

**SP-09-03 Palm Aire CC @
Sarasota/FL-5081 Cell Tower**

Hearing Officer

December 15, 2010

Sharon Tarman, AICP

Planning Services Division



Request

- To allow an unmanned 150 foot monopole-type Personal Wireless Service Facility (PWSF) in a Non-Preferred zoning district



Site Characteristics

- **Location - 5625 Whitfield Avenue within the Palm Aire Golf Course Maintenance Facility site**
- **3,500± feet north of University Parkway and east of Whitfield Avenue**



AERIAL

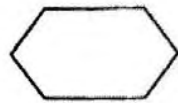


**Proposed
Tower Location**

Lease Parcel

- Parcel - 4,900 sq. ft. (lease parcel)
38.62 acres (parent parcel)
- Proposed location is north of the maintenance building within the maintenance facility





Gulf Course Green

Site ID #: FL-5081
Site Name: Palm-Aire

Proposed Utilities



Existing Pond

Vertex Property
4900 sq. ft.

Maintenance Facility
5625 Whitfield Avenue

W
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A
V
E

Existing Access Road
To be used as access to
Property

Existing Parking Area

Lakesidewoods Circle

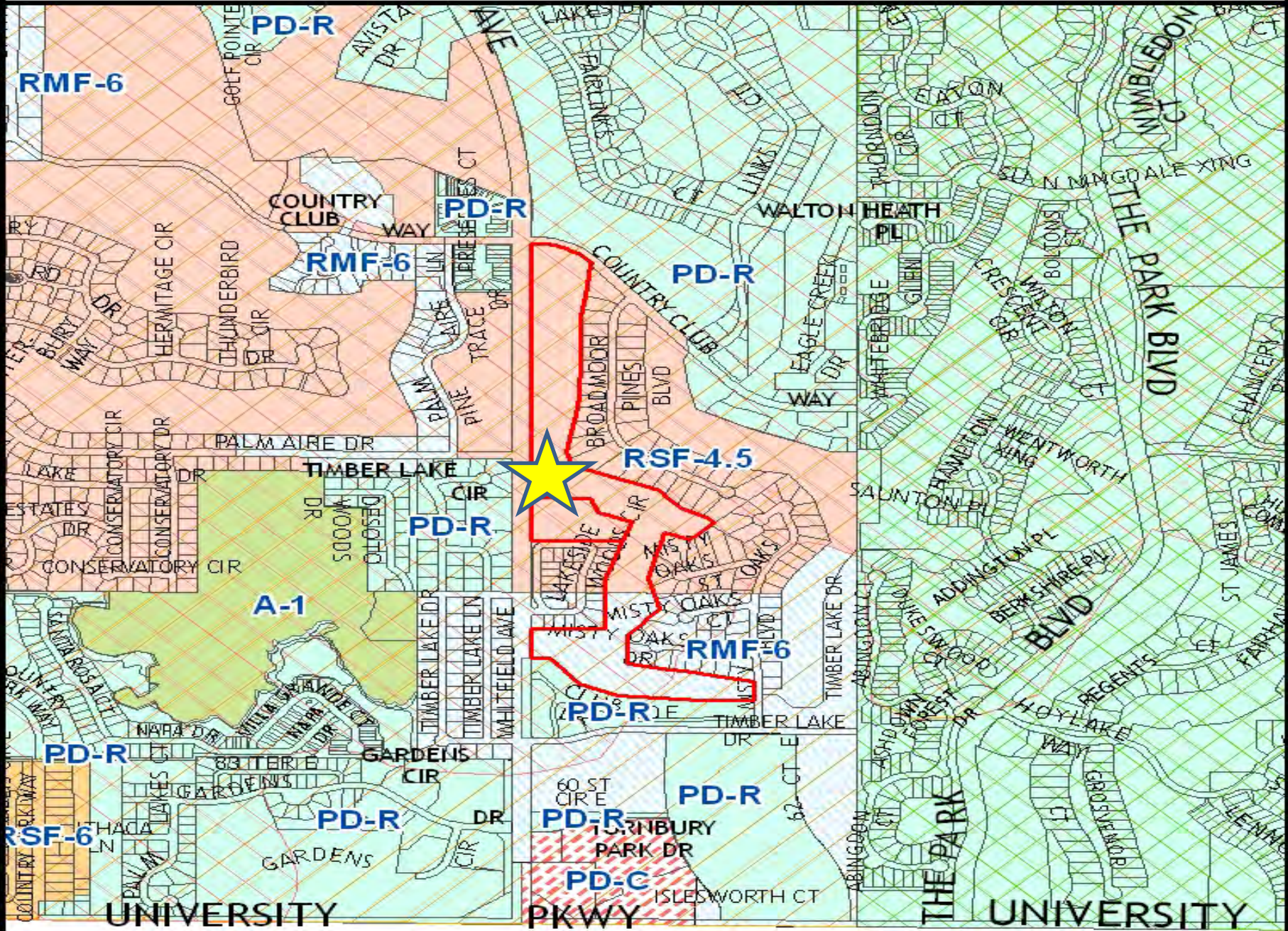
Existing Homes

Zoning Districts

- Zoning – RSF-4.5 / WP-E / ST
(Residential Single Family 4.5 dwelling units per gross acre/Evers Reservoir Watershed Protection Overlay District /Special Treatment Overlay District)



ZONING



Background

- **Proposed 150 foot tower meets the LDC's definition of camouflaged tower**
- **The PWSF meets the required setback of 200% the height of the tower from residential uses.**



Background

- Proposed fence and landscaping would help screen/camouflage tower and support equipment at ground level
- Utilization of existing vegetation helps screen base of the tower
