



**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
USE REGULATIONS PROJECT SUB-COMMITTEE**

**TUESDAY, APRIL 26, 2016 AGENDA
2300 NORTH JOG ROAD
1ST FLOOR HEARING ROOM (VC-1W-47)
2:00 P.M. – 4:00 P.M.**

A. CALL TO ORDER

1. Introductions
2. Additions, Substitutions, and Deletions
3. Motion to Adopt Agenda
4. April 11, 2016 Meeting Summary on Transportation Uses to be presented at next Subcommittee Meeting.

B. SUBCOMMITTEE RULES AND PROCEDURES

C. COMMERCIAL COMMUNICATION TOWERS

1. Introduction - Scope of Work
2. Article 4, Use Regulations - Summary of Amendments (Exhibit A)
3. Discussion

D. STAFF COMMENTS

1. Commercial and Temporary Uses Status
2. Agricultural Uses Status
3. Other

E. ADJOURN

EXHIBIT A
COMMUNICATION TOWERS, COMMERCIAL
SUMMARY OF AMENDMENTS
(Updated 04/22/16)

PART USED AS REFERENCE ONLY -DEFINITIONS IN ART. 1.I WILL BE SHOWN AS SEPARATE DRAFT IN THE USE REGULATIONS PROJECT.

Part 1. ULDC Art. 1.1.2, Definitions (page 35, 46, 48, 64, 77, 94, 101, and 107 of 119), is hereby amended as follows:

Reason for amendments: [Zoning]

1.	Relocate definitions of Commercial Communication Tower types from article 1 to consolidate tower standards in Article 4, Use Regulations.
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CHAPTER I DEFINITIONS & ACRONYMS

Section 2 Definitions

A. Terms defined herein or referenced in this Article shall have the following meanings:

....
~~72. **Antenna** — a transmitting and/or receiving device used for AM/FM radio, television, microwave, telephone, cellular, personal wireless services, and related forms of electronic communications. This excludes amateur radio antennas and satellite dishes. [Relocated to Art. 4.B.9.C.6.a, Definition]~~

C. Terms defined herein or referenced in this Article shall have the following meanings:

....
~~1. **Camouflage Tower** — a tower or structure, which is incorporated into and is compatible with existing or proposed uses on site (i.e., antenna incorporated into site lighting at a park or incorporated into an electrical distribution center). [Relocated to Art. 4.B.9.C.2.a, Definition]~~

....
~~49. **Communication Tower, Commercial** — for the purposes of Art. 4.C, any tower whose principal use is to facilitate transmissions for AM/FM radio, television, microwave, cellular, digital, personal communication services, enhanced specialized radio, and related communication services. Towers located on school sites and utilized for educational purposes only, pursuant to F.S. Chapter 1013.18, shall not be considered commercial communication towers. [Partially relocated to Art. 4.B.9.C, Definitions and Supplementary Use Standards for Specific Uses]~~

G. Terms defined herein or referenced in this Article shall have the following meanings:

....
~~37. **Guyed Tower** — a structure that is supported either partially or completely by guy wires and ground anchors. [Relocated to Art. 4.B.9.C.5.a, Definition]~~

M. Terms defined herein or referenced in this Article shall have the following meanings:

....
~~50. **Monopole Tower** — for the purposes of Art. 4, a structure that consists of a single pole supported by a permanent foundation. [Relocated to Art. 4.B.9.C.3.a, Definition]~~

S. Terms defined herein or referenced in this Article shall have the following meanings:

....
~~23. **Self Support/Lattice Tower** — for the purposes of Art. 4, a structure that is constructed without guy wires or ground anchors. [Relocated to Art. 4.B.9.C.4.a, Definition]~~

....
~~84. **Stealth Facility** — for the purposes of Art. 4, a structure, which is not readily identifiable as a tower and is compatible with existing or proposed uses on site. The structure may or may not have a secondary function (i.e., bell tower, spire, flagpole, etc.). [Relocated to Art. 4.B.9.C.1.a, Definition]~~

T. Terms defined herein or referenced in this Article shall have the following meanings:

....
~~43. **Tower Hierarchy** — for the purposes of Art. 4, for the purpose of determining impact the following hierarchy has been established. [Partially relocated to Art. 4.B.9.B, General Commercial Communication Tower Standards]~~

~~**LEAST IMPACT**~~

~~Stealth~~

~~Camouflage~~

~~Monopole~~

~~Self support/Lattice~~

~~Guyed~~

~~**MOST IMPACT**~~

[Relocated to Art. 4.B.9.F.2, Replacement]

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**EXHIBIT A
COMMUNICATION TOWERS, COMMERCIAL
SUMMARY OF AMENDMENTS
(Updated 04/22/16)**

PART USED AS REFERENCE ONLY - ART. 4.B. WILL BE SHOWN AS DELETED IN THE FINAL DRAFT OF THE USE REGULATIONS PROJECT.

Part 2. ULDC Art. 4.B.1.A.31, Communication Towers, Commercial (page 41 of 171), is hereby deleted as follows:

Reason for amendments: [Zoning]	
1.	Consolidate definitions in new Art. 4.B.9, Commercial Communication Towers.

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

~~**31. Communication Towers, Commercial**~~

~~Any tower whose principal use is to facilitate transmissions for AM/FM radio, television, microwave and cellular telephone transmission towers, antennae and accessory equipment and buildings. All tower and antennae types are subject to standards in Article 4.C, COMMUNICATION TOWER, COMMERCIAL. [Partially relocated to Art. 4.B.9.B, General Standards]~~

~~**a. Communication Panel Antennas, Commercial**~~

~~Standards shall apply to commercial communication panels and antennas mounted on roofs, or attached to buildings or legal billboards.~~

~~**b. Communication Cell Sites on Wheels (COWs)**~~

~~A temporary facility utilized to ensure adequate telecommunications capacity during periods of high usage or during periods when traditional modes of communication are unavailable. COWs consist of a folding or telescoping monopole or guyed structure, with attached antenna, mounted on a trailer or truck.~~

AMENDMENTS TO IRO, URA, PDDs, TDDs, AND STANDARD ZONING DISTRICTS SHOWN BELOW ARE FOR INFORMATION ONLY. - THESE AMENDMENTS ARE PART OF A GENERAL DELETION OF USE MATRICES WHICH WILL BE CONSOLIDATED IN ONE TABLE.

Part 3. Table 4.A.3.A - Use Matrix (page 17 of 171), is hereby amended as follows:

Reason for amendments: [Zoning]	
1.	Relocate approval process for Mobile Communication Cell Site on Wheels (COW) as contain in the Use Matrices for IRO, URA, PDD, TDD and standard zoning districts to a consolidated Use Matrix for Temporary Use Classification.
2.	Delete approval process for Communication Panel Antennas from Uses Matrices as specific provisions that address antennas approval in Article 4.C, Commercial Communication Towers. Antenna provisions will be relocated to Article 5, Supplementary Standards.
3.	Approval of Commercial Communication Towers is based on the specific tower type as indicated in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review. The existing approval processes of towers contained in the IRO, URA, PDD, TDD and standard zoning districts Use Matrices are not specifying tower type and the approval was always referenced to the table noted above. As a result, staff is proposing to delete the Commercial Communication Tower approval process from the Use Matrices.

Table 3.B.15.F - IRO Permitted Use Schedule (continued)

Use Type	Land Use				NOTE	Use Type	Land Use				NOTE
	C L	C H	C L O	C H O			C L	C H	C L O	C H O	
....						Utilities and Excavation					
						<i>Communication Cell Sites on Wheels (COW) Tower, Mobile</i>	S	S	S	S	31
						<i>Communication Panels or Antennas, Commercial</i>	D	D	D	D	31
						<i>Communication Tower, Commercial</i>	A	A	A	A	31
										
[Ord. 2010-005] [Ord. 2012-007] [Ord. 2013-001]											
Key:											
P Permitted by right.											
D Permitted subject to DRO approval.											
L Permitted by right, subject to accessory use limitations.											
S Permitted subject to Special Permit approval.											
A Permitted subject to Board of County Commission Approval.											

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**EXHIBIT A
COMMUNICATION TOWERS, COMMERCIAL
SUMMARY OF AMENDMENTS
(Updated 04/22/16)**

Table 3.B.16.E - PRA Use Matrix (1)(2)(3)

Use Type	Transect Sub-Zones					Note
	UC 1	UC 2	UC 3	UI 1	UI 2	
Utilities and Excavation						
....						
<i>Communication Cell Sites on Wheels (COWS)</i>	S	S	S	S	S	31
<i>Communication Panels, or Antennas, Commercial</i>	A	A	A	A	A	31
<i>Communication Tower, Commercial</i>	A	A	A	A	A	31
...						
[Ord. 2011-016] [Ord. 2013-001]						
Note:						
1. Deviations from this table shall be prohibited.						
2. Any outdoor uses shall comply with Art. 3.B.16.E.4.a, Residential Setbacks						
3. Those uses that were legally established prior to the adoption of Zoning Resolutions R-10-1344 and R-10-1345 (Applications 2010-00667 and 00668, UC and UI Districts, respectively) shall be permitted to continue in accordance with Art. 1.E, Prior Approvals, or 1.F, Non-conformities. Change in use permitted subject to limitations of Art. 3.B.16.E.2.a, Right to Continue or Change Use.						
4. The change in use for a previously approved non-residential structure shall be permitted by right, if in compliance with Art. 3.B.16.E.2.a, Right to Continue or Change Use.						
Key:						
P Permitted by Right						
S Permitted subject to Special Permit approval.						
D Permitted subject to DRO approval.						
B Permitted subject to Zoning Commission Approval.						
A Permitted subject to Board of County Commission Approval.						

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Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD					MXP		PIPD			LCC		NOTE				
	Pods					FLU					FLU		Use Zone			FLU						
	R	C	R	C	A	C	C	C	C	C	I	I	C	C	I	C	I		M	R	C	C
E	O	E	I	G	L	H	L	H	R	N	N	H	H	N	O	N	H	V	L	H		
S	M	C	V	R			O	O		D	S	O		D	M	D	P	P				
				/							T			/	/	/	D	D				
				P										L	G							
Utilities and Excavation Uses																						
....																						
<i>Communication Cell Sites On Wheels (COW) Tower, Mobile</i>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	31		
<i>Communication Panels, Or Antennas, Commercial</i>	B	D	D	D		D	D	D	D	D	P	D	D	D	P	P	P			D	D	31
<i>Communication Tower, Commercial</i>							R				R	R	R		R	R	R				R	31
....																						
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2013-001]																						
Notes:																						
P Permitted by right																						
D Permitted subject to approval by the DRO																						
S Permitted in the district only if approved by Special Permit																						
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																						

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**EXHIBIT A
COMMUNICATION TOWERS, COMMERCIAL
SUMMARY OF AMENDMENTS
(Updated 04/22/16)**

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Table 4.A.3.A - Use Matrix Continued

Use Type	Zoning District/Overlay																	N O T E	
	Agriculture/ Conservation			Residential					Commercial					Industry/Public					
	P C	A G R	A P	AR R U S A	R E T S M	R E T S M	R E T S M	R E T S M	C N	C L O	C C O	C H O	C G R E	I L	I G	P O	I P F		
Utilities & Excavation																			
<i>Communication Cell Sites on Wheels (COW) Tower, Mobile</i>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	31
<i>Communication Panels, or Antennas, Commercial</i>		D	P	B	B	B	B	B	D	D	D	D	D	D	P	P	P	B	31
<i>Communication Tower, Commercial</i>	A	A	D	A	A	A	A	A	A	A	B	B	B	B	D	D	D	A	31
[Ord. 2006-004] [Ord. 2007-001] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2013-001]																			
Key:																			
P Permitted by right																			
D Permitted subject to approval by the DRO																			
S Permitted in the district only if approved by Special Permit																			
B Permitted in the district only if approved by the Zoning Commission (ZC)																			
A Permitted in the district only if approved by the Board of County Commissioners (BCC)																			

2

Table 3.F.1.F - Traditional Development Permitted Use Schedule (Continued)

District Tier Land Use Zone	TND						TMD				N O T E S
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/ Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/ Rec	Res	N/C	Open Space/ Rec			Dev	Preserve	
Commercial Uses											
....											
Utilities and Excavation											
<i>Communication panel, antennas, commercial</i>	S						D	D	D		31
<i>Communication tower, commercial</i>							D	D	D		31
<i>Communication cell sites on wheels (COW)</i>							S				31
....											
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-001]											
Notes:											
P Permitted by right.											
D Permitted subject to approval by the DRO.											
S Permitted in the district only if approved by Special Permit.											
R Requested Use.											

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END OF PART USED FOR INFORMATION ONLY.

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EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)

1 **Part 4. New ULDC Art. 4.C.9, Communication Towers, Commercial, is hereby established as**
 2 **follows:**
 3

Reason for amendments: [Zoning]	
1.	Consolidate Commercial Communication Tower approval processes in residential and non residential zoning districts in one Use Matrix to facilitate ease of use and reduce possible glitches in the future.
2.	Delete Expedited DRO (DE) approval from Stealth Towers equal to or less than 100 feet to reflect a "D" in the consolidated Use Matrix as the correct acronym related to Development Review Officer (DRO). Stealth Tower supplementary standard is updated to reflect that in Agricultural Reserve (AGR), Agricultural Residential (AR) Rural Service Area (RSA), AR Urban Service Area (USA); and Residential Estate (RE) Zoning Districts, Stealth Tower equals to or less than 100 feet is reviewed by DRO Agency Review which is the process that equates to DE in today's Code. Footnote in the table is deleted also for consistency with the noted change.
3.	Delete "BP" for Building Permit Review as shown in the Residential and Non-Residential District Tower Location and Type of Review tables to reflect a "P" for Permitted by Right use in the consolidated Use Matrix.
4.	Delete footnote # 1 that relates to location of towers in public and private Civic pod, Commercial pod and Golf Courses in Recreation pod of Planned Unit Development (PUD). The consolidated Use Matrix reflects the approval process in the specific pods as described in the note.

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

1

Table 4.C.3.I – Residential District Tower Location and Type of Review

TOWER TYPE	AGR	AR/ RSA	AR/ USA	RE	RT	RS	RM	PUD Pods (1)		RVPD	MHPD	TND
								CIV or COM	REC			
Stealth Towers ≤ 100'	DE	DE	DE	DE	D	D	D	D	A	*	*	D
Stealth Towers >100' ≤ 125'	D	D	D	D	B	B	B	D	A	*	*	D
Stealth Towers > 125'	B	B	B	B	A	A	A	B	A	*	*	B
Camouflage Towers	BP	BP	BP	BP	D	D	D	D	A	*	*	D
Monopole Towers ≤ 60'	BP	D	D	D	*	*	*	D	*	*	*	D
Monopole Towers > 60' and ≤ 100'	D	B	B	B	*	*	*	B	*	*	*	B
Monopole Towers > 100' and ≤ 150'	B	B	B	B	*	*	*	B	*	*	*	B
Monopole Towers > 150' and ≤ 200'	B	B	B	B	*	*	*	*	*	*	*	*
Monopole Towers > 200' and ≤ 250'	A	A	A	*	*	*	*	*	*	*	*	*
Monopole Towers > 250'	A	A	A	*	*	*	*	*	*	*	*	*
Self Support Towers ≤ 60'	BP	D	D	B	*	*	*	D	*	*	*	D
Self Support Towers > 60' and ≤ 100'	D	B	B	A	*	*	*	B	*	*	*	B
Self Support Towers > 100' and ≤ 150'	B	A	A	A	*	*	*	A	*	*	*	A
Self Support Towers > 150' and ≤ 200'	A	A	A	*	*	*	*	*	*	*	*	*
Self Support Towers > 200' and ≤ 250'	A	A	A	*	*	*	*	*	*	*	*	*
Self Support Towers > 250'	A	A	A	*	*	*	*	*	*	*	*	*
Guyed Towers ≤ 60'	BP	D	D	B	*	*	*	D	*	*	*	D
Guyed Towers > 60' and ≤ 100'	D	B	B	A	*	*	*	B	*	*	*	B
Guyed Towers > 100' and ≤ 150'	B	A	A	*	*	*	*	*	*	*	*	*
Guyed Towers > 150' and ≤ 200'	A	A	A	*	*	*	*	*	*	*	*	*
Guyed Towers > 200' and ≤ 250'	A	A	A	*	*	*	*	*	*	*	*	*
Guyed Towers > 250'	A	A	A	*	*	*	*	*	*	*	*	*
FDOT	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	*	D(2)	D(2)	D(2)
FPL (3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)

[Ord. 2014-001]

Notes:

- D = Development Review Officer (No Public Hearing)
- DE = Expedited Review
- BP = Building Permit Review (No Public Hearing)
- B = Conditional use Review by ZC (1 Public Hearing)
- A = Conditional use Review by BCC (2 Public Hearings)
- (1) = Public or Private Civic, and Commercial pods; or, a *Recreational Pod only when located on a Golf Course.* [Ord. 2014-001]
[Partially relocated to Art. 4.B.9.C.1.b.2), Recreation pod of PUD]
- (2) = *I-95 and Florida Turnpike streets at least 250 feet in width.* [Relocated to Table 4.B.9.A, Commercial Communication Towers Matrix, note #2]
- (3) = *Electrical transmission streets at least 250 feet in width.* [Relocated to Table 4.B.9.A, Commercial Communication Towers Matrix, note #1]
- * = Not permitted in zoning district, unless otherwise allowed in association with non-residential uses as provided in this Section.
[Relocated to Art. 4.B.9.A, Commercial Communication Tower Use Matrix]

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[Approval processes relocated to Table 4.B.9.A, Commercial Communication Towers Matrix]

Reason for amendments: [Zoning]

5. Delete footnote #2 in table 4.C.3.I, Non-Residential Districts, Tower Location and Type of Review which clarifies towers in Mixed Use Planned Development (MXPDP) are allowed only when located in Commercial High (CH) Future Land Use (FLU) designation. The consolidated Use Matrix identifies CH and Commercial High Office (CHO) FLU designations contained in MXPDP. As a result of the note, the approval will be reflected only in MXPDP with CH FLU designation for the same tower types that are

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

	currently shown in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review.
6.	Delete table footnote #3 related to Self Support and Guyed Towers in MXPDP to be located only in Industrial (IND) FLU designation given the fact that MXPDP is not consistent with IND FLU designation.

