

MODEL CELL TOWER ORDINANCE

Overview: Preparation of the language contained in this recommended ordinance is based on best practices found within Scenic America Publications, Cell Tower Ordinances for governmental entities within Flagler County and St. Johns County, and recommended by Friends of A1A Scenic and Historic Coastal Byway.

1. **Notice for Temporary Moratorium:** In order to provide time to correct the present Land Development Code to address the future impact of additional cell towers on the A1A Scenic and Historic Coastal Byway, it is recommended that the city/county impose a temporary moratorium on the processing, review, and issuance of any permits authorizing additional cell towers in the A1A Scenic and Historic Coastal Byway Overlay District.

The imposition of the moratorium will not affect the approval process for permits initiated before the start of moratorium period. This moratorium as imposed by the city/county shall allow an effective implementation of the new proposed ordinance.

2. Communication Tower and Communication Antenna Regulations

- 2.1. **Purpose and intent** - The cell tower ordinance should be adopted by the city/county , the main objectives of the ordinance shall be:

- 2.1.1. To provide and establish standard criteria for the location of communication towers and communication antennas in the cities/county incorporated area;
- 2.1.2. To minimize adverse visual impacts of communication towers and antennas by providing careful design, siting, landscape screening, and innovative camouflaging techniques;
- 2.1.3. To protect residential areas, public lands and other land uses from potential negative impacts of communication towers and antennas;
- 2.1.4. To promote and encourage shared use of towers along with use of existing structures for new communication towers as an alternate to construction of additional single-use towers;
- 2.1.5. To accommodate the growing need for communication towers and antennas and also facilitate the wireless services;
- 2.1.6. To protect the safety of the public health, visual environment and promote welfare of the community;
- 2.1.7. To avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures.

- 2.2. **Definitions:** Following are the standard definitions for the following used in the ordinance:

- 2.2.1. Antenna: It is a whip (omni-directional antenna), panel (directional antenna), disc (parabolic antenna) or similar device used for transmission and/or reception of radio frequency signals. Unless the context indicates otherwise, as used in this article, the term "antenna" also means "antenna array."
- 2.2.2. Antenna array: They are one (1) or more whips, panels, discs, or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antennas (whips), directional antennas (panels), and parabolic antennas (discs).
- 2.2.3. Cellular: It is a mobile telephone service operating in the eight hundred (800) MHZ spectrum.
- 2.2.4. Close-mount: It is the type of antenna arrays mounted within three (3) feet of the mounting structure.
- 2.2.5. Collocation: Collocation can be defined as the use of the same telecommunications tower or structure to carry or support two (2) or more antennae for the provision of wireless services by two (2) or more persons or entities.
- 2.2.6. Concealed wireless telecommunications facility: It is a wireless telecommunications facility that is not readily identifiable as such and that is not aesthetically incompatible with nearby uses. There are two (2) types of concealed wireless telecommunications facilities:
- a. Concealed wireless telecommunications facility tower: It is a style of wireless telecommunications facility tower designed to obscure from view the antenna and the ancillary appurtenances that directly relate to the antennas. Concealed wireless telecommunications facility towers include, but are not limited to, structures that are or look like the following: a church steeple, a bell tower, spire, clock tower, cupola, light standard, flagpole with or without a flag, tree, etc.
 - b. Concealed wireless telecommunications facility antenna: It is an antenna either located wholly within the structure so as not to be visible, located behind screening, or otherwise located in such a manner that the antenna and ancillary appurtenances are not readily identifiable as such.
- 2.2.7. Fall zone: The area on the ground within a prescribed radius from the base of a wireless telecommunications facility. The fall zone is the area within which there might be a potential hazard from falling debris or collapsing material.
- 2.2.8. Federal Communications Commission (FCC): FCC can be understood as an independent federal agency charged with licensing and regulating wireless communications at the national level.