- Tower is an unmanned monopole with internal antennas



TOP OF TOWER
EL=150' ± AGL

- PROPOSED T-MOBILE ANTENNAS
RAD CENTER =145' ± AGL
- PROPOSED FUTURE ANTENNAS
RAD CENTER =135' ± AGL
- PROPOSED FUTURE ANTENNAS
RAD CENTER =125' ± AGL
- PROPOSED FUTURE ANTENNAS
RAD CENTER =115' ± AGL
- PROPOSED FUTURE ANTENNAS
RAD CENTER =105' ± AGL

PROPOSED 150'
WHITE UNIPOLE TOWER

TOWER NOTES:

1. THE PROPOSED TOWER AND ANTENNAS WILL BE DESIGNED BY OTHERS
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. TOWER IS EQUIPPED WITH ANTI-CLIMBING DEVICES

PROPOSED 8'
WHITE VINYL FENCE
PROPOSED
LANDSCAPING

FINISHED GRADE
EL= 0' 0" AGL
EL= 24.6' (NAVD88)

TOWER ELEVATION
NOT TO SCALE



VERTEX DEVELOPMENT
SITE NO.:FL-5081
SITE NAME:
PALM AIRE CC
LEASE EXHIBIT
PAGE 3 OF 3

Background

- PWSF proposed in *Non-Preferred Zoning District*
- Introduction of PWSF (commercial use) in established neighborhood
- Potential incompatibility of PWSF and nearby homes



Conclusion

- **Would create a visual impact to adjacent neighbors and incompatible with adjoining uses**
- **Inconsistent with Section 704.59.3.13.16 LDC - applicant has not proven need, per County tower consultant**



Conclusion

- **Conflicts with Objective 2.9.1 of the Comprehensive Plan**
 - **Objective 2.9.1: Strong Communities:**
Create and maintain communities which are characterized by their:
 - connection, integration, and compatibility with surrounding land uses,
 - unifying design elements and features,



Conclusion

- **Conflicts with Objective 2.9.4 of the Comprehensive Plan**
 - **Community Image:** Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.



Conclusion

- Staff is recommending denial.
- Questions for staff ?