1

Table 4.C.3.I - Non-Residential Districts, Tower Location, and Type of Review

TOWER TYPE	AP	PO	CN	GLO	CC	CG	CHO	GRE	IL	IG	MUPD (1)	MXPDP	PIPD	PC
<i>Stealth Towers ≤ 100'</i>	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP
<i>Stealth Towers >100' ≤ 125'</i>	D	D	D	D	D	D	D	D	D	D	D	D(2)	D	D
<i>Stealth Towers > 125'</i>	B	B	B	B	B	B	B	B	B	B	B	B	B	B
<i>Camouflage Towers</i>	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP(2)	BP	BP
<i>Monopole Towers ≤ 60'</i>	D	D	B	B	D	D	B	B	D	D	B	B(2)	D	B
<i>Monopole Towers > 60' and ≤ 100'</i>	D	D	B	B	D	D	B	B	D	D	B	B(2)	D	B
<i>Monopole Towers >100' and ≤ 150'</i>	D	D	B	B	D	D	B	B	D	D	B	B(2)	D	B
<i>Monopole Towers > 150 and ≤ 200'</i>	D	D	B	B	D	D	B	B	D	D	B	B(2)	D	B
<i>Monopole Towers >200' and ≤ 250'</i>	D	A	A	A	B	B	A	A	D	D	A	A(2)	D	A
<i>Monopole Towers >250'</i>	B	A	A	A	A	A	A	A	B	B	A	A(2)	B	A
<i>Self Support Towers ≤ 60'</i>	BP	BP	*	*	*	BP	*	*	BP	BP	*	BP(3)	BP	BP
<i>Self Support Towers > 60' and ≤ 100'</i>	D	D	*	*	*	D	*	*	D	D	*	D(3)	D	D
<i>Self Support Towers >100' and ≤ 150'</i>	D	D	*	*	*	D	*	*	D	D	*	D(3)	D	D
<i>Self Support Towers > 150' and ≤ 200'</i>	D	B				B			D	D		D(3)	D	D
<i>Self Support Towers > 200' and ≤ 250'</i>	B	B				B			B	B		B(3)	B	B
<i>Self Support Towers > 250'</i>	B	A				A			B	B		B	A	A
<i>Guyed Towers ≤ 60'</i>	BP	BP				BP			BP	BP	BP	BP(3)	BP	BP
<i>Guyed Towers > 60' and ≤ 100'</i>	D	D				D			D	D	D	D(3)	D	D
<i>Guyed Towers > 100' & ≤ 150'</i>	D	D				D			D	D	D	D(3)	D	D
<i>Guyed Towers > 150' & ≤ 200'</i>	D	B				B			D	D	B	D(3)	D	B
<i>Guyed Towers > 200' & ≤ 250'</i>	B	B				B			B	B	B	B(3)	B	B
<i>Guyed Towers > 250'</i>	B	A				A			B	B	A	B(3)	B	A
<i>FDOT (4)</i>	D	D	D	D	D	D	D	D	D	D	D	D	D	D
<i>FPL (5)</i>	D	D	D	D	D	D	D	D	D	D	D	D	D	D

Notes:

- D = Development Review Officer (No Public Hearing)
- BP = Building Permit Review (No Public Hearing)
- B = Conditional use Review by ZC (1 Public Hearing)
- A = Conditional use Review by BCC (2 Public Hearings)
- (1) = **Permitted in CH of CL FLU Designation over five acres** [Relocated to Supplementary use standards for Stealth Tower in Article 4.B.9.C.1.c; Camouflage Tower in Article 4.B.9.C.2; Monopole in Article 4.B.9.C.3; Self Support in Article 4.B.9.C.4; and Guyed Tower in Article 4.B.9.C.5]
- (2) = ~~CH and IND FLU Designation~~ [CH relocated to Consolidate Use Matrix in Table 4.B.9.A, Commercial Communications Tower Use Matrix]
- (3) = Limited to IND FLU Designation
- (4) = ~~I-95 and Florida Turnpike streets at least 250 feet in width~~ [Relocated to Table 4.B.9.A, Commercial Communication Towers Matrix, note #2]
- (5) = ~~Electrical transmission streets at least 250 feet in width~~ [Relocated to Table 4.B.9.A, Commercial Communication Towers Matrix, note #1]
- * = Not permitted in zoning district, unless otherwise allowed in association with non-residential uses as provided in this Section

2
3

[Approval processes relocated to Table 4.B.9.A, Commercial Communication Towers Matrix]

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EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)

1 **Part 5. New ULDC Art. 4.B.9, Communication Towers, Commercial, is hereby established as**
 2 **follows:**
 3

Reason for amendments: [Zoning]	
1.	In 1998, a comprehensive Commercial Communication Tower amendment was introduced in the Unified Land Development Code (ULDC) throughout Ordinance 1998-1 in response to Federal regulations and industry trends in cellular communication. Later, during re-write of the ULDC in Ordinance 2003-067, Commercial Communication Tower regulations were placed under Article 4.C. Multiple amendments have since been made to the Code that affected the approval processes and references of the uses contained in the Commercial Communication Towers section.
2.	This amendment consolidates all Commercial Communication Tower regulations regarding approval processes, general standards, definitions, and Supplementary Use Standards in order to make it consistent with the formatting and construction of the Code proposed for Article 4 as part of the Use Regulations Project (URP).

4 **CHAPTER ~~CB~~ COMMUNICATION TOWER, COMMERCIAL USE CLASSIFICATION**

5 **Section 9 Commercial Communication Tower Uses**

6 **A. Commercial Communication Tower Use Matrix**
 7

Reason for amendments: [Zoning]	
3.	Indicate in the Use Matrix "P" for Permitted use where previously shown as "BP" for Building Permit review for consistency with construction of the consolidated Use Matrix.
4.	Allow Stealth, Camouflage, Monopole and Guyed Towers to be located in Institutional and Public Facilities (IPF) Zoning District and Multiple Use Planned Development (MUPD) with Institutional (INST) FLU designation. <ul style="list-style-type: none"> • MUPD with INST FLU designation is proposed to use the same approval process as MUPD with Commercial Low (CL) and CH FLU designation, where the uses are already allowed. Commercial Communication Towers are likely to be collocated with uses already permitted on institutional land. • IPF Zoning District was added to the ULDC through Ord. 2000-015 but was not recognized in the approval process table in Article 4.C for Commercial Communication Towers. The approval process assigned to the use is based on the same approval given to the towers located in Institutional (INST) FLU designation of MUPD.
5.	Delete Expedited DRO (DE) approval from Stealth Towers 100 feet in height or less to reflect a "D" in the consolidated Use Matrix and indicate the correct acronym related to DRO.
6.	The approval processes contained in table 4.C.3.I, Residential Districts, Tower Location, and Type of Review, limited approval of towers to Civic and Commercial pods of PUD as noted in the table footnote #1. The consolidated Use Matrix which includes all pods in PUD reflects that Residential pod and Agricultural/Preserve are not allowed to include any tower type.
7.	Amend Stealth and Camouflage Towers approval in Civic and Commercial pods of PUD to require Class A Conditional instead of DRO approval. In 2013, an amendment to the ULDC took place to allow Stealth and Camouflage Towers in Golf Courses located in Recreational pod of PUD subject to Class A Conditional Use. Zoning administration advised the BCC of the future change in the approval process for Civic and Commercial pods of PUD to protect adjacent residential uses.
8.	Indicate the most restrictive approval process in the Use Matrix, in this case prohibited, for Stealth Towers in Recreation pod of PUD. A Supplementary Use Standard for Stealth Tower has been added to indicate Class A Conditional Use approval when the use is located in Golf Courses in Recreation pod of PUD. The standard reflects the approval and the only location allowed for this type of tower in Recreation pod of PUD as contained in footnote of table 4.C.3.I, Residential Districts, Tower Location, and Type of Review.
9.	Allow all tower types in MUPD with IND FLU designation consistent with the towers approved in other industrial zoning districts such as Industrial Light and Industrial General pods of Planned Industrial Park Development (PIPD) and industrial standard zoning districts. The approval process proposed for MUPD with IND FLU is the same as in Industrial General pod of PIPD since both Planned Development Districts (PDDs) have IND FLU designation.
10.	Ord. 2014-025 clarified Economic Development Center (EDC) FLU designation by creating consistency with the Plan FLU Element Section III.C.4-2 now Policy 2.2.24-c that indicates EDC "is intended to accommodate employment opportunities, research parks, and employment centers" and "shall be limited those (uses) that demonstrate Light Industrial characteristics." Such consistency is reflected by including the EDC FLU designation in the Use Matrix for MUPD and including approval processes for applicable uses through the different use classifications. EDC was not added to the approval process table for Commercial Communication Towers in Article 4.C.3.I, Non-Residential Districts, Tower Location and Type of Review. This amendment adds EDC to indicate the same approval process in towers types already permitted in Light Industrial pod of PIPD. Approval for Electrical Transmission Line R-O-W and the FDOT R-O-W has been added to the MUPD with EDC FLU equally consistent with Light Industrial pod of PIPD.

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EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
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11.	Currently all Use Matrices through the Code differentiate the approval process for Industrial Light pod, Industrial General pod and Commercial pod in PIPD. Table 4.C.3.I, Non-Residential Districts, Tower Location and Type of Review indicate approval for PIPD but does not specify what particular pod the approval is for. The consolidated Use Matrix simply utilizes the same approval process contained in the referenced table and makes it applicable to all pods.
12.	Amend the Use Matrix to reflect Article 4.B.9.D.1.c.1).e) standard related to Electrical Transmission Line R-O-W. The standard limits the approval of combined transmission/communication structures in Electrical Transmission Line R-O-W to Class A Conditional Use when the R-O-W is in a PUD. As a result, the Use Matrix will be changed from DRO as currently shown to Class A Conditional Use in the Civic, Commercial and Recreation pods of PUD as they are pods where towers are currently allowed.
13.	Clarify in the Use Matrix the maximum height allowed for Stealth Tower is 200 feet for consistency with existing maximum tower height standards for this tower type, already contained in the Code.
14.	Clarify in the Use Matrix the maximum height allowed for Camouflage Tower is 150 feet for consistency with existing maximum tower height standards for this tower type, already contained in the Code.
15.	Approval of towers in the Traditional Neighborhood Development (TND) Zoning District indicated in table 4.C.3.I, Residential District Tower Location and Type of Review, does not specify the land use zones where towers are permitted. The consolidated Use Matrix is not going to include approval of towers in Residential land use zone of TND for consistency with the prohibition of the use in Residential pod of PUD. The same situation applies to Open Space Recreation (OS Rec) in TND as when compared with PUD Recreation pod, TND does not include Golf Course which is the only case when some of the towers are allowed in the Recreation pod of PUD. Approval in TND will be applied to Neighborhood Center in the Urban/Suburban, Exurban and Rural Tiers only for those towers originally shown in table 4.C.3.I. The same concept is applied for the approval applicable to Electrical Transmission Line R-O-W and the FDOT R-O-W.
16.	Add Lattice to the name of Self Support Tower in the Use Matrix for consistency with the terminology used in Article 4.B.9.C.4 that has specific standards for this tower type.
17.	Antennas are regulated by specific requirements established by State Statutes 365.172 (13) which are indicated in Article 4.B.9.E, Share Use/Collocation. As a result, Antenna is removed from the Use Matrix.
18.	Indicate in the Use Matrix Electrical Transmission Line Right of Way (R-O-W) instead of FPL (Florida Power and Light) as the Commercial Communication Tower provisions are for any Electrical Transmission Line R-O-W regardless of what utility company is the utilizing it.
19.	Clarify in the Use Matrix that FDOT means Florida Department of Transportation and that the approval relates to the right-of-way for consistency with the standards in Article 4.B.9.D, Collocation in Right of Ways.

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

Reason for amendments: [Zoning]	
20.	Relocate to consolidate reference for waivers applicable to government owned towers under the Waiver provisions contained in Article 4.B.9.G, Exemptions and Waivers.
21.	Clarify what types of towers are regulated by the provisions developed in this part of the Code.

CHAPTER C — COMMUNICATION TOWER, COMMERCIAL

B. General Standards

~~Commercial communication tower use shall comply with the following supplementary use standards. If this Section prohibits a government-owned tower from being located at a specific site and the tower is required to protect the public health, safety, or welfare, the applicable criteria of this Section may be waived or modified by the BCC. In such cases the BCC shall make a finding of fact justifying the modification.~~ **[Partially relocated to Art. 4.B.9.G.2, Government Towers, related to Exemptions and Waivers]**

~~Commercial Communication Towers include provisions for any tower, pole or structure designed to that supports a device whose principal use is to facilitate transmissions for AM/FM radio, television, microwave, cellular, personal wireless services, or related forms of electronic communications. The regulations include provisions for Stealth, Camouflage, Monopole, Self Support/Lattice, Guyed Towers.~~ **[Partially relocated from Art. 1.I.2.C.49, Communication Tower, Commercial and Art. 4.B.1.A.31, Communication Towers, Commercial]**

Section 1 States of Emergency

~~The PZ&B Executive Director may waive the review timeframes in the event of a declared state of emergency.~~ **[Ord. 2006-004] [Ord. 2012-027] [Relocated to Art. 4.B.9.G.1, States of Emergency]**

Section 2 Definitions

See Art. 1.I, DEFINITIONS AND ACRONYMS

Existing text under Section 4, Standards, shown below was relocated to be above current Section 3, Siting Requirements.

Reason for amendments: [Zoning]	
22.	The Code includes standards in Articles 4.B.9.C.1.g and 4.B.9.C.2.f, Associated Uses, applicable to Stealth and Camouflage Towers, that limit collocation of these two tower types to specific uses. This amendment clarifies that approval of Commercial Communication Towers on sites with other principal use may apply to some tower types only.

Section 4 Standards

A1. Additional Uses Permitted on Lot Collocated Tower and Accessory Structures

~~Communication towers may be permitted on a lot with another principal use as provided herein unless stated otherwise.~~ **[Relocated from Art. 4.C.4.A, Additional Uses Permitted on Lot]**

a. Owned Parcel

~~Communication towers may be located on lots containing another principal use, including another communication tower.~~ **[Relocated from Art. 4.B.9.B.1.b, Leased Parcel, below]**

4b. Leased Parcel

~~Communication towers may be located on lots containing another principal use, including another communication tower.~~ **[Relocated to Art. 4.B.9.B.1.a, Owned Parcel, above]**
~~Separation between communication towers and other uses on the lot may be required to ensure compatibility.~~ **[Relocated to Art. 4.B.9.B.2, Separation and Setbacks, below]** Towers may occupy a leased parcel on a lot that meets the minimum lot size requirement of the district in which it is located. PBC may require execution of a unity of title control, or other documentation as determined appropriate by the County Attorney, for leased parcels that do not meet the minimum lot size requirement for the district in which they are located. **[Relocated from Art. 4.C.4.A.1, Lease Parcel]**

2c. Accessory Structures

~~Any structure accessory to communication towers, other than peripheral supports and guy anchors, shall conform to the setback requirements for the district in which it is located.~~ **[Relocated from Art. 4.C.4.A.2, Accessory Structures]**

B. Measurement of Height

~~All antennas, panels, and other attachments shall be included in the height measurement of the tower structure, and shall not extend beyond its maximum permitted height. Lightning rods and whip antennas, less than six inches in diameter, shall be excluded from this requirement.~~ **[Relocated from Art. 4.B.9.B.6, Measurement of Height]**

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**EXHIBIT A
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(Updated 4/22/16)**

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Reason for amendments: [Zoning]	
23.	Consolidate standard that requires all tower types to be subject to the minimum separation and setbacks from residential and non-residential zoning districts. The provisions were repeated under all tower type standards.

