

AGENDA  
SPECIAL MEETING  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
March 11, 2015–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Staff and acceptance of Staff as expert witnesses.
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of the February 18, 2015 Resume' Minutes.
6. **Consideration of the following cases:**
  1. **Case No.:** CU-2015-03  
Address: 7251 Plantation Rd.  
Request: Communication Tower Over 150 Feet  
Requested by: Dave Hoxeng, Agent for ADX Communications of Escambia, LLC
7. Discussion Items.
8. Old/New Business.
9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, April 15, 2015 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.
10. Adjournment.



**Board of Adjustment**

**5.**

Meeting Date: 03/11/2015

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Attachments

Draft Resume 02-18-15

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# DRAFT

## RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD February 18, 2015

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 10:54 A.M.)

Present: Auby Smith  
Bill Stromquist  
Timothy Bryan  
Judy Gund  
Jennifer Rigby  
Blaise Adams

Absent: Frederick J. Gant

Staff Present: Kristin Hual, Assistant County Attorney  
Horace Jones, Interim Director, Development Services  
Andrew Holmer, Senior. Planner, Planning & Zoning  
Debbie Lockhart, Administrative Assistant

### REGULAR BOA AGENDA

1. The meeting was called to order at 8:00 A.M.
2. New Board Member Blaise Adams and Staff were sworn in by the Clerk to the Board. Staff was accepted as expert witnesses.
3. The BOA Meeting Package with the Development Services Staff Findings-of-Fact was accepted into evidence.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Jennifer Rigby

**Vote:** 6 - 0 Approved - Unanimously

4. Proof of Publication was shown and the reading of the legal advertisement was waived.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Jennifer Rigby

**Vote:** 6 - 0 Approved - Unanimously

5. Approval of the January 21, 2015 Resume' Minutes.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Jennifer Rigby

**Vote:** 6 - 0 Approved - Unanimously

6. **Consideration of the following cases:**

1. **Case No.: CU-2015-02**

Address: 621 Quintette Rd.

Request: Conditional Use for an Accessory Structure

Requested by: Ronnie L. and Ellen M. Couture

No BOA member acknowledged any ex parte communication regarding this item.

Chairman, Auby Smith acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Board Member Jennifer Rigby, Seconded by Vice Chairman Bill Stromquist

The Board approved the Conditional Use with the following conditions:

1. The accessory structure is limited to 5,760 square feet.

2. A building permit for the accessory structure must be applied for within 30 days of the issuance of the certificate of occupancy for the primary structure.

**Vote:** 5 - 1 Approved

Voted No: At Large Member Timothy Bryan

2. **Case No.: CU-2015-03**

Address: 7251 Plantation Rd.

Request: Communication Tower Over 150 Feet

Requested by: Dave Hoxeng, Agent for ADX Communications of Escambia, LLC

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Blaise Adams

Motion was made to approve the request, but the vote was a tie. The motion died and no findings of fact were issued by the Board.

**Vote:** 3 - 3 Failed

Voted Yes: Vice Chairman Bill Stromquist

Board Member Judy Gund

Board Member Blaise Adams

Voted No: Chairman Auby Smith

At Large Member Timothy Bryan

Board Member Jennifer Rigby

7. Discussion Items.

8. Old/New Business.

A motion was made and the Board voted unanimously to elect Bill Stromquist as Vice Chairman.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, March 18, 2015 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. The meeting adjourned at 10:54 A.M.

**Board of Adjustment**

**6. 1.**

**Meeting Date:** 03/11/2015  
**CASE:** CU-2015-03  
**APPLICANT:** Dave Hoxeng, Agent for ADX Communications of Escambia, LLC  
**ADDRESS:** 7251 Plantation Rd.  
**PROPERTY REFERENCE NO.:** 30-1S-30-4101-006-002  
**ZONING DISTRICT:** C-2, General Commercial and Light Manufacturing District  
**FUTURE LAND USE:** C, Commercial  
**OVERLAY DISTRICT:** N/A

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**SUBMISSION DATA:**

**REQUESTED CONDITIONAL USE:**

The Applicant is seeking Conditional Use approval to construct a 199 foot commercial communication tower within 500 feet of a residential zoning district.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:7.18.D**

*D. Setback from residential zoning.* No commercial communication tower shall be located closer than the height of the tower to a residential zoning district line. In addition, **all commercial communication towers which exceed 150 feet in height (in districts where commercial communications towers are allowed), and/or are located within 500 feet of a residential area, are considered conditional uses** and shall be reviewed by the board of adjustment pursuant to sections 2.05.03 and 7.18.00.

**CRITERIA:**

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2.05.03**

**CRITERION (1)**

***On-site circulation.* Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, on-site parking and loading, and access in case of fire or catastrophe.**

**FINDINGS-OF-FACT**

The property in question has ample parking for the land use and is accessed by driveways connecting to Plantation Rd.

## **CRITERION (2)**

***Nuisance.*** Adverse impact such as noise, glare, smoke, odor or other harmful effects (electrical interference, hazardous materials, etc.) of the conditional use on adjoining properties and properties generally in the District.

### **FINDINGS-OF-FACT**

Staff does not find any anticipated nuisances associated with the proposed use.

## **CRITERION (3)**

***Solid Waste.*** Refuse and service areas with particular reference to concurrency requirements and items (1) and (2) above.

### **FINDINGS-OF-FACT**

Solid waste service will not be necessary for this use.

## **CRITERION (4)**

***Utilities.*** Utilities with reference to concurrency requirements, location, availability and compatibility with surrounding land uses.

### **FINDINGS-OF-FACT**

Any necessary utilities will be provided by the Applicant.

## **CRITERION (5)**

***Buffers.*** The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and the intent of Policy FLU 1.1.9 of the Comprehensive Plan and the provisions of Section 7.01.06 of the Land Development Code are fulfilled.

### **FINDINGS-OF-FACT**

The proposed use must meet any buffering requirements imposed during the site plan review process.

## **CRITERION (6)**

***Signs.*** Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the District.

### **FINDINGS-OF-FACT**

Any signage associated with the proposed use must meet the requirements of the Land Development Code.

## **CRITERION (7)**



**Environment impact. Impacts to protected trees, wetlands, water bodies, stormwater management or other natural features of the subject parcel.**

**FINDINGS-OF-FACT**

The proposed use must comply with any environmental standards imposed during the site plan review process.

**CRITERION (8)**

**Neighborhood impact. General compatibility with adjacent properties and other property in the immediate area.**

**FINDINGS-OF-FACT**

The proposed use will be compatible with the surrounding heavy commercial zoning. The residential zoning within 500 feet is to the north across Interstate 10. Any impacts on that residential zoned area will be minimized by distance and the existing Interstate right-of-way.

**CRITERION (9)**

***Other requirements of Code.* The proposed Conditional Use is consistent with all other relevant provisions of this Code.**

**FINDINGS-OF-FACT**

The proposed use must meet all of the requirements of LDC 7.18.00 and any other standards imposed through the site plan review process. The Applicant has provided compliance with FCC, FAA, and County Emergency Management Service requirements, coverage maps for this tower and collocation information, as required for Conditional Use approval.

**STAFF RECOMMENDATION**

Staff finds that the proposed use can meet all of the required criteria and recommends approval of the Conditional Use with the following condition:

The project must meet all conditions imposed through the site plan review process.

