

Cell Tower Zoning Text Amendment

STAFF REPORT

Ordinance No: 2024-06

Applicant: Village of Wellington

Request:

To amend Sections 6.2.2.G.3 of Wellington's Land Development Regulations (LDR) modifying regulations related to commercial wireless facilities (cell towers), and provide that all properties owned by Wellington/Acme are included as potential preliminary approved tower sites.

Boards, Committees, and Council:

	Date	Vote
PZAB	7/17/2024	4-0
Council (1 st)	8/13/2024	5-0
Council (2 nd)	9/3/2024	Pending

Wellington Vision:

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

Wellington Mission:

To provide high-quality services that create economic, environmental, and social sustainability for residents.

Wellington Goals:

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

Project Manager:

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Background:

In 2023, Village Council approved a text amendment updating the LDR as it relates to cell towers in an effort to expand the wireless infrastructure. This include changing regulations to streamline the process for preliminary approved tower sites on Wellington/Acme owned property, an overall update to help meet the wireless coverage needs in Wellington and provide standards to maintain the aesthetics within Wellington with the development of additional towers.

Since the 2023 adoption staff as met with the cell tower developer approved to develop the preliminary approved tower sites on Wellington/Acme owned property and reviewed seven (7) of the approved site. As a result of the ongoing efforts to provide additional towers we have identified section of the regulation that will need amendment to ensure:

- All properties owned by Wellington/Acme are included as potential preliminary approved tower sites, and
- Additional updates to streamline cell tower development process and clarify text as it relates to the intent of allowing additional cell towers.

Analysis:

Section 6.2.2.D.3 of Wellington's Land Development Regulations (LDR) provides requirements for the siting of commercial wireless facilities, excluding facilities in the rights-of-way (small cells). Per Council directions on implementing ways to improve wireless service within Wellington, we find additional text amendment is needed to ensure all Wellington properties have the potential to have a cell tower if it meets the regulations, and are approved with a lease agreement approved by Council and the site/tower is administratively approved.

Below are key updates to the current text:

LDR Section **6.2.2.G.3.F.** *Wireless communications facilities.*

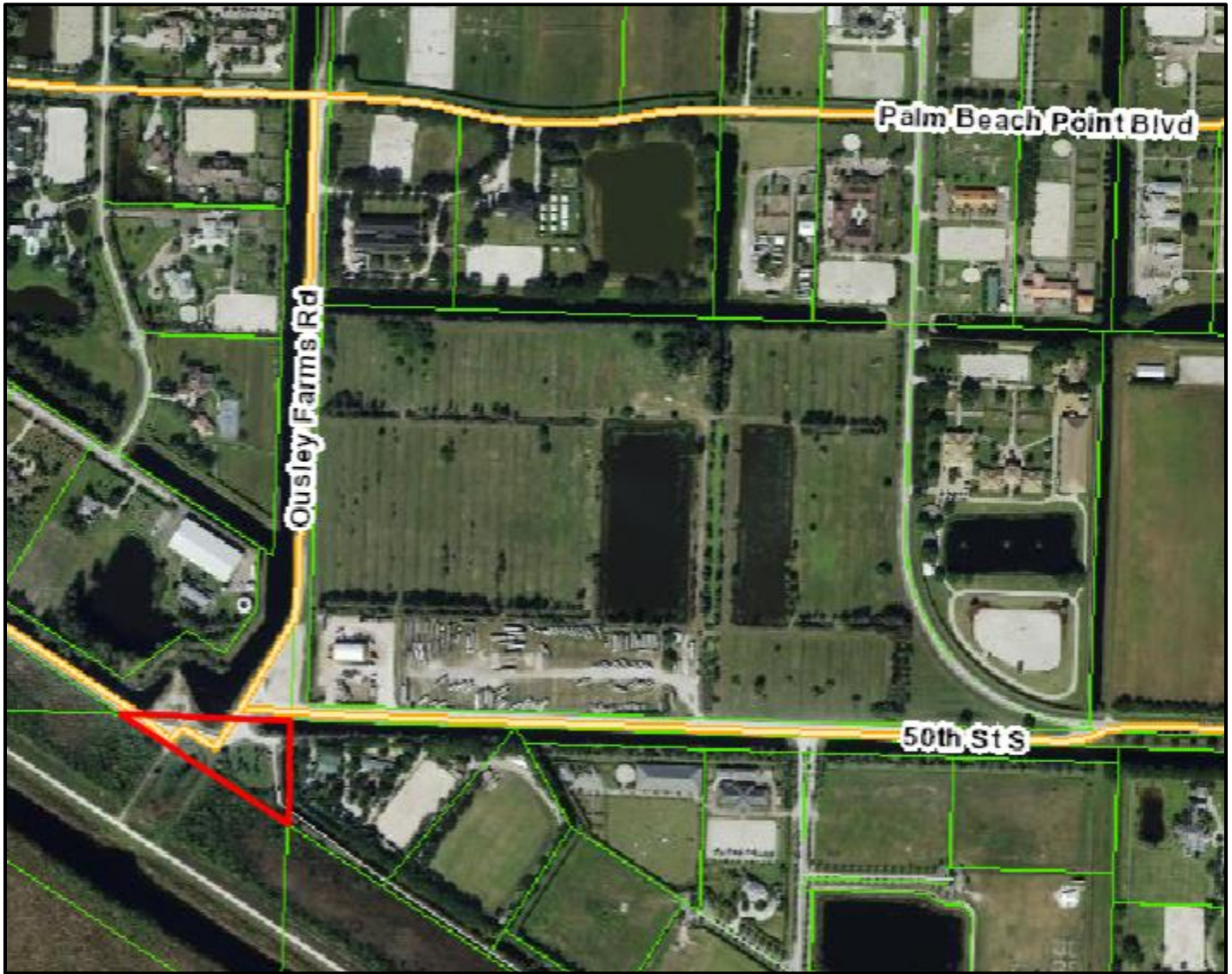
1. *Preliminary approved sites:*

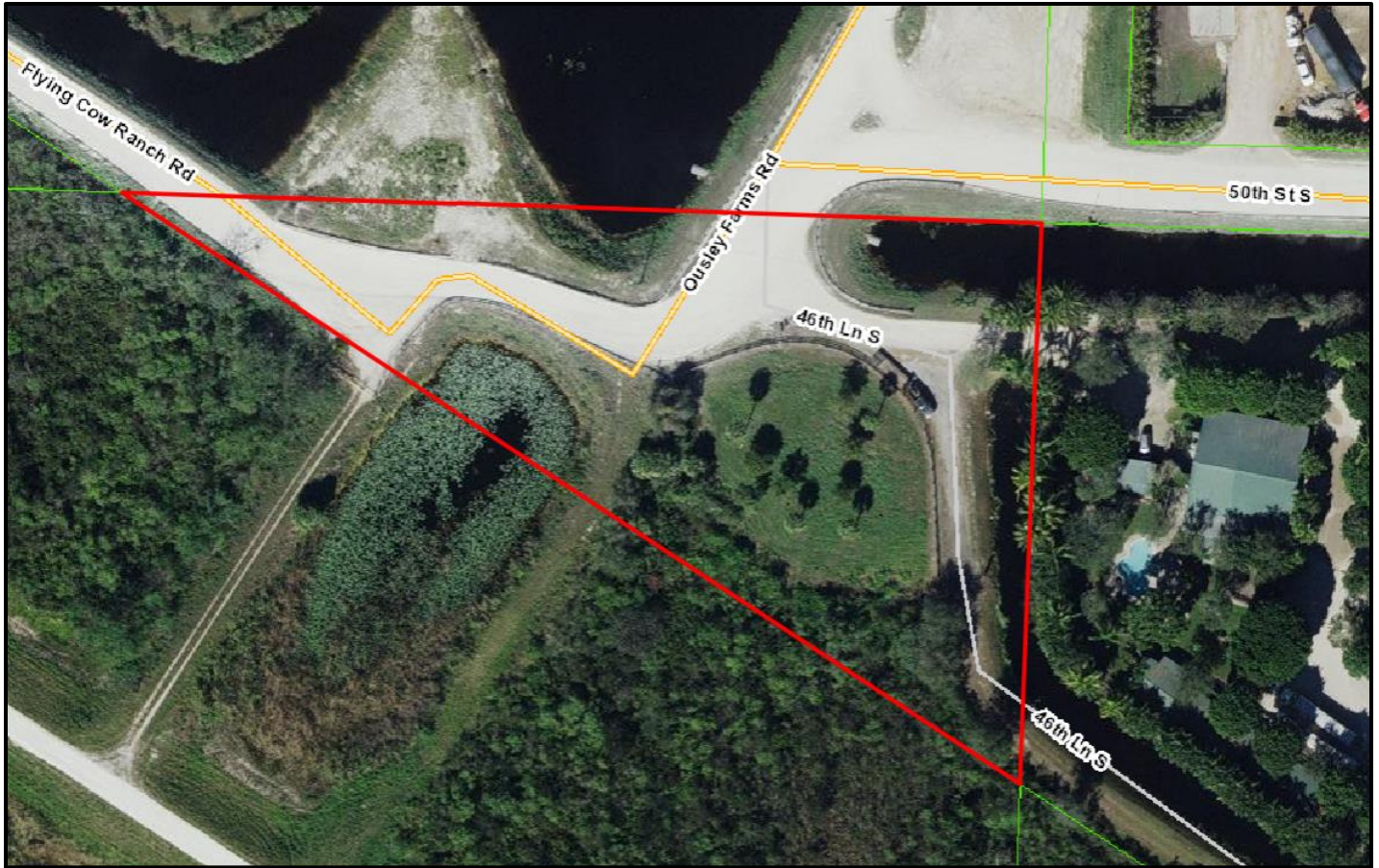
- a. *Wellington's Wireless Communication Tower Map is hereby adopted and as amended, with the locations of preliminary approved tower sites and all approved tower sites within the municipal boundaries. The Wireless Communication Tower Map may be administratively amended to include additional approved sites not shown on the map that are properties owned by Wellington or Acme if a tower lease agreement is approved by the Wellington Council, or per an approved conditional use or special use permit.*
- b. *Preliminary approved tower locations are Wellington or Acme owned properties (including properties that are leased or dedicated by easement), the Florida Power & Light (FP&L) major transmission line corridor, and other properties as illustrated on the adopted map. Towers proposed on a preliminary approved site on the Wireless Communication Tower Map may be allowed with the property owner/easement holder approval, and administrative site plan approval for the tower and support facilities if the below standards are met.*
 - i. *Setback from all property lines and separated from residential property lines by 110% of the tower height. The PZB Director may reduce the setback and separation requirement up to 50% of the tower height if the tower site property lines are not directly adjacent (within 50 ft.) to residential lots, if the proposed setback will not increase any visual impact from adjacent properties or public rights-of-way, or if designed with a breakpoint. The setback and separation requirements may further be reduced by the Village Manger per the tower design if the setback and separation will not create any additional visual impact as a resolute of the reduction for communication facilities on Wellington/Acme owned properties.*
 - ii. *Separated a minimum of 500 feet from any other tower.*
 - iii. *Shall be natural or architectural camouflaged concealment (trees, bell towers, stealth poles, shrouded antennas, and other natural concealment types as approved) structures*

as approved by the PZB Director, except towers within the Wellington Environmental Preserve (Section 24) and FP&L corridor may be a mono-pole design with externally attached wireless communication facilities as approved by the PZB Director.

The other amendments to Section 6.2.2.G.3.F. includes clean-up and simplifying the regulations to help with streamlining the process, while still maintaining Wellington's aesthetics and neighborhood character.

The Wellington Wireless Communication Tower Map, adopted by reference, will be amended to include one (1) additional preliminary approved (pre-approved) tower site located at Ousley Farms Road, 50th Street South and 46th Lane South (Ousley Farms Site) as illustrated on the below maps.





The Ousley Farms site is identified as a location that will provide much needed coverage in the south section of Wellington.

Summary:

The Planning and Zoning Division recommends approval of Ordinance No. 2024-06 to amend Wellington’s LDR modifying regulations relating to commercial wireless facilities, while being responsive and making changes to our regulations based on interest from the public on the quality wireless service signal in Wellington.

List of Exhibits:

Exhibit A: Wellington Wireless Communication Tower Map