C2. Separation and Setbacks from Residential Uses
Separation between communication towers and other uses on the lot may be required to ensure compatibility. [Relocated from Art. 4.C.4.A.1, Lease Parcel] Separation or setbacks for all towers shall be established, as provided in Tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts, and Table 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, unless stated otherwise herein. [Relocated from Art. 4.C.3.A.2, 4.C.3.B.2, 4.C.3.E.2, 4.C.3.F.2, and 4.C.3.G.2, Separation and Setbacks]

Reason for amendments: [Zoning]	
24.	Consolidate redundant standards repeated for each tower type and all zoning districts to improve ease of use of the tower separation and setbacks table by reducing the current five-page table to one page.
25.	Revise table title to better clarify that contents establish "Minimum" setbacks and separations.
26.	Correct scrivener's error made during the 2003 Code re-write and reflected in Ord. 2003-067. This amendment includes Multifamily Residential (RM) Zoning District in the separation and setbacks table of residential zoning districts applicable to 250 feet height Guyed Tower and Self Support/Lattice Tower. Ordinance 1998-1 clearly includes RM Zoning District in the separation and setbacks table for these towers.
27.	Clarify the maximum height of Stealth Tower is 200 feet for consistency with supplementary use standards in Article 4.B.9.C.1.b.5), Stealth Tower.
28.	Indicate that the maximum height of Camouflage Tower is 150 feet for consistency with the supplementary use standards in Article 4.B.9.C.2.b.2)c), Camouflage Tower. Includes a footnote clarification to indicate that Camouflage Tower height is subject to additional height requirements based on number of providers.
29.	Include a footnote to clarify that separation and setbacks for Monopole, Self Support/Lattice and Guyed Towers apply regardless of the height of the tower.
30.	Add minimum setback and separation standard for Monopole, Self Support/Lattice and Guyed Towers when adjacent to nonresidential use or public right-of-way. The provision has been missing in the Code and it is added for consistency with the existing standard under Stealth Tower more than 125' in height.

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

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a. Towers Located in Residential Zoning Districts

Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts

TOWER TYPE	Adjacent to	AGR	AR/ RSA	AR/ USA	RE	RT	RS	RM	PUD	RVPD	MHPD	TND
Stealth Tower ≤ 100' to ≤ 125'	Residential Existing	150% of tower height for separation between tower and adjacent residential structures 100% of tower height for setback from property line										
	Residential Vacant	100% of tower height for setback from property line										
	Non-residential Vacant and Public ROW	100% of tower height for setback from property line										
Stealth Tower > 125' to Max. 200'	Residential Existing	150% of tower height for separation between tower and adjacent residential structures 100% of tower height for setback from property line										
	Residential Vacant	100% of tower height for setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
Camouflage Tower Max. 150' (1)	Residential Existing	150% of tower height for separation between tower and adjacent residential structures 100% of tower height for setback from property line										
	Residential Vacant	100% of tower height for setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
Monopole Tower (2)	Residential Existing	600% of tower height for separation between tower and adjacent residential structures 150% of tower height for setback from property line										
	Residential Vacant	150% of tower height for setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
Self Support / Lattice Tower (2)	Residential Existing	600% of tower height for separation between tower and adjacent residential structures 150% of tower height setback from property line										
	Residential Vacant	150% of tower height setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
Guyed Tower (2)	Residential Existing	Lesser of 600% of tower height or 1,500' separation between tower and adjacent residential structures and 150% of tower height for setback from property line										
	Residential Vacant	150% of tower height for setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
FDOT	Height, tower type, and setbacks limited as provided in this section Art. 4.B.9, Commercial Communication Towers											
FPL												
[Ord. 2005-002]												
Notes:												
(1)	Maximum height subject to the specific requirements contained in the Supplementary Use Standards.											
(2)	Applicable to any tower height											

3 [Consolidated Tables 4.C.3.I - Distances for Towers Located in and Adjacent to Residential Districts Separation and
4 Setback]

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

b. Towers Located in Non-Residential Zoning Districts

Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts

TOWER TYPE	Adjacent to	PC	AP	CN	CLO	CC	CHO	CG	CRE	UC	UI	IRO	IL	IG	IPF	PO	MUPD	MXPD	PIPD	LCC
Stealth Towers Max. 200'	Residential Existing (1)	150% of tower height for separation and 100% of tower height for setback from property line																		
	Residential Vacant (2)	100% of tower height for setback from property line																		
	Non-Residential and Public ROW	20% of tower height or zoning district setbacks whichever is greater																		
Camouflage Towers Max. 150' (1)	Residential Existing (1)	150% of tower height for separation and 100% of tower height for setback from property line																		
	Residential Vacant (2)	100% of tower height for setback from property line																		
	Non-Residential and Public ROW	20% of tower height or zoning district setbacks whichever is greater																		
Monopole Tower (2)	Residential Existing (1)	600% of tower height for separation and 150% of tower height for setback from property line																		
	Residential Vacant (2)	150% of tower height for setback from property line																		
	Non-Residential and Public ROW	20% of tower height or zoning district setbacks whichever is greater																		
Self Support Lattice Tower (2)	Residential Existing (1)	600% of tower height for separation and 150% of tower height for setback from property line																		
	Residential Vacant (2)	150% of tower height for setback from property line																		
	Non-Residential and Public ROW	Lesser of 100% of tower height or zoning district setback substantiated by breakpoint calculations																		
Guyed Tower (2)	Residential Existing (1)	Lesser of 600% of tower height or 1,500' separation and 150% of tower height for setback from property line																		
	Residential Vacant (2)	150% of tower height for setback from property line																		
	Non-Residential and Public ROW	Lesser of 100% of tower height or district setback substantiated by breakpoint calculations																		
FDOT	Residential	150' setback from abutting residential property line																		
	Non-residential and Public ROW	75' setback from abutting non-residential property line																		
FPL	Residential	150' setback from abutting residential property line																		
	Non-residential	100' setback from abutting residential property line																		
[Ord. 2015-006]																				
Notes:																				
(1) Maximum height subject to the specific requirements contained in the Supplementary Use Standards.																				
(2) Applicable to any tower height																				
% Separation or setback as a percentage of tower height																				

[Relocated from Table 4.C.3.I - Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts]

c. Conforming Use or Structure

Construction of any lawful residential or nonresidential structure within the required separation distance shall not create a nonconforming use or structure when an existing communication tower is established pursuant to the provisions of ~~this Section~~ in Art. 4.B.9.B.2, Separation and Setbacks. **[Relocated from Art. 4.C.4.R, Creation of Nonconforming Use or Structure]**

C3. Measurement of Separation and Setback from Residential Uses

1. Measurement of Separations and Setbacks

a. Existing Residential Use

Separations from existing residential structures shall be measured from the wall of the closest principal residential structure to the base of the tower ~~(See Figure 4.C.4.C, Measurement of Separation)~~. **[Relocated from Art. 4.C.4.C.1.a, Existing Residential Use]**

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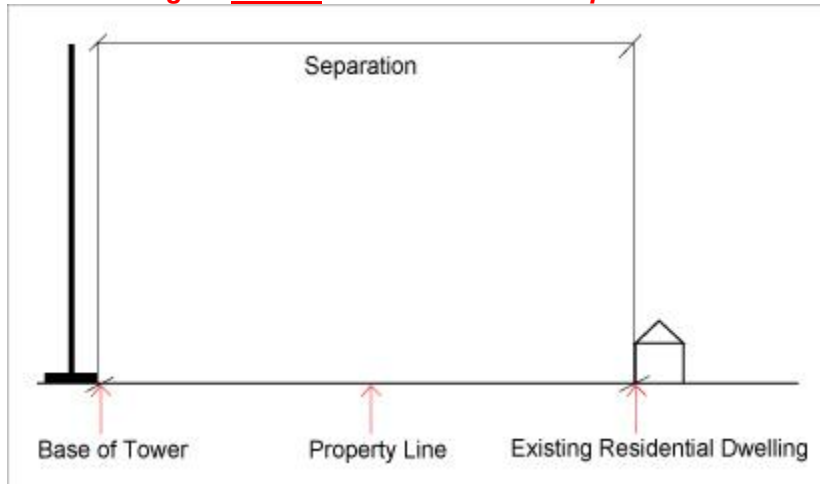
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EXHIBIT A
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Figure 4.B.9.B - Measurement of Separation

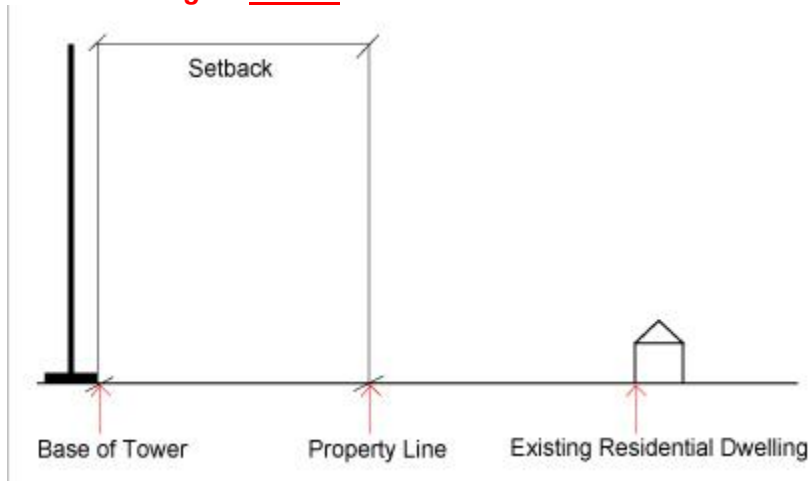


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b. Vacant Residential Parcel

Setbacks from vacant residential parcels shall be measured from adjacent property lines to the base of the tower (See ~~Figure 4.C.4.C, Measurement of Setback~~). [Relocated from Art. 4.C.4.C.1.b, Vacant Residential Parcels]

Figure 4.B.9.B - Measurement of Setback



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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

1

Reason for amendments: [Zoning]	
31.	Complete Distance Between Towers table to include zoning districts where towers are allowed per the Use Matrix. The changes include: 1) Commercial and Recreation pods in PUD, Urban Center and Urban Infill, MUPD Commercial FLU designation, MXP, Lifestyle Commercial Center (LCC), and Open Space Recreation area of Traditional Marketplace Development (TMD) were grouped with commercial and recreation zoning districts of high intensity; 2) TND neighborhood Center was added to the provisions applicable to low intensity commercial zoning districts and residential zoning districts; and, 3) PUD Civic pod and MUPD with INST FLU designation were added to the same group of provisions applicable to IPF Zoning District as they have similar characteristics.

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D4. Distances/Separation Between Towers

Towers shall be subject to the following minimum distances between towers: **[Relocated from Art. 4.C.4.D, Distance/Separation Between Towers]**

Table 4.B.9.B - Distances Between Towers

ZONING DISTRICT Tower Type	Zoning District							
	AGR, AR less than 10 acres, PC, and parcels less than 10 acres in AR	CC, CHO, CLO, CN, RE, RM, RS, RT, TND - NC	PUD: Commercial and Recreation pods. UC, UI CG, CRE, MUPD: CL and CH FLU. MXP, LCC, TND OSREC	Pparcels less than 10 acres in: AP, IG, IL, PIPD	Pparcels 10 or more acres in: AP, AR, IG, IL, PIPD	PO	PUD:Civic pod, MUPD: INST FLU, Public Civic Sites IPF	FPL Trans. R-O-Ws and FDOT R-O-Ws
Stealth	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Camouflage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Monopole								
60' or less in height	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
>60' and to 100' or less in height	500 feet	660 feet	500 feet	N/A	N/A	N/A	300 feet	N/A
>100' and to 150' or less in height	660 feet	660 feet	660 feet	N/A	N/A	N/A	600 feet	N/A
>150' and to 200' or less in height	1,320 feet	1,320 feet	1,320 feet	1,320 feet	660 feet	660 feet	660 feet	660 feet
>200' and to 250' or less in height	2,640 feet	2,640 feet	2,640 feet	2,640 feet	1,320 feet	1,320 feet	1,320 feet	1,320 feet
>250' in height	3,960 feet	5,280 feet	5,280 feet	2,640 feet	1,320 feet	2,640 feet	2,640 feet	2,640 feet
Self Support/ Lattice	5,280 feet	Not permitted	5,280 feet	1,320 feet	N/A	N/A	5,280 feet	5,280 feet
Guyed	5,280 feet	Not permitted	5,280 feet	2,640 feet	N/A	N/A	5,280 feet	5,280 feet

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8

[Relocated from Art. 4.C.4.D, Distance/Separation Between Towers]

Reason for amendments: [Zoning]	
32.	Delete duplicated text related to Type 2 Waiver applicable to distance between towers. It is already covered in Article 4.B.9.G.4, Type 2 Waivers.
33.	Delete reference to the figure that relates to the distance between towers as the figure is immediately below the reference.

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4. Type II Waiver

~~A Type II Waiver to reduce the distance between towers may be granted subject to the requirements of Article 4.C.3.K, Type II Waiver from Required Dimensional Criteria. [Ord. 2012-027]~~

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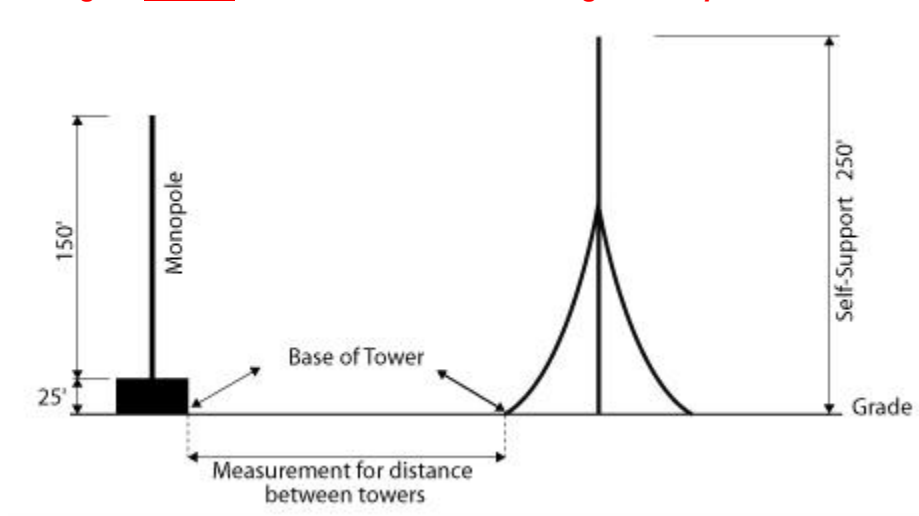
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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

2a. Measurement of Distance Between Towers

The distance between an existing and a proposed tower shall be measured at grade in a direct lineal fashion between the closest points of the base of the existing and the base of proposed towers (see ~~Figure 4.B.9.B, Distance Between Existing and Proposed Towers~~). **[Relocated from Art. 4.C.4.D.2, Measurements]**

Figure 4.B.9.B - Distance Between Existing and Proposed Towers



Separations between towers located in different zoning districts shall be measured as follows: **[Relocated from Art. 4.C.4.D.2, Measurements]**

a.1) Residential and Residential

The greater of the distance between towers requirements shall apply between residentially zoned parcels. **[Relocated from Art. 4.C.4.D.2.a, Residential and Residential]**

b.2) Residential and Non-Residential

The greater of the distance between towers requirements shall apply between residentially and non-residentially zoned parcels. **[Relocated from Art. 4.C.4.D.2.b, Residential to Non- Residential]**

c.3) Non-Residential and Non-Residential

The lesser of the distance between towers requirements shall apply between non-residentially zoned parcels. **[Relocated from Art. 4.C.4.D.2.c, Non- Residential and Non- Residential]**

d.4) Certification of Distance

The distance between towers shall be certified by a professional engineer or a professional land surveyor, each of whom shall be licensed by the State of Florida. **[Relocated from Art. 4.C.4.D.2.d, Certification of Distance]**

B5. Measurement of Tower Height

All antennas and other attachments shall be included in the height measurement of the tower structure, and shall not extend beyond its maximum permitted height. Lightning rods and whip antennas, less than six inches in diameter, shall be excluded from this requirement. **[Relocated from Art. 4.C.4.B, Measurement of Height]**

16. Parking

Communication towers shall be exempt from the parking requirements of Article 6, Parking, unless otherwise required by the Zoning Director. **[Relocated from Art. 4.C.4.I, Parking]**

Reason for amendments: [Zoning]

34. Relocate barbed wire provisions to consolidate with standards in Article 5.B.1.A.2.e.1), Bared Wire Exception, related to dangerous wall materials.