- 2.2.9. Guyed tower: It is a type of mount that is anchored to the ground or to another surface by diagonal cables.
- 2.2.10. Height AGL (above ground level): It is the distance measured from ground level to the highest point of a wireless telecommunications facility broadcast including the antenna array. For purposes of measuring height, all antennas, lightning rods or other attachments mounted on a structure shall be included in the measurements to determine overall (i.e. combined) height.
- 2.2.11. Historic resource or Historic Property: Any historic district, site, building, object or other real or personal property that has been officially designated as being of historical, architectural or archaeological value through a federal, state or local designation program. These properties or resources may include, but are not limited to: Historic preservation districts as designated by this Code, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned watercraft, engineering works, treasure troves, artifacts or other objects or features with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state and the city.
- 2.2.12. Lattice tower: It is a type of wireless telecommunications facility which consists of multiple legs and cross-bracing of structural steel.
- 2.2.13. Monopole: It is one (1) type of self-supporting tower consisting of a single shaft of wood, steel or concrete and antennas at the top and/or along the shaft.
- 2.2.14. Nonconforming structure: Any building or structure, other than a sign, that was legally established but no longer complies with the standards of these land development regulations or the comprehensive plan.
- 2.2.15. Scenic corridor: It can be defined as a visual opening along a traveled route, such as a road, waterway, bike path or pedestrian trail that has been officially designated through a federal, state or local designation program.
- 2.2.16. Special use permit: It is the official document or permit by which an applicant is allowed to construct and use wireless telecommunications facilities as granted or issued by the city.
- 2.2.17. Tower: Tower is a structure constructed for the primary purpose of supporting antennas and other wireless telecommunications facility components.
- 2.2.18. Wireless services : Any personal wireless service defined in the Federal Telecommunications Act which includes Federal Communications Commission (FCC) licensed commercial wireless telecommunications services including cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging as well as unlicensed wireless services and common carrier wireless exchange access services.

2.2.19. Wireless telecommunications facilities or telecommunications site: A structure, facility or location designed, or intended to be used or used to provide wireless services. The placement of a wireless telecommunications facility on an existing structure, however, does not cause the existing structure necessarily to become a wireless telecommunications facility. The term includes without limit, freestanding towers, guyed towers, monopoles and similar structures and structures which employ concealing techniques, including, but not limited to structures such as a church steeple, silo, water tower, sign or other similar structures intended to mitigate the adverse visual impact of an antenna or the functional equivalent of such. The term includes a structure intended for transmitting and/or receiving radio, television, cellular, paging, 911, personal telecommunications services, commercial satellite services or microwave telecommunications but excludes those structures used exclusively for all city/county utilities including the city/county's fire, police and other dispatch telecommunications facilities or those structures used exclusively for all private radio and television reception and private citizen's bands, amateur radio and other similar telecommunications. Notwithstanding the above, the city-owned and operated telecommunications service is exempt from this chapter.

- a. Pre-Existing Facilities: A wireless telecommunications facility for which a permit has been issued prior to the effective date of the city/county's land development code or which lawfully existed because no permit was required at the time the wireless telecommunications facility was constructed shall be deemed a permitted use, subject to the conditions of an applicable permit. When an unlawful wireless telecommunications facility is identified by the City/county, the unlawful wireless telecommunications facility must obtain a separate permit, even when (1) sharing a legal mount, (2) already in operation and (3) duly licensed by the Federal Communications Commission. Such unpermitted wireless telecommunications facilities will be considered out of compliance with this article and subject to abatement. The issuance of permit renewals or other new permits for such facilities shall be in accordance with the provisions of this article.
- b. Damaged or Destroyed Facilities: Damaged or destroyed wireless telecommunications facility towers may be rebuilt in compliance with the terms of this article. Towers maliciously damaged or destroyed may be repaired or rebuilt at the same location provided the appearance of the tower is not changed. In the event the city/county declares the effects of damage or destruction to be a state of emergency, the city/county may waive the requirements of this paragraph to permit the expeditious re-construction of the damaged or destroyed facility.
- c. Amateur Radio Facilities: This article shall not govern the installation of any amateur radio facility that is owned and operated by a federally-licensed amateur radio station operator.

- d. Unlawful structures, towers or wireless telecommunications facilities: No issuance of any permit under this article shall occur for a request to collocate, attach or share an existing wireless telecommunications facility site or structure when such existing site or structure is found to have one (1) or more wireless telecommunications facilities without permits and/or any structure is found to lack one (1) or more building, electrical or any other permit required by the city/county planning and building department and the ordinances and laws that office is authorized to implement and enforce.