**BOARD OF ADJUSTMENT FINDINGS:**

**A motion was made to approve the request but the vote was a tie. The motion died and no findings of fact were issued by the Board.**

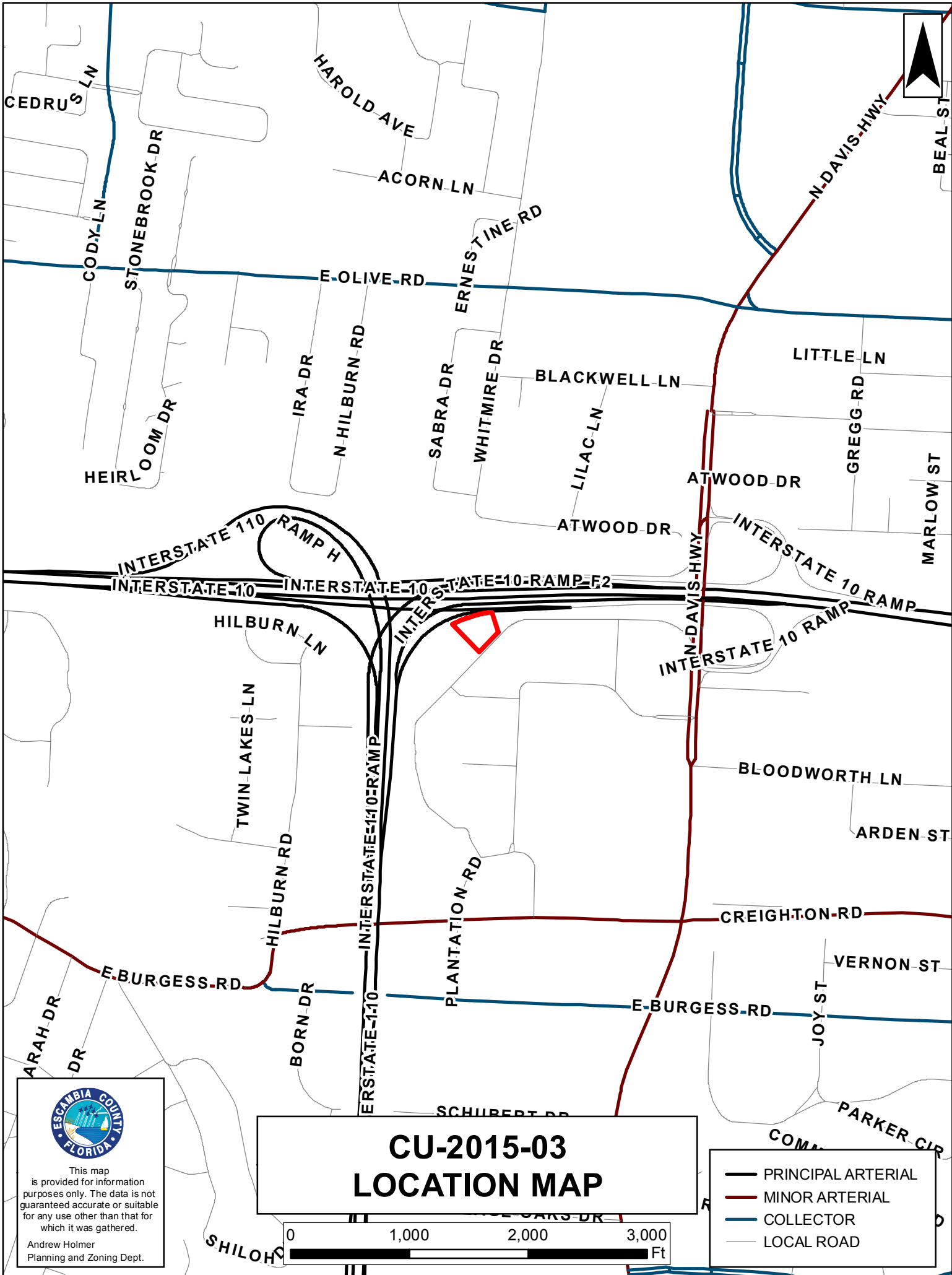

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**Attachments**

Working Case File CU-2015-03

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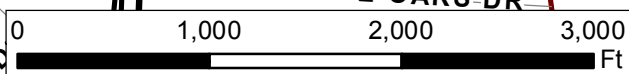
**CU-2015-03**

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# CU-2015-03 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



ATWOOD DR

R-5

R-6

R-5

INTERSTATE 10

INTERSTATE 10

INTERSTATE 110 RAMP H

INTERSTATE 110 RAMP

C-2

C-2

PLANTATION RD

UNIVERSITY PLAZA DR

PLANTATION RD

C-2

C-2



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# CU-2015-03 500' RADIUS ZONING



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

MU-U

MU-U

MU-U

ATWOOD DR

INTERSTATE-10

INTERSTATE-10

INTERSTATE-10-RAMP-H

INTERSTATE-10-RAMP

PLANTATION RD

UNIVERSITY PLAZA DR

PLANTATION RD



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# CU-2015-03 FUTURE LAND USE



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



INTERSTATE 110 RAMP G

INTERSTATE 10 RAMP F2



INTERSTATE 10

INTERSTATE 10

INTERSTATE 10 RAMP E

INTERSTATE 10 RAMP B2  
INTERSTATE 110 RAMP B1

PLANTATION RD

N RD



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# CU-2015-03 AERIAL MAP



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



**Letter of Request for Conditional Use**

To: Escambia County Board of Adjustment

2/11/15

Re: WYCT Radio Tower Project (at 7251 Plantation Road)

GEO Number 301S30-4101-006-002

Project Name: WYCT Tower (Requesting additional 49-feet of height)

Our Property-



ADX Communications of Escambia LLC (“ADX”) owns CatCountry 98.7 radio and NewsRadio1620, and owns the property at 7251 Plantation Road. These radio stations are locally owned and operated by Dave & Mary Hoxeng.

ADX is proposing to construct a self-supporting 199-foot multi-purpose radio tower on our existing ~1.65 acre property which houses our radio stations; we are requesting an additional 49-foot of height from Board of Adjustment to do so. The tower will hold microwave relay antennas to transmit our programming signals from our Plantation Road studios to our distant transmitters for broadcast and have back-up radio transmitting antennas.

Importantly, this tower will have back-up FM broadcast antennas that will allow CatCountry 98.7 and NewsRadio 1620 to broadcast during emergencies. (For instance, 1620 was knocked off the air for weeks after a gigantic slab of concrete landed on our Palafox Street tower site during Hurricane Ivan.) NewsRadio1620 has been granted a Construction Permit by the Federal Communications Commission (“FCC”) to transmit a new FM signal at 106.5 MHz and we plan to put the back-up FM-106.5 transmitter on the new 7251 Plantation tower so that it is directly connected to our studios and newsrooms. This is important in that in hurricane times we can stay broadcasting 24/7 without needing to rely on the telephone company or microwave paths (which can be blown off course by hurricane winds).

Page two

As was seen during Hurricane Ivan, our radio stations serve a critical role providing a link between local government and citizens during disasters. Since Ivan, CatCountry 98.7 and NewsRadio1620 have installed dedicated microwave radio links to the Escambia County Emergency Operations Center (“EOC”) and the Santa Rosa County EOC to assure communications between local leaders and the general public in times of disaster. This new tower is being designed to have the high strength to hold future cellular antennas or radioheads.

This property is zoned C-2. Radio stations and 150-foot radio towers are a “permitted use” for C-2 in Escambia County Land Development Code (“LDC”).

We are herein asking permission to construct our tower 49-feet higher than the 150-foot provided for as a “permitted use” in the LDC for C-2. The physics of FM radio transmission signals are that additional antenna height provides listenable radio coverage to more citizens. The extra 49-foot height requested for this tower provides more coverage critical to **26% more residents** listening on battery-operated radios post-hurricane.

### **FM Radio Population Coverage for NewsRadio1620**

(See attached maps)

| <u>Population Data for Coverage</u> | <u>(2010 Census-60 dBu)</u>  |
|-------------------------------------|------------------------------|
| If 199-foot Tower                   | 218,493                      |
| If 150-foot Tower                   | 173,701                      |
| Increased Coverage                  | 44,792 more citizens covered |
| % Increase                          | <b>26%</b>                   |

Research & mapping by Darryl DeLawder, a professional broadcast engineer practicing on FCC matters. See resume.

We have received permission to build a 199-foot tower from a variety of other government entities as required:

- FAA ASO 2014-ASO-11673-OE dated 12/11/14
  - Pensacola International Airport letter dated 12/17/14
  - Escambia County Emergency Communications Chief dated 2/11/15
  - FCC broadcast application is pending in CDBS
- See attached documents.



**Criteria as outlined in LDC Article 2.05**

1) On-site Circulation

Public ingress and egress are unaffected. There is adequate access in case of fire or catastrophe. See enclosed Site Survey for all dimensions and locations of driveways & parking.

This property has enormous parking capacity due to its prior use as a restaurant. The radio stations' parking use is typically less than 25 cars at any given time. This project will eliminate approximately 15 parking spaces from ~82 spaces surrounding the building. There are an additional ~25 spaces available on southeast side of Plantation Road (see parking easement on survey).

2) Nuisance

There will be no noise, smoke, odor or other harmful effects (electrical interference, hazardous materials, etc.) generated by this radio tower.

3) Solid Waste

This tower will generate no waste of any kind.

4) Utilities

This tower is an upgrade to an existing radio station. The only utility that the tower will "consume" is electricity. There is abundant existing electricity provided by Gulf Power. The property has a huge 1200 Amp, 3-phase service entrance already in place.

