



Z25-000011: Windsor PWSF Special Use Permit

12102 SE 8th Ave.

Mehdi Benkhatar, AICP
Planner III

Background

- The application is for a special use permit for a personal wireless service facility (PWSF) Tier 3 tower.
- If approved, a monopole tower up to 199 ft. in height would be allowed within a 80 ft. x 80 ft. site.

Background

- The site is located in the Windsor rural cluster, in the eastern part of the county
- PWSF are classified as Tier 1, 2, 3 or 4 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 and is not required to be lit.
- Alachua County has retained a RF consultant to conduct an independent, technical evaluation of the tower and the existing coverage gap.



Location
map

Aerial image



17818-13

17818-3-9

SITE

17818-3-1

17818-3

17818-1-1

17818-1

17818-1-2

SE 8th Ave.

CR 234

17822-16-2

17822-16-1

17822-16-1

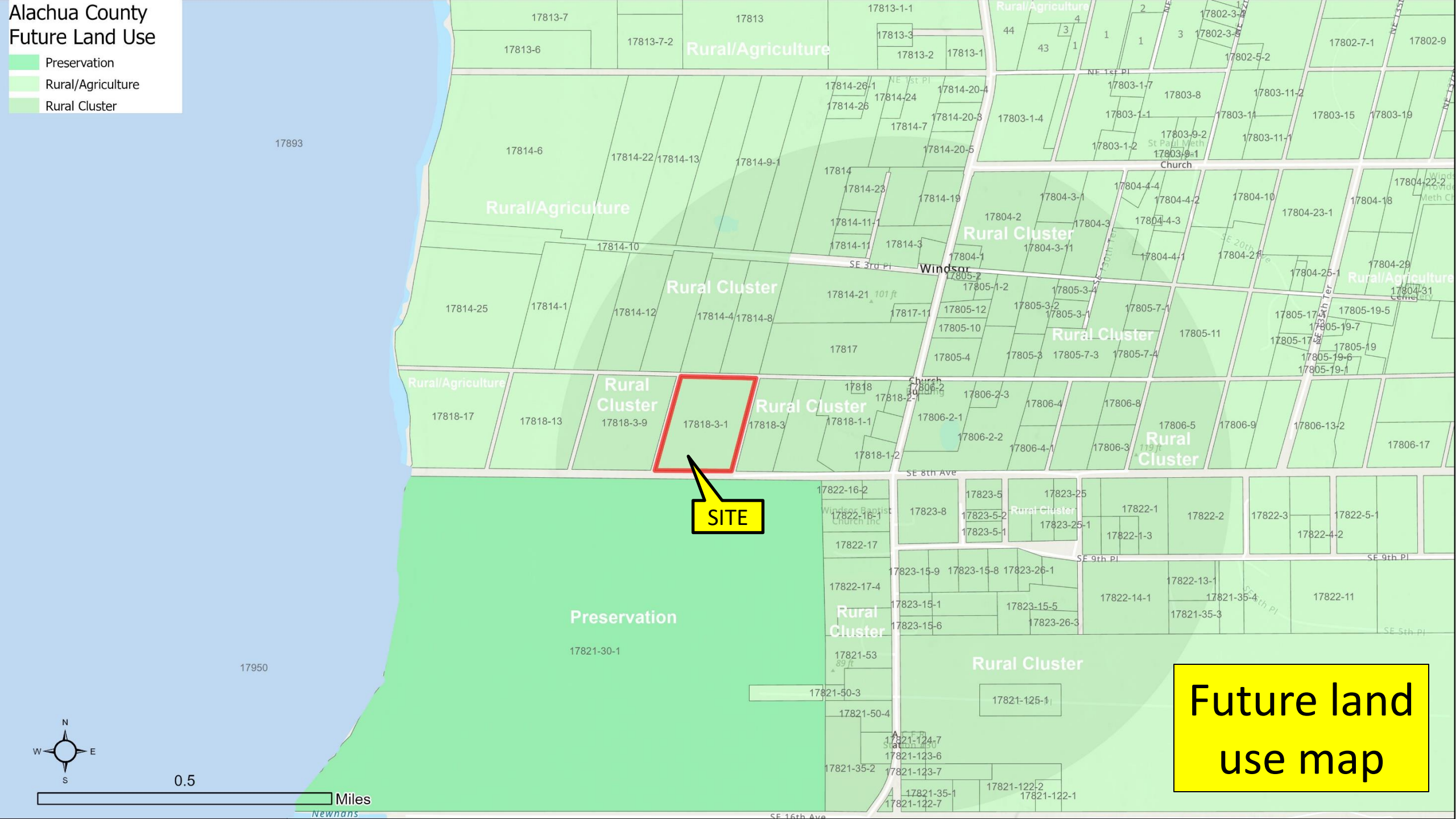


500

Feet

Alachua County Future Land Use

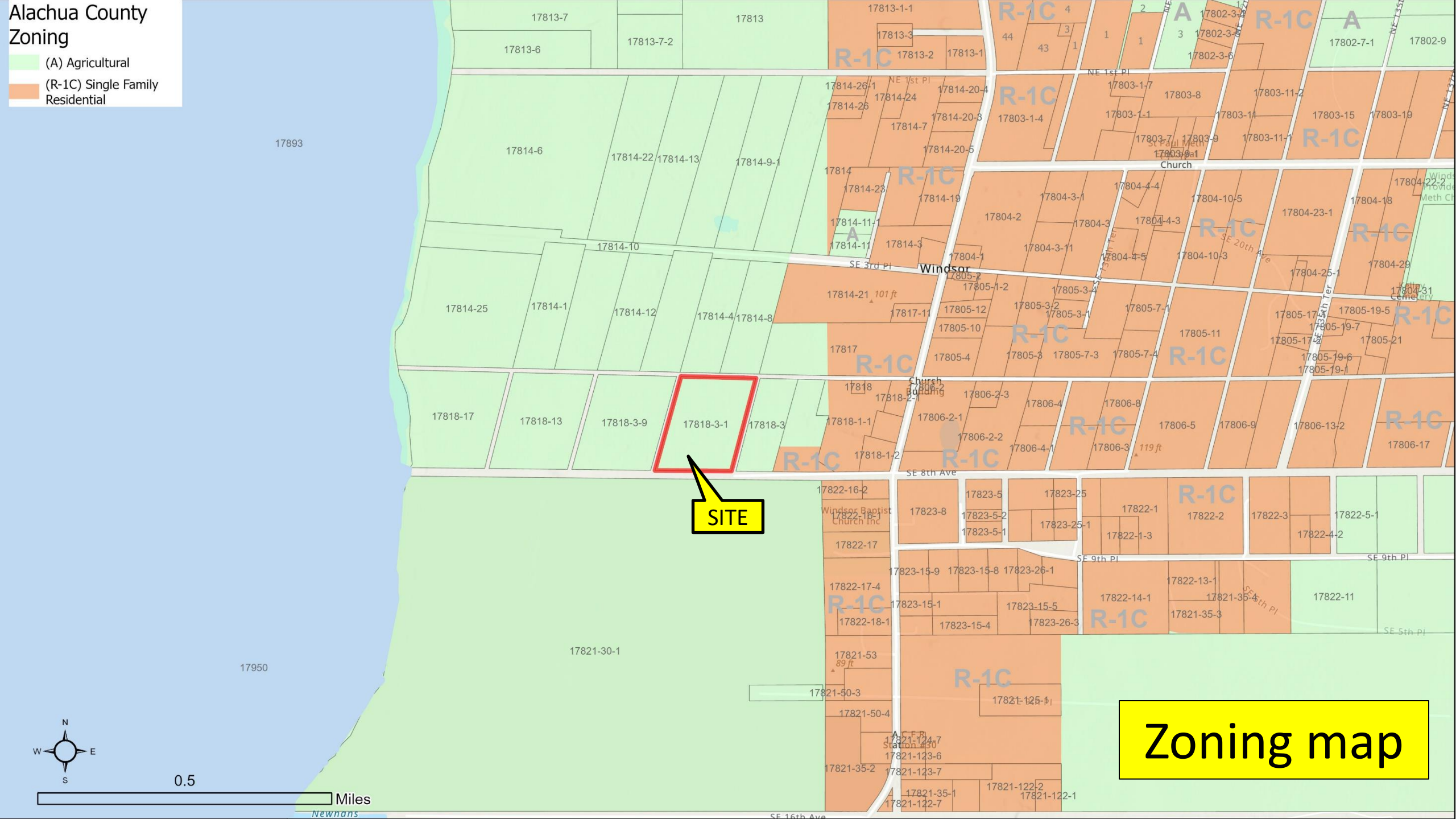
- Preservation
- Rural/Agriculture
- Rural Cluster



