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Personal Wireless Services Facilities (PWSF) Code Update

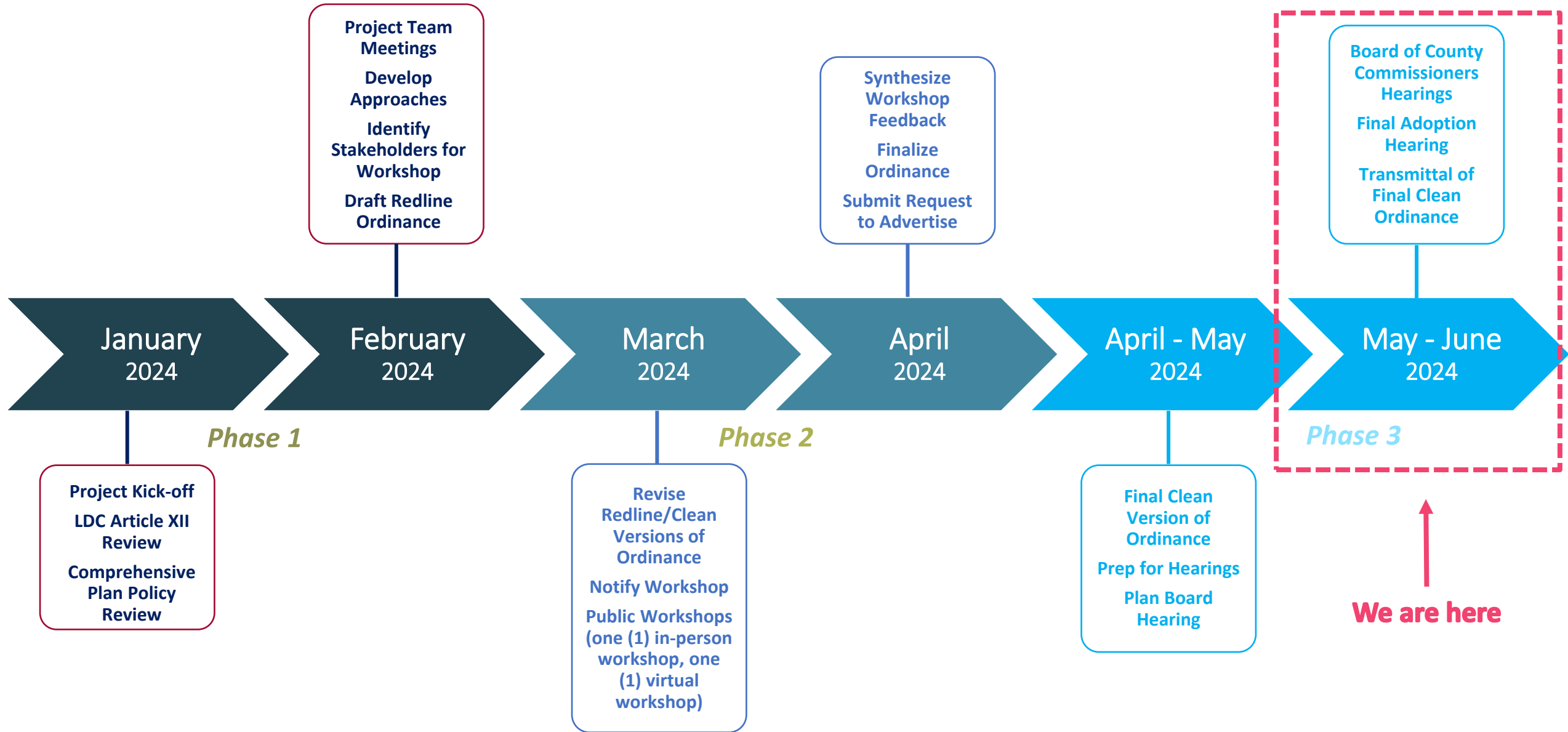
Chapter 404, Article XII & Chapter 410, Definitions
Alachua County Growth Management
May 28, 2024

Kimley»Horn

Project Team

<p>Alachua County <i>Current Planning Division</i></p>	<p>Kimley-Horn and Associates, Inc. <i>Planning Consultants</i></p>
 <p>Alachua County.us</p>	<p>Blair Knighting, AICP</p> <p>Kimley»»Horn</p>

Project Timeline



Project Intent





Chapter 404, Article XII

Has not been updated in approximately 20 years

- Remove subjectivity from the code
- Incorporate nuances and changes in the industry
- Address landscape buffering concerns
- Explore adding a Tier 4
- Provide criteria for both County Staff and the Board of County Commissioners to make a recommendation