AT&T has recently installed high-speed fiber optic service to our radio stations on this property. It is 100% underground all the way back to the AT&T Ferry Pass Central Office near Olive Road so that it will not be knocked-out during a severe storm. This Central Switching Office has national ID of CLLI: PNSCFLFPDS0.

5) Buffers

The property is fully landscaped. The tower will be constructed in the rear area and will be surrounded by 8-foot fence.

6) Signs

No signs are proposed.

No new area lighting is proposed as there is adequate area lighting in place.

Page four

7) Environmental Impact

There will be no impact to protected trees, wetlands, water bodies, storm water management or other natural features of this property.

New tower is planned to have 3 or 4 legs connecting to underground foundation of about 9 square feet each and will be built in existing asphalt parking lot. A new 12x16 (192 square feet) auxiliary building will be located to the north of tower (see survey drawing for tower location and exact lat/lon) to the south of building setback line on the existing asphalt. There will be no changes in the asphalt parking lot or driveways. There will be no change to impervious vs. pervious areas.

8) Neighborhood Impact

Area is zoned C-2 commercial. Our property is surrounded by Interstate Highway on two directions (I-110 & I-10). There is a Funeral Home on one side and a rough-looking property holding two tall hotel signs serving the Interstate Highway on the other side. Across the street is a large asphalt parking lot for an old strip center.

There is residential-zoned area more than 500 feet across Interstate 110. There is R-5 residential-zoned land across Interstate 10 to the north. There are 2 properties to the north that are commercial uses in the R-5 residential zoning (Pensacola Energy gas company & Communication Workers Local 3109 union hall). The closest building to the tower on the north is union hall which is approximately 671 feet away from tower as per Google Earth.

9) Other Requirements of the Code

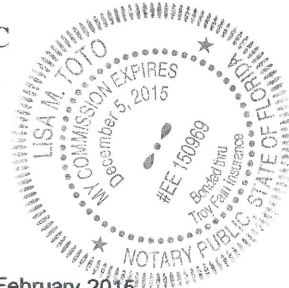
This conditional use is consistent with all other relevant provisions of the LDC.

Page five

Thank you for your consideration.

Best regards,

  
David E. Hoxeng, CRMC  
Managing Member, ADX Communications of Escambia, LLC  
dhoxeng@CatCountry987.com



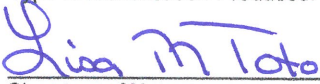
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February 2015, by David E. Hoxeng, Managing Member of ADX Communications of Escambia, LLC.

Personally Known  OR Produced Identification [  ].

Type of Identification Produced: \_\_\_\_\_



Signature of Notary  
(Notary seal must be affixed)

Lisa M Toto

Printed Name of Notary

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: 199' tower

Variance Request for: \_\_\_\_\_

Rezoning Request from: \_\_\_\_\_ to: \_\_\_\_\_

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: ADX Communications of Escambia, LLC Phone: 262-6000

Address: 7251 Plantation Road, Pensacola FL 32504 Email: dhoxeng@adxc.com

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 7251 Plantation Road, Pensacola FL 32504

Property Reference Number(s)/Legal Description: 301S304101006002

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Signature of Owner/Agent

David E. Hoxeng, Managing Member
Printed Name Owner/Agent

12/31/14
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 31st day of December 20 14, by David Hoxeng.

Personally Known [X] OR Produced Identification [ ]. Type of Identification Produced:

Signature of Notary Lisa M. Toto (notary seal must be affixed)

Printed Name of Notary Lisa M. Toto

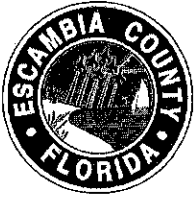


FOR OFFICE USE ONLY

CASE NUMBER: CU-2015-03

Meeting Date(s): 02-18-15 Accepted/Verified by: DH/DL Date: 02-01-15

Fees Paid: \$ 1270.50 Receipt #: 626032 Permit #: PBA150100001



Board of County Commissioners • Escambia County, Florida

Michael D. Weaver, Director  
Public Safety Department



February 11, 2015

From: Mike Moring  
Escambia County Emergency Communications Chief

To: Dave Hoxeng  
CAT Country 98.7

Subject: Tower Replacement Proposal

Dave,

After reviewing your request to replace the radio station tower at 7251 Plantation Road, we have confirmed that a conflict does not exist with Escambia County Radio Microwave equipment. Therefore, your proposal is approved.

If you need anything further, please let me know.

*Michael T. Moring*  
Michael T. Moring  
Emergency Communications Chief  
Escambia County Public Safety  
6575 North "W" Street  
Pensacola, FL 32505

December 17, 2014

Mr. David E. Hoxeng  
CR Baldwin, LLC  
7251 Plantation Road  
Pensacola, FL 32504

Re: Potential Tower Site

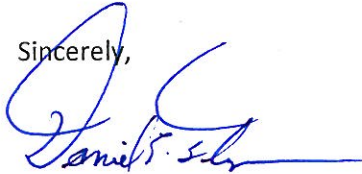
Dear Mr. Hoxeng:

It is our understanding that you are interested in a tower site located at Latitude 30-30-10.10N, Longitude 87-13-39.90W. The area appears to be roughly 13,500' northwest of the approach end of runway 17 at Pensacola International Airport. The ground elevation appears to be approximately 116'. At this distance and elevation, the FAA would need to review any proposed development over 140' AGL. Additionally, our height zoning map indicates that the maximum height we would want in the area would be 400' above sea level.

It appears that the proposed tower height would be 199' AGL and therefore would require review by the Federal Aviation Administration. Based on an overall proposed height above sea level of 315', the Pensacola Regional Airport would interpose no objections to the tower contingent upon a Determination of No Hazard to Air Navigation finding by the Federal Aviation Administration.

If you have any questions, please contact me at [dflynn@cityofpensacola.com](mailto:dflynn@cityofpensacola.com).

Sincerely,



Daniel E. Flynn  
Interim Airport Director



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
2601 Meacham Boulevard  
Fort Worth, TX 76193

Aeronautical Study No.  
2014-ASO-11673-OE  
Prior Study No.  
2006-ASO-4184-OE

Issued Date: 12/11/2014

David E. Hoxeng  
CR Baldwin, LLC  
7251 Plantation Rd.  
Penacola, FL 32504

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Microwave Tower  
Location: Pensacola, FL  
Latitude: 30-30-10.10N NAD 83  
Longitude: 87-13-39.90W  
Heights: 116 feet site elevation (SE)  
199 feet above ground level (AGL)  
315 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)  
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

While the structure does not constitute a hazard to air navigation, it would be located within or near a military training area and/or route.

This determination expires on 06/11/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-11673-OE.

**Signature Control No: 232189554-236731906**

( DNE )