Future land
use map

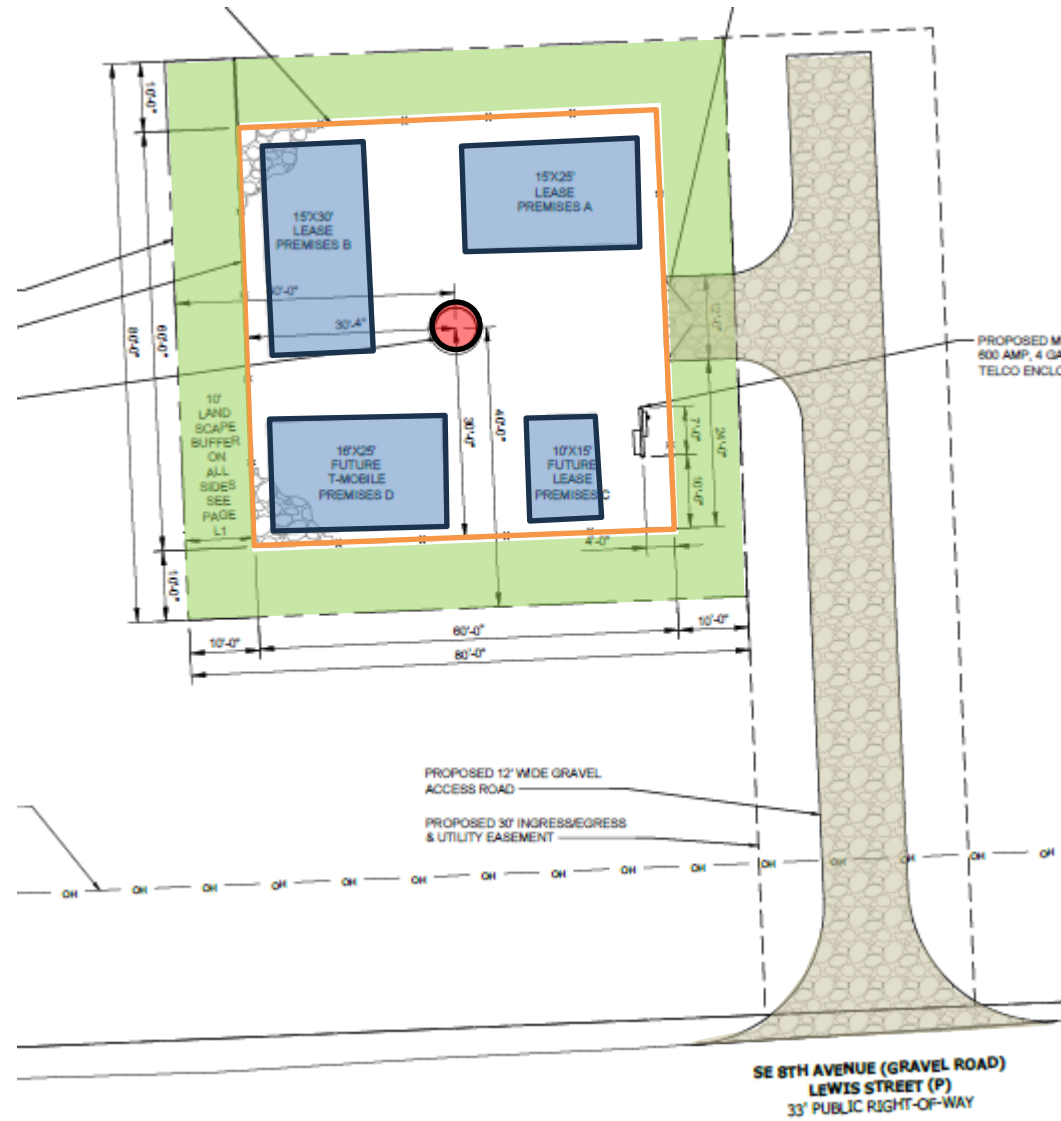
Alachua County Zoning

- (A) Agricultural
- (R-1C) Single Family Residential



Zoning map

Site Plan



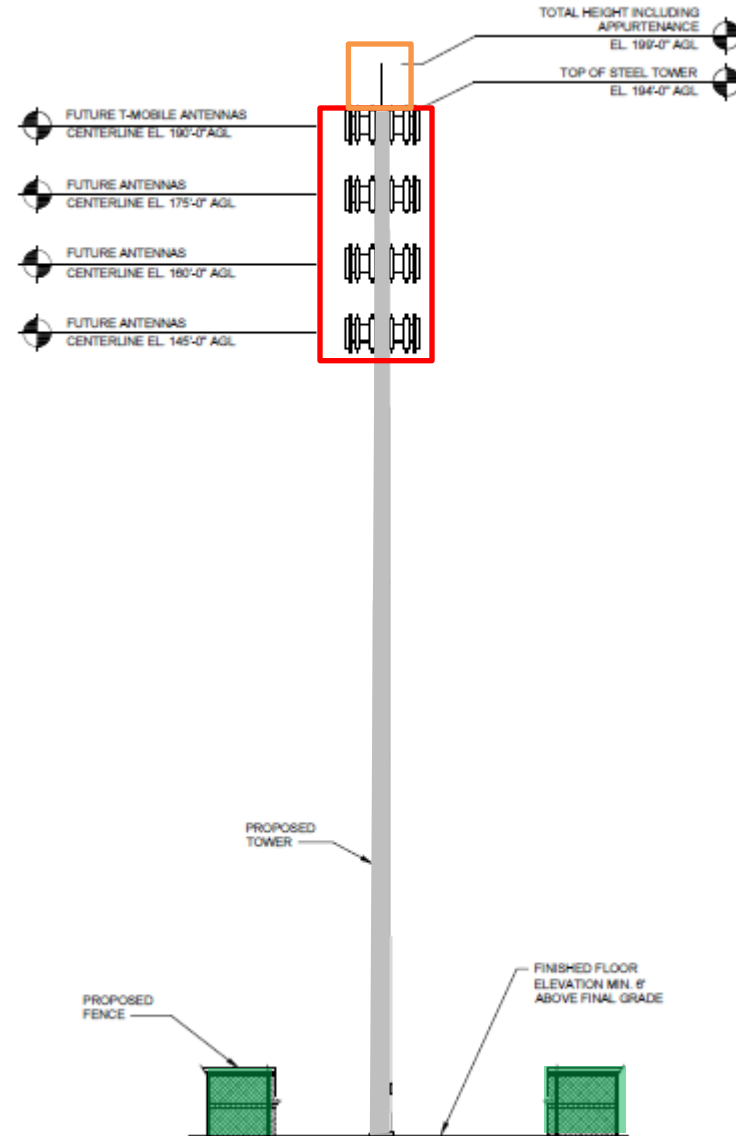
Landscape buffer
Lease areas
Tower
Driveway

Lightning rod (199')

Antennae (145' to 190')