E7.-Perimeter Buffering

1a. Fence or Wall

A fence or wall, a minimum of eight feet in height measured from finished grade, shall be constructed around the base of each communication tower and accessory equipment structure, and around each guy anchor. Access to the communication tower shall be through a locked gate. ~~Barbed wire along the top of the fence or wall may be used in any zoning district to preclude unauthorized tower access.~~ **[Relocated from Art. 4.C.4.E.1, Fence/Wall]**

2b. Landscaping

The landscape and buffer standards provided below shall be required around the perimeter of the tower, accessory structures, and guy anchors, unless waived as provided herein. These standards ~~shall~~ may be waived by the Zoning Director, unless

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otherwise required by the BCC or ZC when the proposed landscaping would not be visible from adjacent lots or streets. Landscaping shall be installed along the exterior side of the required fence, unless the Zoning Director determines that the viability, survivability, or utility of the plant material is enhanced when located along the interior side of the fence or wall. [Relocated from Art. 4.C.4.E.2, Landscaping]

1) Installation

Landscaping shall be installed along the exterior side of any required fences, unless the Zoning Director determines that the viability, survivability, or utility of the plant material is enhanced when located along the interior side of the fence or wall. [Partially relocated from Art. 4.B.9.B.7.b, Landscaping, above]

a-2) Leased Parcels

Landscaping shall be maintained pursuant to Article 7.F, Perimeter Buffer Landscape Requirements. The applicant shall execute a perpetual maintenance agreement with the property owner to ensure the maintenance of the landscape buffer if the buffer is installed outside of the leased parcel footprint. [Relocated from Art. 4.C.4.E.2.a, Leased Parcels]

Reason for amendments: [Zoning]

35.	<p>Landscaping provisions for towers adjacent to residential originally requested a Type 3 buffer. In 1998, when the Commercial Communication Tower provisions were updated through Ord. 1998-1, the Type 3 Buffer requirements made the wall optional in accordance with the provisions in Ord. 1992-020. This amendment clarifies the original intent that towers adjacent to residential use or Future Land Use (FLU) designation are required to provide a buffer in compliance with the vegetative material and minimum buffer width only with not wall as it is in today's code for Type 3 Incompatibility Buffer.</p>
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b-3) Adjacent to Residential FLU Designation, Zoning Uses or Districts or Use

1a) Towers Less than 50 feet from Existing Residential

A Type 3 landscape Incompatibility Buffer without a wall shall be installed between towers and adjacent lots with existing residential uses, residential zoning, or FLU designations, pursuant to Article 7.F, Perimeter Buffer Landscape Requirements. [Relocated from Art. 4.C.4.E.2.b.1), Towers Less than 50 feet from Existing Residential]

2b) Towers More than 50 feet from Existing Residential

A Type 1 landscape Incompatibility Buffer shall be installed between towers and adjacent lots with existing residential uses, residential zoning, or residential FLU designations, pursuant to Article 7.F, Perimeter Buffer Landscape Requirements. [Relocated from Art. 4.C.4.E.2.b.2), Towers More than 50 feet from Existing Residential]

c4) Adjacent to Non-Residential Uses or Districts

Towers shall comply with the standards for landscape buffers between compatible uses of Article 7.F, Perimeter Buffer Landscape Requirements. [Relocated from Art. 4.C.4.E.2.c, Adjacent to Non-Residential Uses or Districts]

c3. Accessory Equipment and Structures

All accessory equipment and structures shall be located within the required perimeter buffering. [Relocated from Art. 4.C.4.E.3, Accessory Equipment and Structures]

Reason for amendments: [Zoning]

36.	<p>Delete requirement to provide high voltage signage as the Building Code requires those signs to be attached to equipment.</p>
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F—High Voltage Signs

If high voltage is necessary for the operation of the communication tower and it is present in a ground grid or in the tower, warning signs shall be permanently attached to the exterior side of the perimeter fence and located every 20 feet. The signs shall display in bold letters at least eight inches high the following: "HIGH VOLTAGE-DANGER".

8. Signage

Ja. Signs and Advertising

The placement on a Monopole, Self-Support/Lattice, or Guyed Tower, of any signs, flags or appurtenances for advertising purposes, including company name, shall be prohibited. Signs or advertising may be permitted when in conjunction with a stealth tower when that structure is an integral element of a principal building or structure. [Relocated from Art. 4.C.4.J Signs and Advertising]

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Reason for amendments: [Zoning]	
37.	Delete standard that requires identification tags to be posted on towers as it is requested by the Federal Communication Commission (FCC).

~~K. Identification Tags~~

~~Identification tags or signs shall be posted on all communication towers and facilities in accordance with FCC and OSHA requirements. The tags shall include the FCC tower registration number, or television or radio call numbers; the latitude and longitude of the tower; and, the name, address, and telephone number of the tower owner. The identification tags shall be visible from the perimeter fence, and shall be constructed of durable materials. The Zoning Director shall prescribe the size of the sign and the materials to be used.~~

~~09. Generators~~

~~All permanently installed generators used on site shall use propane fuel. However, generators 125 kilowatts or greater may utilize diesel fuel.~~ **[Relocated from Art. 4.C.4.O, Generators]**

~~210. Lighting~~

~~The least intensive nighttime method of illumination acceptable to the FAA shall be utilized. To the extent possible, strobe lighting or similar types of lighting shall not be utilized. All required lighting shall be maintained on an as needed basis by the owner of the tower.~~ **[Relocated from Art. 4.C.4.Q.2, Lighting]**

~~11. Interference~~

~~4a. As provided by the FCC, towers shall not interfere with the normal operation of electrical or mechanical equipment located within surrounding properties.~~ **[Relocated from Art. 4.C.4.Q.4, Interference]**

~~6. Airborne Spraying~~

~~6b. Towers or guy wires shall not impede the aerial mosquito control activities performed by PBC, as determined by the BCC, for the health, safety, and welfare of its residents.~~ **[Relocated from Art. 4.C.4.Q.6, Airborne Spraying]**

~~H12. Building Permits~~

~~In addition to the review approval processes required in this Section Table 4.B.9.A, Commercial Communication Towers Matrix, a building permit shall be required for all towers, support and accessory structures, and antenna attachments, except as otherwise provided by Federal, State of Florida or local law.~~ **[Relocated from Art. 4.C.4.H, Building Permits]**

~~7a. Accessory Structures~~

~~Building permits shall be required for all accessory structures related to an antenna.~~ **[Relocated from Art. 4.C.4.Q.7, Accessory Structures]**

Reason for amendments: [Zoning]	
38.	Delete the term "panel" from the windload standards since the term has been used as something else other than an antenna when in fact panel is just one of many antenna types.

~~5b. Windload Standards~~

~~All antennas, panels and other tower attachments shall meet the required windload standards pursuant to Building Division review. Documentation indicating compliance with the windload standards shall be certified by a professional engineer, licensed in the State of Florida, and submitted to the Building Division at the time of building permit application.~~ **[Relocated from Art. 4.C.4.Q.5, Windload Standards]**

Reason for amendments: [Zoning]	
39.	Delete redundant Aircraft Hazard standard that requires towers to be in compliance with the Federal Aviation Administration (FAA) regulations as existing standards already cover this topic.
40.	Delete standard intended to clarify towers that were not considered utilities. This provision was in the Code to avoid Towers to be exempt from certain requirements applicable to utility uses. Commercial Communication Towers is its own use classification in Article 4 therefore there is no need for this standard to remain in the Code.

~~Q. Additional Standards and Requirements~~

~~1. Aircraft Hazard~~

~~a. Towers shall not be a hazard to air navigation as determined by the FAA.~~

~~bc. FAA Compliance~~

~~Prior to the issuance of a building permit for a tower, proof of compliance with applicable requirements of the FAA and Article 16, Airport Regulations; of the Code, shall be provided in a manner acceptable to the Zoning Director.~~ **[Relocated from Art. 4.C.4.Q.1.b, related to Aircraft Hazard].**

~~8. Public Utilities~~

~~For the purposes of this Section, wireless communications, communication towers, and associated facilities shall not be considered public utilities.~~

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1 **Reason for amendments:** [Zoning]
41. Create a new table that consolidates provisions related to the minimum number of providers for all tower types as it fits better under the General Standards applicable to all towers. Existing Camouflage Tower provisions that require proof of collocation prior to building permit is relocated to the Provider by Tower Type table as a footnote. The relocation will make applicable the requirement of proof of collocation for all towers that are required to provide two or more providers.

2
3 **13. Providers**
4 *All communication towers, shall be constructed to accommodate a minimum number of*
5 *providers as follows:* [Partially relocated from Art. 4.C.6.A, Collocation]
6

Table 4.B.9.B - Providers by Tower Type

Tower Types (1)	Minimum Number of Providers
Stealth	<i>Two Providers (2)</i> [Relocated from Art. 4.C.3.A.6, Mandatory Collocation]
Camouflage	<i>One Provider for a maximum 100' height tower</i> [Relocated from Art. 4.C.3.B.3.b.1])
	<i>Two Providers for a maximum 125' height tower</i> [Relocated from Art. 4.C.3.B.3.b.2])
	<i>Three Providers for a maximum 150' height tower</i> [Relocated from Art. 4.C.3.B.3.b.3])
Monopole, Self Support/Lattice and Guyed	<i>Two Providers</i> [Relocated from Art. 4.C.6.A, Collocation]
[Ord.]	
Notes:	
1.	<i>Prior to the issuance of a building permit for a structure with two or more providers, the applicant shall provide proof of share use/collocation in a form acceptable to the County Attorney and Zoning Director.</i> [Relocated from Art. 4.C.3.B.3.b.3])
2.	<i>An applicant may not be required to accommodate the additional providers in the event the shared use/collocation review procedures indicate no other service provider wishes to collocate on the structure.</i> [Relocated from Art. 4.C.3.A.6, Mandatory Collocation]

7 **Reason for amendments:** [Zoning]
42. Create a reference for antenna regulations to clarify where to find the applicable standards in the Code. The provisions in this use classification only relates to antennas attached to towers. Standards for antennas attached to buildings or structures have been relocated to Article 5.B, Accessory and Temporary Uses.

8
9 **14. Antenna**
10 *Antennas attached to towers shall be subject to the standards contained in Art. 4.B.9,*
11 *Commercial Communication Towers. Standards for antennas attached to other type of*
12 *structure are addressed in Art. 5. Supplementary Standards.*
13 **15. Inspections**
14 *All towers shall be inspected in compliance as required by the Building Division.* [Ord. 2006-
15 *004*] [Relocated from Art. 4.C.4.Q.3, Inspections]
16 **16. Violation of Standards**
17 *The property owners, as well as the tower owners, shall be responsible for violations of*
18 *applicable standards.* [Relocated from Art. 4.C.4.N, Violation of Standards]
19 ~~**R. Creation of Nonconforming Use or Structure**~~
20 ~~*Construction of any lawful residential or nonresidential structure within the required separation*~~
21 ~~*distance shall not create a nonconforming use or structure when an existing communication tower*~~
22 ~~*is established pursuant to the provisions of this Section.*~~ [Relocated to Art. 4.B.9.B.2.a,
23 ~~**Conforming Use or Structure - Related to Separation and Setbacks**~~
24 ~~**S. Nonconforming Lots of Record**~~
25 ~~*Towers may be located on nonconforming lots of record provided the structure will comply with all*~~
26 ~~*sitting requirements of this Section without a Type II Waiver from any dimensional criteria as*~~
27 ~~*provided herein.*~~ [Ord. 2012-027] [Relocated to Art. 4.B.9.G.5, Nonconforming Lots of
28 ~~**Record - Related to Exemptions and Waivers**~~

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**EXHIBIT A
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1

Reason for amendments: [Zoning]	
43.	Delete standard referencing permitted districts since the approval process for Stealth Tower is consolidated in the Use Matrix.
44.	Delete duplicated separation and setbacks standards applicable to Stealth Tower as it is already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts, and 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts.
45.	Clarify that examples of Stealth Tower include structures where antennas are concealed as a typical industry practice to provide service in areas where conventional communication towers may not be feasible or visually appealing.
46.	Clarify that Stealth Towers equal to or less than 100 feet are subject to the DRO Agency Review approval process when located in the AGR, AR/RSA, AR/USA; and RE Zoning Districts. The approval has always been identified as Expedited DRO (DE) application in the approval table of Article 4.C for the noted zoning districts. In the current Code, that process equates to DRO Agency Review process which is typically a five-agency review of the application. This standard has been relocated from a footnote in table 4.C.3.I, Residential District Tower Location and Type of Review and the Use Matrix has been updated to reflect the approval process "D" for DRO instead of DE.

2 **Section 3 — Siting Requirements**

3 **C. Definitions and Supplementary Use Standards**

4 **A1. Stealth Towers**

5 **1. Permitted Districts**

6 ~~Stealth facilities may be permitted and shall be reviewed as provided in Table 4.C.3.I, Residential District, Tower Location and Type of Review, and Table 4.C.3.1 Non-Residential Districts, Tower Location, and Type of Review, and as provided herein.~~

7 **2. Separation and Setbacks**

8 ~~Separation or setbacks for stealth facilities shall be established as provided in Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback, and Table 4.C.3.1, Distances for Towers Located in Non-Residential Districts Separation and Setback.~~ **[Relocated to Art. 4.B.9.B.2, Separation and Setbacks]**

9 **a. Definition**

10 ~~A structure, which is not readily identifiable as a tower and is compatible with existing or proposed uses on site. The structure may or may not have a secondary function.~~ **[Relocated from Art. 1.1.2.S.85, Stealth Facility]**

11 **b. Typical Structures**

12 ~~Typical structures include but are not limited to bell tower, steeple, flagpole, cross, or water tank where antennas are typically concealed.~~ **[Relocated from Art. 1.1.2.S.84, Stealth Facility]**

13 **c. Approval Process - AGR, AR, RE Zoning Districts**

14 ~~In the AGR, AR/RSA, AR/USA, and RE Zoning Districts, Stealth Towers 100 feet in height or less may be approved through DRO Agency Review process.~~

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Reason for amendments: [Zoning]	
47.	The amendment relocates a footnote in table 4.C.3.I, Residential District Tower Location and Type of Review related to the approval process of Stealth Tower in Recreation pod of PUD to the use standards. While the Use Matrix shows that it is prohibited in the Recreation pod to reflect the most restrictive approval process, the standard indicates Class A Conditional Use approval since Stealth Towers are only permitted in Golf Courses.
48.	Relocate footnote in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review related to minimum lot size of 5 acres needed to allow a Stealth Tower when located on MUPD with CL or CH FLU designation to be part of the standard of that tower type.

27 **d. Location – Recreation Pod of PUD**

28 ~~Stealth towers may be permitted in the Recreation pod of a PUD only when located on a Golf Course subject to Class A Conditional Use approval.~~ **[Ord. 2014-001] [Relocated from footnote in Table 4.C.3.I, Residential District Tower Location and Type of Review]**

29 **e. Lot Size - MUPD**

30 ~~Tower located in MUPD with CH and CL FLU designation shall be a minimum of five acres.~~ **[Partially relocated from footnote in deleted Table 4.C.3.I - Non-Residential Districts, Tower Location, and Type of Review]**

31 **3f. Criteria**

32 Stealth structures shall comply with the following criteria:

33 **a-1)** The structure shall be compatible with the architectural style of the existing buildings/structures on site and with the character of the surrounding area. A

34 **Notes:**

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- determination of architectural compatibility shall include, but not be limited to, color, type of building material, and architectural style;
- ~~b.2)~~ The structure shall be consistent with the character of existing uses on site;
 - ~~e.3)~~ Communications equipment or devices shall not be readily identifiable;
 - ~~d.4)~~ The structure shall be related to and integrated into the existing natural and/or man-made environment to the greatest extent possible; and
 - ~~e.5)~~ The maximum height of the structure shall not exceed 200 feet.

Reason for amendments: [Zoning]	
49.	Delete Stealth Tower Supplementary Use Standard that lists Residential Transitional (RT), Single-family Residential (RS), RM, and Commercial, Recreation, and public or private Civic pods in PUD as the only residential zoning districts where the tower is allowed. The Use Matrix also allows Stealth Towers in AR and RE Zoning Districts. There is no need to repeat the standards under the specific provisions for this tower type since the approval by zoning district is already contained in the Use Matrix.
50.	The consolidated approval processes in the Use Matrix makes it unnecessary to repeat and constantly refer to approval in the use standards.
51.	Delete duplicated reference to the separation and setback standards as they are already consolidated in tables 4.B.9.B, Setbacks for Towers Located in and Adjacent to Residential Zoning Districts and 4.B.9.B, Setbacks for Towers Located in and Adjacent to Non-Residential Zoning Districts
52.	Delete duplicated standard for the tower setback from nonresidential zoning district or public street as the standard is already contained in table 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts.

4. Stealth Towers in Certain Residential Zoning Districts

~~Subject to the limitations provided in this subsection, stealth towers may be permitted in the following residential zoning districts: RT (Residential Transitional), RS (Single-family Residential), RM (Multi-family Residential), and PUD (Planned Unit Development) commercial, recreation, public or private civic pods only. [Ord. 2014-001]~~

a. Approval

~~Stealth towers shall be permitted and reviewed as provided in Table 4.C.3.1, Residential District Tower Location and Type of Review.~~

b. Separation and Setback from Existing Residential Structures

~~The minimum separation from any existing residential structure shall be 150 percent in tower height. In addition, the tower shall be setback a distance of at least 100 percent of tower height from any property line adjacent to an existing residential use.~~

c. Setback from Vacant Residential Property

~~The minimum setback from any adjacent vacant residential property shall be at least 100 percent of tower height from any such property line.~~

d. Setbacks from Nonresidential Zoning Districts of Public R-O-W

~~The minimum setback from any adjacent nonresidential zoning district or public streets shall be the greater of the required district setback or 20 percent of tower height.~~

Reason for amendments: [Zoning]	
53.	Include Electric Distribution Substation use within the list of associated uses where Stealth Towers are allowed. Standards for Electric Distribution Substation were part of Minor Utilities use, but the use was pulled out to be a separate use during the review of Utilities Use Classification, as a result, Electric Distribution Substation is noted as a new use in this standard.

eg. Associated Uses

~~The Stealth Towers shall be permitted only in association with the following uses: assembly, Nonprofit Institutional Assembly, church or Place of Worship; College or University; Electric Power Generating Facility, excluding electrical transmission line streets right-of-ways as provided herein; Government Services; Passive Park, passive; Public Park, public; Golf Course and associated facilities; Schools, elementary or secondary; Solid Waste Transfer Station; Minor Utility minor; Electric Distribution Substations; or Water or Wastewater Treatment Plant; commercial, office or industrial development.~~

~~Stealth towers in the form of flagpoles shall be exempt from Article 8.G.3.C, Flags and Freestanding Flagpoles. [Relocated to Art. 4.B.9.C.1.h, Flagpoles, below] [Ord. 2014-001]~~

h. Flagpoles

~~Stealth towers in the form of flagpoles shall be exempt from Article 8.G.3.C, Flags and Freestanding Flagpoles. [Relocated from Art. 4.B.9.C.1.g, Associated Uses, above]~~

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EXHIBIT A
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1

Reason for amendments: [Zoning]	
54.	Delete duplicated provision that allows Stealth Tower to apply for Type 2 Waivers. The provisions to waive separation, setback, distance between towers, height, and similar dimensional criteria are already contained in Article 4.B.9.G.3, Type 2 Waivers from Required Dimensional Criteria.
55.	Relocate standard on the number of providers applicable to Stealth Towers to table 4.B.8.B, Providers by Tower Type, and consolidate similar regulations for all tower types. The table includes a footnote that clarifies when Stealth Tower is exempt from the minimum number of providers as it is also stated in language relocated from the Supplementary Use Standards for Stealth Tower.

