

# **CITY OF MIAMI BEACH**

**PLANNING DEPARTMENT**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**FINAL SUBMITTAL – April 06, 2020**

**HPB 20-0396**

**CROWN CASTLE**

**SMALL WIRELESS FACILITIES**

**SFL10254**

**110 7<sup>th</sup> Street, Miami Beach, FL 33139**

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Crown Castle  
1601 NW 136th Avenue  
Suite A-200, Building A  
Sunrise, FL 33323

February 28, 2020

**Via Hand Delivery**

Ms. Deborah Tackett  
Miami Beach Planning Department  
Miami Beach City Hall  
1700 Convention Center Dr.  
Miami Beach, FL 33139

Re: Crown Castle Letter of Intent for the Installation of Small Wireless Facilities within the Historic Districts in the City of Miami Beach

Dear Ms. Tackett:

Crown Castle Fiber LLC (“Crown Castle”) seeks to place a small wireless facilities network in the City of Miami Beach (the “City”), which will consist of placing fiber optic cable (underground) and nodes (utility poles containing telecommunications equipment) within the right of way. In order to meet the network coverage objectives of our customer, Crown Castle must place a portion of this network within the Historic Districts in the City. This letter will serve as support for each of those applications.

Description of the Project

As stated above, Crown Castle seeks to place a small wireless facilities network in Miami Beach in order to enhance the network capacity of its customer, which is a wireless carrier. The carrier has significant capacity issues in Miami Beach. In order to solve these capacity issues, small wireless facility nodes must be placed in the Historic Districts within the City.

Below is a brief description of the locations:

SFL10253 – 109 9th Street , Miami Beach, FL 33139  
SFL10254 – 110 7th Street, Miami Beach, FL 33139  
SFL10244 – 210 19th Street, Miami Beach, FL 33139  
FL6422BA – 137 73rd Street, Miami Beach, FL 33141  
FL6425BA – 213 67th Street, Miami Beach, FL 33141

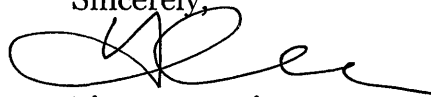
### Description of the Equipment

Crown Castle has worked with the staff of Miami Beach Planning Department for three years to find a design for small wireless facility nodes, which would both meet the network objectives of its client and meet the city's aesthetic and safety concerns about placing small wireless facility nodes in the Historic Districts. After much discussion and the recent passage of a new telecommunications ordinance by the City Commission addressing the installation of such technology in the City, Crown Castle has developed a stealth node which will function as both a street light pole and a telecommunications pole. In some instances, where there is no viable existing Miami Beach streetlight pole in which to place the small wireless facility, Crown is proposing to install the small wireless facility on an existing FPL utility pole. FPL will not allow the electrical meter to be placed directly on the pole due to safety hazard, Crown will be installing the electric meter pedestal within proximity of the existing utility pole.

### Conclusion

Crown Castle has worked diligently with City staff to meet all of their concerns about placing small wireless facilities within the city, including the Historic Districts. Crown Castle believes it has satisfied all of the City's concerns and accordingly requests that the Historic Preservation Board approve its applications for the installation of small wireless facilities within certain Historic Districts in the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisette Mauri', written over a horizontal line.

Lisette Mauri  
Network Real Estate Manager

# MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

## LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER			
<input type="radio"/> <b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> <b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> <b>Planning Board</b> <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input checked="" type="radio"/> <b>Historic Preservation Board</b> <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> <b>Other:</b>			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY Small Wireless Facilities: SFL10254 / 110 7th Street, Miami Beach, FL 33139			
FOLIO NUMBER(S) N/A City of Miami Beach right of way			
Property Owner Information			
PROPERTY OWNER NAME City of Miami Beach right of way			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME Crown Castle Fiber LLC			
ADDRESS 1601 NW 136th Ave., suite A-200, Bldg. A		CITY Sunrise	STATE FL
BUSINESS PHONE (786) 610-7032		CELL PHONE (305) 401-2220	EMAIL ADDRESS Lisette.Mauri@crowncastle.com
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Crown Castle seeks to add one Small Wireless Facilities within the public right of way in the City of Miami Beach in order to improve the capacity and coverage of cellular devices within the City.			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		N/A	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		N/A	SQ. FT.
<b>Party responsible for project design</b>			
NAME Richard Heisenbottle		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2199 Ponce de Leon Blvd., suite 400		CITY Coral Gables	STATE FL
ZIP CODE 33134		EMAIL ADDRESS richard@rjha.net	
BUSINESS PHONE (305) 446-7799 xtn 21	CELL PHONE (786) 218-6722		
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Crown Castle Fiber LLC / Lisette Mauri		<input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 1601 NW 136 Ave., suite A-200, Bldg. A		CITY Sunrise	STATE FL
ZIP CODE 33323		EMAIL ADDRESS Lisette.Mauri@crowncastle.com	
BUSINESS PHONE (786) 610-7032	CELL PHONE (305) 401-2220		
NAME Matt Doyle		<input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 1601 NW 136 Ave., suite A-200, Bldg. A		CITY Sunrise	STATE FL
ZIP CODE 33323		EMAIL ADDRESS Matt.Doyle@crowncastle.com	
BUSINESS PHONE (469) 767-5137	CELL PHONE (469) 767-5137		
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
ZIP CODE		EMAIL ADDRESS	
BUSINESS PHONE	CELL PHONE		

**Please note the following information:**

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property     Authorized representative