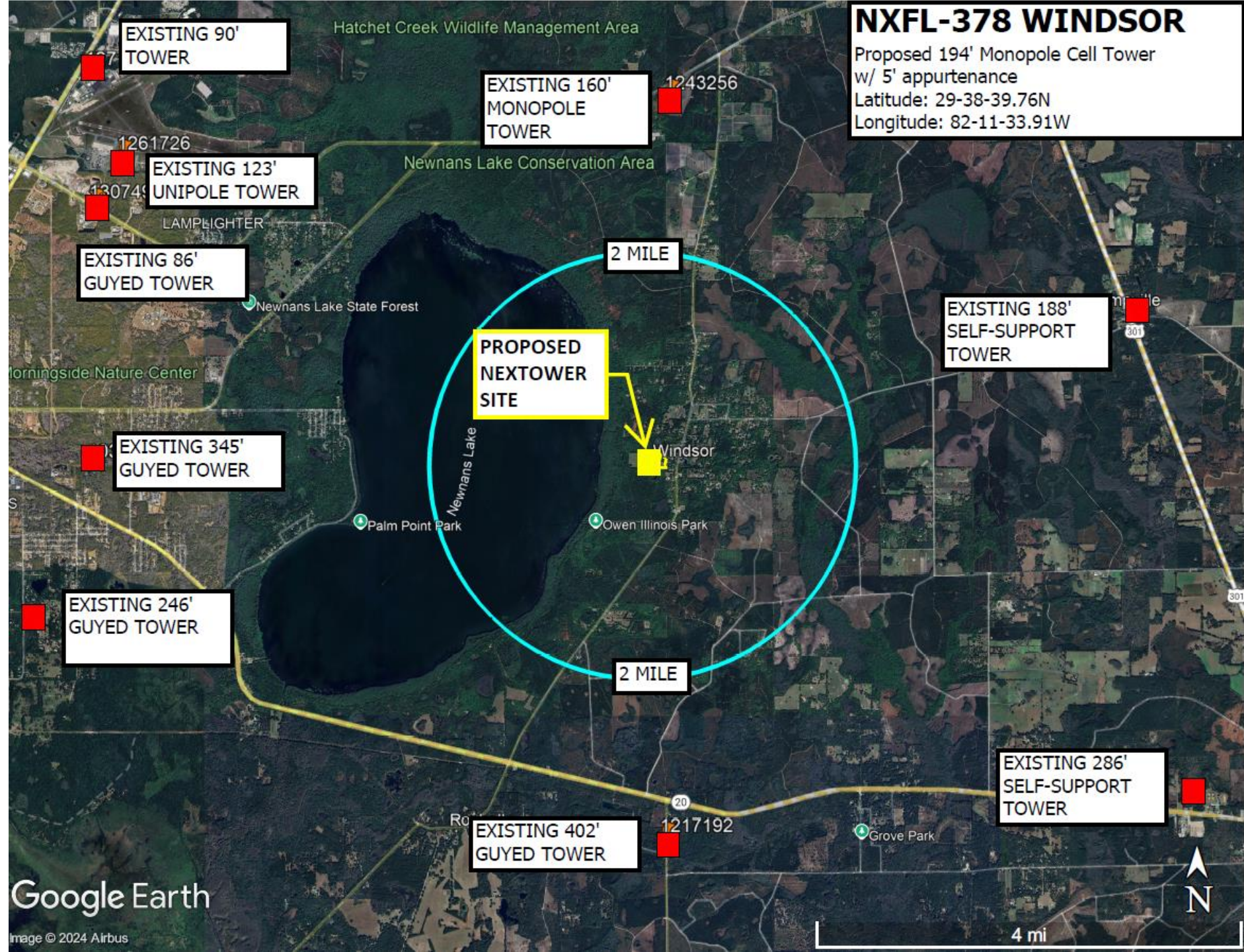
Equipment compound w/
fence

Tower



Elevation

Nearest
PWSF to
site





Z25-000011: Windsor PWSF Special Use Permit

RF Consultant Review

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

Existing Tower Sites

- OCG was not able to locate any existing towers within 2 miles of the proposed tower site.
- The closest existing towers to the proposed location is approximately 3.5 miles to the north and south.
- T-Mobile has active sites on both of these tower locations.



Existing Tower Sites

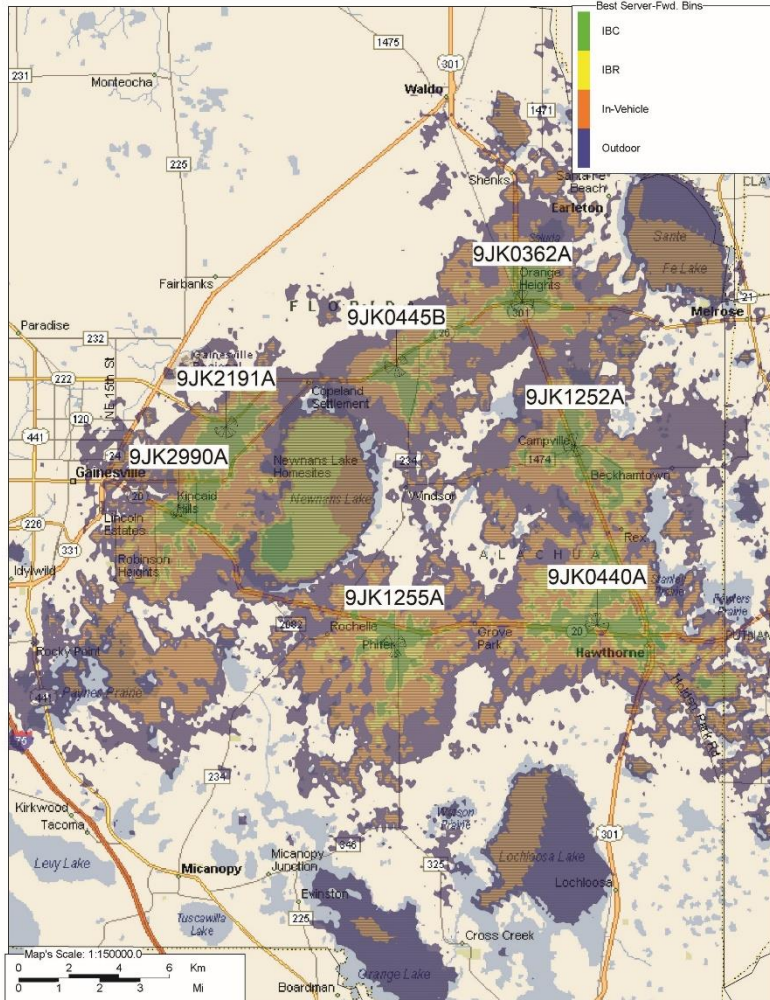


System Coverage Maps

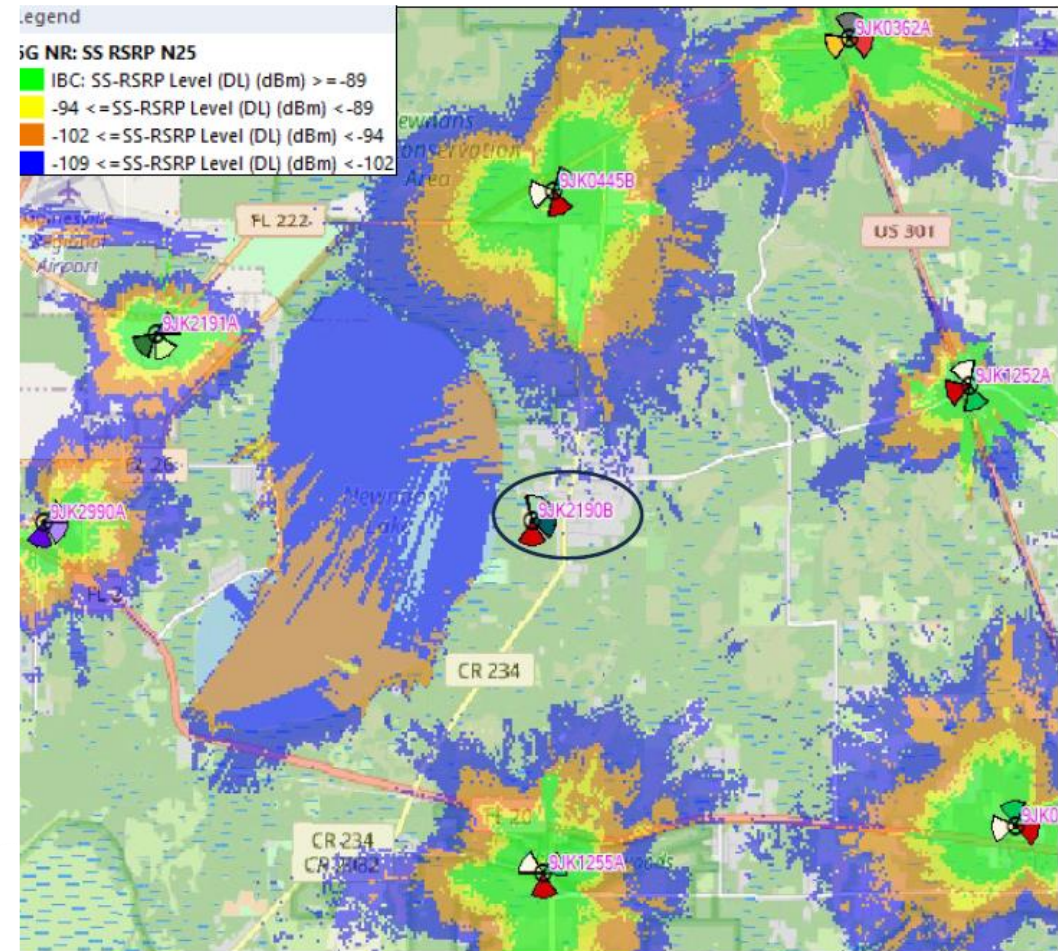
- OCG used data from the applicant's tower application to validate the coverage maps presented with the NexTower application.
- OCG's simulation of the T-Mobile Coverage in the area closely matched that of what was presented in the application.