2.3. Applicability of Ordinance.

- 2.3.1. All new communication towers and communication antennas in the city/county shall be subject to these regulations and all other applicable regulations to the extent not inconsistent herewith.
- 2.3.2. All communication towers legally existing on the effective date of this ordinance shall be considered permitted uses, allowed to continue their usage as they presently exist; provided however, anything other than routine maintenance, including without limitation, structural modifications including provisions for additional antennas or additional providers and/or new construction on an existing communication tower, shall comply with the requirements of the city/county. Routine maintenance shall be permitted on such existing towers. No Increase in the height of existing cell towers shall be permitted on any condition, other than specified in the city/county ordinance.
- 2.3.3. All existing communications towers shall be subject to these ordinances in city/county and no changes in the design and construction standards of cell towers, including the height of the towers shall be permitted after the effective date of ordinance applicability.
- 2.3.4. All government towers with public safety systems or equipment shall be exempt from the requirements in this section.

2.4. Permitted Communication Towers and Communication Antennas.

- 2.4.1. Guyed and lattice communication towers are prohibited within the city limits.
- 2.4.2. Monopole communication towers and communication antennas are permitted as follows:
 - (a) Monopole communication towers and communication antennas are an accessory use in all zoning districts other than reserved, conservation and recreation, provided that the structures do not exceed the established height limitation;
 - (b) Camouflaged and monopole communication towers and communication antennas which exceed the established height limitation but do not exceed two

hundred (200) feet in height will be classified as a special exception use, allowed only in light industrial areas, subject to site plan review and approval and compliance with the performance and construction standards set forth in below, pursuant to existing special exception regulations.

(c) Communication towers and communication antennas which exceed two hundred (200) feet in height are prohibited within the city/county.

2.4.3. Rooftop-mounted monopole communication towers or antennas may be approved as a special exception in any zoning district other than reserved, preservation, conservation or recreation, subject to the following:

- a. The height of the tower or antenna does not exceed more than twenty (20) feet above the average height of the roof line;
- b. The building is at least thirty-five (35) feet in height;
- c. Screening may be required to minimize the visual impact of a proposed tower or antenna upon adjacent properties;
- d. A roof-mounted monopole tower must be setback from the edge of the roof a minimum of fifteen (15) feet;
- e. Utility poles and transmission towers shall not be considered towers, buildings or rooftops upon which antennas and/or towers are permitted to be located..
- f. Placement of antenna structures over any tall structures including any off site advertisement like billboards etc shall not be permitted..

2.5. Location Criteria for Placement of Cell Towers

2.5.1. Visual impact on A1A Scenic and Historical Coastal Byway - The cell phone provider shall have to prove, (1) they could not put a tower or antenna in any other area and still provide service to the area: and (2) that they have tried all other options like co-location or use of an existing tower for additional services and coverage to the neighborhood. Cell towers that are permitted along the Historic Byway should visually blend with the environment and specifications should be issued for placement of towers along the Byway. Applications for permits should not only consist of plan view, but a detailed side and front elevations should also be considered in order to maintain the visual harmony along the Scenic Byway. No cell tower should be allowed without proper screening in the visual buffer zone of 1 mile on both sides of A1A Scenic and Historic Coastal Byway. The cell towers mounted on higher structures should be preferred on the back side of the building and minimum setbacks should be provided for both as mentioned in the city/county ordinance.

2.5.2. Near Areas of Historical Importance - Towers and antennas specifically near areas of historic importance like structures, designated scenic corridors should be

allowed only by special exemption. The towers need to be concealed properly as detailed in the design and construction of towers in order to decrease any visual impact on the surroundings

- 2.5.3. In Proximity to Residential Uses - A cell tower can affect the visual environment in the neighborhood of a residential area, by adversely affecting the surroundings. The new cell towers should not be allowed close to residential areas, except where there is no coverage at all in the neighborhood. In such cases, the cell phone provider shall have to prove they could not put a tower or antenna in any other zoning district and still provide service to an area, and they have tried all other options like co-location or use of an existing tower for additional services and coverage's to the neighborhood.
- 2.5.4. Land Use Suitability - The ordinance should identify the hierarchy of preferred zoning districts for cell towers and antennas, with industrial and warehouse districts on top. There are at least five other districts -- including commercial and business -- that should be considered before residential. The city/county can provide a list of pre -approved zones for cell towers with conditions for construction of new cell towers. This should also be done with respect to the requirement of wireless communication in various parts of the city / county.