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~~5. Type II Waivers from Required Dimensional Criteria~~

~~A Type II Waiver from separation, setback, distance between towers, height, and similar dimensional criteria may be requested as provided in Article 4.C.3.K, Type II Waiver from Required Dimensional Criteria [Ord. 2012-027]~~

~~6. Mandatory Collocation~~

~~A stealth tower shall be required to accommodate a minimum of two providers. However, an applicant may not be required to accommodate the additional providers in the event the shared use/collocation review procedures of this Section indicate no other service provider wishes to collocate on the structure. [Partially relocated to Table 4.B.9.B, Providers by Tower Type]~~

~~7i. Public Parks Five Acres or Greater~~

~~The minimum separation between any existing residential structure, and ~~s~~Stealth ~~t~~Towers located in public parks five acres or greater shall be 125 percent of tower height. In addition, the tower shall be setback a distance of at least 75 percent of tower height from any property line adjacent to an existing residential use or vacant residential parcel or 20 percent of the tower height from any adjacent nonresidential zoning district or public ROW.~~

Reason for amendments: [Zoning]	
56.	Delete standard referencing permitted districts since the approval process for Camouflage Tower is consolidated in the Use Matrix.
57.	Delete duplicated separation and setbacks standards applicable to Camouflage Tower as they are already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, and 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts.
58.	The amendment relocates a footnote in table 4.C.3.I, Residential District Tower Location and Type of Review related to the approval process of Camouflage Tower in a Recreation pod of a PUD to the use standards. While the Use Matrix shows it is prohibited in the Recreation pod to reflect the most restrictive approval process, the standard indicates Class A Conditional Use approval since Camouflage Towers are only permitted in Golf Courses.
59.	Relocate footnote in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review related to minimum lot size of 5 acres needed to allow a Camouflage Tower when located on MUPD with CL or CH FLU designation to be part of the standard of that tower type.

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B2. Camouflage Towers

~~1. Permitted Districts~~

~~Camouflage towers shall be permitted and reviewed as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential Districts, Tower Location and Type of Review and as provided herein.~~

~~2. Separation and Setbacks~~

~~Separation and setbacks for camouflage facilities shall be established as provided in Table 4.C.3.I, Distances for Towers Located in and adjacent to Residential Districts Separations and Setback and Table 4.C.3.I, Distances for Towers Located in Non-residential Districts Separations and Setback. [Relocated to Art. 4.B.9.B.2, Separation and Setbacks]~~

~~a. Definition~~

~~A tower or structure, which is incorporated into and is compatible with existing or proposed uses on site [Relocated from Art. 1.1.2.C.1, Camouflage Tower] and the structure has an additional function other than antenna support. [Relocated from Art. 4.C.3.B.3, Criteria, below]~~

~~b. Typical Structures~~

~~Examples include but are not limited to antenna incorporated into site lighting at a park or incorporated into an electrical distribution center. [Relocated from Art. 1.1.2.C.1, Camouflage Tower]~~

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- 1 **c. Location - Recreation Pod of PUD**
 2 *Camouflage Towers may be permitted in the Recreation pod of a PUD only when located*
 3 *on a Golf Course subject to Class A Conditional Use approval. [Ord. 2014-001]*
 4 **[Relocated from footnote in deleted Table 4.C.3.I, Residential District Tower**
 5 **Location and Type of Review]**
 6 **d. Lot Size - MUPD**
 7 *Towers located in MUPD with CH or CL FLU designation shall be a minimum of five*
 8 *acres. [Partially relocated from footnote in deleted Table 4.C.3.I - Non-Residential*
 9 *Districts, Tower Location, and Type of Review]*
 10

Reason for amendments: [Zoning]	
60.	Relocate standard on the number of providers applicable to Camouflage Towers to table 4.B.8.B, Providers by Tower Type, and consolidate similar regulations for all tower types. Existing Camouflage Tower provision that requires proof of collocation prior to building permit has been moved to the Provider by Tower Type table as a footnote. The relocation will make applicable the requirement of proof of collocation to all towers that are required to provide two or more providers which will include Stealth, Monopole, Self Support/Lattice and Guyed Towers.

- 11 **3. Criteria**
 12 ~~Camouflage towers shall comply with the following criteria;~~
 13 ~~a. The structure shall have an additional function other than antenna support.~~
 14 **[Relocated to Art. 4.B.9.C.2.a, Definition, above. Related to Camouflage Tower]**
 15 ~~b. The maximum height of the structure shall not exceed:~~
 16 ~~1) 100 feet for a single provider; [Relocated to Table 4.B.9.B, Providers by Tower~~
 17 ~~Type]~~
 18 ~~2) 125 feet for a minimum of two providers; or [Relocated to Table 4.B.9.B,~~
 19 ~~Providers by Tower Type]~~
 20 ~~3) 150 feet for a minimum of three providers. [Relocated to Table 4.B.9.B,~~
 21 ~~Providers by Tower Type]~~
 22 ~~Prior to the issuance of a building permit for a structure with two or more~~
 23 ~~providers, the applicant shall provide proof of collocation in a form acceptable to~~
 24 ~~the County Attorney and Zoning Director. [Relocated to Table 4.B.9.B,~~
 25 ~~Providers by Tower Type]~~
 26
 27

Reason for amendments: [Zoning]	
61.	Delete Camouflage Tower Supplementary Use Standard that lists Residential Transitional (RT), Single-family Residential (RS), RM, and Commercial, Recreation, and public or private Civic pods in PUD as the only residential zoning districts where the tower is allowed. The Use Matrix also allows Camouflage Towers in AR and RE Zoning Districts. There is no need to repeat the standards under the specific provisions for this tower type since the approval by zoning district is already contained in the Use Matrix.
62.	The consolidated approval processes in the Use Matrix makes it unnecessary to repeat and constantly refer to approval in the use standards.
63.	Delete duplicated reference to the separation and setback standards as they are already consolidated in tables 4.B.9.B, Setbacks for Towers Located in and Adjacent to Residential Zoning Districts and 4.B.9.B, Setbacks for Towers Located in and Adjacent to Non-Residential Zoning Districts.

- 28 **4. Camouflage Towers in Certain Residential Zoning Districts**
 29 ~~Subject to the limitations provided in this subsection, camouflage towers may be~~
 30 ~~permitted in the following residential zoning districts: RT (Residential Transitional), RS~~
 31 ~~(Single-family Residential), RM (Multi-family Residential), and PUD (Planned Unit~~
 32 ~~Development) commercial, recreation, public or private civic pods only. [Ord. 2014-001]~~
 33 **a. Approval**
 34 ~~Camouflage towers shall be permitted and reviewed as provided in Table 4.C.3.I,~~
 35 ~~Residential District Tower Location and Type of Review.~~
 36 **b. Separation and Setback from Existing Residential Structures**
 37 ~~The minimum separation from any existing residential structure shall be 150 percent~~
 38 ~~of tower height. In addition, the tower shall be setback a distance of at least 100~~
 39 ~~percent of tower height from any property line adjacent to an existing residential use.~~
 40 **c. Setback from Vacant Residential Property**
 41 ~~The minimum setback from any adjacent vacant residential property shall be at least~~
 42 ~~100 percent of tower height from any such property line.~~
 43 **d. Setbacks from Nonresidential Zoning Districts of Public R-O-W**
 44 ~~The minimum setback from any adjacent nonresidential zoning district or public~~
 45 ~~streets shall be the greater of the required district setback or 20 percent of tower~~
 46 ~~height.~~
 47
 48

Notes:
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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

Reason for amendments: [Zoning]

64. Include Electric Distribution Substation use within the list of associated uses where Camouflage Towers are allowed. Standards for Electric Distribution Substation were part of Minor Utilities use, but was pulled out to be a separate use during the review of Utilities Use Classification, as a result, Electric Distribution Substation is noted as a new use in this standard.

ef. Associated Uses

The Camouflage Towers shall be permitted only in association with the following uses: ~~assembly, a~~ Nonprofit ~~i~~nstitutional ~~Assembly~~; ~~church or~~ Place of Worship; College or University; Electric ~~Power~~ Generating Facility, excluding electrical transmission line ~~streets right-of-ways~~ as provided herein; ~~g~~Government ~~s~~Services; ~~Passive~~ Park, ~~passive~~; ~~Public~~ Park, ~~public~~; ~~g~~Golf ~~e~~Course ~~and associated facilities~~; ~~s~~Schools, ~~elementary or secondary~~; ~~s~~Solid ~~w~~Waste ~~t~~Transfer ~~s~~Station; ~~Minor~~ Utility ~~minor~~; ~~Electric Distribution Substations~~; or ~~w~~Water or ~~w~~Wastewater ~~t~~Treatment ~~p~~lant; commercial, office or industrial development.

Reason for amendments: [Zoning]

65. Delete duplicated provision that allows Camouflage Tower to apply for Type 2 Waivers. The provisions to waive separation, setback, distance between towers, height, and similar dimensional criteria are already contained in Article 4.B.9.G.3, Type 2 Waivers from Required Dimensional Criteria.

~~**5. Type II Waivers**~~

~~A Type II Waiver from separation, setback, distance between towers, height, and similar dimensional criteria may be requested as provided in Article 4.C.3.K, Type II 2 Waiver from Required Dimensional Criteria. [Ord. 2012-027]~~

6g. Additional Submission Requirements

Applications for approval to install a Camouflage Tower shall include the following information:

- a. A colorized illustration or representation of the proposed tower.
- b. The height, diameter, and coloration of the proposed facility.
- c. A statement of compatibility to indicate the nature and character of the surrounding area, and how the proposed facility will be consistent with the overall characteristics of the area.

7h. Public Parks Five Acres or Greater

The minimum separation between any existing residential structure, and camouflage ~~t~~owers located in public parks five acres or greater shall be 125 percent of tower height. In addition, the tower shall be setback a distance of at least 75 percent of tower height from any property line adjacent to an existing residential use or vacant residential parcel or 20 percent of the tower height from any adjacent non-residential zoning district or public R-O-W.

Reason for amendments: [Zoning]

66. Delete standard referencing permitted districts since the approval process for Monopole Tower is consolidated in the Use Matrix.

67. Delete duplicated separation and setbacks standards applicable to Monopole Tower as it is already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, and 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts.

68. Relocate footnote in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review related to minimum lot size of 5 acres needed to allow a Monopole Tower when located on MUPD with CL or CH FLU designation to be part of the standard of that tower type.

E3. Monopole Towers

1. Permitted Districts

~~Monopole towers may be permitted and shall be reviewed as provided in Table 4.C.3.I, Residential Districts Tower Location, and Type of Review, and Table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review.~~

2. Separations and Setbacks

~~Monopole towers shall provide the separations and setbacks as established in Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback, and Table 4.C.3.I, Distances for Towers Located in and Adjacent to Non-Residential District Separation and Setback. [Relocated to Art. 4.B.9.B.2, Separation and Setbacks]~~

a. Definition

A structure that consists of a single pole supported by a permanent foundation. [Relocated from Article 1.1.2.M.50, Monopole Tower]

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

b. Lot Size - MUPD

MUPD with CH and CL FLU designation shall be a minimum of five acres. [Partially relocated from footnote in deleted Table 4.C.3.I - Non-Residential Districts, Tower Location, and Type of Review]

3c. Increase in Height

The height of a ~~m~~Monopole ~~t~~Tower may be increased as provided herein.

a-1) Percentage of Increase

The height of a proposed ~~m~~Monopole ~~t~~Tower may be increased by 20 percent, one time only, without regard to required separation or setback requirements, for all applications which provide proof of the collocation of an additional personal wireless service provider. Additional increases are subject to setbacks and separations of this Code.

b-2) Proof of Collocation

Proof of collocation shall be provided in a form acceptable to the County Attorney and the Zoning Director. Proof of collocation shall include an executed contract or lease providing for use of the facility for a period of at least ten years.

Reason for amendments: [Zoning]	
69.	Delete standard referencing permitted districts since the approval process for Self Support/Lattice Tower is consolidated in the Use Matrix.
70.	Delete duplicated separation and setbacks standards applicable to Self Support/Lattice Tower as it is already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, and 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts.

F4. Self Support/Lattice Towers

1. Permitted Districts

~~Self-support or lattice towers may be permitted and shall be reviewed as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review and Table 4.C.3.I, and Type of Review. Non-Residential District Tower Location.~~

2. Separations and Setbacks

~~Lattice towers shall provide the separations and setbacks as established in Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback, and Table 4.C.3.I, Distances for Towers Located in and Adjacent to Non-Residential Districts Separation and Setback.~~ [Relocated to Art. 4.B.9.B.2, Separation and Setbacks]

a. Definition

A structure that is constructed without guy wires or ground anchors. [Relocated from Article 1.1.2.S.23, Self Support/Lattice Tower]

Reason for amendments: [Zoning]	
71.	Delete standard referencing permitted districts since the approval process for Guyed Tower is consolidated in the Use Matrix.
72.	Delete duplicated separation and setbacks standards applicable to Guyed Tower as it is already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, and 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts.
73.	Relocate footnote in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review related to minimum lot size of 5 acres needed to allow a Guyed Tower when located on MUPD with CL or CH FLU designation to be part of the standard of that tower type.

G5. Guyed Towers

1. Permitted Districts

~~Guyed towers may be permitted and shall be reviewed as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review~~

2. Separations and Setbacks

~~Guyed towers shall provide the separations and setbacks as established in Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback, and Table 4.C.3.I, Distances for Towers Located in and Adjacent to Non-Residential Districts Separation and Setback.~~ [Relocated to Art. 4.B.9.B.2, Separation and Setbacks]

a. Definition

A structure that is supported either partially or completely by guy wires and ground anchors. [Relocated from Article 1.1.2.G.37, Guyed Tower]

Notes:

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

1

**Table 4.C.3.1 – Distances for Towers Located in and Adjacent to Residential Districts
Separation and Setback**

TOWER TYPE		AGR	RSA	AR/ USA	RE	RT	RS	RM	PUD (1)	RVPD	MHPD	TND
Stealth Towers ≤ 100'	residential existing (2)	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	100-150% NLT % 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL
	residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
	non-residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
Stealth Towers >100' ≤ 125'	residential existing (2)	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT % 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL
	residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
	non-residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
Stealth Towers > 125'	residential existing (2)	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT % 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL
	residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
	non-residential Public ROW	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater
Camouflage Towers	residential existing (2)	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT % 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL
	residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
	non-residential Public ROW	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater
[Ord. 2005-002] [Ord. 2014-001]												
Notes:												
(1) = Permitted in public or private civic, and commercial pods; or a Recreational Pod only when located on a Golf Course. [Ord. 2014-001]												
(2) = Percent measured as a separation between tower and adjacent residential structures												
(3) = Measured as a setback from property lines of tower location												
(4) = Height tower type and setbacks limited as provided in this section [Relocated to table 4.B.9.B - Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts, for FDOT and FPL Tower Types]												

2 Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in
3 Residential Zoning Districts

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Notes:

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

1

Reason for amendments: [Zoning]	
79.	Delete specific ranges of height in Monopole, Self Support and Guyed Towers since the separation and setback requirements are established based on percentage of the tower height and the requirements do not differ between different tower heights.

2

**Table 4.C.3.1 – Distances for Towers Located in and Adjacent to Residential Districts
Separation and Setback – Continued**

TOWER TYPE		AGR	RSA	AR/ USA	RE	RT	RS	RM	PUD (1)	RVPD	MHPD	TND
<i>Monopole Towers ≤ 60'</i>	<i>residential existing (2)</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>
	<i>residential vacant (3)</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>
<i>Monopole Towers > 60' and ≤ 100'</i>	<i>residential existing (2)</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>
	<i>residential vacant (3)</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>
<i>Monopole Towers > 100' and ≤ 150'</i>	<i>residential existing (2)</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>
	<i>residential vacant (3)</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>
<i>Monopole Towers > 150' and ≤ 200'</i>	<i>residential existing (2)</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>
	<i>residential vacant (3)</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>
<i>Monopole Towers > 200' and ≤ 250'</i>	<i>residential existing (2)</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>
	<i>residential vacant (3)</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>
<i>Monopole Towers > 250'</i>	<i>residential existing (2)</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>	600%, NLT 150% <i>from PL</i>
	<i>residential vacant (3)</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>	NLT 150% <i>from PL</i>

[Ord. 2005-002]

3 **Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in**
4 **Residential Zoning Districts**

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Notes:

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

1

Reason for amendments: [Zoning]	
80.	Correct scrivener's error made during the consolidation of Commercial Communication Tower standards in Ord. 2003-067 where the separation and setbacks requirements for Self Support/Lattice towers in the RT Zoning District were shifted between towers adjacent to residential existing and residential vacant, as originally contained in Ord. 1998-1. The amendment is made for consistency with the original intent of the Code to protect existing residential structures and the requirements in other zoning districts for the same tower type. The new table in Article 4.B.9.B.2.a, Towers Located in Residential Zoning District is reflecting the change.

