to replicate the same amount of coverage.
  - All existing PWSF in this area of the County are > 200 ft.
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**Z23-000007**

**Special Use Permit for PWSF**

**NexTower, LLC**

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

# Existing Tower Sites


- OCG was able to locate 1 existing tower within 2 miles of the proposed tower site.
  - This tower site is approximately 2 miles to the west of the proposed tower site.
  - The proposed tower site is more centrally located to the area of need for T-Mobiles' network.
  - OCG requested that the applicant provide additional information as to why this existing tower would not provide adequate mitigation of the coverage deficiencies in the are of interest.
  - The applicant provided additional coverage maps, if the existing tower was utilized then an additional tower would still be required.
- 



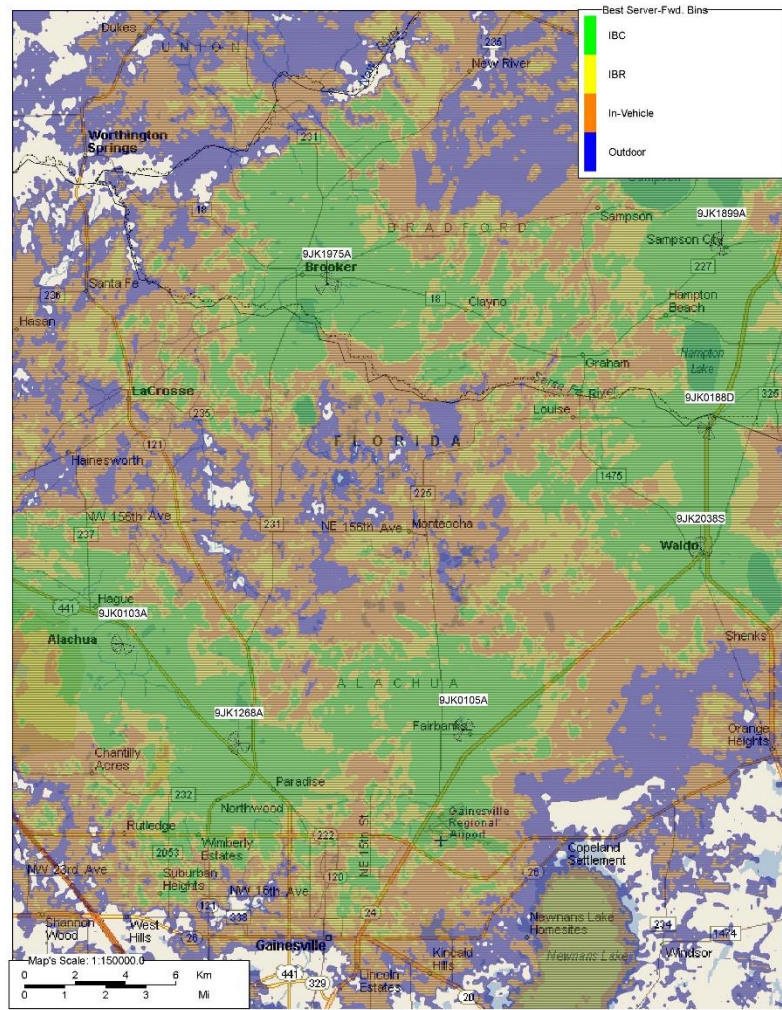
# Existing Tower Sites



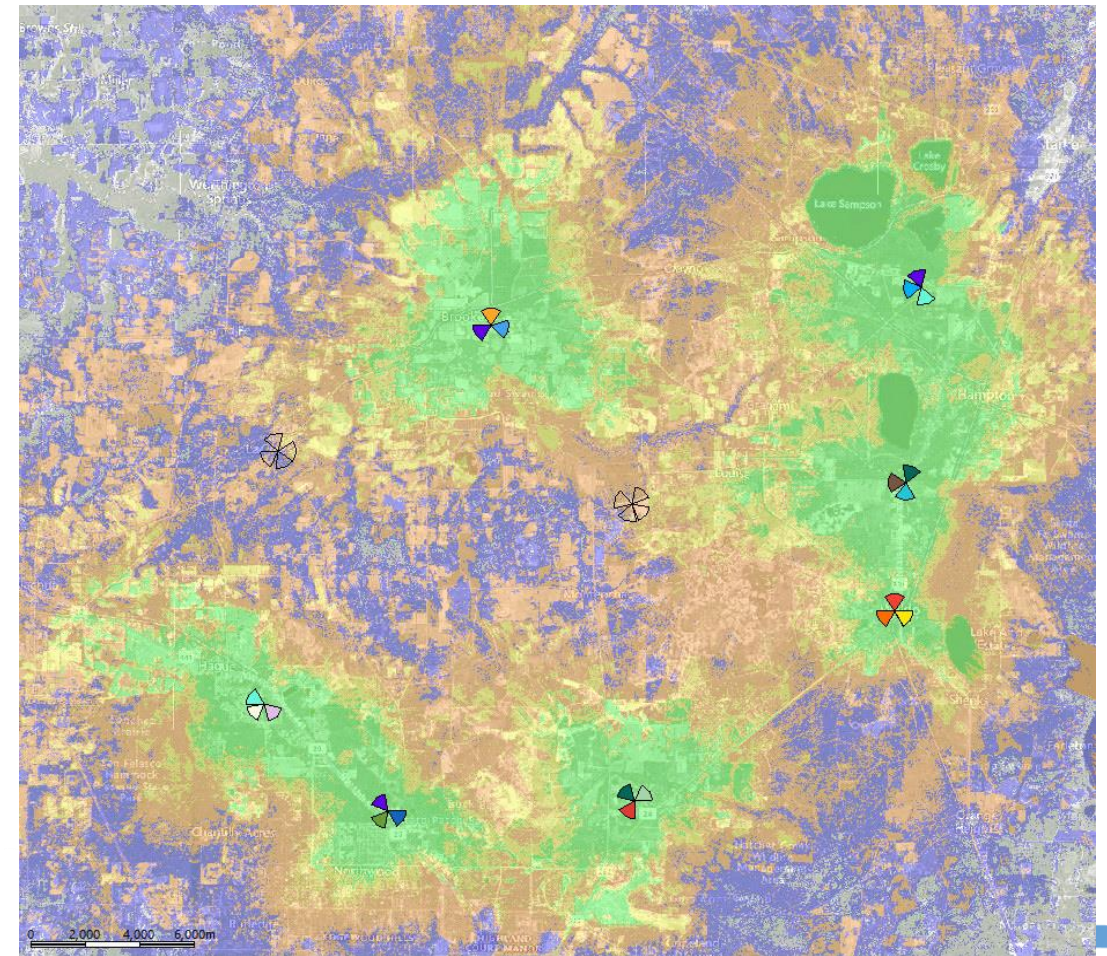
# System Coverage Maps

- OCG used data from the applicants tower application to validate the coverage maps presented with the NexTower application.
  - OCG's simulation of the T-Mobile Coverage in the area closely matched that of what was presented in the application.
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# Coverage Without Proposed Tower