2.6. Design and Construction Standards for Communication Towers and Antennas

- 2.6.1. Structural Design -New communication towers/antennas and modifications to existing structures including, without limitation, the addition of height, antennas or providers, shall be constructed in accordance with all city/county building and electrical codes, and shall be certified by an engineer licensed to practice in the State of Florida. The cell tower designers shall be encouraged to design more innovative cell towers depicting the culture and scenic value of the city/county. Use of disguise features like natural trees, church steeples, or structures similar to surrounding buildings shall be given preference in permitting procedure in order to make it more appealing in the surrounding land use.
- 2.6.2. Fencing - A chain link fence or wall not less than six (6) feet in height, with three (3) strands of barbed wire from finished grade shall be provided around each communication tower. Access to the tower shall be through a locked gate.
- 2.6.3. Landscaping - The visual impacts of a communication tower shall be mitigated for nearby viewers through landscaping and other screening materials at the base of the tower and ancillary structures. The following landscaping and buffering of communication tower shall be required around the perimeter of the tower and accessory structures.
- a. Landscaping shall be installed on the outside of fences. Further, the use of existing vegetation shall be preserved to the maximum extent

practicable and may be used as a substitute for or in supplement towards meeting landscaping requirements.

- b. A row of trees a minimum of eight (8) feet tall and a maximum of twenty-five (25) feet apart shall be planted around the perimeter of the fence; and
- c. A contiguous hedge at least thirty (30) inches high at planting capable of growing to at least thirty-six (36) inches in height within eighteen (18) months shall be planted in front of the tree line referenced above; and
- d. All landscaping shall be of indigenous vegetation.

2.6.4. Type of Construction - Towers must meet manufacturer's specifications and plans must be certified by an engineer licensed in the State of Florida. Towers must meet the requirements of the Standard Building Code, as may be amended from time to time, relating to wind loads, and must be engineered or guyed so that in the event a tower falls it will collapse only within the property lines on which it is located. All towers must meet the standards contained in American National Standards Institute "Steel Antenna Towers and Steel Supporting Structures" (ANSI EIA/TIA 222 E-1991). Communication towers shall be constructed as approved by the city/county commission at a special exception hearing and once the plans are checked by city/county engineer, upon consideration of the following factors:

- a. Compatibility with adjacent properties;
- b. Architectural consistency with adjacent properties;
- c. Visual impact on adjacent properties, including visual access of adjacent properties to sunlight; and
- d. Design of accessory structures in order to be architecturally consistent with the existing structures on the site.

2.6.5. Development Criteria - Communication towers/antennas shall comply with the minimum development criteria of the district in which they are located, pertaining to minimum lot size and open space.

2.6.6. Illumination - Communication towers/antennas shall not be artificially lighted except to assure human safety or as required by the Federal Aviation Administration. At time of construction in cases where there are residential uses within a distance three hundred (300) percent of the height of the tower, dual lighting shall be requested from the FAA.

2.7. Height Restrictions for Cell Towers and Antennas:

2.7.1. No freestanding communication tower/antenna shall exceed one hundred and fifty (150) feet in height from ground level.

2.7.2. Where installed on top of a building, no communication tower/antenna shall extend greater than twenty (20) feet over the building height.

2.7.3. Measurement of tower height- Tower height shall be measured from the finished grade at the base of the tower to the highest point of the tower or appurtenance attached thereto.

2.8. Co-location or Joint Use of Towers for Wireless Services : No proposal for the construction of a new wireless telecommunication tower shall be approved unless the applicant provides sufficient evidence to the city/county officials that the antenna planned for the proposed tower cannot reasonably be accommodated on a city/county structure, on an existing, conforming co-location tower or structure, or on a utility pole within the applicant's search ring transcending the municipal borders for the purpose of providing service to the residents and businesses. The city/county shall exempt the criteria for new cell tower construction if it is assessed that the wireless tower is required to serve the future growth of population and there are no existing towers which can accommodate the new tower.

2.8.1. Proposed communications antennas may, and are encouraged to, co-locate onto existing communications towers. Provided such co-location is accomplished in a manner consistent with permitted areas and construction standards, such co-location is permitted and new or additional special exception approval is not required.