2

**Table 4.C.3.1 – Distances for Towers Located in and Adjacent to Residential Districts
Separation and Setback – Continued**

TOWER TYPE		AGR	RSA	AR/ USA	RE	RT	RS	PUD (1)	RVPD	MHPD	TND
Self-Support Towers ≤ 60'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL
Self-Support Towers > 60' and ≤ 100'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL
Self-Support Towers > 100' and ≤ 150'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL
Self-Support Towers > 150' and ≤ 200'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL
Self-Support Towers > 200' and ≤ 250'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL
Self-Support Towers > 250'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL

3 Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in
4 Residential Zoning Districts

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Notes:

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EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)

1

**Table 4.C.3.1 – Distances for Towers Located in and Adjacent to Residential Districts
 Separation and Setback – Continued**

TOWER TYPE		AGR	RSA	AR/ USA	RE	RT	RS	RM	PUD (1)	RVPD	MHPD	TND
Guyed Towers ≤ 60'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Guyed Towers > 60' and ≤ 100'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Guyed Towers > 100' and ≤ 150'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Guyed Towers > 150' and ≤ 200'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Guyed Towers > 200' and ≤ 250'	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL

2 Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in
 3 Residential Zoning Districts

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

1

**Table 4.C.3.I – Distances for Towers Located in and Adjacent to Residential Districts
Separation and Setback – Continued**

TOWER TYPE	TND	AGR	RSA	AR/ USA	RE	RS	RT	PUD (1)	RVPD	MHPD	TND
<i>Guyed Towers > 250'</i>	<i>residential existing (2)</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>	<i>< of 600% or 1,500'; NLT 150% from PL</i>
	<i>residential vacant (3)</i>	<i>NLT 150% from PL</i>	<i>NLT 150% from PL</i>	<i>NLT 150% from PL</i>	<i>NLT 150% from PL</i>	<i>NLT 150% from PL</i>	<i>NLT 150% from PL</i>	<i>NLT 150% from PL</i>	<i>NLT 150% from PL</i>	<i>NLT 150% from PL</i>	<i>NLT 150% from PL</i>
<i>FDOT</i>		<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>
<i>FPL</i>		<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>	<i>(4)</i>
Notes:											
<p><i><</i> = Less than <i>(1)</i> = Limited to public civic site locations <i>(2)</i> = Percent measured as a separation between tower and adjacent residential structures <i>(3)</i> = Measured as a setback from property line of tower location <i>(4)</i> = <i>Height, tower type, and setbacks limited as provided in this section</i> [Relocated to Table 4.B.9.B - Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts, related to FDOT and FPL Towers.] <i>%</i> = Separation or setback measured as a <i>percentage of tower height</i> <i>></i> = More than NMT = Not more than NLT = Not less than PL = Property line</p>											

2 **Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in**
3 **Residential Zoning Districts**

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

1

Reason for amendments: [Zoning]	
81.	Delete footnote #1 to include directly in the table under separation standards where applicable.
82.	Delete footnote #2 as it is self explanatory. Setbacks are measured from the property line unless stated otherwise in the Code.
83.	Delete note #3 which refers to applicability of towers setback and separation in MUPD with CH, CL, INST, and IND FLU designation. The Use Matrix dictates the zoning districts where towers are allowed and the the FLU designations related to MUPD indicated in note #3 are already in the Use Matrix.
84.	Delete note #4 which refers to towers setback and separation in MXPDP with CH FLU designation. The note is redundant as the Use Matrix dictates the zoning districts where towers are allowed and the FLU designation associated to MXPDP indicated in note #3 is already in the Use Matrix.
85.	Foot note clarifies that use of percentage in setback or separation standards relates to a ratio of the tower height, therefore there is no need to repeat in the standards applicable to Camouflage Tower adjacent to non residential and Public R-O-W.

2 **Table 4.C.3.1 – Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts**

TOWER TYPE	Adjacent to	PC	AP	CN	GLO	CC	CHO	CG	CRE	UC	UI	IRO	IL	IG	IPF	PO	MUPD (3)	MXPDP (4)	PIPD	LCC
Stealth Towers	Residential Existing (1)	150% separation and 100% setback from Property Line																		
	Residential Vacant (2)	100% setback from Property Line																		
	Non-Residential and Public ROW	20% or district setbacks whichever is greater																		
Camouflage Towers	Residential Existing (1)	150% separation and 100% setback from Property Line																		
	Residential Vacant (2)	100% from setback Property Line																		
	Non-Residential and Public ROW	20% or district setbacks whichever is greater																		
Monopole Towers	Residential Existing (1)	600% separation and 150% setback from Property Line																		
	Residential Vacant (2)	150% setback from Property Line																		
	Non-Residential	20% or district setbacks whichever is greater																		
Self Support Towers	Residential Existing (1)	600% separation and 150% setback from Property Line																		
	Residential Vacant (2)	150% setback from Property Line																		
	Non-Residential	Lesser of 100% of tower height or district setback substantiated by breakpoint calculations																		
Guyed Towers	Residential Existing (1)	Lesser of 600% or 1,500' separation and 150% setback from Property Line																		
	Residential Vacant (2)	150% setback from Property Line																		
	Non-Residential	Lesser of 100% of tower height or district setback substantiated by breakpoint calculations																		
FDOT	Residential	150' setback from abutting residential property line																		
	Non-residential	75' setback from abutting non-residential property line																		
FPL	Residential	150' setback from abutting residential property line																		
	Non-residential	100' setback from abutting residential property line																		
[Ord. 2015-###]																				
Notes:																				
(1) Percentage measured as a separation between tower and adjacent residential structures																				
(2) Measured from property line of tower location.																				
(3) Limited to Commercial High (CH), Commercial Low (CL), Institutional (INST) and Industrial (IND) FLU Designations																				
(4) Limited to Commercial High (CH) Designation																				
% Separation or setback as a percentage of tower height																				

3 **[Relocated to Art. 4.B.9.B.3.c, Setbacks for Towers Located in Non-Residential Zoning**
4 **Districts]**

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Notes:

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

1

Reason for amendments: [Zoning]	
86.	Delete the term "street" to use Right-of-Way (R-O-W) as the appropriate term applicable to Electrical Transmission Lines. This amendment is made for consistency with State Statutes 403.503(1), Definitions Relating to Florida Electrical Power Plant Sitting Act, for Right-of-way. The change is reflected in Article 4.B.9.D.1 and related areas of the Code where Electrical Transmission Line language is used. The change is also reflected for the FDOT to be R-O-W instead of Streets.
87.	Delete the term "panel" from Transmission Poles standard since the term has been used as something else other than an antenna when in fact panel is just one of many antenna types.

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D. Collocation in Right-of-Ways (R-O-Ws)

C1. Electrical Transmission Line Streets Right-of-Way

Communication towers, antennas, and related facilities may be located in such ~~streets~~ R-O-W as provided herein. [Relocated from Art. 4.C.3.C, Electrical Transmission Line Street]

4a. Transmission Poles

Antennas attached to existing electrical transmission poles shall not be required to obtain building permits. Building permits are required for accessory structures, such as equipment cabinets, constructed to support ~~such antennas or panels~~. Height increases to transmission poles to allow antenna attachment shall be subject to the provisions of this Section. [Relocated from Art. 4.C.3.C.1, Transmission Poles]

Reason for amendments: [Zoning]	
88.	Update reference of the table number and title that contains the approval process of Commercial Communication Towers to reflect the changes in this exhibit.
89.	Delete standard that allows approval of combined transmission/communication structures in Electrical Transmission Line R-O-W located in PUD to Class A Conditional Use. The Use Matrix has been amended to reflect that approval.

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2b. Combined Transmission/Communication Structures

Combined transmission/communication structures may be installed in an electrical transmission ~~streets~~ R-O-W as provided in Table 4.C.3.I, ~~Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review~~ 4.B.9.A, Commercial Communication Towers Matrix, and subject to the following requirements. [Relocated from Art. 4.C.3.C.2, Combined Transmission/Communication Structures]

a1) Structures installed in transmission line ~~streets~~ R-O-Ws with a residential Plan and Zoning designation shall: [Relocated from Art. 4.C.3.C.2.a.]

4a) Be located in ~~streets~~ R-O-W a minimum of 250 feet in width; [Relocated from Art. 4.C.3.C.2.a.1)]

2b) Be limited to combination structures which are similar to monopole towers; [Relocated from Art. 4.C.3.C.2.a.2)]

3c) Not exceed 100 feet in height, however the height may be increased to a maximum of 125 feet if an additional provider is accommodated, and proof of collocation is provided in a form acceptable to the County Attorney and the Zoning Director; [Relocated from Art. 4.C.3.C.2.a.3)]

4d) Be setback a minimum 150 feet from any property line possessing a residential designation; and, [Relocated from Art. 4.C.3.C.2.a.4)]

5) ~~Not be located within a PUD unless approved by the BCC as a Class A conditional use; and~~ [Relocated to Table 4.B.9.A, Commercial Communication Tower Matrix]

6e) Require review as provided in Table 4.C.3.I, ~~Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review~~ 4.B.9.A, Commercial Communication Towers Matrix. [Relocated from Art. 4.C.3.C.2.a.6)]

b2) Transmission lines ~~streets~~ R-O-Ws in areas with a nonresidential Plan and Zoning designation shall: [Relocated from Art. 4.C.3.C.2.b.]

4a) Be located in ~~streets~~ R-O-W a minimum of 250 feet in width; [Relocated from Art. 4.C.3.C.2.b.1)]

2b) Be limited to combination structures which are similar to Monopole Towers or Self Support/Lattice Towers; not exceed 300 feet in height; [Relocated from Art. 4.C.3.C.2.b.2)]

3c) Be setback a minimum of 200 feet from any property line possessing a nonresidential designation; and [Relocated from Art. 4.C.3.C.2.b.3)]

4d) Be setback a minimum of 100 feet from any property line possessing a nonresidential designation; and, [Relocated from Art. 4.C.3.C.2.b.4)]

5e) Require review as provided in Table 4.C.3.I, ~~Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location~~

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

~~and Type of Review 4.B.9.A, Commercial Communication Towers Matrix.
[Relocated from Art. 4.C.3.C.2.b.5)]~~

3c. Separation of New Combined Transmission/Communication Structures

New Combined Transmission Communication Structures shall be subject to the as provided in Table 4.C.4.D 4.B.9.B, Separation/Distances Between Towers. [Relocated from Art. 4.C.3.C.3, Separation of New Combined Transmission/Communication Structures]

Reason for amendments: [Zoning]

90.	Delete the term "panel" from the standards in the FDOT R-O-W since the term has been used as something else other than an antenna when in fact panel is just one of many antenna types.
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D2. Florida Department of Transportation (FDOT) Streets R-O-Ws

Within the streets for I-95 and the Florida Turnpike owned or controlled by the FDOT, towers, or antennas, or panels may be installed as follows are subject to the following: [Relocated from Art. 4.C.3.D, Florida Department of Transportation (FDOT) Streets]

4a. Installation of Antennas and Panels

Antennas and panels may be attached to existing communication towers, light standards, or other structures or facilities subject only to building permit review. [Relocated from Art. 4.C.3.D.1, Installation of Antennas and Panels]

2b. Construction of New Towers

New towers constructed within streets shall comply with the following requirements: [Relocated from Art. 4.C.3.D.2, Constructin of New Towers]

a.1) Towers installed in those portions of streets immediately adjacent to any property possessing a residential designation shall: [Relocated from Art. 4.C.3.D.2.a]

4a) Be located in a streets at least 250 feet in width; [Relocated from Art. 4.C.3.D.2.a.1]]

2b) Be only a Monopole or Self Support/Lattice Tower; [Relocated from Art. 4.C.3.D.2.a.2)]

3c) Not exceed 150 feet in height; [Relocated from Art. 4.C.3.D.2.a.3)]

4d) Be setback a minimum of 150 feet from the nearest property line; and, [Relocated from Art. 4.C.3.D.2.a.4)]

5e) Require review as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review 4.B.9.A, Commercial Communication Towers Matrix. [Relocated from Art. 4.C.3.D.2.a.5)]

b.2) Towers installed in those portions of streets immediately adjacent to any property possessing a nonresidential designation shall: [Relocated from Art. 4.C.3.D.2.b]

4a) Be located in a street at least 200 feet in width; [Relocated from Art. 4.C.3.D.2.b.1)]

2b) Be only a Monopole or Self Support/Lattice Tower; [Relocated from Art. 4.C.3.D.2.b2)]

3c) Not exceed 200 feet in height; [Relocated from Art. 4.C.3.D.2.b.3)]

4d) Be setback a minimum of 75 feet from the nearest nonresidential property line and 50 feet from any residential property line; and, [Relocated from Art. 4.C.3.D.2.b.4)]

5e) Require review as provided in 4.B.9.A, Commercial Communication Towers Matrix. [Relocated from Art. 4.C.3.D.2.b.5)]

c. Separation of New Towers

New towers shall be subject to the separation distances as provided in Table 4.C.4.D 4.B.9.B, Separation/Distances Between Towers, of this Section. [Relocated from Art. 4.C.3.D.2.c, Separation of New Towers]

Section 6E. Shared Use/Collocation

This Section is These provisions are designed to foster shared use of communication towers and their accessory support facilities. [Relocated from Art. 4.C.6, Shared Use/Collocation]

Reason for amendments: [Zoning]

91.	Relocate to consolidate in a new table the provisions related to the minimum number of providers for every tower type. To reflect deletion of Stealth and Camouflage Towers reference in the text below, the Providers by Tower Type table includes the specific provisions applicable to Stealth and Camouflage Towers that were included under the Supplementary Use Standards of those towers.
-----	---

A1. Collocation

All communication towers, except stealth and camouflage structures, shall be constructed to accommodate a minimum of two providers. [Partially relocated to Art. 4.B.9.B.13, Providers]

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EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)

1 **4a. Site area**

2 *The site or leased footprint shall contain sufficient square footage to accommodate the*
3 *equipment/mechanical facilities for all proposed providers based upon the structural*
4 *capacity of the tower. [Relocated from Art. 4.C.6.A.1, Site Area]*

5 **B2. Setbacks**

6 *If it is determined that the proposed tower cannot meet setback requirements due to*
7 *increases in tower height to accommodate the collocation of at least one additional service*
8 *provider, minimum setback requirements may be reduced by a maximum of 15 feet, except*
9 *from residential property lines. [Relocated from Art. 4.C.6.B, Setbacks]*

10 **C3. Review Process**

11 **4a. Collocations on Commercial Communication Towers Including Non-conforming**
12 **Towers**

13 *Collocation of antennas on commercial communication towers that meet the following*
14 *requirements shall be exempt from all other requirements of this Section of the ULDC*
15 *and shall only be subject to a Building Permit Review: [Ord. 2006-004] [Relocated from*
16 *Art. 4.C.6.C.1, Collocations on Commercial Communication Towers Including Non-*
17 *conforming Towers]*

18 *a.1) The collocation does not increase the height of the existing tower, as measured to*
19 *the highest point of any part of the tower or any existing antenna attached to the*
20 *tower; [Ord. 2006-004] [Relocated from Art. 4.C.6.C.1.a]*

21 *b.2) The collocation does not increase the area of the approved ground compound for*
22 *accessory equipment and structures; [Ord. 2006-004] [Relocated from Art.*
23 *4.C.6.C.1.b]*

24 *e.3) The collocation shall be consistent with all of the applicable design and aesthetic*
25 *regulations, or conditions, if any, applied to the first antenna placement onto the*
26 *tower itself. [Ord. 2006-004] [Relocated from Art. 4.C.6.C.1.c]*

27 **2b. Collocations on Structure Other Than Commercial Communication Towers**

28 *Collocation of antennas; on a structure other than a Commercial Communication Tower*
29 *that meets the following requirements shall be subject to final DRO review. Collocation*
30 *that does not meet the requirement below shall be subject to Article 4.C.7,*
31 *Communication Panel Antennas, Commercial 5.B.1.A.12, Antennas. [Ord. 2006-004]*
32 *[Relocated from Art. 4.C.6.C.2, Collocations on Structure Other Than Commercial*
33 *Communication Towers]*

34 *a.1) Does not increase the height of the existing structure, as measured to the highest*
35 *point of any part of the structure or any existing antenna attached to the structure;*
36 *[Ord. 2006-004] [Relocated from Art. 4.C.6.C.2.a]*

37 *b.2) Does not increase the area of the approved ground compound shall be the accessory*
38 *equipment and structures; and, [Ord. 2006-004] [Relocated from Art. 4.C.6.C.2.a]*

39 *e.3) The collocation are of a design and configuration consistent with all of the applicable*
40 *design and aesthetic regulations, or conditions, if any, applied to the first antenna*
41 *placement. [Ord. 2006-004] [Relocated from Art. 4.C.6.C.2.a]*

42 **4. Review Procedures Shared Use Application Requirements**

43 *Prior to submittal of an application for approval of a proposed tower for Conditional Use,*
44 *Development Order Amendment, DRO, or building permit review, all applicants for*
45 *communication towers shall comply with the procedures indicated below. An application for*
46 *the appropriate review process must be submitted within one year of the notice mailing date.*
47 *[Relocated from Art. 4.C.6.D, Review Procedures]*

