CITY OF MIAMI BEACH

PLANNING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

CAP First Submittal – July 06, 2018

CROWN CASTLE SMALL WIRELESS FACILITIES SFL10289

1660 Michigan Ave., Miami Beach, FL 33139

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June 11, 2018

Via Hand Delivery

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

Dear Ms. Tackett:

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

Crown Castle NG East 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:

SFL10203 - 110 5th Street, Miami Beach, FL 33139 SFL10206 – 4200 Collins Ave., Miami Beach, FL 33140 SFL10222 – 1141 17TH Street, Miami Beach, FL 33139 SFL10223 - 1650 Lenox Ave., Miami Beach, FL 33139 SFL10225 – 1655 Pennsylvania Ave., Miami Beach, FL 33139 SFL10226 – 700 Lincoln Rd. Mall, Miami Beach, FL 33139 SFL10289 – 1660 Michigan Ave., Miami Beach, FL 33139 SFL10290 – 1649 Meridian Ave., Miami Beach, FL 33139 SFL10291 – 1650 Drexel Ave., Miami Beach, FL 33139 SFL10292 – 211 Lincoln Rd., Miami Beach, FL 33139

Description of the Equipment

Crown Castle has worked with the staff of Miami Beach Planning Department for two 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,

Wanda Meltan Wanda Melton

Government Relations 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	n				
FILE NUMBER					
Boar	d of Adjustment		Design	n Review Boo	ard
☐ Variance from a provisio	<u>-</u>	ment Regulations	☐ Design review approval		
☐ Appeal of an administrat	rive decision	· ·	☐ Variance		
Ple	anning Board		Historic F	Preservation	Board
□ Conditional use permit		☐ Certificate of Appropriateness for design			
□ Lot split approval		☐ Certificate of Appropriateness for demolition			
☐ Amendment to the Land Development Regulations or zoning map		☐ Historic district/site designation			
☐ Amendment to the Comp	rehensive Plan or futur	e land use map	☐ Variance		
□ Other:					
Property Information -	Please attach Lego	al Description as	"Exhibit A"		
ADDRESS OF PROPERTY					
FOLIO NUMBER(S)					
(4)					
D . O . I (.•				
Property Owner Inform					
PROPERTY OWNER NAME					
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL AD	DRESS		
BOOM YESO THO THE	CLLETTIONE	LIVO (IL I (IL	DREGO		
- 10 - 4					
Applicant Information	(it ditterent than ov	wner)			
APPLICANT NAME					
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL AD	NDDECC		
BOSINESS FHOINE	CELL PHONE	EMAIL AL	DKLSS		
Summary of Request					
PROVIDE A BRIEF SCOPE C	OF REQUEST				
1					

Project Information					
Is there an existing building(s) on the site?			☐ Yes	□ No	
Does the project include inte			☐ Yes	□ No	
Provide the total floor area of the new construction.					SQ. FT.
Provide the gross floor area	of the new construction (include	ding required p	parking and all u	isable area).	SQ. FT.
Party responsible for p	roject design				
NAME		☐ Architect	\square Contractor	□ Landscape Arch	itect
		☐ Engineer	□ Tenant	☐ Other	
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS		
Authorized Representa	tive(s) Information (if app	olicable)			
NAME		☐ Attorney	\square Contact		
		☐ Agent	☐ Other		
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS		
NAME		☐ Attorney	□ Contact		
		☐ Agent	□ Other		
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS		
NAME		☐ Attorney	☐ Contact		
		☐ Agent	□ Other		
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS		1

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).

Please read the following and acknowledge below:

- 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".
- 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.
- 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
	Uhnda	Melton SIGNATURE
	Wanda Melton	1
		PRINT NAME
		DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF	
COUNTY OF	
I,, being first duly sworn, depose the property that is the subject of this application. (2) This application and application, including sketches, data, and other supplementary materials, are and belief. (3) I acknowledge and agree that, before this application madevelopment board, the application must be complete and all information sub I also hereby authorize the City of Miami Beach to enter my property for the Hearing on my property, as required by law. (5) I am responsible for remove the	d all information submitted in support of this true and correct to the best of my knowledge y be publicly noticed and heard by a land mitted in support thereof must be accurate. (4) e sole purpose of posting a Notice of Public
Sworn to and subscribed before me this day of, value of	SIGNATURE
THO THE OLD ON OTHER	NOTARY PUBLIC
My Commission Expires:	PRINT NAME
My Commission Expires.	
ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERS STATE OF Florida COUNTY OF Broward I, Wanda Melton, being first duly sworn, department Relations Manager (print title) of Crown Castle authorized to file this application on behalf of such entity. (3) This application of application, including sketches, data, and other supplementary materials, are and belief. (4) The corporate entity named herein is the owner of the propert acknowledge and agree that, before this application may be publicly noticed application must be complete and all information submitted in support thereof the City of Miami Beach to enter my property for the sole purpose of posting a required by law. (7) I am responsible for remove this notice after the date of the	dose and certify as follows: (1) I am the (print name of corporate entity). (2) I am and all information submitted in support of this true and correct to the best of my knowledge y that is the subject of this application. (5) I and heard by a land development board, the must be accurate. (6) I also hereby authorize Notice of Public Hearing on my property, as

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida	
COUNTY OF Broward	
I, Wanda Melton, being first duly sworn, depose representative of the owner of the real property that is the subject of Richard Heisenbottle to be my representative before the HPB authorize the City of Miami Beach to enter my property for the sole purpose property, as required by law. (4) I am responsible for remove this notice after the	Board. (3) I also hereby of posting a Notice of Public Hearing on my
Wanda Melton, GR Manager	Wanda melton
PRINT NAME (and Title, if applicable)	SIGNATURE
Sworn to and subscribed before me this day of, we identification and/or is personally known to me and who did/did not take an or	, 20 The foregoing instrument was who has produced as path.
NOTARY SEAL OR STAMP	Colle Josan
My Commission Expires: GALE LOGAN MY COMMISSION # GG 121026 EXPIRES: July 4, 2021 Bonded Thru Notary Public Underwriter	PRINT NAME
CONTRACT FOR PURCHASE	
If the applicant is not the owner of the property, but the applicant is a party to or not such contract is contingent on this application, the applicant shall list including any and all principal officers, stockholders, beneficiaries or part corporations, partnerships, limited liability companies, trusts, or other corporate identity of the individuals(s) (natural persons) having the ultimate owners clause or contract terms involve additional individuals, corporations, partnership corporate entities, list all individuals and/or corporate entities.	the names of the contract purchasers below, tners. If any of the contact purchasers are te entities, the applicant shall further disclose hip interest in the entity. If any contingency
NAME	DATE OF CONTRACT
NAME, ADDRESS AND OFFICE	% OF STOCK
E	

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

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.

	_	
NAME OF CORPORATE ENTITY		
NAME AND ADDRESS		% OF OWNERSHIP
	-	
	=	
	-	
	_	
	-	
	-	
	-	
NAME OF CORPORATE ENTITY		
NAME AND ADDRESS		% OF OWNERSHIP
	-	
	-	
	-	
	-	
	-	
	-	
	<u>-</u> .	

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.

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 ¹	PHONE
Richard Heisenbottle	2199 Ponce de Leon blvd., suite 400, Coral Gables,	<u>, FL</u> 33134 (305) 446-7799
Additional names can be pla	ced on a separate page attached to this application.	
DEVELOPMENT BOARD (SUCH BOARD AND BY	(NOWLEDGES AND AGREES THAT (1) AN APPROV OF THE CITY SHALL BE SUBJECT TO ANY AND ALL ANY OTHER BOARD HAVING JURISDICTION, AND E CODE OF THE CITY OF MIAMI BEACH AND ALL OTH	CONDITIONS IMPOSED BY (2) APPLICANT'S PROJECT
	APPLICANT AFFIDAVIT	£.
STATE OF Florida	,	
COUNTY OF Broward		
	, being first duly sworn, depose and certify a cant. (2) This application and all information submitted in supp plementary materials, are true and correct to the best of my kno	port of this application, including
	Wand	da Melton SIGNATURE
acknowledged before me b	ore me this day of, 20, who has producted who did/did not take an oath.	. The foregoing instrument was duced as
NOTARY SEAL OR STAMP	OC	110 JOJON
My Commission Expires:	7-4.21	NOTARY PUBLIC
	GALE LOGAN MY COMMISSION # GG 121026 EXPIRES: July 4, 2021 Bonded Thru Notary Public Underwriters	PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION

PROPOSED CROWN CASTLE SMALL WIRELESS FACILITIES WITH INTEGRATED STREET LIGHT LOCATED AT LATITUDE: NORTH 25°47′26.3″, LONGITUDE: WEST 80°08′19.9″; X = 939511876, Y=530522.721



THIS SURVEY LINCOLN RD **LOCATION MAP** LIGHT POLE IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 300' (SHEET SIZE 24"x36") SCALE: 1" = 600' (SHEET SIZE 11"x17")

1. This is a Specific Purpose Radial Survey for the stated purpose of locating improvements within a 50' wide radius of the existing light pole to be used for proposed telecommunications equipment. Client provided the location of the subject

light pole.