Michael Blaich  
Specialist

Attachment(s)  
Frequency Data

cc: FCC



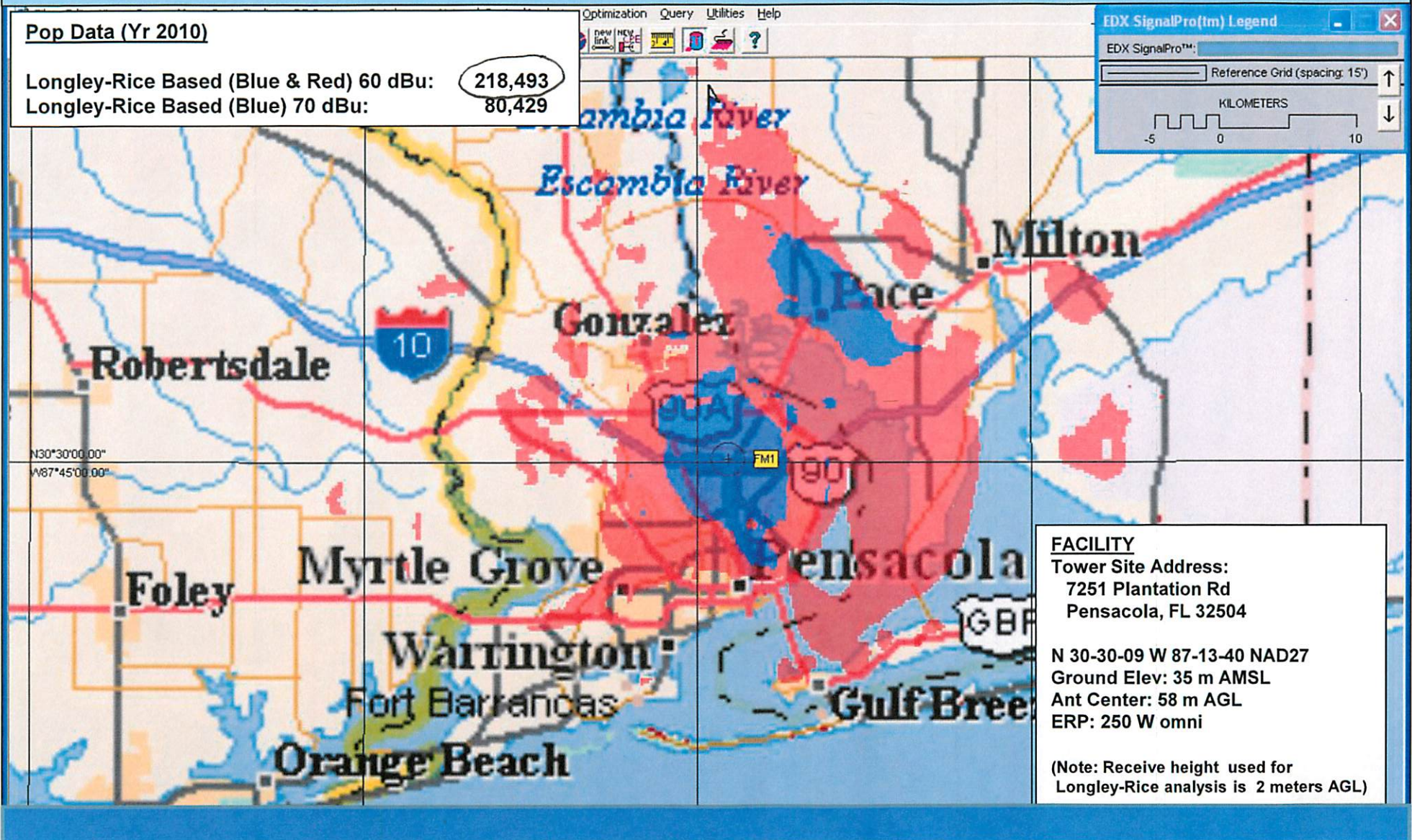
Frequency Data for ASN 2014-ASO-11673-OE

| <b>LOW<br/>FREQUENCY</b> | <b>HIGH<br/>FREQUENCY</b> | <b>FREQUENCY<br/>UNIT</b> | <b>ERP</b> | <b>ERP<br/>UNIT</b> |
|--------------------------|---------------------------|---------------------------|------------|---------------------|
| 944                      | 952                       | MHz                       | 54         | dBm                 |

# FIGURE 1 – NewsRadio1620-FM

## At 7251 Plantation Road Tower: Antenna at 190 ft (58 m) AGL Elevation

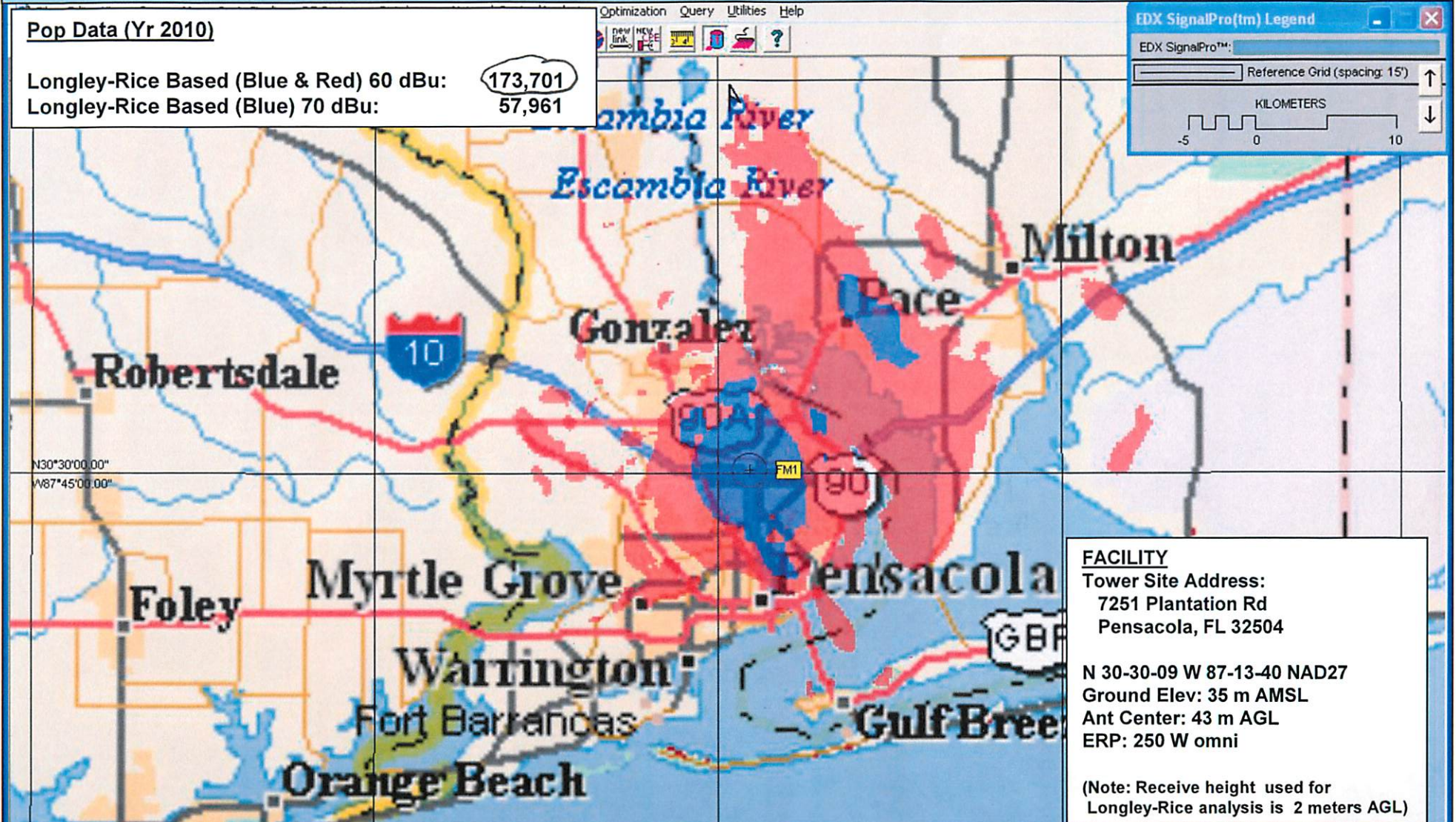
### Predicted Radio Coverage — Longley-Rice Analysis



# FIGURE 2 – NewsRadio1620-FM

## At 7251 Plantation Road Tower: Antenna at 141 ft (43 m) AGL Elevation

### Predicted Radio Coverage — Longley-Rice Analysis



# **Darryl DeLawder**

42859 Lindsey Heights Pl.  
Ashburn, Virginia 20148  
571-228-1258 cell  
delawder@aol.com

## **RESUME**

### **RF Systems Focus/Experience**

Extensive work experience and knowledge in the following areas:

- RF design of various point-to-point and point-to-multipoint wireless systems (both digital and analog systems)
- RF design work involving two-way digital broadband multi-site systems using both FDD and TDD
- Design considerations for differing modulation schemes (e.g., QPSK, 64QAM) and digital transmission technologies (e.g., CDMA, TDMA, OFDM), especially as these considerations relate to S/N and C/I system design constraints
- Interference, data capacity and service solutions due to site sectorization, polarization, null fill, beamtilting (electrical and mechanical) and other antenna-related characteristics
- Antenna fundamentals (radiation patterns, directivity, gain, etc.) and antenna theory (including smart array and multipath theory)
- Various signal propagation theories and models, including Longley-Rice, NBS Technical Note 101, TIREM and Okumura
- Co-channel and adjacent-channel interference and interference suppression
- Link budget studies
- Broadcast design for AM, FM and TV (including DTV and LPTV)- FM Station class upgrade work and City "move-in" studies (including multi-station migration solutions)
- AM antenna array design and field measurements (for station proof-of-performance)
- Low Power TV displacement studies and applications
- FCC Matters pursuant to Rule Parts 21, 22, 27, 73, 74 and 101.