48 **a. Notification**

49 *All communication tower applicants shall provide notice by certified mail to all users on*
50 *the Communication Tower Users List. The following information shall be included in the*
51 *notice: description of the proposed tower; general location; longitude and latitude;*
52 *general rate structure for leasing space, which shall be based on reasonable local*
53 *charges; proposed height; a phone number to locate the applicant or agent for the*
54 *communication tower; and a shared use application form. A copy of the notice shall be*
55 *mailed to the Communications Division and the Zoning Division. The notices shall invite*
56 *potential communication tower users to apply for space on the proposed tower to*
57 *encourage collocation. [Ord. 2009-040] [Relocated from Art. 4.C.6.D.2, Notification]*

58 **b. Shared Use Application**

59 *Potential communication tower users shall respond to the notice within 20 days of receipt*
60 *of certified mailing. Response shall be submitted utilizing a shared use application form.*
61 *A completed shared use application form shall be sent to the owner of the proposed*
62 *communication tower or authorized agent. The tower applicant shall not be responsible*
63 *for a lack of response or responses received after the 20 day period. The Zoning Division*
64 *shall provide the shared use application form. [Relocated from Art. 4.C.6.D.3, Shared*
65 *Use Application]*

66 **c. Feasibility**

67 *The feasibility of each shared use request shall be evaluated by the applicant. The*
68 *evaluation shall document the feasibility of shared use between the proposed*

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1 *communication tower owner and a potential lessee or sharer. Factors to be considered*
2 *when evaluating the feasibility of shared use include but are not limited to: structural*
3 *capacity, RF interference, geographic service area requirements, mechanical or electrical*
4 *incompatibilities, inability or ability to locate equipment on approved and unbuilt*
5 *communication towers, cost (if fees and costs for sharing would exceed the cost of the*
6 *new communication tower amortized over a 25 year period), FCC limitations that would*
7 *preclude shared use, and other applicable Code requirements. [Relocated from Art.*
8 *4.C.6.D.4, Feasibility]*

9 **d. Rejection or Dispute**

10 *If the applicant rejects one or more request(s) for shared use and if potential tower*
11 *lessees dispute the rejection(s) for shared use, the following procedure shall occur within*
12 *ten working days after the shared use response deadline. [Relocated from Art.*
13 *4.C.6.D.5, Rejection or Dispute]*

14 **1) Submittal**

15 *The applicant shall submit two copies of the following to the Zoning Division: a brief*
16 *evaluation of each rejected response; all design data for the proposed*
17 *communication tower; and, an explanation indicating the structural improvements*
18 *necessary to facilitate the requests that are rejected due to structural limitations, paid*
19 *for by the tower space lessee. [Relocated from Art. 4.C.6.D.5.a, Submittal]*

20 **2) Consultant**

21 *The Zoning Division shall forward copies of all applications for shared use and the*
22 *applicant's evaluation of each rejected request to a qualified communications*
23 *consultant. The consultant shall be selected by and retained at the discretion of the*
24 *Zoning Division and paid by applicant who is refusing to allow collocation from an*
25 *interested service provider. [Relocated from Art. 4.C.6.D.5.b, Consultant]*

26 **3) Evaluation**

27 *Within ten working days of receiving the shared use responses that were rejected by*
28 *the applicant and disputed by the potential tower space lessee, the consultant shall*
29 *review and prepare an evaluation. Two copies of the consultant's evaluations shall be*
30 *sent to the Zoning Division. One copy of the evaluation shall be made an official part*
31 *of the communication tower application and one copy of the evaluation shall be*
32 *forwarded to the applicant by the Zoning Division. The consultant's report shall be*
33 *advisory, and made part of the staff report, and considered in reviewing the*
34 *communication tower application. [Relocated from Art. 4.C.6.D.5.c, Evaluation]*

35 **e. Acceptance with No Dispute**

36 *If the applicant did not reject any requests for shared use or if rejected requests for tower*
37 *space are not disputed by any potential tower lessee(s), consultant review is not*
38 *necessary. [Relocated from Art. 4.C.6.D.6, Acceptance with No Dispute]*

39 **Section 5F. Tower Removal, Replacement and Height Increases**

40 **G1. Tower Removal**

41 **1a. Form of Agreement**

42 *All obsolete or abandoned communication towers shall be removed within three months*
43 *following cessation of use. Prior to the issuance of a building permit or site plan approval,*
44 *whichever occurs first, the property owners or tower operators shall submit an executed*
45 *removal agreement to ensure compliance with this requirement. The removal agreement*
46 *shall be in a form acceptable to the County Attorney. [Relocated from Art. 4.C.4.G.1,*
47 *Form of Agreement]*

48 **2b. Surety for Removal**

49 *Prior to the issuance of a building permit, surety shall be submitted by the property owner*
50 *or tower operator to ensure the removal of abandoned communication towers. The form*
51 *of surety shall be subject to approval by the Executive Director of PZB and the County*
52 *Attorney. The required surety shall be irrevocable, unless released by the BCC. The*
53 *surety shall be utilized to cover the cost of removal and disposal of abandoned towers*
54 *and shall consist of the following: [Relocated from Art. 4.C.4.G.2, Surety for Removal]*

55 ~~a.1) submittal of an estimate from a certified structural engineer indicating the cost to~~
56 ~~remove and dispose of the tower; [Relocated from Art. 4.C.4.G.2.a]~~

57 ~~b.2) a surety equivalent to 50 percent of the estimated cost to remove and dispose of the~~
58 ~~tower; [Relocated from Art. 4.C.4.G.2.b]~~

59 ~~c.3) an agreement to pool multiple sureties of the tower owner or property owner required~~
60 ~~by this Section to allow pooled surety to be used to remove abandoned towers; and,~~
61 ~~[Relocated from Art. 4.C.4.G.2.c],~~

62 ~~d.4) an agreement by the tower owner or property owner to replenish surety pool upon~~
63 ~~utilization of surety by PBC. [Relocated from Art. 4.C.4.G.2.d]~~

64 **3c. Alternative Surety for Removal**

65 *The Zoning Director, subject to review by the County Attorney, may accept*
66 *documentation from a tower owner that adequate resources or irrevocable contractual*
67 *obligations are available to remove obsolete or abandoned communication towers.*
68 *[Relocated from Art. 4.C.4.G.3, Alternative Surety for Removal]*

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4d. Form of Surety

Surety shall be provided in a form consistent with the requirements of Art. 11.B.4-2.A.6.c, Performance or Surety Bond. [Ord. 2005 – 002] [Relocated from Art. 4.C.4.G.4, From of Surety]

5e. Surety Required

Surety required pursuant to this Section shall be provided only for towers constructed after the effective date of this Code. [Relocated from Art. 4.C.4.G.5, Surety Required]

Reason for amendments: [Zoning]

92.	Relocate tower hierarchy from Definitions in Article 1 to the towers regulations as it does not provide a meaning; instead, it describes the level of impact of communication towers which is more appropriately placed in the Communication Tower regulations, particularly related to replacement of conforming and nonconforming towers.
-----	---

A2. Replacement

~~for the purposes of Art. 4, for the purpose of determining impact the following hierarchy has been established~~
The following tower hierarchy shall be used to

LEAST IMPACT

- Stealth
- Camouflage
- Stealth
- Monopole
- Self Support/~~Lattice~~
- Guyed

MOST IMPACT

[Partially relocated from Art. 1.I.2.T.43, Tower Hierarchy definition]

4a. Conforming Towers

An existing conforming tower may be replaced subject to the criteria below. If the criteria is not met, the replacement tower shall comply with the requirements of this Section Tower Height Increases and Accessory Structures, below. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.1, Conforming Towers]

- ~~a.1)~~ *The tower shall accommodate a minimum of two providers. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.1.a]*
- ~~b.2)~~ *The tower shall be of the same or lesser impact than the existing structure pursuant to the tower hierarchy. [Ord. 2006-004] [Partially relocated from Art. 4.C.5.A.1.b]*
- ~~c.3)~~ *The tower may be required to be relocated on site to lessen the impact on adjacent parcels. [Relocated from Art. 4.C.5.A.1.c]*
- ~~d.4)~~ *The tower shall be subject to review by the Zoning Division through the DRO, Article 2.D.1, Development Review Officer, administrative amendment process. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.1.d]*
- ~~e.5)~~ *The tower may be structurally modified to allow collocation. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.1.e]*

2b. Nonconforming Towers

An existing nonconforming tower may be replaced subject to the criteria below. If the criteria is not met, the replacement shall comply with the requirements of this Section Tower Height Increases and Accessory Structures, below. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.2, Nonconforming Towers]

- ~~a.1)~~ *The tower shall accommodate a minimum of two providers. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.2,a.]*
- ~~b.2)~~ *The tower shall be of equal or less impact than the existing structure pursuant to the tower hierarchy. [Ord. 2006-004] [Partially relocated from Art. 4.C.5.A.2,b.]*
- ~~c.3)~~ *The tower may be required to be relocated on site to lessen the impact on adjacent parcels. [Relocated from Art. 4.C.5.A.2,c.]*
- ~~d.4)~~ *The tower shall be subject to review by the DRO. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.2,d.]*
- ~~e.5)~~ *The tower may be structurally modified to allow collocation. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.2,e.]*

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B3. Tower Height Increases

4a. Conforming and Nonconforming Towers

Unless otherwise provided herein, the height of a conforming or nonconforming tower may be increased on one occasion subject to the requirements of ~~Table 4.C.5.B~~ **4.B.9.F, Tower Height Increases**. **[Relocated from Art. 4.C.5.B.1, Conforming and Nonconforming Towers]**

Table 4.B.9.F - Tower Height Increases

Review Process	Conforming Towers	Nonconforming Towers
<i>Development Review Officer Administrative Amendment</i>	X(1)	N/A
<i>Development Review Officer</i>	X(2)	X(1)
<i>Class B Conditional use</i>	X(3)	X(2)
<i>Class A Conditional use</i>	X(4)	X(3,4)
Notes:		
1. <i>Increases of 25' or less.</i>		
2. <i>Increases greater than 25' and 45' or less.</i>		
3. <i>Increases greater than 45' and 65' or less.</i>		
4. <i>Increases greater than 65'.</i>		
[Table relocated from Art. 4.C.5.B – Tower Height Increases]		

2b. Monopoles

The height of an existing monopole may be increased by a maximum of 20 percent to accommodate a second user subject to standard building permit review. An additional increase of up to 20 percent may be approved to accommodate an additional user, subject to standard building permit review. Increases shall be based upon the original approved tower height. **[Relocated from Art. 4.C.5.B.2, Monopoles]**

C4. Accessory Structures

The size of an accessory structure or structures may be increased to accommodate collocation. The expansion shall be subject to Zoning Division review through the DRO administrative amendment process. **[Relocated from Art. 4.C.5.C, Accessory Structures]**

Reason for amendments: [Zoning]

93.	Change the term “section” to specify the regulation or standard that it pertains to. For government - owned towers that address public health, safety or welfare, this amendment clarifies that waivers are Type 2 which are presented to the BCC.
94.	Update reference of the table number and title that contains the approval process of Commercial Communication Towers to reflect the changes in this exhibit.

G. Exemptions and Waivers

1. States of Emergency

The PZ&B Executive Director may waive the review timeframes in the event of a declared state of emergency. **[Ord. 2006-004] [Ord. 2012-027] [Relocated from Art. 4.C.1, States of Emergency]**

2. Government Towers

~~If this Section the regulations in the Commercial Communication Towers prohibits a government-owned tower from being located at a specific site and the tower is required to protect the public health, safety, or welfare, the applicable criteria of this Section may be waived or modified by the BCC through a Type 2 Waiver. In such cases the BCC shall make a finding of fact justifying the modification.~~ **[Relocated from Art. 4.C, Communication Towers Commercial]**

3. School Sites

Towers located on school sites and utilized for educational purposes only pursuant to F.S. Chapter 1013.18 shall not be considered Commercial Communication Towers. **[Relocated from Art. 1.1.2.C.49, Communication Tower, Commercial]**

J4. Exemptions for Existing Television Broadcast Towers

Guyed ~~T~~ towers existing as of December 31, 1997 with a principal use as a television broadcasting tower shall be exempt from the provisions of this Section as provided below.

4a. Separation and Setback Distances

Television towers as provided herein shall be exempt from the separation and setback distances of ~~Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts, and Table 4.C.3.I, Distances for Towers Located in Non-Residential Districts Separation and Setback 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts.~~

2b. Distance Between Towers

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Television towers as provided herein shall be exempt from the distance between tower requirements of Table ~~4.C.4.D 4.B.9.B, Separations/~~Distances Between Towers, ~~of this Subsection.~~

3c. Visual Impact Analysis

Existing or replacement television towers as provided herein shall be exempt from the visual impact analysis requirements of Article ~~4.C.4.P 4.B.9.H.4,~~ Visual Impact Analysis Standards.

4d. Replacement or Reconstruction of Existing Towers

Television towers exempted by the operation of this subsection may be replaced or reconstructed on the same parcel as provided below.

a.1) Approval

Television towers to be replaced or reconstructed shall be reviewed as provided in Table ~~4.C.3.I, Residential District Tower Location and Type of Review or Table 4.C.3.I, Non-Residential Districts Tower Location and Type of Review~~ 4.B.9.A, Commercial Communication Towers Matrix.

b.2) Tower Height

The height of a replacement for or reconstruction of an existing tower may be increased subject to approval as provided in Table ~~4.C.3.I, Residential District Tower Location and Type of Review or Table 4.C.3.I, Non-Residential Districts Tower Location and Type of Review~~ 4.B.9.A, Commercial Communication Towers Matrix.

c.3) Required Setbacks from Property Lines

Setbacks from property lines shall be provided as indicated below.

4a) Structures of Equal or Lesser Height

Television towers to be replaced or reconstructed with a structure of equal or lesser height shall provide a setback substantially the same as the existing setbacks, taking into account the continued location of the tower being replaced during construction.

2b) Structures of Greater Height

Television towers to be replaced or reconstructed with a structure of greater height shall provide a minimum setback of 110 percent of tower height from any adjacent street and a minimum setback of 100 percent of tower height from all adjacent property lines.

3c) Breakpoint Calculations

All setbacks shall be substantiated by certified breakpoint calculations. The breakpoint calculations shall demonstrate that should tower failure occur, the entire height of the tower shall fall within with property lines of the tower site.

4d) Nonconformity Not Created

Replacement or reconstruction of a television broadcast tower shall not result in creation of a nonconforming structure or nonconforming use. The television broadcast tower resulting from the replacement or reconstruction as provided herein shall be deemed a conforming structure and use.

K5. Type II-2 Waiver from Required Dimensional Criteria

A Type ~~II-2~~ Waiver from the separation, setback, distance between towers, height, and similar dimensional criteria applicable to communication towers may be allowed ~~as provided in this Section.~~ **[Ord. 2012-027]**

4a. Towers approved as a Class A or Class B Conditional Use

The dimensional criteria ~~required by this Section~~ may be reduced by the BCC for Class A conditional uses and Class B conditional uses subject to the criteria contained herein.

2b. Towers Approved on an Administrative Basis

The dimensional criteria ~~required by this Section~~ may be reduced by the BCC for towers subject to review by the DRO or the building permit process subject to the criteria contained herein.

3c. Requests for a Type II-2 Waiver

When considering a request to allow a Type ~~II-2~~ Waiver from one or more required dimensional criteria, the BCC must determine that: the request complies with the intent of this Section and, the request is consistent with the criteria listed below. **[Ord. 2012-027]**

4d. Criteria for Granting a Type II-2 Waiver

The following criteria shall be utilized by the BCC when considering requests for waivers. Each request for a waiver must be consistent with the following criteria listed below: Art. ~~4.C.3.K.4.a- 4.B.9.G.5.d.1) - 4.C.3.K.4.h- 4.B.9.G.5.d.8).~~ In addition, each request for a Type ~~II-2~~ Waiver must be consistent with one or more of the following criteria: Art. ~~4.C.3.K.4.i- 4.B.9.G.5.d.9) - Art. 4.C.3.K.4.r- 4.B.9.G.5.d.18).~~ **[Ord. 2012-027]**

a.1) Protection of Public Welfare

The Waiver, if approved, will not be injurious to the uses in the area adjacent to the structure and otherwise will not be detrimental to the public welfare. **[Ord. 2012-027]**

b.2) Economics

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The Waiver is not granted based solely upon or in large measure due to costs associated with complying with all requirements ~~of this Section contained herein.~~ [Ord. 2012-027]

~~e-3~~ **Incompatibility Not Created**

The Waiver, if granted, will not result in an incompatibility between the proposed tower or communication facility and adjacent uses. [Ord. 2012-027]

~~d-4~~ **Exhaustion of Other Remedies**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as all other waiver alternatives have been exhausted. Alternatives to a Waiver shall include but not be limited to such techniques as collocation, use of stealth or camouflage structures, and use of building mounted equipment and facilities. [Ord. 2012-027]

~~e-5~~ **Minimum Waiver**

Grant of the Waiver is the minimum Waiver that will make possible the reasonable use of the parcel of land, building, or structure. [Ord. 2012-027]

~~f-6~~ **Consistent with the Plan**

Grant of the Waiver will be consistent with the purposes, goals, objectives, and policies of the Plan and this Code. [Ord. 2012-027]

~~g-7~~ **Not Detrimental**

The grant of the Waiver will not be injurious to the area involved or otherwise detrimental to the public welfare. [Ord. 2012-027]

~~h-8~~ **Prohibition of Service**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area so as not to prohibit the provision of personal wireless, television, and related communication services as defined by the Telecommunications Act of 1996 and rules of the FCC, if adopted. [Ord. 2012-027]

~~i-9~~ **FAA Limitations**

The Waiver is required to comply with locational standards established by the FAA. [Ord. 2012-027]

~~j-10~~ **Lack of Technical Capacity**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or other structures do not possess the capacity to allow reasonable technical service. [Ord. 2012-027]

~~k-11~~ **Height of Existing Structures**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or other structures are not of sufficient height to provide reasonable service. [Ord. 2012-027]

~~l-12~~ **Lack of Structural Capacity**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or structures do not have the structural capacity to accommodate the equipment needed to provide reasonable service within the defined search or propagation study area. [Ord. 2012-027]

~~m-13~~ **Interference**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area due to interference that may be caused resulting from such factors as collocation on existing towers or structures, the nature of other communications equipment or signals, or other technical problems that would result in interference between providers. [Ord. 2012-027]

~~n-14~~ **Unreasonable Costs**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as the fees, costs or contractual provisions to collocate on or adapt an existing tower or structure for collocation are unreasonable. [Ord. 2012-027]

~~o-15~~ **More Appropriate Site**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as a result of identification of a more appropriate site that does not meet dimensional criteria, including such factors as distance from residential uses, existence of permanent screening and buffering, and location within a large scale non-residential area. [Ord. 2012-027]

~~p-16~~ **Avoid Certain Locations**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area to avoid location in one or more of the following: [Ord. 2012-027]

~~1~~a) officially designated wilderness areas, wildlife refuges, and wildlife management areas;

~~2~~b) officially designated vegetation and wildlife preserves;

~~3~~c) habitats of threatened/endangered species, historical sites;

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- 4d) Indian religious sites;
- 5e) locations which may cause significant alteration of wetlands, deforestation, or water diversion;
- 6f) night use of high intensity lights in residential areas;
- 7g) environmentally sensitive lands acquired or leased by PBC; or
- 8h) linked open space corridors as set forth in the Plan.