2.8.2. If determined by the city/county that the proposed tower is situated in a location which will benefit the city/county's telecommunication systems, then the tower shall be engineered and constructed to accommodate the additional telecommunicating equipment beneficial to the public system at a cost to the city/county no greater than the actual expense of the provider in so engineering and constructing the tower to meet the city/county's needs.

2.8.3. On-site location. A communication tower which is being rebuilt to accommodate the co-location of an additional communication antenna may be moved on-site within fifty (50) feet of its existing location; however, the antenna shall meet the setback requirements as specified. After the communication tower is rebuilt to accommodate co-location, only one (1) tower may remain on the site.

2.8.4. Telecommunication service providers shall not unreasonably withhold the use of their tower for purposes of co-location.

2.9. Signs: No commercial messages nor any other signs beyond safety warnings and an identification sign of not greater than 6 square feet shall be placed on any tower or facility.

2.9.1. High voltage and "No Trespassing" warning signs:

- a. If high voltage is necessary for the operation of the communications tower or any accessory structures, "HIGH VOLTAGE--DANGER" warning signs shall be permanently attached to the fence or wall and shall be spaced not more than forty (40) feet apart.
- a. "NO TRESPASSING" warning signs shall be permanently attached to the fence or wall and shall be spaced not more than forty (40) feet apart.
- b. The letters for the "HIGH VOLTAGE", "DANGER" and "NO TRESPASSING" warning signs shall be at least six (6) inches in height. The two (2) warning signs may be combined into one (1) sign. The warning signs shall be installed at least five (5) feet above the finished grade of the fence.
- c. The warning signs may be attached to freestanding poles if the content of the signs may be obstructed by landscaping.

- 2.10. **Setbacks:** The use of any portion of a tower for sign or advertising purposes including, without limitation, company name, banners, or streamers, is prohibited.

Communication tower/antenna setbacks shall be measured from the base of the tower/antenna, or protruding building or structure at the base of the tower, whichever is closest to the property line, of the parcel on which it is located. Communication towers/antennas and their accessory structures shall comply with the minimum setback requirements of the district in which they are located and the street setbacks set forth in the Land Development Code. In cases where there is a conflict between the minimum setback requirements and the street setbacks, the greater setback shall apply. In addition, where there is a principal building housing a principal use located on the site, the communication tower/antenna and accessory structures to the tower/antenna shall be located behind the principal building.

- 2.11. **Electronic Emissions and Electromagnetic Radiation & Safety Standards:** All proposed communication towers shall comply with current standards of the Federal Communications Commission for non-ionizing electromagnetic radiation (NIER) and electromagnetic fields (EMF). Each special exception application or site plan application for a communication tower shall include preliminary or certified documentation or a statement from a Florida-registered engineer or other professional accepted by the city/county, indicating compliance with these standards. The city/county may hire a consultant to evaluate the required NIER or EMF documentation.

- 2.12. **Removal of Facilities:** Thirty (30) days before discontinuing use of a communication tower, the owner and/or operator shall provide notice of abandonment to the city/county. In the event the use of any communication tower has been discontinued for a period of one hundred eighty (180) consecutive days, the tower shall be deemed to have been abandoned. Upon such abandonment, the owner/operator of the tower shall have an additional sixty-one (61) days within which to (I) reactivate the

use of the tower or transfer the tower to another owner/operator who makes actual use of the tower; or (ii) dismantle and remove the tower. The owner of the real property shall be ultimately responsible for all costs of dismantling and removal, and in the event the tower is not removed within sixty (60) days of abandonment, the city/county may proceed to do so and assess the costs against the real property. The lien of such assessment shall bear interest, have priority and be collectable, at the same rate and in like manner as provided for special assessments by Florida law. At the earlier of sixty-one (61) days from the date of abandonment without reactivation or upon completion of dismantling and removal, any special exception, or variance approval for the tower shall automatically expire.

All towers on public lands require the posting with the city/county of a performance bond in an amount sufficient to ensure costs of removal prior to issuance of a building permit.

2.13. Exemption Criteria's - Exemption from minimum distance requirements:

Communication towers installed and operated for public purposes by a federal, state, or local governmental agency shall be excluded from calculation of minimum distance requirements for communication towers operated for private purposes.

2.14. Restrictions & Things Not To Do:

2.14.1. Certification Required: All plans for construction of a communication tower, including foundation plans, shall be certified by an engineer licensed to practice in the State of Florida.