### **Work Experience**

President

2/1994 - Present DeLawder Communications, Inc., Ashburn, VA

Extensive background in broadcast (AM, FM and TV), wireless broadband and other technical matters related to wireless telecommunications. More than 15 years of experience as an executive for a small telecommunications consulting firm that specializes in broadcast and wireless broadband services and their regulation by the Federal Communications Commission (FCC). Leads consulting firm with past accomplishments that include:

- Engineering of legacy one-way analog and digital wireless systems for various large and small companies (including Sprint and Clearwire) in the licensed 2.5 to 2.7 GHz frequency spectrum;
- Helping to develop methodology for Sprint's initial digital two-way wireless 2.5 GHz broadband applications for filing with the FCC;
- Providing expertise to main software vendor that developed the complex software tools used by the wireless 2.5 to 2.7 GHz industry in performing the required two-way broadband digital interference studies associated with this licensed frequency spectrum;

- Preparation of 200+ Federal Communications Commission (FCC) applications in the broadcast services (AM, FM, TV, DTV and LPTV); Preparation of 400+ FCC applications in ITFS (now EBS) and MDS (now BRS) for two of the top five companies that were developing the licensed 2.5 to 2.7 GHz frequency spectrum in the United States. This work involved system design of the following major markets: New York, Chicago, Philadelphia, Houston, Detroit, Providence, Miami, Indianapolis, Phoenix, Salt Lake City, New Orleans, Kansas City, Oklahoma City, Jacksonville and Orlando.

- Multi-site (cellular) design of complex 12.5 GHz terrestrial broadcast system for Washington, DC in support of FCC Rulemaking proposal for a terrestrial wireless system in the DBS Service.

- Extensive knowledge and use of FCC's "Appendix D" two-way software tools of CelPlan Technologies (including CelPlanner and CelFCC) for the preparation of 75+ FCC applications in the initial ITFS and MDS two-way digital filing periods.

#### **Director of Engineering**

1/1990 - 1/1994 Mordkofsky, Jackson & Dickens, Washington, DC

Lead engineering department in consulting work that specialized in FCC matters. The work included the design and application of various broadcast and microwave services.

#### **Staff and Senior Engineer**

8/1982 - 12/1989 Moffet, Larson & Johnson (MLJ), Falls Church, VA

Prepared cellular telephone and broadcast applications (specializing in AM and FM RF Engineering). Board of Directors member from 1987 to 1989.

#### **Education**

9/1978 - 5/1982 Villanova University, Villanova, PA

- Bachelor's Degree
- BS Electrical Engineering

**Legal Description:** 7251 Plantation Road, Pensacola, FL 32504

Escambia County Property Appraiser  
**301S304101006002 - Full Legal Description**

BEG AT NWLY COR OF PARCEL G PLANTATION PARK PB 10 P 88 SD PT LYING ON CURVED SLY R/W LI OF PLANTATION RD (60 FT R/W) SWLY ALG CURVE CONCAVE TO SE (RADIUS=247 4/100 FT) THRU CENTRAL ANG 23 DEG 45 MIN 7 SEC FOR ARC DIST 102 41/100 FT TO PT N 47 DEG 3 MIN 40 SEC W 60 FT S 42 DEG 56 MIN 20 SEC W 28 54/100 FT TO POB CONT S 42 DEG 56 MIN 20 SEC W 225 FT N 47 DEG 3 MIN 40 SEC W 325 19/100 FT TO PT ON CURVED SLY R/W LI OF I-110 (SR #8-A 300 FT R/W) ELY ALG SD R/W ON A CURVE CONCAVE TO SE (RADIUS=879 93/100 FT) THRU A CENTRAL ANG OF 23 DEG 5 MIN 33 SEC FOR ARC DIST 354 65/100 FT S 18 DEG 46 MIN 56 SEC E 174 76/100 FT TO POB OR 5250 P 20 LESS OR 4813 P 1138 ST OF FL DEPT OF TRANSPORTATION RD R/W (CASE 01-2072-CA-01)

Extracted 12/31/14

Source: Escambia County Property Appraiser

**Navigate Mode**
 **Account**
 **Reference**

**General Information**

**Reference:** 301S304101006002

**Account:** 032151785

**Owners:** ADX COMMUNICATIONS OF ESCAMBIA LLC

**Mail:** 7251 PLANTATION RD PENSACOLA, FL 32504

**Situs:** 7251 PLANTATION RD 32504

**Use Code:** OFFICE, MULTI-STORY

**Taxing Authority:** COUNTY MSTU

**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Janet Holley  
 Escambia County Tax Collector

**2014 Certified Roll Assessment**

|                                 |           |
|---------------------------------|-----------|
| <b>Improvements:</b>            | \$285,747 |
| <b>Land:</b>                    | \$194,666 |
| <b>Total:</b>                   | \$480,413 |
| <a href="#">Save Our Homes:</a> | \$480,413 |

[Disclaimer](#)

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[Amendment 1/Portability Calculations](#)

**Sales Data**

| Sale Date | Book | Page | Value       | Type | Official Records (New Window) |
|-----------|------|------|-------------|------|-------------------------------|
| 09/2003   | 5250 | 20   | \$403,800   | WD   | <a href="#">View Instr</a>    |
| 10/1999   | 4482 | 1935 | \$1,161,000 | WD   | <a href="#">View Instr</a>    |
| 05/1997   | 4139 | 1710 | \$1,029,100 | WD   | <a href="#">View Instr</a>    |
| 12/1992   | 3292 | 496  | \$100       | WD   | <a href="#">View Instr</a>    |

Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and Comptroller

**2014 Certified Roll Exemptions**  
None

**Legal Description**

BEG AT NWLY COR OF PARCEL G PL ANTATION PARK PB 10 P 88 SD PT LYING ON CURVED SLY R/W LI OF PLANTATION RD (60 FT R/W) SWL...

**Extra Features**  
 ASPHALT PAVEMENT  
 ELEVATOR

**Parcel Information**


[Launch Interactive Map](#)

**Section Map Id:**  
[30-1S-30-1](#)

**Approx. Acreage:**  
1.6500

**Zoned:**   
C-2

**Evacuation & Flood Information**  
[Open Report](#)



**Internet Explorer cannot display the webpage**

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What you can try:







Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505



Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**ADX COMMUNICATIONS  
7251 PLANTATION RD  
PENSACOLA, FL 32504**

**COMMUNICATION WORKERS OF AMERICA  
1621 ATWOOD DR  
PENSACOLA, FL 32514**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505



Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**JENNINGS VIVION R & EDGE JUDY J & JENNINGS  
EUGENE  
1505 ATWOOD DR  
PENSACOLA, FL 32514**

**PENSACOLA CITY OF  
PO BOX 12910  
PENSACOLA, FL 32521**

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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**SAI RAM KRUPA LLC  
4031 STEPHANI RD  
CANTONMENT, FL 32533**

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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**AMMONS WILLIAM S & TATUM  
1507 E STRONG ST  
PENSACOLA, FL 32501**

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Escambia County  
Development Services Department  
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Pensacola, FL 32505

**CEJ SOUTH INC  
PO BOX 11986  
PENSACOLA, FL 32524**

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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**PENSACOLA SILVER SCREEN INC  
PO BOX 10015  
PENSACOLA, FL 32524**

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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**RELAX HOSPITALITY LLC  
7230 PLANTATION RD  
PENSACOLA, FL 32504**

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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**PLAZA ONE REALTY CO  
2205 E WASHINGTON ST  
BLOOMINGTON, IL 61701**

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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**OM HANUMAN HOSPITALITY INC  
7226 PLANTATION RD  
PENSACOLA, FL 32504**

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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**UNIVERSITY OFFICE LIMITED CO  
600 UNIVERSITY OFFICE BLVD STE 1C  
PENSACOLA, FL 32504**

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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505



Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**SERVICE PENSACOLA LLC  
404 WYMAN ST SUITE 365  
WALTHAM, MA 02451**

**UNIVERSITY TOWN PLAZA LLC  
ATTN PROPERTY TAX DEP  
PO BOX 7019  
INDIANAPOLIS, IN 46207**

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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505