Coverage Without Proposed Tower



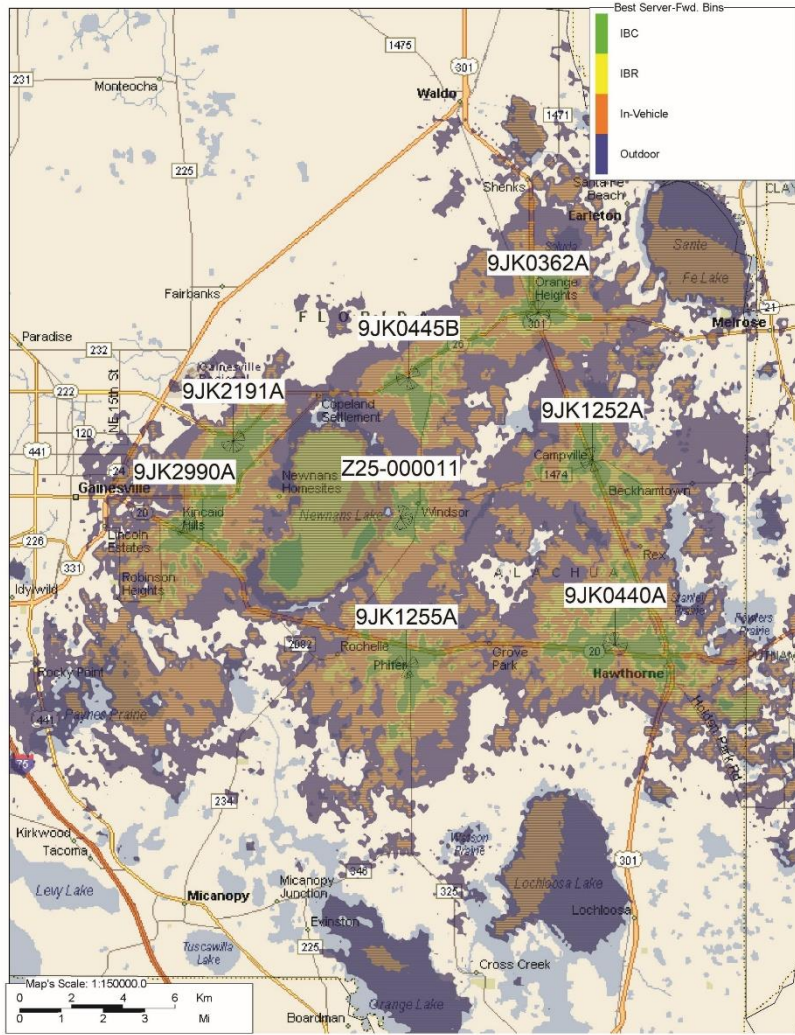
OCG Coverage Map



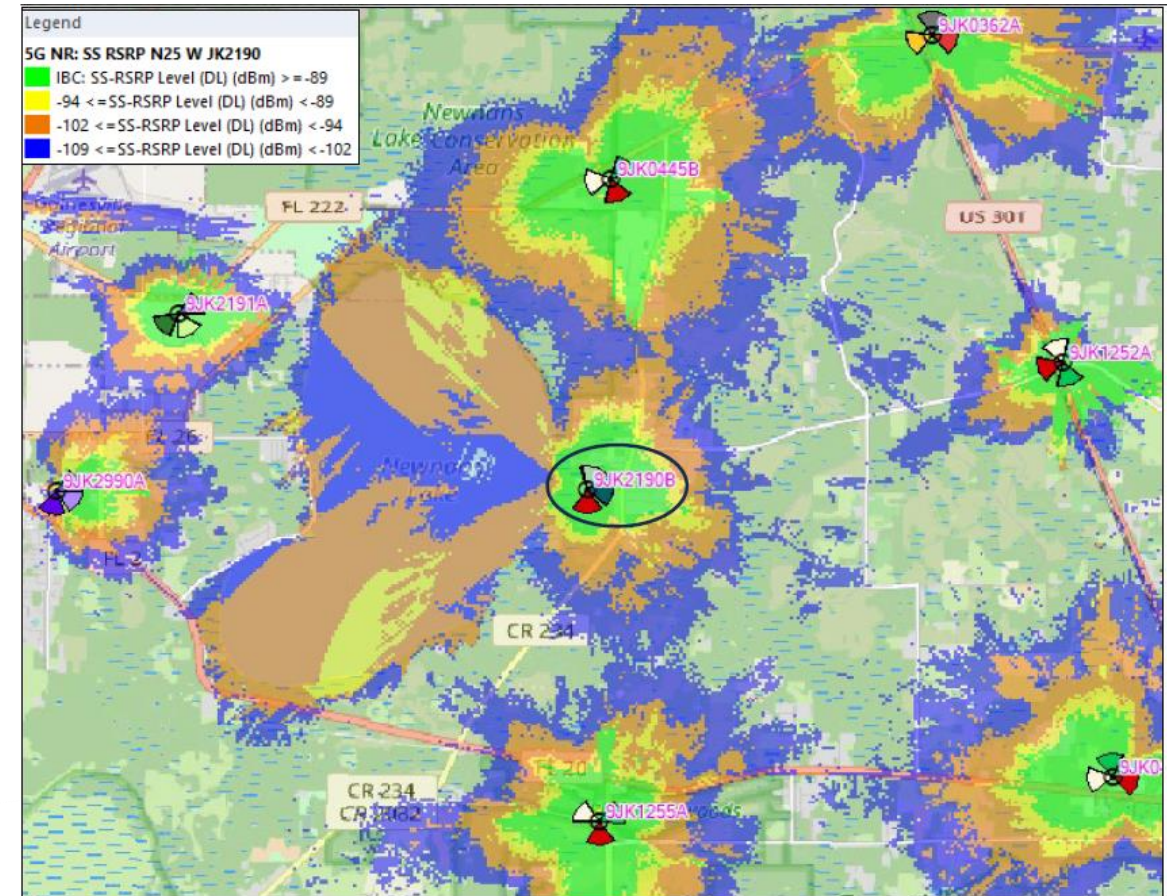
- Existing 5G Mid-Band Coverage.

Applicant Coverage Map

Coverage With Proposed Tower



OCG Coverage Map



- Existing and planned 5G Mid-Band Coverage with proposed site.

Applicant Coverage Map

Conclusions


- OCG would recommend approval of the SUP application.
 - Based on these coverage maps there is significant area of coverage deficiency in the Windsor area.
 - OCG is in agreement with the provided T-Mobile coverage maps and that the proposed tower height is the minimum required to gain noticeable improved coverage in the area of need.
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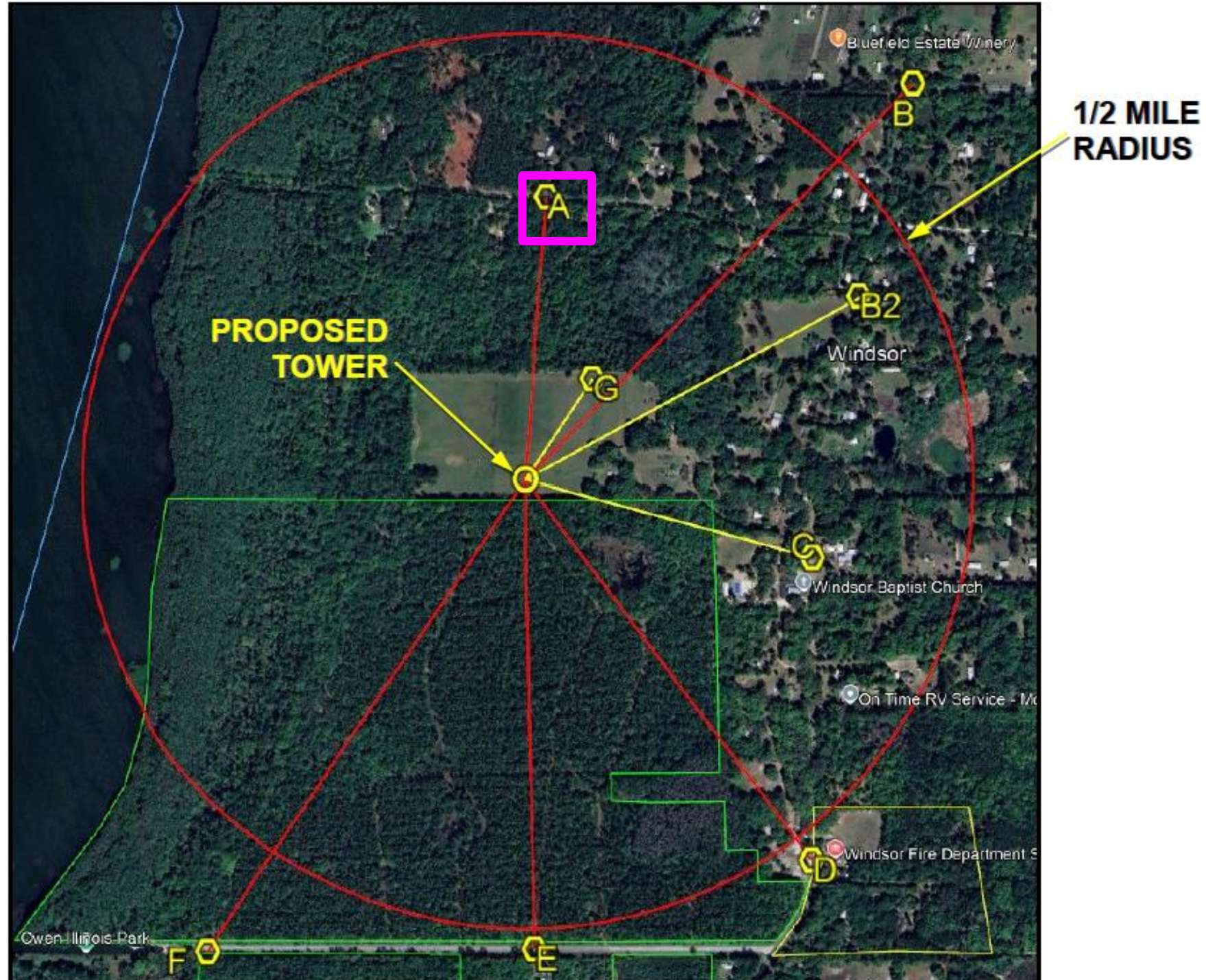
Photo simulations



Photo simulations

- The ULDC requires at least 4 photosim locations as part of a visual impact analysis report for Tier 3 PWSF.
- The applicant provided 8 photosim locations:
 - 4 along County Rd. 234
 - 1 from the north
 - 2 from the south
 - 1 from same parcel as site