2.14.2. Hurricane Evacuation Routes: Communication towers shall not be constructed at a height and location that, in the event of tower failure, the tower may totally or partially block or impede any road or street designated as a hurricane evacuation route.

2.14.3. Documentation: Documentation to demonstrate conformance with the requirements shall be submitted by the applicant with all requests to construct, locate or modify a communication tower/antenna. A statement by the applicant as to how construction of the communication tower will accommodate co-location of additional antennas for future users shall be included with the documentation.

2.14.4. Noninterference: No communication tower or antenna shall interfere with public safety communication. Frequency coordination is required to ensure noninterference with public safety system and/or public safety entities. Each application shall include a certification by a licensed engineer that no interference with public safety systems and/or public safety entities will occur.

2.15. Permitting and Application Fee

All permitting and application fee decision shall be made as per city/ county land development code and no exemption shall be given to any individual or organization from requirements of obtaining a permit for a new cell tower construction or installation within the city / county limits.

2.16. Cell Towers along A1A Scenic and Historic Coastal Byway

The following requirements for permission of cell tower construction along the A1A Scenic and Historic Byway shall be considered, applicable to all communication towers and communication antennas in addition to the regulations for the zoning district in which a communication tower/antenna is to be located:

2.16.1. Land Use Compatibility:

- a. Communication towers and antennas shall be located and buffered to ensure compatibility with surrounding land uses. To help ensure such compatibility, each application for a proposed communication tower shall include, as a minimum, the following information:
 1. The exact location of the proposed tower/antenna located on the most recent version of a County Property Appraiser's Tax Map;
 2. The maximum height of the proposed tower/antenna;
 3. The color or colors of the proposed tower/antenna;
 4. The location, type, and intensity of lighting for the proposed tower/antenna;
 5. The location of the proposed tower/antenna, placed upon an aerial photograph possessing a scale of not less than one inch equals three hundred feet (1" = 300'), indicating all adjacent land uses within a radius of two thousand six hundred forty (2,640) feet from all property lines of the proposed tower/antenna location site;
 6. Any other additional information as may be required by city/county staff to fully review and evaluate the potential impact of a proposed tower/antenna;
 7. Line of site analysis. The line of site analysis shall include the following information:
 - a. An identification of significant existing natural and manmade features adjacent to the proposed tower/antenna location to include those features that will provide buffering for adjacent properties and public rights-of-way;
 - b. An identification of at least three (3) specific points within a two thousand-foot radius of the proposed tower/antenna from which the line of site analysis is presented;

- c. A statement as to the potential visual and aesthetic impacts of the proposed tower/antenna from which the line of site analysis is presented;
- d. A graphic illustration of the visual impact of the proposed tower/antenna on all adjacent residential zoning districts;
- e. Such other additional information as may be required by city/county staff to fully review and evaluate the potential impact of the proposed tower/antenna.
- f. The exact location of the specific points to be included within the line of site analysis shall be determined in coordination with the city/county staff, prior to preparation and completion of the analysis;
- g. The visual impact analysis shall be prepared and sealed by an engineer or architect registered in the State of Florida. The city/county at the expense of the applicant may employ consulting assistance to review the findings and conclusions of the visual impact analysis.
- h. Identification of any historic structure located within a radius of 2000 feet from the proposed location of cell tower.

2.16.2. Shared Use of Communication Towers - Each application for a proposed communication tower along the A1A Scenic and Historic Coastal Byway shall include the following information:

- a. A written statement from the city/county and adjacent city planning departments regarding the availability of any existing or approved, but unbuilt, communication towers in the county/city; and
- b. A written evaluation of the feasibility of sharing a communication tower, if an appropriate communication tower or towers is available. The evaluation shall analyze, but is not limited to, the following factors:
 - 1. Structural capacity of the tower or towers;
 - 2. Radio frequency interference;
 - 3. Geographic service area requirements;
 - 4. Mechanical or electrical incompatibilities;
 - 5. Inability or ability to locate equipment on the tower or towers; and
 - 6. Any restrictions or limitations of the Federal Communications Commission that shall preclude the use of the tower.