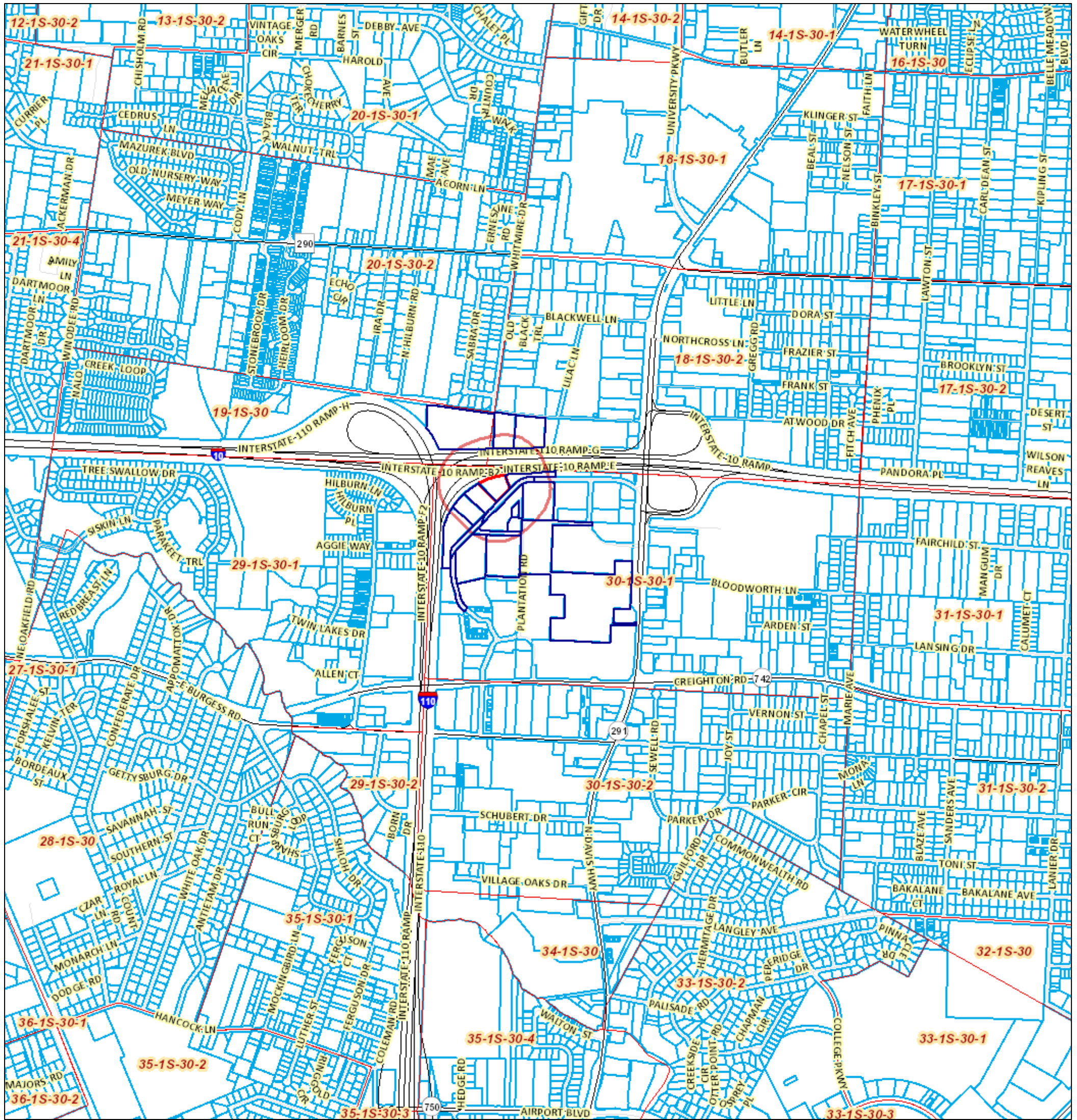
Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**CHAVEZ FERNANDO &  
5190 MOBILE HWY  
PENSACOLA, FL 32526**

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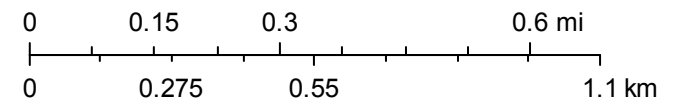
# Chris Jones Escambia County Property Appraiser



January 29, 2015

1:14,580

- ⋯ Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- ⋯ Property Line





**Development Services Department**  
**Building Inspections Division**  
 3363 West Park Place  
 Pensacola, Florida, 32505  
 (850) 595-3550  
 Molino Office - (850) 587-5770

**RECEIPT**

Receipt No. : **626032**

Date Issued. : 01/08/2015

Cashier ID : VHOWENS

Application No. : PBA150100001

Project Name : CU-2015-03

**PAYMENT INFO**

| Method of Payment | Reference Document | Amount Paid       | Comment               |
|-------------------|--------------------|-------------------|-----------------------|
| <b>Check</b>      |                    |                   |                       |
|                   | 633                | \$1,270.50        | App ID : PBA150100001 |
|                   |                    | <b>\$1,270.50</b> | Total Check           |

Received From : DAVID E. HOXENG ADX COMMUNICATIONS OF ESCAMBIA, LLC

Total Receipt Amount : **\$1,270.50**

Change Due : \$0.00

**APPLICATION INFO**

| Application # | Invoice # | Invoice Amt | Balance | Job Address                       |
|---------------|-----------|-------------|---------|-----------------------------------|
| PBA150100001  | 716823    | 1,270.50    | \$0.00  | 7251 PLANTATION RD, PENSACOLA, FL |

|                       |                 |               |   |
|-----------------------|-----------------|---------------|---|
| <b>Total Amount :</b> | <b>1,270.50</b> | <b>\$0.00</b> | Balance Due on this/these Application(s) as of 1/8/2015 |
|-----------------------|-----------------|---------------|---|

| Radio Tower Vertical Use Diagram 3.13.14 at 199.xls                                 |                  |  |   |                    |                             |                 |       |  |  |                               |                 |  |
|---|------------------|--|---|--------------------|-----------------------------|-----------------|-------|--|--|-------------------------------|-----------------|--|
| As of 9/14/11, 5/26, 6/16/13, 2/20, 3/15/14, 2/17/15                                |                  |  | <b>ADX-WYCT Studio Tower Planning</b>       |                    |                             |                 |       |  |  |                               |                 |  |
| 116 = Site elevation (115.89' per survey)   |                  |  | At 7251 Plantation Road, Pensacola          |                    |                             |                 |       | Use Stainless Steel hardware on all mounts |  |                               |                 |  |
| Approx Feet AMSL  | Approx Feet AGL* | South Face   | Planned Top AGL                             | Planned Bottom AGL | Antenna                     | Degrees Azimuth | N Leg | Planned Top AGL                            | Planned Bottom AGL   | Antenna                       | Degrees Azimuth |  |
| 315   | 199              | ~Top of A-3 spurs  |   |                    |                             |                 |       | 199  | ~Top of A-3 spurs  |                               |                 |  |
| 314   | 198              | Top of tower; Side mount of ERI A-3 Lightning Protection Spurs |   |                    |                             |                 |       | 198  | Top of tower; Side mount of ERI A-3 Lightning Protection Spurs |                               |                 |  |
| 312.5   | 196.5            | X  | 198   | 195                | 2x ARC 900 MHz              |                 | X     | 196.5                                      | 195  | RocketDish 3 GHz to WNW       |                 |  |
| 311   | 195              |  | Ice Shield at 195-feet to protect ARC       |                    |                             |                 |       | 195  | Ice Shield at 195-feet to protect Rocket Dish                  |                               |                 |  |
| 306   | 190              | ∧  | 195   | 185                | Bext TFC-106.5 MHz (NR1620) |                 | ∧     | 190  | 184  | Telwave ANT450D6-9 on 6' pole |                 |  |
| 301   | 185              |  | Ice Shield at 185' to provide RF seperation |                    |                             |                 |       | ∨  |  |                               |                 |  |
| 296   | 180              | ∧  | 185   | 175                | ERI FM-98.7 Mhz             |                 | X     | 183  | 180  | PR-950 Grid Dish              |                 |  |
| 291   | 175              | ∨  |   |                    |                             |                 | X     | 180  | 175  | Mark P9A72 Grid Dish          |                 |  |
| 286   | 170              | ∧  | 175   | 165                | Cellular Provider #1        |                 | ∧     | 175  | 165  | Cellular Provider #1          |                 |  |
| 281   | 165              | ∨  |   |                    |                             |                 | ∨     |  |  |                               |                 |  |
| 276   | 160              | ∧  | 165   | 155                | Cellular Provider #4        |                 | ∧     | 165  | 155  | Cellular Provider #4          |                 |  |
| 271   | 155              | ∨  |   |                    |                             |                 | ∨     |  |  |                               |                 |  |
| 266   | 150              | ∧  | 155   | 145                | Cellular Provider #2        |                 | ∧     | 155  | 145  | Cellular Provider #2          |                 |  |
| 261   | 145              | ∨  |   |                    |                             |                 | ∨     |  |  |                               |                 |  |
| 256   | 140              | ∧  | 145   | 135                | Cellular Provider #5        |                 | ∧     | 145  | 135  | Cellular Provider #5          |                 |  |
| 251   | 135              | ∨  |   |                    |                             |                 | ∨     |  |  |                               |                 |  |
| 246   | 130              | ∧  | 135   | 125                | Cellular Provider #3        |                 | ∧     | 135  | 125  | Cellular Provider #3          |                 |  |
| 241   | 125              | ∨  |   |                    |                             |                 | ∨     |  |  |                               |                 |  |
| * AGL is height on tower "above ground level" (in feet)                             |                  |  |   |                    |                             |                 |       |  |  |                               |                 |  |
| <u>Color Key-</u>   |                  |  |   |                    |                             |                 |       |  |  |                               |                 |  |
| FM Broadcast Antenna (VHF) - NewsRadio1620 on 106.5, CatCountry 98.7 on 98.7        |                  |  |   |                    |                             |                 |       |  |  |                               |                 |  |
| Remote Broadcast Communications Antenna for Marti (UHF)                             |                  |  |   |                    |                             |                 |       |  |  |                               |                 |  |
| Microwave Antennas for Studio-to-Transmitter & Transmitter-to-Studio Communications |                  |  |   |                    |                             |                 |       |  |  |                               |                 |  |
| Cellular Communications Antenna Systems   |                  |  |   |                    |                             |                 |       |  |  |                               |                 |  |

