



MEMORANDUM

TO: Shawna Martin, Senior Planner, Development Support and Environmental Management

FROM: Jiwuan Haley, Senior Planner, Tallahassee-Leon County Planning Department

DATE: August 7, 2015

SUBJECT: Comprehensive Plan Consistency Review - Communication Antennas and Communication Antenna Support Structures

Summary of Proposed Ordinance

The proposed ordinance to the Leon County Land Development Code amends Chapter 10, Section 10-6.812, Communication Antennas and Communication Antenna Support Structures by providing new definitions for the section. The purpose and intent of the ordinance is as follows:

(a) *Purpose and Intent.* The regulations and requirements of this section are intended to:

- (1) Promote the public health, safety and general welfare by regulating the siting of wireless communication facilities;
- (2) Accommodate the growing need and demand for wireless communication services;
- (3) Provide for the appropriate location and development of wireless communication facilities within the county and recognize that the provision of wireless services may be an essential service within such land use categories as may be provided for under the Comprehensive Plan, subject to the limitations of this section;
- (4) Minimize adverse visual effects of wireless communication facilities through careful design, siting, landscape screening and innovative camouflaging techniques;
- (5) Encourage the location and co-location of antennas on existing structures thereby minimizing new visual impacts and reducing the need for additional antenna support structures; and
- (6) Further the balance between the need to provide for certainty to the communication industry in the placement of wireless communication facilities and the need to provide certainty to the residents and citizens of the county that the aesthetic integrity of the county will be protected from the proliferation of unnecessary antenna support structures.

Consistency Determination

Planning Department staff has reviewed the proposed changes in relation to the Comprehensive Plan goals, objectives, and policies and finds the proposed ordinance consistent with the Plan.

While the Comprehensive Plan does not extend to this level of development detail, the proposed ordinance supports and furthers the goals, objectives and policies of the Land Use Element. Specifically, the proposed ordinance provides definitions and regulatory standards for Communication Antennas and Communication Antenna Support Structures. Objective 1.4 of the Land Use Element requires the County to “Maintain a set of specific and detailed Land Development Regulations, which implement and are consistent with the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan.” The ordinance is consistent with Policy 1.4.10: [L] of the *Tallahassee-Leon County Comprehensive Plan* which states the following:

“The land development regulations shall provide for zoning districts which shall indicate which land uses are allowed, prohibited, or conditional-with-specified constraints consistent with the criteria set forth in the narrative intent of the future land use categories, the land use development matrix which is intended to be a pictorial representation of existing policies in the Comprehensive Plan, and the Goals, Objectives, and Policies of the Comprehensive Plan.” The ordinance provides clarity on where communication antennas and communication antenna support structures are permissible in Leon County zoning districts.

According to Sect.10-2.323(5) of the Leon County Land Development Code, the Planning Commission is responsible for the “Review of proposed development codes and regulations and amendments and make recommendations to the governing bodies as to the consistency of the proposals with the adopted Comprehensive Plan.”

If you have any questions about the review, please contact Planning Department staff at 891-6400.