**SIGNATURE**

**Lisette Mauri**

**PRINT NAME**

2/28/20

**DATE SIGNED**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF Florida

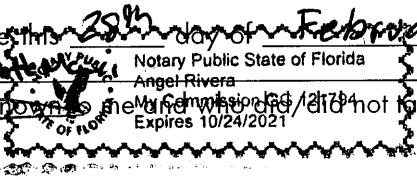
COUNTY OF Broward

I, Lisette Mauri, being first duly sworn, depose and certify as follows: (1) I am the Network Real Estate Manager (print title) of Crown Castle Fiber LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

*[Handwritten Signature]*  
\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 25th day of February, 2020. The foregoing instrument was acknowledged before me by Lisette Mauri, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



*[Handwritten Signature]*  
\_\_\_\_\_  
**NOTARY PUBLIC**  
Angel Rivera

My Commission Expires: 10/24/21



**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Broward

I, Lisette Mauri, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Richard J. Heisenbottle to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Lisette Mauri, NRE Manager

**PRINT NAME (and Title, if applicable)**

*[Handwritten Signature]*

**SIGNATURE**

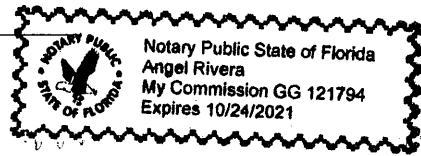
Sworn to and subscribed before me this 28<sup>th</sup> day of February, 2020. The foregoing instrument was acknowledged before me by Lisette Mauri, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

*[Handwritten Signature]*

**NOTARY PUBLIC**

My Commission Expires: 10/24/21



*[Handwritten Signature]*

**PRINT NAME**

**CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

**NAME**

**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if

**DISCLOSURE OF INTEREST  
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

Crown Castle Fiber LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

Crown Castle Fiber Holdings Corp.

100% of Crown Castle Fiber LLC

Crown Castle Operating Company

100% of Crown Castle Fiber Holdings Corp.

Crown Castle International Corp.

100% of Crown Castle Operating Company

& is a Publicly Traded Co.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

\_\_\_\_\_  
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If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

N/A		
TRUST NAME		
NAME AND ADDRESS	% INTEREST	
N/A	N/A	

**COMPENSATED LOBBYIST**

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Additional names can be placed on a separate page attached to this application.

**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.**

**APPLICANT AFFIDAVIT**

STATE OF Florida

COUNTY OF Broward

I, Lisette Mauri, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 28<sup>th</sup> day of February, 2020. The foregoing instrument was acknowledged before me by Lisette Mauri, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: 10/21/20

Angel Rivera  
**PRINT NAME**



# **EXHIBIT A**

## **LEGAL DESCRIPTION**

PROPOSED CROWN CASTLE SMALL WIRELESS FACILITIES WITH INTEGRATED STREET LIGHT LOCATED AT LATITUDE: NORTH 25°46'36.14", LONGITUDE: WEST 80°07'53.60"; X = 941,951.09', Y=525,476.42'



Crown Castle  
1601 NW 136th Avenue  
Suite A-200, Building A  
Sunrise, FL 33323

February 28, 2020

Deborah Tackett, Senior Planner  
Planning and Zoning Department  
1700 Convention Center Dr.  
Miami Beach, FL 33139

Re: Historic Review Board Application for the installation of Small Wireless Facilities at the following node and address location:  
Crown Castle Fiber LLC Node SFL10254 -110 7<sup>th</sup> St., Miami Beach, FL 33139

Dear Ms. Tackett:

Crown Castle Fiber LLC (“Crown Castle”) respectfully submits this letter to the City of Miami Beach (the “City”) regarding an application seeking Historic Preservation Board (the “Board”) review and approval of small wireless facilities within the City. As part of the application package, the Board requires an explanation whenever a proposed utility pole cannot be collocated. This letter explains why the application package referred to above is for a “one for one” utility pole node rather than a node collocated on a pole or other infrastructure already existing in the right of way.

As you know, Florida Statutes Section 337.401 allows Crown Castle, a communications services provider, to place its communications facilities within the right of way. Although Crown Castle collocates its small wireless facilities whenever possible on poles and other infrastructure already existing in the right of way, in this case Crown Castle engineers examined each potential collocation site and determined that there was not a suitable collocation site which would have provided the wireless coverage for the intended target. In other words, the possible sites upon which Crown Castle might collocate the particular small wireless were too far away, were not in a location which would be able to provide the additional wireless capacity each small wireless facility was intended to provide, or were not sites for which Crown Castle had rights to attach.

### Description of the Equipment

Crown Castle has worked with the staff of Miami Beach Planning Department for three years to find a design for small wireless facility nodes, which would both meet the network objectives of its client and meet the city's aesthetic and safety concerns about placing small wireless facility nodes in the Historic Districts. After much discussion and the recent passage of a new telecommunications ordinance by the City Commission addressing the installation of such technology in the City, Crown Castle has developed a stealth node which will function as both a street light pole and a telecommunications pole. An existing street light will be removed and replaced with a functioning small wireless facility stealth street light pole, which will not require additional ground equipment installed in the right of way.

### Conclusion

Crown Castle has worked diligently with City staff to meet all of their concerns about placing small wireless facilities within the city, including the Historic Districts. Crown Castle believes it has satisfied all of the City's concerns and accordingly requests that the Historic Preservation Board approve its applications for the installation of small wireless facilities within certain Historic Districts in the City.

Sincerely,



Lisette Mauri  
Network Real Estate Manager