Chapter 410, Definitions

- Incorporate new industry terminology
- Update applicable definitions
- Clearly define any terms that are not defined

			
<i>Guyed Tower</i>	<i>Lattice Tower</i>	<i>Monopole Tower</i>	<i>Concealed Tower</i>

High Level Updates

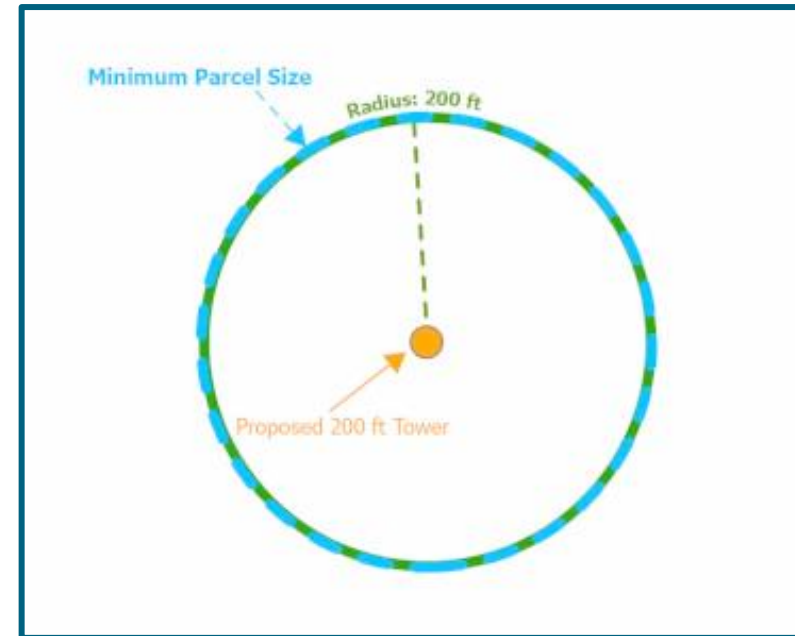
- Added a Tier 4 classification
 - Towers greater than or equal to 200 ft in height
- Tier 4 applications have a minimum parcel, or property, size
- Design criteria for Tier 3 & Tier 4 applications
- Tier 3 & Tier 4 applications must submit a propagation map with their application
- Tier 3 & Tier 4 applications must submit a justification report with their application
 - Applicants also must provide an RF Engineering report demonstrating the need for a new PWSF
- Tier 3 & Tier 4 applications - Existing buffers on the perimeter of the property are required to be retained for the life of the tower

PWSF TYPE	TIER ONE	TIER TWO	TIER THREE	TIER FOUR
Small cell, DAS, SWF, or other close-mounted or concealed PWSF on new or existing utility poles	✓			
Co-locations on existing towers	✓			
Concealed in existing structures	✓			
Placed on other non-tower structures	✓			
Tower replacement	✓			
Co-locations not meeting tier one criteria		✓		
Concealed towers (height and location dependent)		✓		
Monopole towers (height and location dependent)		✓		
Guyed towers less than 200 feet in height			✓	
Self-support/lattice towers less than 200 feet in height			✓	
Monopole towers less than 200 feet in height that do not fit tier two criterion			✓	
Concealed towers less than 200 feet in height that do not fit tier two criterion			✓	
All other towers meeting or exceeding 200 feet in height				✓

Tier 4 Classification

Towers equal to or greater than 200 ft in height

- Require a special use permit application
- Proposed PWSF must be located on a parcel, or leased portion of a parcel, that is equal to or larger than the parcel radius equivalent to the proposed tower height
 - Ex: 200 ft tower in height = 200 ft parcel radius
- Require the following application materials
 - Propagation map demonstrating a gap in coverage that justifies the new tower
 - A tree survey for the perimeter of the subject property
 - Written justification report
 - Six (6) photosims
 - RF information demonstrating collocation is not feasible



APPLICATION PROCESS	TIER ONE	TIER TWO	TIER THREE	TIER FOUR
Special use permit application			✓	✓
Review and recommendation by planning commission			✓	✓
Final approval by BOCC			✓	✓
Development plan review and approval		✓	✓	✓
Building permit review	✓	✓	✓	✓

Written Justification Report

(Tier Three and Tier Four Applications)