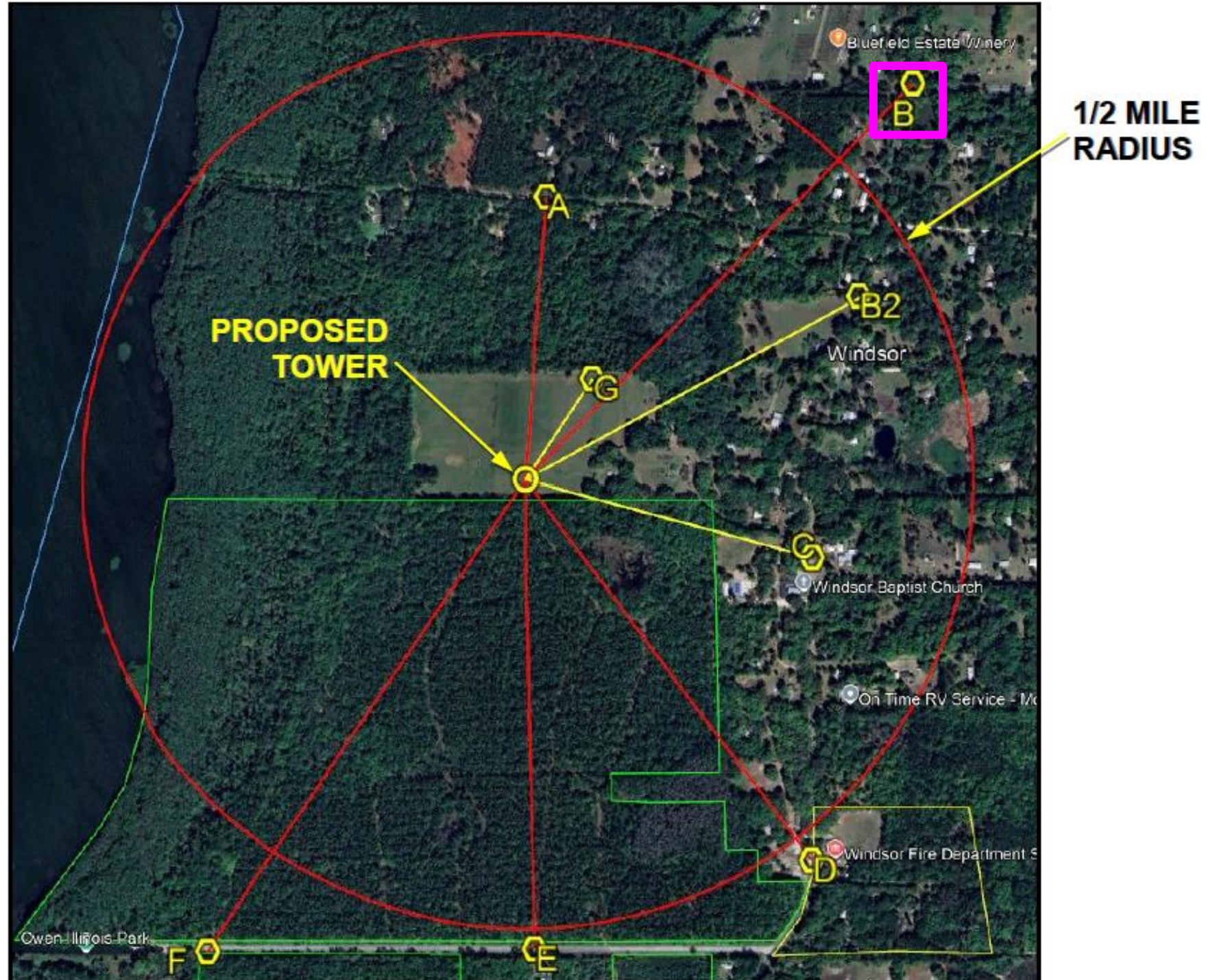
Photo-
sim
locations

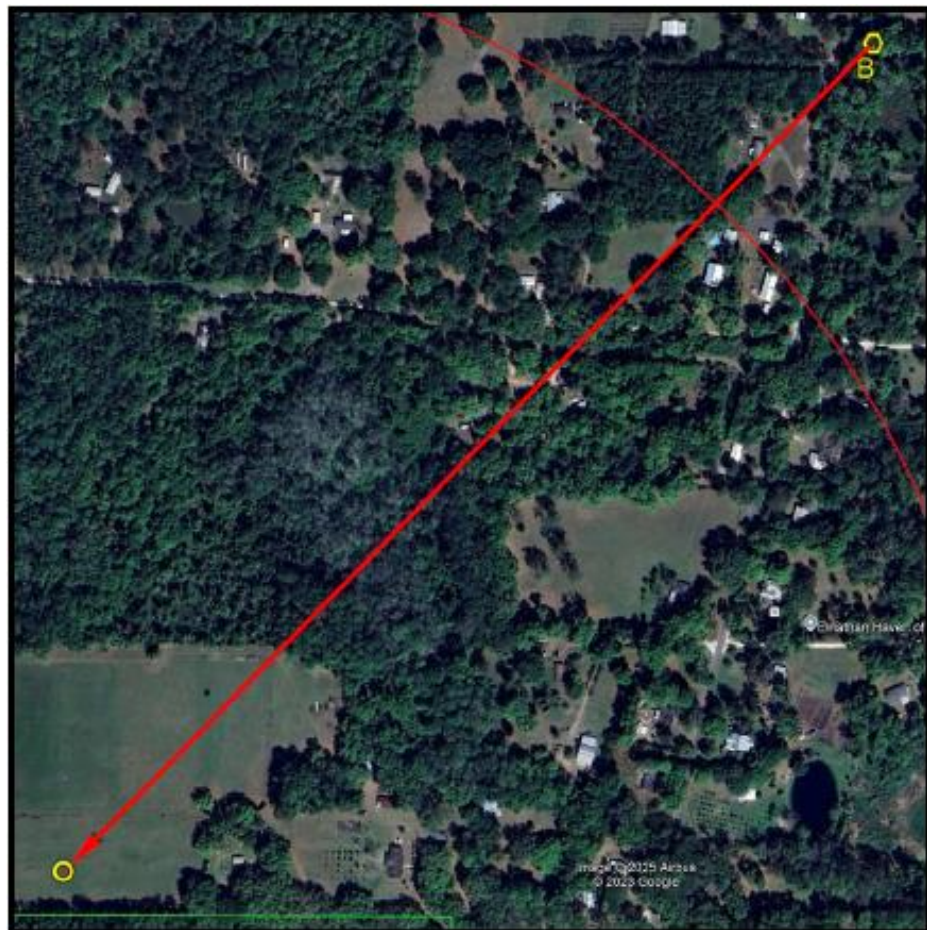




Existing view of Tower from 1664' looking South. Proposed tower not visible.

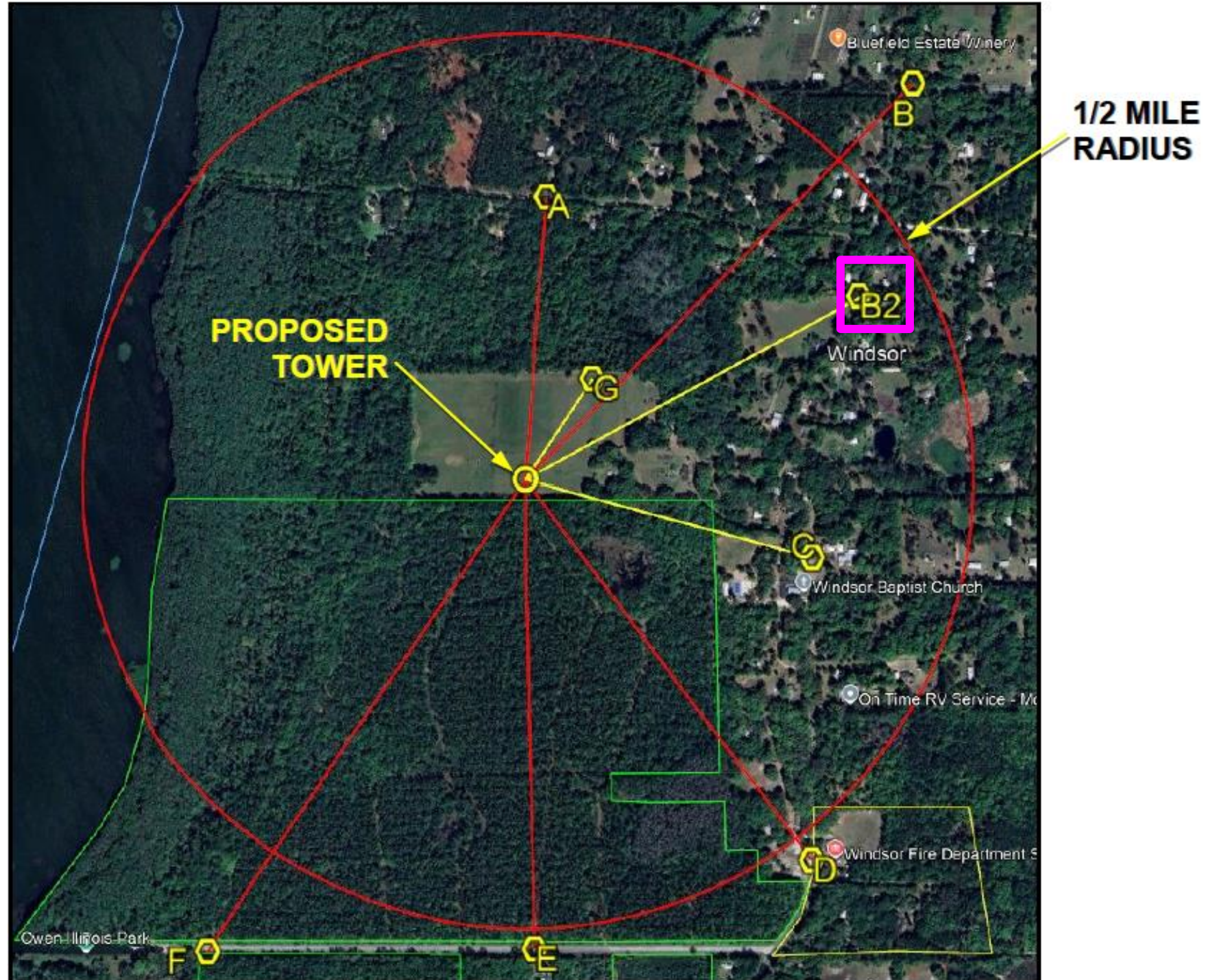
Photo-
sim
locations





Existing view of Tower from 3269'
looking SW. Proposed tower not visible.