- c. A master plan for the communication company's cellular and/or digital network showing the location of the other existing towers in the company's network and all other towers currently in application for approval before the city, the county, or adjacent city jurisdictions.
- d. A wiring plan showing the fiber optic lines and wires connecting the applicant's equipment and facilities together and identifying the owner of the lines and wires as well as the public property traversed.
- e. A map based on best available data from the Federal Communications Commission showing the locations of all known towers one hundred fifty (150) feet or higher and of antennas twenty (20) feet or higher on existing structures in the city/county area.

2.17. List of Cell Towers in 2 Mile of Buffer Zone of A1A Scenic and Historic Coastal Byway

List of Cell Towers in 1 Mile Buffer Zone of A1A Scenic and Historic Coastal Byway										
Number of Cell Towers	Structure Address	City of CT Location	County Location	LATITUDE	LONGITUDE	Cell Tower Providers	HEIGHT _FT	Tower ID	TYPE	NOTES
1	718 John Anderson Parkway (088428 / Flagler Beach)	FLAGLER BEACH	Flagler County	29,28,4.1	81,8,35.6	American Towers, Inc.	250.00			
2	29 Utility Drive (002563 / Palm Coast)	PALM COAST	Flagler County	29,32,55.9	81,12,29.8	American Towers, Inc.	250.00			
3	3000 PALM COAST PARKWAY	PALM COAST	Flagler County	29,33,17	81,11,44	DAYTONA BEACH COMMUNITY COLLEGE	231.96			
4	59 WEST AVE	SAINT AUGUSTINE	St. Johns County	29,53,14	81,19,22	Nextel South Corp	160.10			
5	.2 mi From intersection of Volusia and Kingstreet on Volusia(88470/ St. Augustine	SAINT AUGUSTINE	St. Johns County	29,53,35.8	81,20,45.1	American Towers, Inc.	189.96			
6	650 JOSIAH ST	SAINT AUGUSTINE	St. Johns County	29,53,59	81,20,18	Time Warner Cable Inc.	250.00			
7	1600 F MASTERS ROAD	ST. AUGUSTINE	St. Johns County	29,54,35.6	81,19,42.1	CROWN CASTLE PT, INC.	149.93			
8	3303 N. PONCE DE LEON BLVD.	ST. AUGUSTINE	St. Johns County	29,55,25	81,19,38	Verizon Wireless Personal Communications LP	120.08			

9	East end of Estrell Ave on St. Augustine Airport property	St. Augustine	St. Johns County	29,57,0.1	81,20,8.7	St. Augustine-St. Johns County Airport Authority	89.90			
10	4125-T1 Coastal Highway (JK0133)	St. Augustine	St. Johns County	29,57,3	81,18,29	Powertel /Jacksonville, Inc.	107.94			
11	5430T Palm Valley Rd (Rt 210) (9JK0031A)	PONTE VEDRA	St. Johns County	30,11,30	81,22,56	Powertel/Jacksonville, Inc.	250.00			
12	Near Executive Way	Ponte Vedra Beach	St. Johns County	30,12,50.1	81,22,43	Pinnacle Towers LLC	167.32			
13	6240 A1A S	ST. AUGUSTIN E	St. Johns County	29°46'44.88"	81°15'23.48"	T-Mobile	0.00	T-107	BLDG	
14	2 Dondanville Rd	ST. AUGUSTIN E	St. Johns County	29°48'58.38"	81°15'50.54"	AT&T,T-Mobile, Verizon,Sprint	0.00	T-106	BLDG	
15	865 Fish Island Road	ST. AUGUSTIN E	St. Johns County	29°51'54.95"	81°17'33.51"	AT&T,Verizon,T mobile,Alltel,Sprint	280.00	T-66	SST	Under Construction.
16	303 Hastings Rd	ST. AUGUSTIN E	St. Johns County	29°52'28.40"	81°19'44.95"	FP&L	120.00	T-64	MP	
17	320 SR 207	ST. AUGUSTIN E	St. Johns County	29°52'31.31"	81°19'51.07"	Taylor Air Conditioning	100.00	T-63	GL	
18	320 Riberia St	ST. AUGUSTIN E	St. Johns County	29°52'48.79"	81°18'52.28"	Verizon	150.00	T-86	MP	
19	68 Lewis Blvd	ST. AUGUSTIN E	St. Johns County	29°53'13.77"	81°19'21.90"	T-Mobile,Sprint	150.00	T-85	MP	American Tower Site FL 7054
20	SR-214 & Madison	ST. AUGUSTIN E	St. Johns County	29°53'22.84"	81°19'45.04"		140.00	T-67	SST	St. Augustine Public Works.