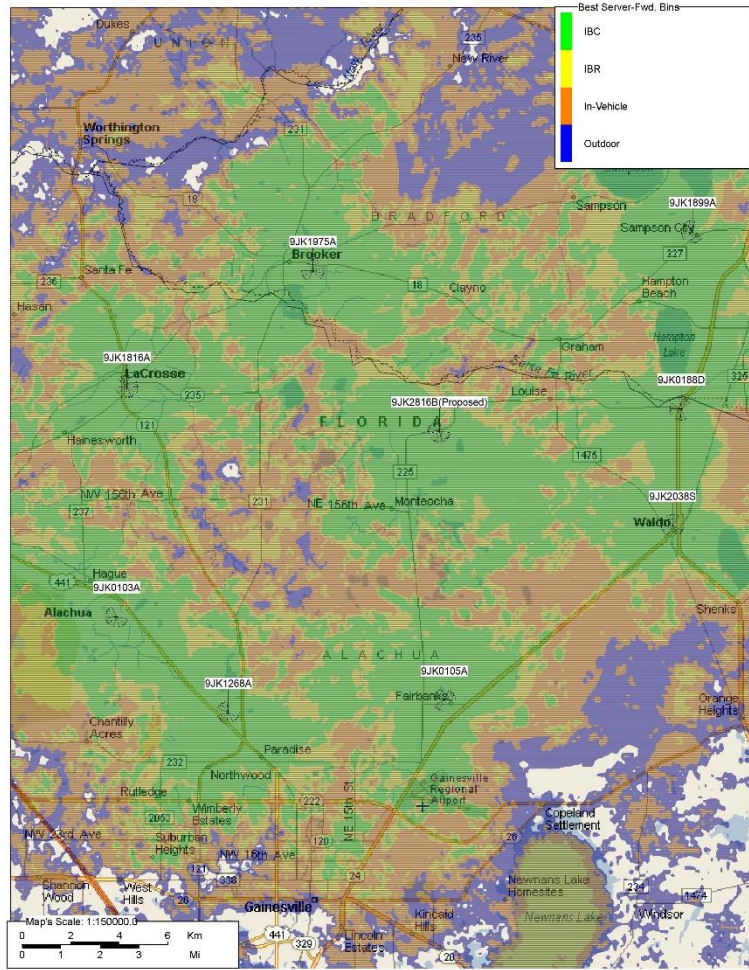


OCG Coverage Map

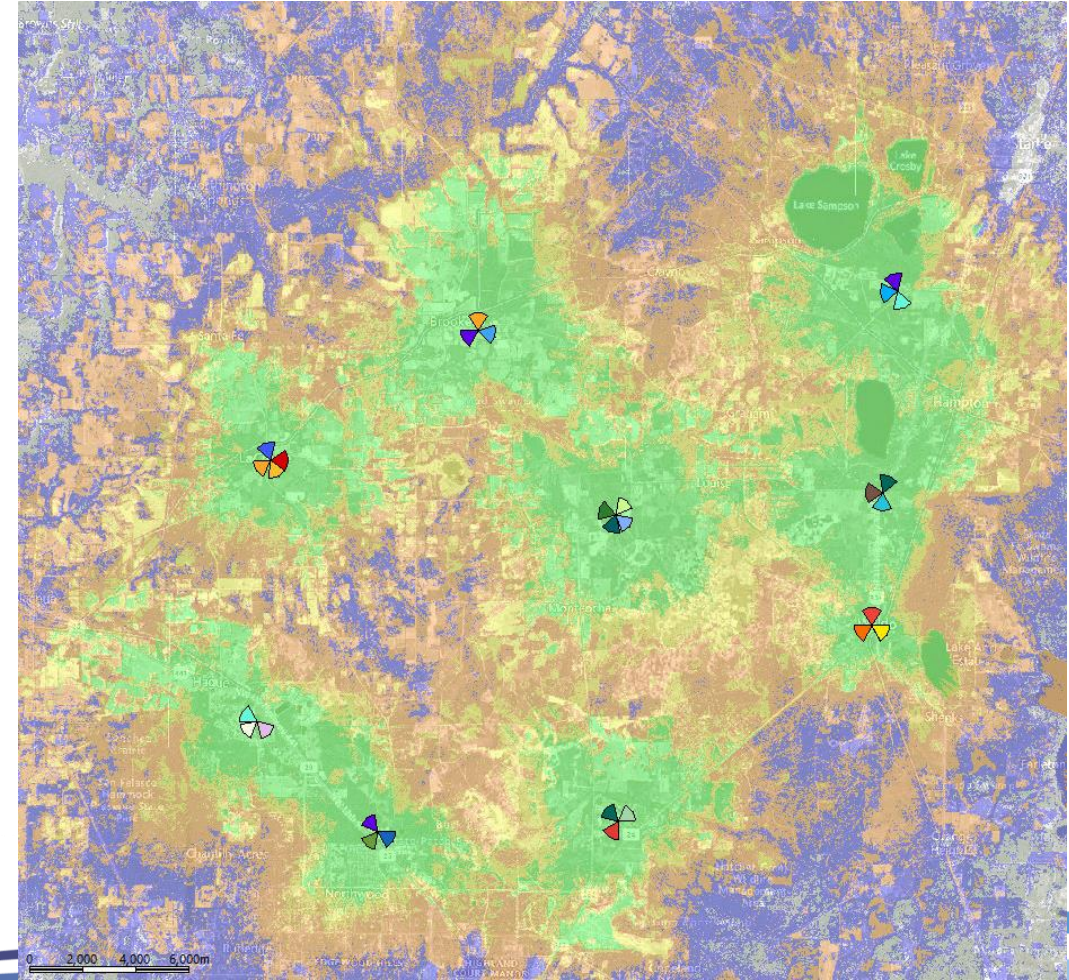


Applicant Coverage Map

# Coverage With Proposed Tower




OCG Coverage Map



Applicant Coverage Map

# Conclusions

- OCG would recommend approval of the SUP application
  - OCG did initial coverage analysis as to the what the reduction in coverage would be if the proposed tower was limited to 199' maximum overall height.
  - This reduction in tower height would result in approximately 23% less coverage. This reduction in coverage would most like then require additional towers to make up for this coverage reduction.
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# Photo simulations

A decorative graphic at the bottom of the slide consists of a dark blue wave-like shape on the left that transitions into a lighter blue area on the right. Overlaid on this are several semi-transparent blue circles of varying sizes, creating a bokeh effect.

# Photo simulations


- The ULDC requires at least 4 photosim locations as part of a visual impact analysis report for Tier 3 PWSF.
  - Staff requested the applicant provide 6 photosim locations (4 along N. County Rd. 225, 1 from the historic Freedom Cemetery and 1 from the adjacent hunt club).
  - The proposed PWSF was at least partially visible in three of these photosim locations. Before/after images are shown in the upcoming slides.
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Photo-  
sim  
locations





Before/after  
of photo-sim  
Point "B"



**Photo Simulation of Proposed  
Tower from 2,141' looking East.**

Photo-  
sim  
locations



Before/after  
of photo-sim  
Point "C"



Photo-  
sim  
locations




Before/after  
of photo-sim  
Point "F"




**Photo Simulation of Proposed  
Tower from 1,698' looking West from  
Hunting club.**


# Staff Bases for Approval

- **Policy 5.2.1 of the Future Land Use Element** (locational criteria for institutional uses)
  - **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)
  - **Policy 5.8.1 of the Future Land Use Element** (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)