Photo-
sim
locations





Existing View



**Photo Simulation of Proposed
Tower from 2253' looking SW.**

Photo-
sim
locations

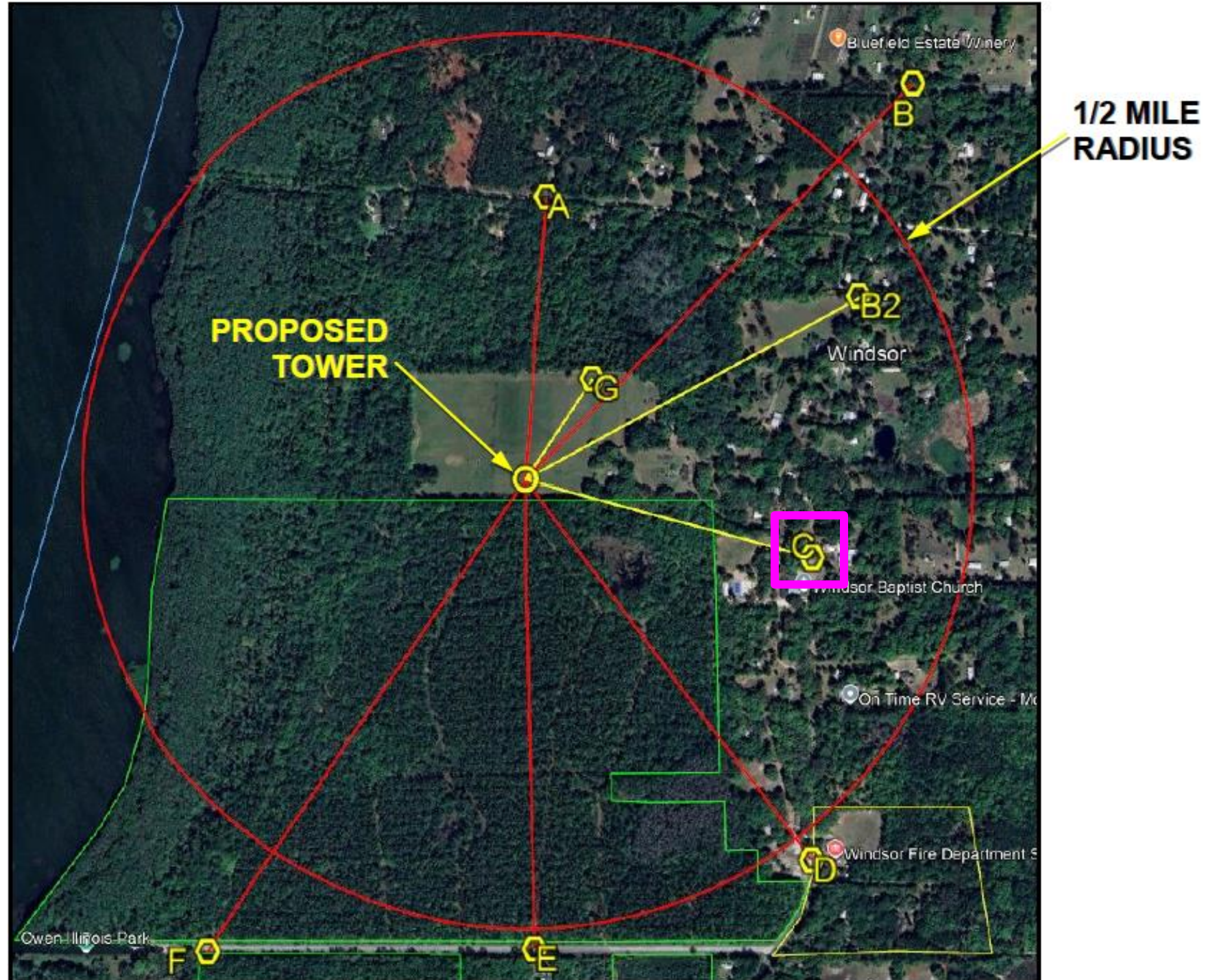
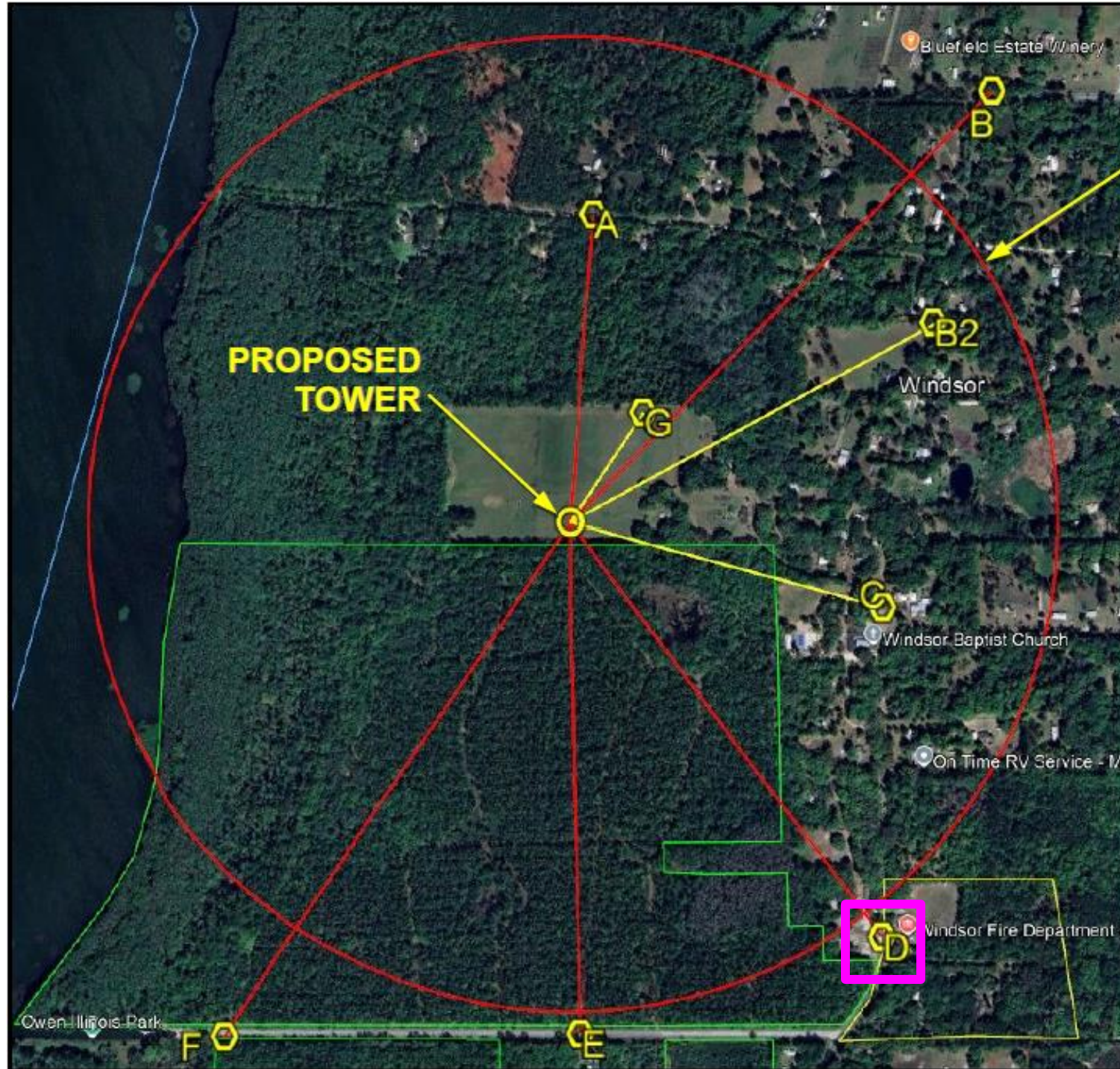




Photo Simulation of
Proposed Tower from
1764' looking Westerly.