21	24 Cathedral Pl	ST. AUGUSTIN E	St. Johns County	29°53'34.64"	81°18'43.55"	Verizon	0.00	T-109	BLDG	
22	441 N Volusia St	ST. AUGUSTIN E	St. Johns County	29°53'35.69"	81°20'45.21"	Verizon,T-Mobile	220.00	T-68	SST	Old AT&T uWave Tower
23	650 Josiah St	ST. AUGUSTIN E	St. Johns County	29°53'59.08"	81°20'17.95"	Alltel	250.00	T-69	GL	Receive only site, ask for Randy or Tom for technical inf...
24	1 Radio Road	ST. AUGUSTIN E	St. Johns County	29°54'27.90"	81°18'48.49"	WFCF-FM 88.5MHz, 6kW, WFOY 1240 kHz	198.00	T-73	GL	Flagler College, PO box 1027, St. Augustine, 32085
25	300 Big Joe Ln	ST. AUGUSTIN E	St. Johns County	29°54'35.53"	81°19'44.46"	AT&T,T-Mobile,Sprint	140.00	T-42	MP	St. Augustine Park off Masters Drive.
26	Lewis Speedway	ST. AUGUSTIN E	St. Johns County	29°54'58.66"	81°19'51.22"	WKLN, 1170kHz AM	70.00	T-33	GL	Studio location. STL on tower.
27	3303 N Ponce de Leon Blvd	ST. AUGUSTIN E	St. Johns County	29°55'24.91"	81°19'38.30"	Verizon	150.00	T-37	MP	
28	Collins Avenue	ST. AUGUSTIN E	St. Johns County	29°55'28.68"	81°20'45.66"		190.00	T-36	SST	St. Augustine Technical Center, Narrow aspect ratio, may require guying to add antennas.
29	off US-1 near Isla Drive	ST. AUGUSTIN E	St. Johns County	29°55'42.64"	81°19'31.41"	Southern Bell Tel	145.00	T-38	SST	Bldg 35306
30	4125-T1 Coastal Hwy	ST. AUGUSTIN E	St. Johns County	29°57'03.51"	81°18'28.63"	Verizon,T-Mobile	106.00	T-100	MP	

31	1104 A1A N	PONTE VEDRA	St. Johns County	30°09'41.57"	81°21'45.76"	T-Mobile, Verizon	150.00	T-108	MP	
32	933 A1A N	PONTE VEDRA	St. Johns County	30°11'03.88"	81°22'41.44"	Verizon	150.00	T-40	MP	
33	5430-T Palm Valley Road	PONTE VEDRA	St. Johns County	30°11'31.76"	81°22'57.90"	T-Mobile, Sprint, Alltel	260.00	T-39	SST	Owned by St. Johns County
34	SR-210A	PONTE VEDRA	St. Johns County	30°11'37.66"	81°24'20.53"	Jacksonville Beach Utilities	140.00	Trans Twrs -2	TT	Two joined poles
35	1000 PGA Tour Blvd	PONTE VEDRA	St. Johns County	30°12'08.61"	81°23'07.83"	AT&T	108.00	T-97	BLDG	
36	280 N Roscoe Blvd	PONTE VEDRA	St. Johns County	30°12'30.82"	81°24'21.49"	T-Mobile	135.00	T-117	MP	
37	65 Executive Way	PONTE VEDRA	St. Johns County	30°12'50.13"	81°22'42.88"	AT&T, T-Mobile, Verizon, Sprint	160.00	T-94	MP	

2.18. References:

- 2.18.1. Cownover, B. (2009) Scenic Conservation Workshop Report : A1A Scenic and Historic Coastal Byway, Final Summary Report , *A1A Scenic & Historic Coastal Byway America's Byways Resource Center*
- 2.18.2. Scenic Florida Publication Report – Taming the Wireless Communication Towers available at <http://www.scenic.org/towers/strategies>
- 2.18.3. History of A1A Scenic and Historical Coastal Byway available at <http://www.scenic1a.org/history.aspx>
- 2.18.4. City of Flagler Beach Land Development Code – Section 2.10: Communication Tower and Communication Antenna Regulations, available at <http://www.municode.com/resources/gateway.asp?pid=11755&sid=9>