  - **Policy 7.1.2 of the Future Land Use Element** (zoning criteria for approval)
  - **Policies 1.2.4 and 1.2.5 of the Capital Improvements Element** (adequate public facilities)
  - **Section 404.54 (c) of the Unified Land Development Code** (minimized adverse visual impact)
  - **Section 402.124 of the ULDC** (criteria for review of special use permits)
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# Staff Proposed Conditions

1. This Special Use Permit is issued to allow construction and operation of a personal wireless service facility (PWSF) up to 265 feet in height within a portion of parcel number 07605-000-000 (as described in the attached legal description) on approximately 0.23 acres located on N. County Rd. 225. The limit on 265 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 self-support lattice design.
  3. Landscaping buffering of the site shall meet the requirements of Sec. 404.54(d)(5) of the ULDC.
  4. 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.
  5. The owner or operator of this tower shall provide for and conduct an inspection of the tower at least once every five (5) years. A statement shall be provided to the Alachua County Office of Code Administration verifying structural integrity and tenants on the tower.
  6. In the event that this PWSF is not operated for a continuous period of eighteen (18) months it shall be considered abandoned, and the owner shall remove it within ninety (90) days of notice to the Alachua County Office of Code Administration that the PWSF is abandoned. If such PWSF is not removed within said ninety (90) days, the County may have the PWSF removed at the PWSF owner's expense.
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# Staff Recommendation

- Staff recommends that the Board of County Commissioners **approve** Z23-000007 with the conditions and bases as listed in the staff report.
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# Planning Commission Recommendation

- At its meeting on 12/13/23, the Planning Commission recommended (7-0) that Board of County Commissioners **approve** Z23-000007 with the conditions and bases as listed in the staff report.