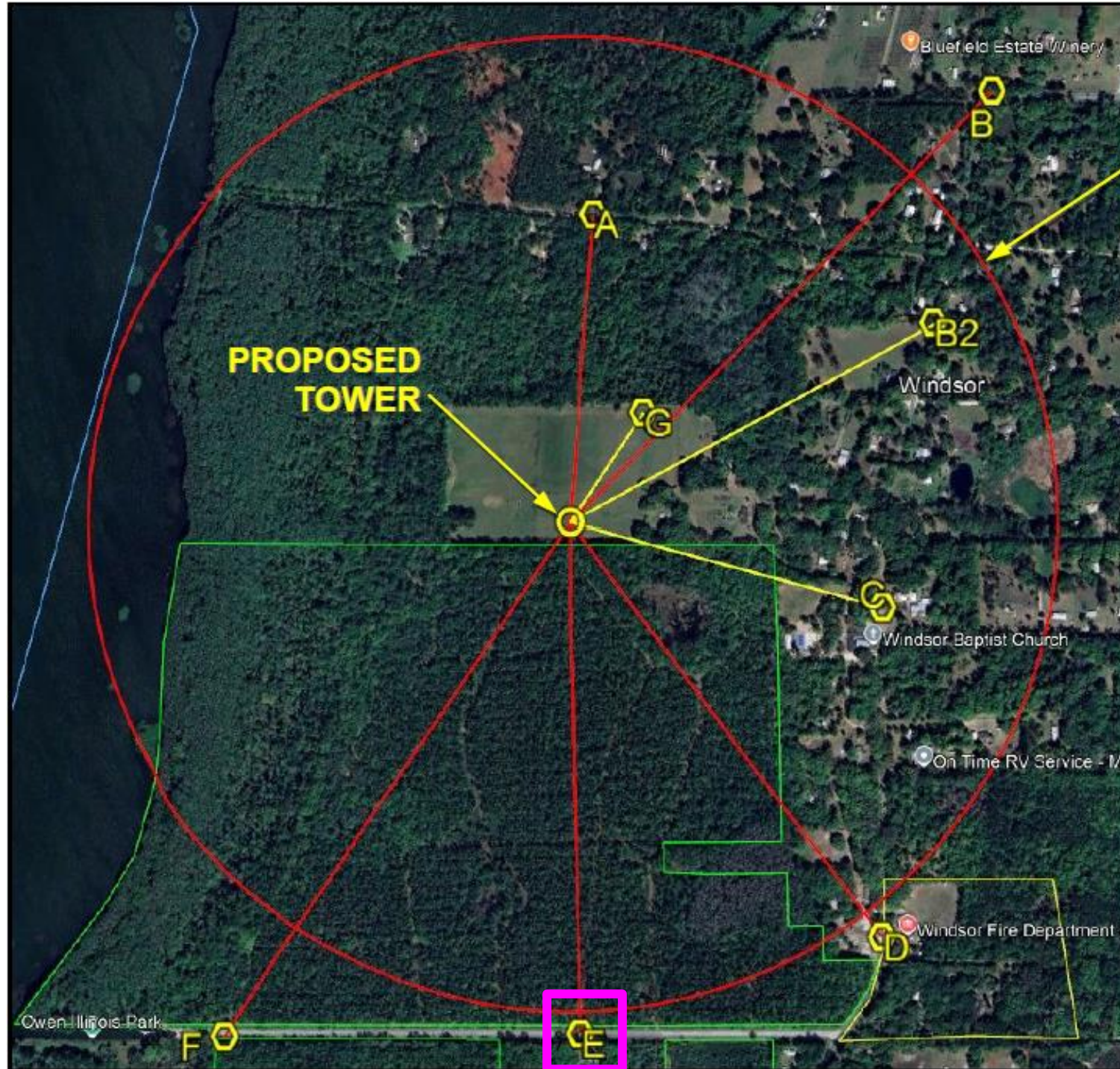


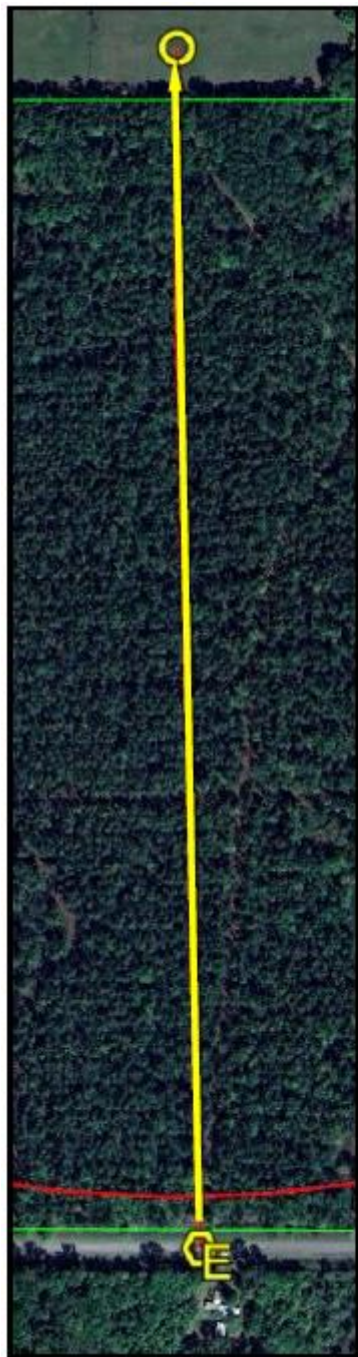


1/2 MILE
RADIUS

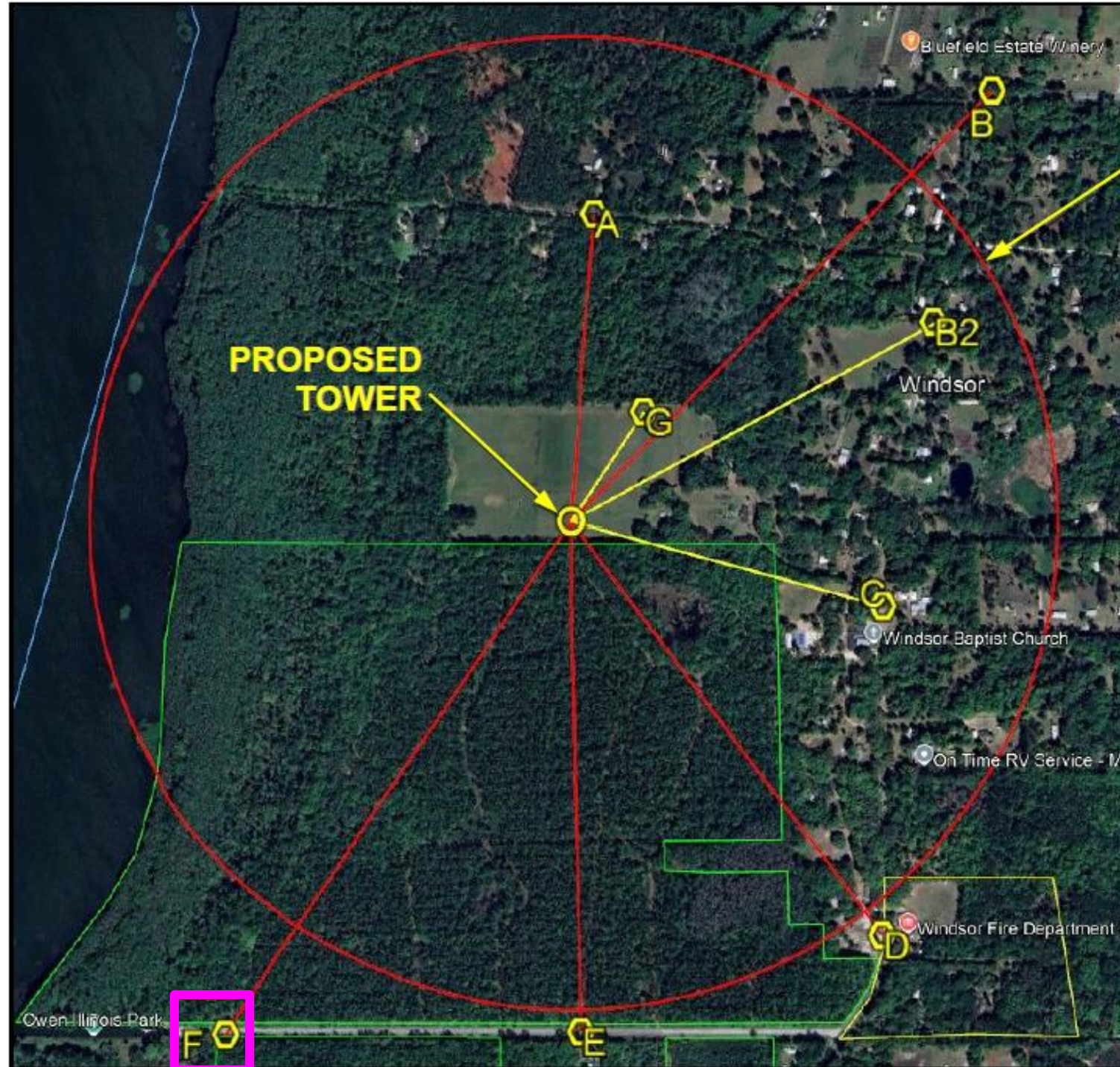


Existing view from 2810' looking NW.
Proposed Tower not visible.