| Radio Tower Vertical Use Diagram 3.13.14 at 199.xls                                 |             |                                       |  |                    |                             |                 |       |  |  |                               |                      |  |
|---|-------------|---------------------------------------|--|--------------------|-----------------------------|-----------------|-------|--|--|-------------------------------|----------------------|--|
| As of 9/14/11, 5/26, 6/16/13, 2/20, 3/15/14, 2/17/15                                |             | <b>ADX-WYCT Studio Tower Planning</b> |  |                    |                             |                 |       |  |  |                               |                      |  |
| 116 = Site elevation (115.89' per survey)   |             |                                       | At 7251 Plantation Road, Pensacola                             |                    |                             |                 |       | Use Stainless Steel hardware on all mounts |  |                               |                      |  |
| Approx Feet   | Approx Feet | South Face                            | Planned Top AGL  | Planned Bottom AGL | Antenna                     | Degrees Azimuth | N Leg | Planned Top AGL                            | Planned Bottom AGL   | Antenna                       | Degrees Azimuth      |  |
| AMSL  | AGL*        |                                       | AGL  | AGL                |                             |                 |       | AGL  | AGL  |                               |                      |  |
| 315   | 199         |                                       | ~Top of A-3 spurs  |                    |                             |                 |       | 199  | ~Top of A-3 spurs  |                               |                      |  |
| 314   | 198         |                                       | Top of tower; Side mount of ERI A-3 Lightning Protection Spurs |                    |                             |                 |       | 198  | Top of tower; Side mount of ERI A-3 Lightning Protection Spurs |                               |                      |  |
| 312.5   | 196.5       | X                                     | 198  | 195                | 2x ARC 900 MHz              |                 | X     | 196.5                                      | 195  | RocketDish 3 GHz to WNW       |                      |  |
| 311   | 195         |                                       | Ice Shield at 195-feet to protect ARC                          |                    |                             |                 |       | 195  | Ice Shield at 195-feet to protect Rocket Dish                  |                               |                      |  |
| 306   | 190         | ∧                                     | 195  | 185                | Bext TFC-106.5 MHz (NR1620) |                 | ∧     | 190  | 184  | Telwave ANT450D6-9 on 6' pole |                      |  |
| 301   | 185         |                                       | Ice Shield at 185' to provide RF separation                    |                    |                             |                 |       | ∨  |  |                               |                      |  |
| 296   | 180         | ∧                                     | 185  | 175                | ERI FM-98.7 Mhz             |                 | X     | 183  | 180  | PR-950 Grid Dish              |                      |  |
| 291   | 175         | ∨                                     |  |                    |                             |                 |       | X  | 180  | 175                           | Mark P9A72 Grid Dish |  |
| 286   | 170         | ∧                                     | 175  | 165                | Cellular Provider #1        |                 | ∧     | 175  | 165  | Cellular Provider #1          |                      |  |
| 281   | 165         | ∨                                     |  |                    |                             |                 |       | ∨  |  |                               |                      |  |
| 276   | 160         | ∧                                     | 165  | 155                | Cellular Provider #4        |                 | ∧     | 165  | 155  | Cellular Provider #4          |                      |  |
| 271   | 155         | ∨                                     |  |                    |                             |                 |       | ∨  |  |                               |                      |  |
| 266   | 150         | ∧                                     | 155  | 145                | Cellular Provider #2        |                 | ∧     | 155  | 145  | Cellular Provider #2          |                      |  |
| 261   | 145         | ∨                                     |  |                    |                             |                 |       | ∨  |  |                               |                      |  |
| 256   | 140         | ∧                                     | 145  | 135                | Cellular Provider #5        |                 | ∧     | 145  | 135  | Cellular Provider #5          |                      |  |
| 251   | 135         | ∨                                     |  |                    |                             |                 |       | ∨  |  |                               |                      |  |
| 246   | 130         | ∧                                     | 135  | 125                | Cellular Provider #3        |                 | ∧     | 135  | 125  | Cellular Provider #3          |                      |  |
| 241   | 125         | ∨                                     |  |                    |                             |                 |       | ∨  |  |                               |                      |  |
| * AGL is height on tower "above ground level" (in feet)                             |             |                                       |  |                    |                             |                 |       |  |  |                               |                      |  |
| <u>Color Key-</u>   |             |                                       |  |                    |                             |                 |       |  |  |                               |                      |  |
| FM Broadcast Antenna (VHF) - NewsRadio1620 on 106.5, CatCountry 98.7 on 98.7        |             |                                       |  |                    |                             |                 |       |  |  |                               |                      |  |
| Remote Broadcast Communications Antenna for Marti (UHF)                             |             |                                       |  |                    |                             |                 |       |  |  |                               |                      |  |
| Microwave Antennas for Studio-to-Transmitter & Transmitter-to-Studio Communications |             |                                       |  |                    |                             |                 |       |  |  |                               |                      |  |
| Cellular Communications Antenna Systems   |             |                                       |  |                    |                             |                 |       |  |  |                               |                      |  |



**WYCT Commercial Communications Tower Project at 7251 Plantation Road, Pensacola**

Seeking Board of Adjustment approval for additional 49 feet to make it a 199 foot tower

Prepared by Dave Hoxeng 2/16/15

**We have designed our Commercial Communications Tower project to fully comply with Escambia County Land Development Code (LDC). It is a multi-purpose communications tower to provide our WNRP/WYCT radio stations with Studio-to-Transmitter (STL) radio links, to hold FM Broadcast (VHF) backup antennas for use after hurricanes and to hold antenna systems for five cellular communications providers. This document addresses Article 7 Performance Standards.**

**“Article 7 PERFORMANCE STANDARDS”**

Hoxeng responses are in **bold**.

**7.18.00. Commercial communication towers.**

A commercial communication tower is a structure which supports communications equipment (not including amateur radio operations, VHF marine, or other similar operators.) Communication antennas are designated to transmit and/or receive communications as authorized by the Federal Communications Commission (FCC), not including amateur radio operators licensed by same; said antennas are usually located on communication towers.

**A. Antennas.** A commercial communication antenna may be located on an existing nonresidential structure, without conditional use approval, provided the commercial communication tower or antenna does not extend more than 50 feet above the existing structure and the building and new antenna together do not exceed the district height allowed.

**B. Collocation.** It is important to provide service required by the market while limiting unnecessary commercial communication towers. Therefore, approvals for all new towers will be conditioned on the applicant providing for collocation.