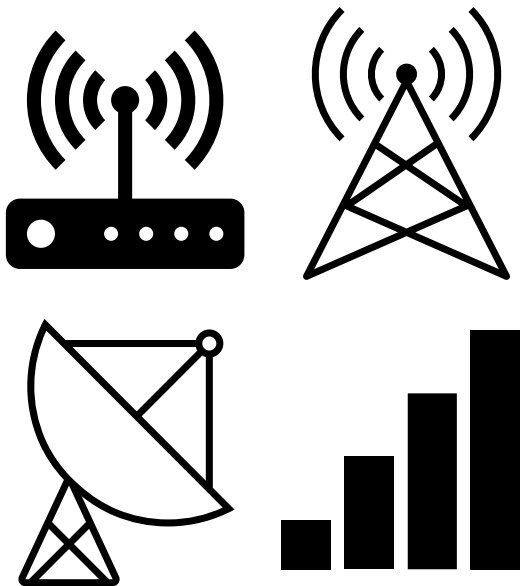


Detailed description of request and justification report. Written justification report and description of request is required. The justification report shall address how the request is consistent with the Comprehensive Plan, this ULDC, the special use permit criteria for approval, as specified in Section 402.124 of the ULDC, and the following criteria in which the Board of County Commissioners will make a finding:

- (1) The applicant has justified the proposed location by providing the required propagation map and demonstrating the following,
 - a. Collocation is not feasible to provide the necessary level of service, and
 - b. the proposed geographic location is the least intrusive location in relation to the surrounding community
- (2) The applicant has made efforts to reduce the tower height to the maximum extent possible that still maintains the necessary coverage (usually demonstrated by a propagation map);
- (3) The applicant has made design improvements to the proposed tower to reduce the adverse visual impact of the tower as specified in the design criteria for tier three and tier four applications, or can justify the visual impact of the tower through economic hardship, an RF engineering report, or another reasonable form of substantial competent evidence;
- (4) The applicant has complied with the minimum parcel size requirements and landscaping requirements in this Article.

New Required RF Information

(Tier Three and Tier Four Applications)

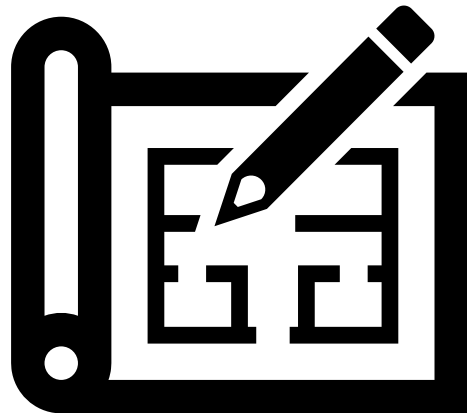


The applicant shall use reasonable efforts to collocate or place antennas proposed to be located on a new PWSF Tower on other currently permitted facilities or structures. Prior to approval for a new tower, the applicant shall demonstrate that there are no other suitable existing antenna towers or structures on which the applicant/provider can reasonably place its antennas, by providing evidence of any of the following:

- a. No existing PWSF towers or tall structures (those adequate to serve the proposed height) are located within the search area.
- b. Existing PWSF towers or structures are not of sufficient height to meet engineering requirements of the provider proposed to be located on the tower.
- c. Existing PWSF towers or structures do not have sufficient structural strength or capacity to support the provider's proposed antenna and related equipment.
- d. The proposed antenna and related equipment would cause electromagnetic interference with the antenna(s) on the existing tower or tall structures, or the antenna on the existing tower or tall structure would cause interference with the applicant's proposed antenna.
- e. The economic burden on the applicant to use an existing tower or tall structure, or to adapt an existing tower or tall structure for use exceeds the cost of a new tower or is proven as unreasonable.
- f. The applicant demonstrates that there are other limiting factors that render existing towers and tall structures unsuitable.

New Design Requirements

(Tier Three and Tier Four Applications)



Design. All Tier Three [and tier four] 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 to the surrounding community. 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 and therefore is the preferred tower design. A facility other than a monopole or concealed facility, that is visible against the skyline must be painted light gray, or a similar color approved by staff, and have a reflectivity of less than 55%, unless the Federal Communications Commission, Federal Aviation Administration, or any state or federal law, regulation, or rule requires the facility or antenna to be painted, designed, or marked otherwise. Additional ways of reducing the visual impact on the community, that shall be pursued by the applicant, are as follows:

- a. Reducing the height and silhouette;
- b. Maintain a galvanized steel or concrete finish;
- c. Use materials, colors, textures, screening, and landscaping that will blend the PWSF with the natural setting and built environment;
- d. Shall not be artificially lighted unless otherwise required by FAA;

Staff Recommendation

Staff recommends that the Board of County Commissioners adopt ordinance 2024-XX and authorize the Chair's signature for the proposed revisions to the Unified Land Development Code.



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Questions?