~~q.17)~~ Reduce Residential Impact

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area and will allow a proposed tower location to reduce the impact on adjacent residential uses. **[Ord. 2012-027]**

~~r.18)~~ Effect of Governmental Regulation or Restrictive Covenant

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area due to governmental regulations or restrictive covenants which preclude location of a tower. **[Ord. 2012-027]**

~~5-e~~ Simultaneous Consideration

A request for a Type ~~H-2~~ Waiver from one or more required dimensional criteria may be considered at the same time a related request for tower approval is considered. However, final BCC, ZC, or administrative approval shall not be granted until a final decision is rendered by the BCC. **[Ord. 2012-027]**

5. Nonconforming Lots of Record

*Towers may be located on nonconforming lots of record provided the structure will comply with all requirements of this Section without a Type ~~H-2~~ Waiver from any dimensional criteria as provided herein. **[Ord. 2012-027]** **[Relocated from Art. 4.C.4.S, Nonconforming Lots of Record]***

Reason for amendments: [Zoning]	
95.	Create reference for compliance with the requirements in Article 2 of the ULDC that relates to application requirements. This standard is added to facilitate ease of Code.

H. Application Requirements

In addition to the application requirements under Article 2, Development Review Procedures, the applicant shall comply with the following:

1. Propagation Study

*The provider shall submit a propagation study prepared by a professional engineer, licensed in the State of Florida, to justify the need to construct a new tower. Propagation studies shall not be required for television towers. **[Ord. 2006-004]** **[Relocated from Art. 4.C.4.M, Propagation Study]** Propagation studies shall include the following information: **[Relocated from Art. 4.C.4.M.1, Required Information]***

- a. the location of other sites considered, including potential options for collocation and alternative sites or properties; **[Relocated from Art. 4.C.4.M.1.a]***
- b. desired signal strength in the area to be served; and, **[Ord. 2006-004]** **[Relocated from Art. 4.C.4.M.1.b]***
- c. current and predicted RF coverage following installation and use of the new tower facility. **[Ord. 2006-004]** **[Relocated from Art. 4.C.4.M.1.c.]***

2. Location of Existing Towers

- a. Provide or update previously submitted data indicating the location of their towers; latitude and longitude; tower height; and tower type. **[Relocated from Art. 4.C.4.L.1.]***
- b. Submit an alternative structure map with a minimum one mile radius around the proposed site. The alternative structure map shall include the location of all existing towers located within the one mile radius. An alternative structure map shall not be required for television towers. **[Ord. 2006-004]** **[Relocated from Art. 4.C.4.L.2.]***

H3. Compatibility

*To assist in ensuring compatibility between a proposed communication tower and surrounding land uses, the information listed below shall be included with all applications for development approval, development order amendments, etc. **[Relocated from Art. 4.C.3.H, Compatibility]***

1a. Site and Tower Location

*The proposed site of a tower and the proposed location of the tower within that site, indicated on an official PBC zoning quad sheet. **[Relocated from Art. 4.C.3.H.1, Site and Tower Location]***

2b. Aerial Photography

*The proposed location of a tower, indicated on an aerial map possessing a scale of not more than one inch equals 300 feet (1" = 300'). The aerial photograph shall indicate all adjacent land uses within a radius of 2,000 feet from the site of the proposed tower. **[Relocated from Art. 4.C.3.H.2, Aerial Photography]***

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EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)

- 1 ~~(d4)~~ Copies of all calculations and description of the methodology used in
2 selecting the points of view and collection of data submitted in the analysis;
3 **[Relocated from Art. 4.C.4.P.1.c.2)(d)]**
4 ~~(e5)~~ Graphic illustration of the visual impact of the proposed communication
5 tower, at a scale that does not exceed five degrees of horizontal distance,
6 presented from the specific identified points; **[Relocated from Art.**
7 **4.C.4.P.1.c.2)(e)]**
8 ~~(f6)~~ Identification of all screening and buffering materials under the permanent
9 control of the applicant (only screening and buffering materials located within
10 the boundaries of the proposed site shall be considered for the visual impact
11 analysis.); **[Relocated from Art. 4.C.4.P.1.c.2)(f)]**
12 ~~(g7)~~ Identification of all screening and buffering materials that are not under the
13 permanent control of the applicant but are considered of a permanent nature
14 due to ownership or use patterns, such as a public park, vegetation preserve,
15 required development buffer, etc.; **[Relocated from Art. 4.C.4.P.1.c.2)(g)]**
16 ~~(h8)~~ Screening and buffering materials considered in the visual impact analysis
17 shall not be removed by future development on the site; **[Relocated from**
18 **Art. 4.C.4.P.1.c.2)(h)]**
19 ~~(i9)~~ Screening and buffering materials considered in the visual impact analysis
20 shall be replaced if they die; **[Relocated from Art. 4.C.4.P.1.c.2)(i)]**
21 ~~(j10)~~ Prohibited plant species, pursuant to Article 7.F, Perimeter Buffer Landscape
22 Requirements, shall not be considered in the visual impact analysis; and
23 **[Relocated from Art. 4.C.4.P.1.c.2)(j)]**
24 ~~(k11)~~ Any additional information that may be required by the Zoning Director to
25 fully review and evaluate the potential impact of the proposed communication
26 tower. **[Relocated from Art. 4.C.4.P.1.c.2)(k)]**

27 ~~d4)~~ In addition to all other applicable standards of the Code, the following visual impact
28 standards may be applied when a visual impact analysis is required for any
29 application to construct a tower. **[Relocated from Art. 4.C.4.P.1.d.]**

30 ~~4a)~~ At least 25 percent of the tower height is screened from all streets other than
31 expressways, or arterials and planned collector streets with five lanes or more.
32 **[Relocated from Art. 4.C.4.P.1.d.1)]**

33 ~~2b)~~ At least three specific points from adjacent streets, shall be identified, subject to
34 approval by the Zoning Director, for conducting the visual impact analysis.
35 **[Relocated from Art. 4.C.4.P.1.d.2)]**

36 ~~3c)~~ The results of the line of site analysis performed as part of the visual impact
37 analysis. **[Relocated from Art. 4.C.4.P.1.d.3)]**

38 ~~4d)~~ The distance a proposed communication tower, including anchors for guy wires,
39 and guy wires are proposed to be setback from surrounding properties such that
40 its height, bulk and scale is compatible with surrounding residential and
41 nonresidential uses. **[Relocated from Art. 4.C.4.P.1.d.4)]**

42 ~~5e)~~ At least 25 percent of the tower is screened from view from a majority of the
43 points selected by the Zoning Director for the visual impact analysis. **[Relocated**
44 **from Art. 4.C.4.P.1.d.5)]**

45 ~~6f)~~ The degree or amount of buffering or screening materials permanently included
46 as part of the application. **[Relocated from Art. 4.C.4.P.1.d.6)]**

47 ~~e5)~~ The visual impact analysis shall be prepared and sealed by an architect, engineer,
48 landscape architect, or surveyor registered in the State of Florida. PBC, at the
49 expense of the applicant and at its own discretion, may employ such consultants as
50 are necessary to review and evaluate the visual impact analysis. **[Relocated from**
51 **Art. 4.C.4.P.1.e.)**

52 **I. ~~Tower Appearance~~ Prior Approvals**

53 The style, height, and overall appearance of any tower or communications facility constructed
54 pursuant to ~~this Section~~ these regulations shall be consistent with plans and elevations submitted
55 as part of an application for development approval. The DRO shall have the authority to approve
56 additions or minor modifications, which do not materially modify the appearance of a tower as
57 approved by the ZC or BCC. Modification which cannot be approved by the DRO shall be subject
58 to a development order amendment as provided in this Code. **[Relocated from Art. 4.C.3.I,**
59 **Tower Appearance]**

60 **J. ~~Consultant Services~~**

61 A qualified telecommunication consultant shall be selected and retained by the Zoning Director,
62 and paid for by an applicant, to review technical documents related to the siting of
63 communication towers and facilities. The consultant may review technical documents,
64 propagation studies and other related documents to determine the following: **[Relocated from**
65 **Art. 4.C.4.Q.9, Consultant Services**

66 **1. Need for additional towers; [Relocated from Art. 4.C.4.Q.9.a]**

67 **2. Existence of incompatibilities between providers that may hinder collocation; [Relocated**
68 **from Art. 4.C.4.Q.9.b]**

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

- 1 3. *Necessity of waiver relief to deviate from established dimensional criteria;* [Relocated from
2 Art. 4.C.4.Q.9.c]
3 4. *Compliance with the general requirements of this Section; and,* [Relocated from Art.
4 4.C.4.Q.9.d]
5 5. *The applicant shall reimburse PBC for the consultant fees prior to the certification of the*
6 *application for public hearing process or approval of the application by the DRO. [Ord. 2010-*
7 *022] Art. 4.C.4.Q.9.e]*
8 **K. List of Tower Users**
9 *The DRO shall maintain a current Communication Tower Users List, which shall be made*
10 *available upon request, and shall also be published on the Zoning Web site. [Ord. 2009-040]*
11 **[Relocated from Art. 4.C.6.D.1, List of Tower Users]**
12 **E.L. Intergovernmental Activities**
13 **1. Mapping**
14 *PBC shall participate in any countywide mapping program to identify proposed and existing*
15 *tower sites. [Relocated from Art. 4.C.7.E.1, Mapping. Related to Communication Panel*
16 *Antennas, Commercial]*
17 **2. Notification**
18 *a. PBC shall participate in an intergovernmental notification program by continuously*
19 *providing information regarding tower construction applications to the PBC*
20 *Intergovernmental Coordination Program Clearinghouse. [Relocated from Art.*
21 *4.C.7.E.2.a, related to Notifications under Communication Panel Antennas,*
22 *Commercial]*
23 *b. All jurisdictions within a two-mile radius of a proposed tower site located in*
24 *unincorporated PBC shall be notified at the time of application submittal. [Relocated*
25 *from Art. 4.C.7.E.2.b, related to Notifications under Communication Panel*
26 *Antennas, Commercial]*
27

Reason for amendments: [Zoning]	
96.	Relocate Communication Cell Site on Wheels (COW) standards to a new use classification that consolidates all temporary uses.

28 ~~**Section 8 — Communication Cell Sites on Wheels (COWs)**~~

29
30 **Part 6. ULDC Art. 5.B.1.A, Accessory Uses and Structures (page 24 of 100), is hereby**
31 **amended as follows:**
32

Reason for amendments: [Zoning]	
1.	Relocate the standards for antenna contained in Article 4.C, Commercial Communication Towers to Article 5.B, Accessory and Temporary uses. These provisions are for antennas attached to buildings or structures, therefore those standards are more appropriate in Article 5 than Article 4.
2.	Delete from the title the term "panel" as the regulations are for all antenna types attached to buildings or structures and not just for panel antennas. Panel antenna is just one of the different types of antennas.

33 **CHAPTER B ACCESSORY AND TEMPORARY USES**

34 **Section 1 Supplementary Regulations**

35 **A. Accessory Uses and Structures**

36 ~~**Section 712. Communication Panel Antennas, Commercial**~~

37 *A transmitting and/or receiving device used for AM/FM radio, television, microwave,*
38 *telephone, cellular, personal wireless services, and related forms of electronic*
39 *communications. This excludes amateur radio antennas and satellite dish antennas.*
40 **[Relocated from Art. 1.I.2.A.73, Antenna]**

41 **a. Applicability**

42 *These standards below shall apply to commercial communication panels and antennas*
43 *mounted on roofs, or attached to buildings or legal billboards (collocations). [Ord. 2006-*
44 *004] [Relocated from Art. 4.C.7, Communication Panel Antennas, Commercial]*
45

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**EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 4/22/16)**

Ab. Permitted Districts Review Process

- 1) ~~Communication panels and antennas, excluding whip antennas not exceeding eight feet in height and six inches in diameter, may be permitted and shall be reviewed as follows: in Table 4.C.7.A. Panel Antenna Regulations.~~ **[Relocated from Art. 4.C.7.A, Permitted Districts]**

Table 4.B.9.C - Panel Antenna Review Process

Zoning District or Use				
Zoning District or Use Structure Height	Single Family Residential Use	Multi-Family Residential Use	IG, IL, PO Zoning Districts	All Other Non- Residential Zoning Districts
Structures — < 25' or less in height	Not Permitted	Not Permitted	Building Permit Review	Not Permitted
Structures — greater than 25' and to 45' or less in height	Development Review Officer	Development Review Officer	Building Permit Review	Development Review Officer
Structures — greater than to 45'	Class B Conditional use	Building Permit Review	Building Permit Review	Building Permit Review

[Relocated from Table 4.C.7.A - Panel Antenna Regulations]

42) Applicability and Review Process Building Permit

~~A building permit shall be required for the installation of all communication panels and antennas in addition to any other review process.~~ **[Relocated from Art. 4.C.7.A.1, Applicability and Review Process]**

B. ~~Communication Panel Antennas~~

4c. Architectural Compatibility

~~Demonstrate architectural compatibility (color and/or texture) with the structure on which it is located.~~ **[Relocated from Art. 4.C.7.B.1, Architectural Compatibility]**

2d. Screening

~~If the panel antenna is attached to a pole support structure, the pole shall be concealed by an opaque screen.~~ **[Relocated from Art. 4.C.7.B.2, Screening]**

3e. Size Limitations for Panel Antenna

~~Each communication panel shall not exceed a maximum height of eight feet; maximum depth of four feet; and maximum width of four feet.~~ **[Relocated from Art. 4.C.7.B.3, Size Limitations]**

4f. Supplemental Application Requirements

~~In addition to the requirements indicated above, plans depicting cross sections or elevations of the panel attached to the structure shall be provided at the time of submittal of the application package.~~ **[Relocated from Art. 4.C.7.B.4, Supplemental Application Requirements]**

Cg. Setbacks

1.) Accessory Structures

~~Unmanned roof mounted accessory structures shall meet a minimum 25-foot setback from the edge of the roof or comply with the architectural compatibility standards pursuant to Article 4.C.7.B.1, Architectural Compatibility.~~ **[Relocated from Art. 4.C.7.C.1, Accessory Structures]**

2. ~~Communication Panels and Antennas~~

~~2.) There shall be no minimum setback required for panels or antennas.~~ **[Relocated from Art. 4.C.7.C.2, Communication Panel and Antennas]**

Dh. Whip Antennas

~~Whip antennas not exceeding eight feet in height and six inches in diameter shall be permitted in any zoning district. Whip antennas may be attached to residential structures, utility poles, etc. Whip antennas, unless attached to a residential structure, shall be installed at least 50 feet from any existing residential structure.~~ **[Relocated from Art.**

4.C.7.D, Whip Antennas]

[Renumber Accordingly]

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EXHIBIT A
COMMERCIAL COMMUNICATION TOWERS
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(Updated 4/22/16)

1 **Part 7. ULDC Art. 6.A.1.B, Minimum Off-Street Parking and Loading Requirements (page 10 of**
 2 **39), is hereby amended as follows:**
 3

Reason for amendments: [Zoning] Amend parking lot requirements table in Article 6, Parking, to reflect updated use names in Article 4, Use Regulations.

Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd

Use Type: Utilities & Excavation	Parking (1)	Loading (2)
....		
Communication Cell site-Site on wheels-Wheels (COWs) mobile	Exempt from parking regulations unless otherwise required by Zoning Director	N/A
Communication panels Pannels, or antennas Antennas, commercial	Exempt from parking regulations unless otherwise required by Zoning Director	N/A
Commercial Communication Tower, commercial	Exempt from parking regulations unless otherwise required by Zoning Director	N/A
....		
[Ord. 2005-002]		
Loading Key:		
....		

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