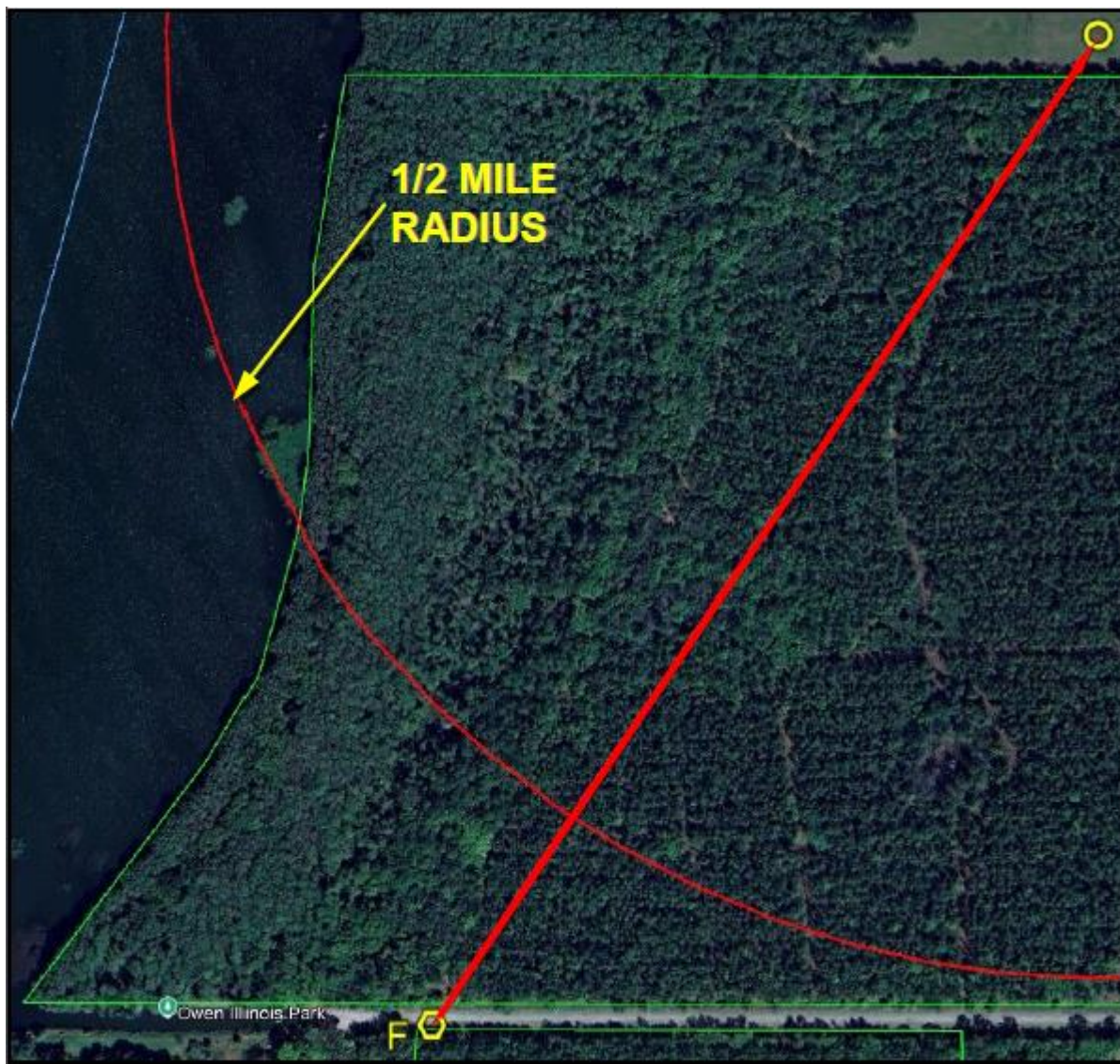




View from 2764' looking North.
Proposed tower not visible.

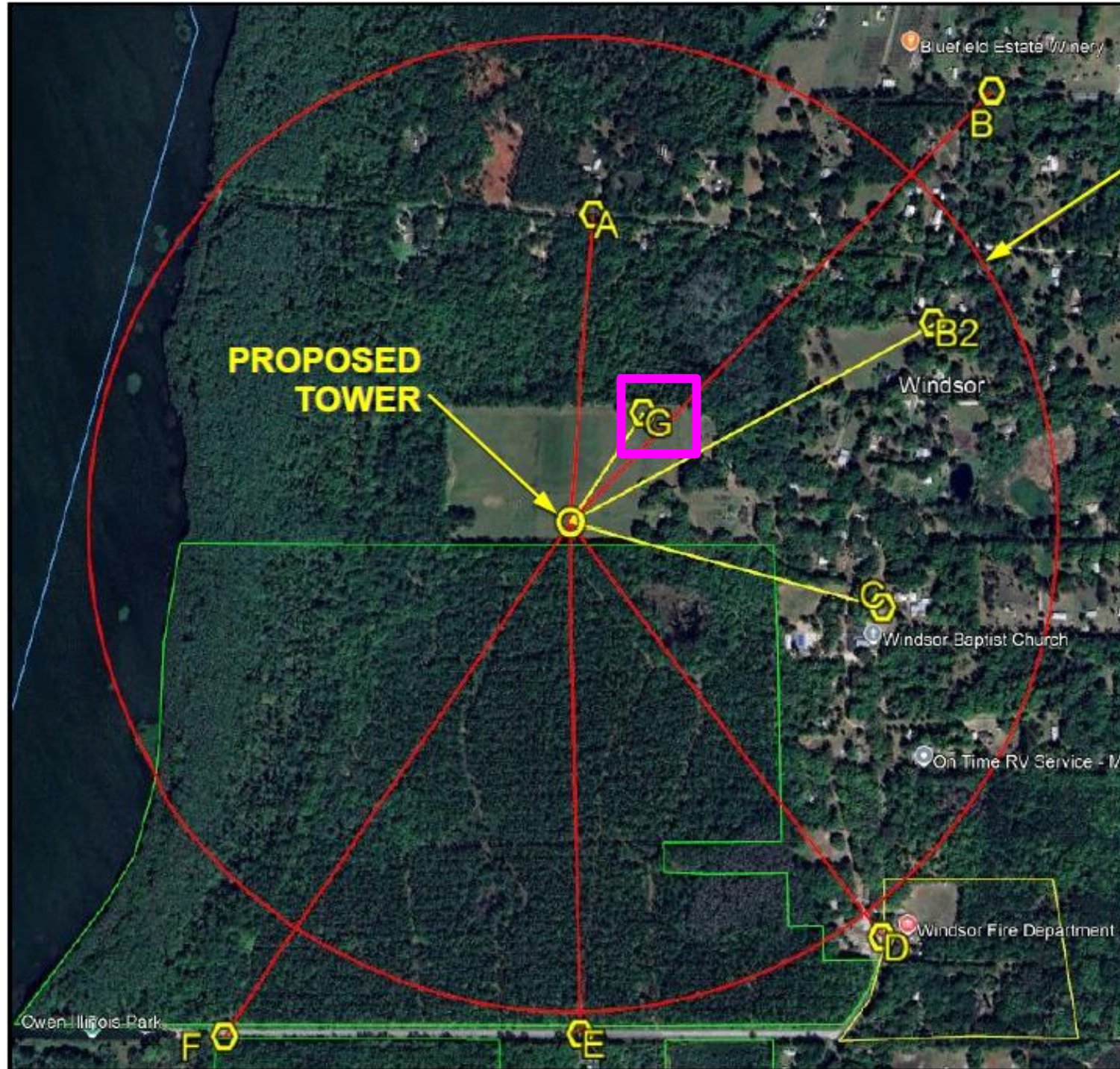


1/2 MILE
RADIUS



Existing view from 3360' looking NE.
Proposed tower not visible.





1/2 MILE
RADIUS

PROPOSED
TOWER




Existing View




**Photo Simulation of Proposed
Tower from 711' looking SW.**

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 199 feet in height within a portion of parcel number 17818-003-001 (as described in the attached legal description) on approximately 0.15 acres at 12102 SE 8th Ave. 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 design.
 3. Landscaping buffering of the site shall meet the requirements of Sec. 404.54(d)(5) of the ULDC.
 4. The applicant shall restore SE 8th Avenue 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.
 6. 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.
 7. 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** Z25-000011 with the conditions and bases as listed in the staff report.



Planning Commission Recommendation

- At its meeting on 6/18/25 the Planning Commission recommend (5-1) that the Board of County Commissioners **approve** Z25-000011 with the conditions and bases as listed in the staff report.

The Planning Commission also made a recommendation for staff to review the possibility of implementing a “structure removal bond” or similar instrument in the Unified Land Development Code to ensure that funds are available to remove abandoned PWSF.