2. BEARINGS shown hereon are based upon the centerline of LINCOLN ROAD as shown in Plat Book 6 Page 5 with an assumed bearing of N88°02'10"E .

3. Right-of-way widths determined from said Plat Book 6 Page 5. 4. Geodetic and Florida State Plane coordinates shown hereon are based on G.P.S. observation using the Florida Permanent Reference Network (FRPN) base station "FLMB". Accuracy within tolerances as set forth by the F.A.A. Referenced to North American Datum 1983, 1990 Adjustment.

5. 2016 Aerial Photograph shown hereon obtained from Florida Department of

underground utilities. Underground paint mark locations were located at the time of

Transportation.

6. All dimensions are shown in feet and decimal feet. 7. No attempt was made by this firm to determine the nature, size, and location of

this survey and plotted hereon. Contractor should notify "Sunshine No-Cuts" prior to ANY excavation work. This is not a comprehensive Utility Survey. 8. All documents are recorded in the Public Records of Miami-Dade County, Florida. unless otherwise noted.

9. The lands shown hereon have not been abstracted by this firm regarding matters of

interest to other parties, such as easements, rights-of-ways, reservations, etc. A Title Commitment review has not been performed. 10. Roof overhangs, if any, not shown unless otherwise noted.

11. The subject light pole lies in Section 34-53S-42E in the City of Miami Beach,

Miami-Dade County, Florida. 12. Right-Of-Way lines do not represent an opinion of ownership by this Firm.

13. Fence and wall ownership is not determined. This survey does not reflect or determine ownership.

14. In some instances graphic representation have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. Dimensions shall control the location of the improvements over scaled positions.

15. THIS IS NOT A BOUNDARY SURVEY.

LEGEND:

BFP - BACK FLOW PREVENTER

CB - CATCH BASIN C.B.S. - CONCRETE BLOCK STRUCTURE

C&G - CURB & GUTTER

CO - CLEAN OUT

D - DIAMETER DCR - MIAMI-DADE COUNTY RECORDS

DMH - DRAINAGE MANHOLE

EHH - ELECTRIC HANDHOLE

EP - ELECTRIC PEDESTAL

FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION FH - FIRE HYDRANT

GL - GROUND LIGHT

H - HEIGHT ID. - IDENTIFICATION

IV - IRRIGATION VALVE

LB - LICENSED BUSINESS L/S - LANDSCAPE AREA

MB - MAILBOX MLP - METAL LIGHT POLE

PB - PLAT BOOK

PEDS - PEDESTRIAN SIGNAL PKD - PK NAIL AND DISC

PM - PARKING METER

S - SPREAD OF CANOPY SMH - SANITARY SEWER MANHOLE

SV - SEWER VALVE

TBX - TELEPHONE BOX TRH - TRAFFIC HANDHOLE

TSB - TRAFFIC SIGNAL CONTROLLER BOX TSP - TRAFFIC SIGNAL POLE

WM - WATER METER

WV - WATER VALVE

FEMA FLOOD ZONE

Community No.: CITY OF MIAMI BEACH Community Name: 0317 Suffix: L Panel No: 12086C0317L Map Number: Flood Zone: Base Flood Elevation: 8.0' NGVD 1929 Date of Map Panel: 9/11/2009

Date of Firm Index: 9/11/2009



CROWN CASTLE SFL10289 NEAR ADDRESS: 1660 MICHIGAN AVENUE, MIAMI BEACH, FLORIDA 33139

SCALE:1"=10' (SHEET SIZE 24"x36")

SCALE:1"=20' (SHEET SIZE 11"x17")



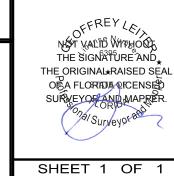
PE OF SURVEY: SPECIFIC PURPOSE RADIAL SURVEY REPARED FOR: MORRISON HERSHFIELD CORP. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 MIAMI-DADE (305) 652-5133 BROWARD (954)524-2202 FAX: (305) 652-041