- 1. If the commercial communication tower is 150 feet or lower, collocation shall be provided for at least one other communication provider; if greater than 150 feet, collocation shall be provided for two or more additional providers.**

**Proposed tower will be strongly designed and have space for Colocation for up to five additional providers of cellular services.**

- 2. If the applicant is not collocating on the proposed commercial communication tower of another provider, evidence must be submitted that reasonable efforts to collocate have been made.**

**Proposed tower is being collocated with the radio studios of NewsRadio1620 (WNRP) and CatCountry 98.7 (WYCT). This location is essential in that low-power studio-to-transmitter radio link systems will be directly wired to this tower using AES/EBU standards from four existing broadcast studios. Two backup broadcast antennas on tower will be directly connected using 1-5/8 inch coaxial cable to existing Continental 3-phase radio transmitter within this building.**

C. *Environmentally sensitive land.* Commercial communication towers are allowed on wetlands and on lands containing endangered species or historical sites, provided the applicant can demonstrate to the satisfaction of the development review committee that there will be no adverse impact to endangered species or historical sites, and that a variance is otherwise appropriate under the standards specified in section 7.18.00N.

**This property is not environmentally sensitive.**

D. *Setback from residential zoning.* No commercial communication tower shall be located closer than the height of the tower to a residential zoning district line. In addition, all commercial communication towers which exceed 150 feet in height (in districts where commercial communications towers are allowed), and/or are located within 500 feet of a residential area, are considered conditional uses and shall be reviewed by the board of adjustment pursuant to sections 2.05.03 and 7.18.00.

**Proposed 199 foot tower will be located greater than 200 feet from residential zoning lines. We have applied to Board of Adjustment for its permission to exceed 150 feet mark mentioned above by 49 feet.**

E. *Lighting.* Ground or security lighting for commercial communication towers shall be designed so as to be shielded from being directly visible from nearby residences.

**There is adequate existing ground and security lighting. The nearest residence is more than 750 feet away across 10 lanes of Interstate Highway 10.**

F. *Color.* Commercial communication towers not requiring FAA painting/marketing shall have either a galvanized finish or be painted gray or black.

**Proposed tower will have a galvanized finish.**

G. *Failure.* Commercial communication towers shall be designed and constructed to meet TIA/EIA 222 standards (latest revision) to ensure that the structural failure of the tower will not create a safety hazard.

**Proposed tower will be designed and constructed to meet TIA/EIA-222-G standards, which is the latest revision.**

H. *Security.* A minimum six-foot fence or wall shall be required around all commercial communication tower sites, access shall be through a locked gate, and an appropriate anticlimbing device shall be installed on the tower. Fences in residential districts may not exceed a height of six feet; in commercial districts the maximum height is eight feet.

**An 8-foot fence is proposed. Gate will be locked. An anti-climbing device will be installed on the tower ladder.**

I. *Screening.* Landscaping and buffering shall be addressed through article [sections] 2.05.03C.5., 7.01.05, and 7.01.06.

**We will do landscaping and buffering as required in article [sections] 2.05.03C.5., 7.01.05, and 7.01.06.**

J. *Emissions.* No location for placement, construction or modification of a commercial communication tower or communication antenna shall be regulated on the basis of the environmental effects of radio frequency emissions to the extent that commercial communication towers and antennas comply with the FCC regulations concerning such emissions.

**Applies.**

K. *Abandonment.* Any commercial communication tower whose use has been discontinued for a period of 12 months shall be deemed to be abandoned. The owner/operator of the tower shall have 180 days to reactivate the use of the tower, transfer the tower to another owner/operator, or dismantle and remove the tower.

**Does not apply.**

L. *Preexisting towers.* Pre-existing towers shall be allowed to continue their usage. Routine maintenance shall be permitted. Additional antennas and other communication devices may be co-located on preexisting towers, if the towers are structurally designed to accommodate them and the new combined height does not exceed district height allowed. If a preexisting tower is a legal nonconforming use, it can be replaced with a new tower of equal or lesser height. The replacement tower can be located on the site of the preexisting tower or on an alternative site on the existing parcel: provided however, that if the replacement tower is to be placed on an alternative site it must meet the performance standards specified in this article. If the tower is nonconforming with regard to height, the requirements of article 11 shall apply.

**Does not apply.**

M. *Airport/airfield zoning.* Any tower located within an area subject to article 11 of this Code (Airport/Airfield Environs) shall be subject to administrative review to determine its elevation above the runway elevation, its distance from the runway and approach zones, and height limitations unique to the Airport/Airfield Environs.

**This tower location is not located in Airport/Airfield Environs. However, Pensacola International Airport management has reviewed our location and approved it on 12/17/14 subject to FAA approval. FAA approval (2014-ASO-11673-OE) was dated 12/11/14.**

N. *Variances.* A deviation from the requirements of this section may be granted only upon a finding by the board of adjustment that, in addition to the criteria in section 2.05.02, the following standard is met: All other reasonable siting alternatives have been explored and the deviation is necessary due to extenuating factors such as: location of existing uses, trees, structures or other features on or adjacent to the property, or compatibility with existing contiguous uses or with the general character of the area.

**County Development Services Department staff has indicated that no variance is necessary for this project. We are not asking for exceptions to Escambia County Conditional Use Standards.**

O. *Application requirements.* In addition to the site plan requirements of article 4, part II, an applicant for development permit shall submit the following documents for use in assessing conformance with these performance criteria:

1. A geotechnical exploration report.

**Will be provided with application for development permit as per footnote below from LDC.**

2. An FCC/NEPA environmental compliance checklist.

**Will be provided with application for development permit as per footnote below from LDC.**

3. Compliance with FCC, FAA, and county emergency management services requirements.

**Site Plan has been submitted to Board of Adjustment  
Pensacola International Airport okay dated 12/17/14  
FAA okay dated 12/11/14 (2014-ASO-11673-OE)  
Escambia County Emergency Communications Chief okay dated 2/11/15  
Will fully comply with FCC requirements. FCC application is pending in CDBS.  
See submitted documents.**

4. Coverage maps for this tower.

**See submitted coverage maps.**

5. Collocation information.

**Proposed tower will be strongly built and have space for Collocation for up to five additional providers of cellular services.**

Note: Items 3 through 5 shall also be submitted for BOA review of conditional use applications. The applicant shall submit a site plan to the BOA sufficient for a review of items 3 through 5 and the conditional use criteria. (Ord. No. 97-59, § 2, 12-4-1997; Ord. No. 98-42, § 3, 9-9-1998; Ord. No. 98-53, § 1, 12-3-1998; Ord. No. 2000-8, § 2, 3-2-2000; Ord. No.2006-30, § 2, 4-6-2006; Ord. No. 2012-36, § 9-13-2012))



Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505



Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**ADX COMMUNICATIONS  
7251 PLANTATION RD  
PENSACOLA, FL 32504**

**JENNINGS VIVION R, EDGE JUDY, JENNINGS EUGENE  
1505 ATWOOD DR  
PENSACOLA, FL 32514**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

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Pensacola, FL 32505



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Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**COMMUNICATION WORKERS OF AMERICA  
1621 ATWOOD DR  
PENSACOLA, FL 32514**

**SAI RAM KRUPA LLC  
4031 STEPHANI RD  
CANTONMENT, FL 32533**

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**AMMONS WILLIAM S & TATUM  
1507 E STRONG ST  
PENSACOLA, FL 32501**

**PENSACOLA CITY OF  
PO BOX 12910  
PENSACOLA, FL 32521**

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**PENSACOLA SILVER SCREEN INC  
PO BOX 10015  
PENSACOLA, FL 32524**

**RELAX HOSPITALITY LLC  
7230 PLANTATION RD  
PENSACOLA, FL 32504**

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**CEJ SOUTH INC  
PO BOX 11986  
PENSACOLA, FL 32524**

**OM HANUMAN HOSPITALITY INC  
7226 PLANTATION RD  
PENSACOLA, FL 32504**

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**PLAZA ONE REALTY CO  
2205 E WASHINGTON ST  
BLOOMINGTON, IL 61701**

**UNIVERSITY OFFICE LIMITED CO  
600 UNIVERSITY OFFICE BLVD STE 1C  
PENSACOLA, FL 32504**

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**AWW PENN LLC  
45 BRODAWAY STE 3010  
NEW YORK, NY 10006**

**UNIVERSITY TOWN PLAZA LLC  
ATTN PROPERTY TAX DEP  
PO BOX 7019  
INDIANAPOLIS, IN 46207**

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**CHAVEZ FERNANDO &  
5190 MOBILE HWY  
PENSACOLA, FL 32526**

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7253 Plantation Rd.  
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