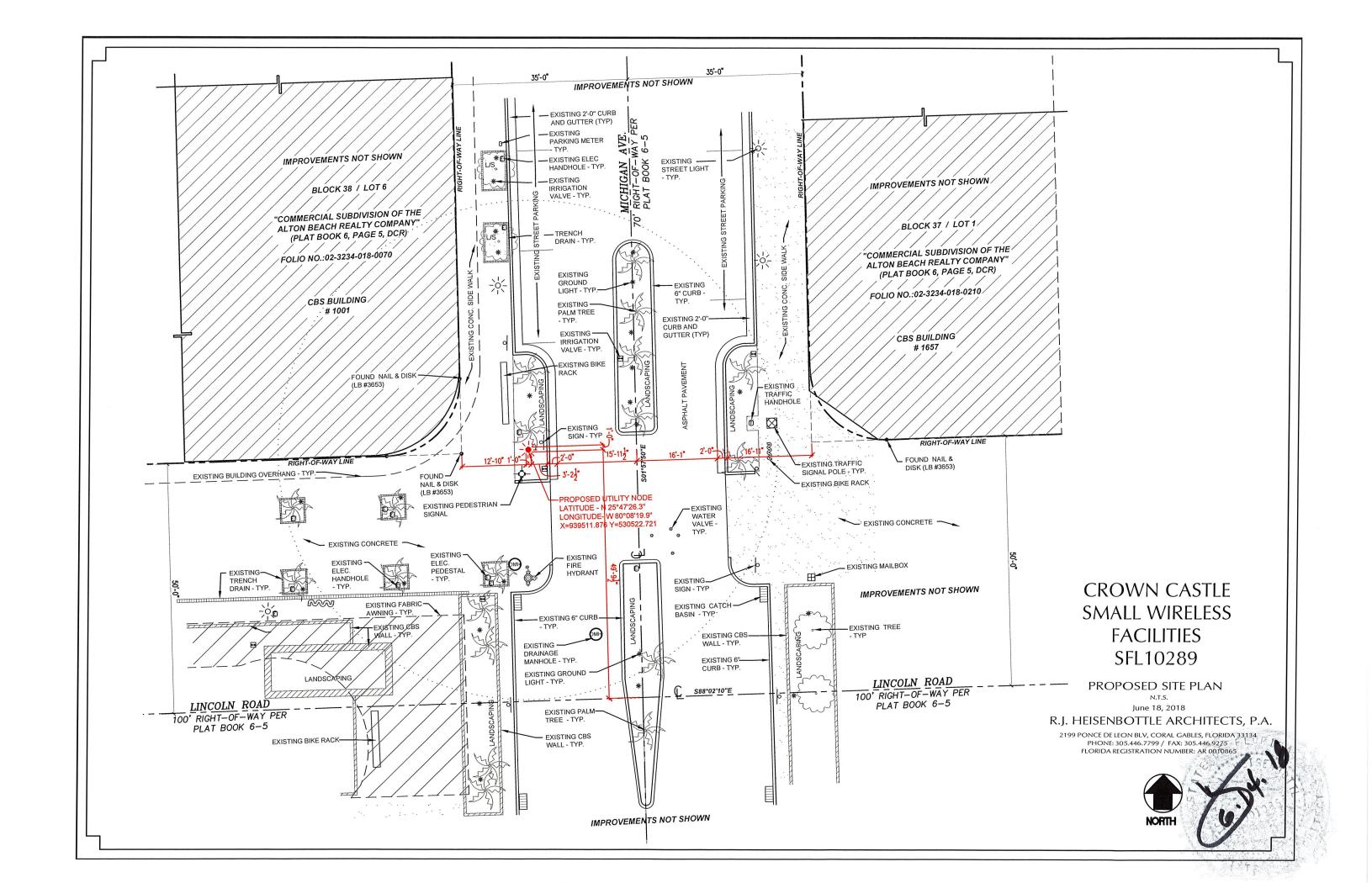
FILE NO.: **B-2441** FILE NAME: 18-134 SFL1028 F.B. 344 PG. 13

DATE: JOB ORDER: DESCRIPTION: THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST, OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT FRANSFERABI E OR ASSIGNABI E ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB# 6787.

ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929. GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395 STATE OF FLORIDA

OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYOR: AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027 FLORIDA STATUTES

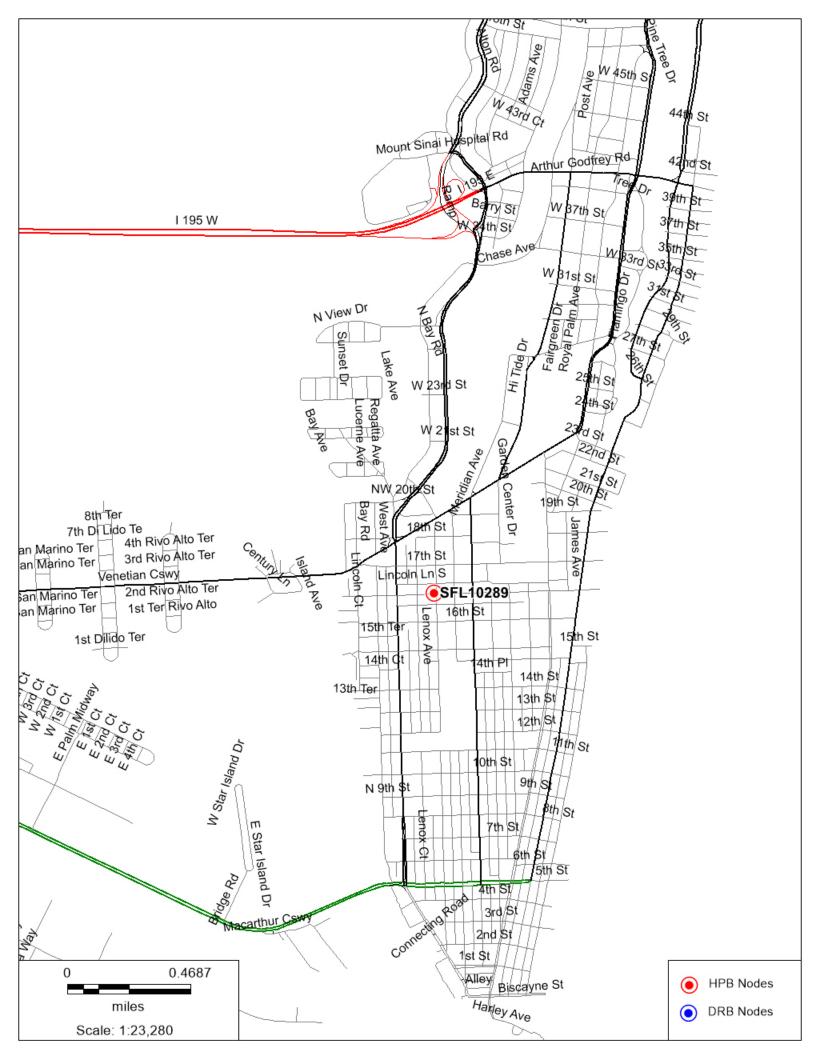




1660 Michigan Ave. Lincoln Road Mall, Miami Beach, FL 33139 **Aerial View**







1660 Michigan Ave., Miami Beach, FL 33139 Photosim - Proposed Small Wireless Facilities with 25' Cobra





1660 Michigan Ave., Miami Beach, FL 33139 Photosim - Proposed Small Wireless Facilities with 25' Cobra





Proprietary & Confidential





June 11, 2018

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 - Crown Castle Node SFL10289 – 1660 Michigan Ave., Miami Beach, FL 33139

Dear Ms. Tackett:

Crown Castle NG East 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 "stand-alone" 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.

Therefore, in each of these instances, Crown Castle is proposing a stand-alone stealth pole. The particular location referenced above was determined by Crown Castle engineers to be the preferred location as it provides additional capacity to both the intended target while taking into account aesthetic and traffic safety criteria.

Please do not hesitate to call or contact me with any further questions or to discuss this matter.

Sincerely,

Wanda Melton

Government Relations Manager Southeast Region

Wanda Melton

1660 Michigan Ave., Miami Beach, FL 33139 **Aerial View**





1660 Michigan Ave., Miami Beach, FL 33139 West



1660 Michigan Ave., Miami Beach, FL 33139 North



1660 Michigan Ave., Miami Beach, FL 33139

East



1660 Michigan Ave., Miami Beach, FL 33139 West

