# CITY OF MIAMI BEACH

## PLANNING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

**CAP Final Submittal** – July 06, 2018

## CROWN CASTLE

## SMALL WIRELESS FACILITIES

## SFL10226

## 700 Lincoln Rd., Miami Beach, FL 33139

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CROWN CASTLE

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

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

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 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 Melton

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** | |
|---|---|
| FILE NUMBER | |
| ◯ **Board of Adjustment**<br>☐ Variance from a provision of the Land Development Regulations<br>☐ Appeal of an administrative decision | ◯ **Design Review Board**<br>☐ Design review approval<br>☐ Variance |
| ◯ **Planning Board**<br>☐ Conditional use permit<br>☐ Lot split approval<br>☐ Amendment to the Land Development Regulations or zoning map<br>☐ Amendment to the Comprehensive Plan or future land use map | ◉ **Historic Preservation Board**<br>■ Certificate of Appropriateness for design<br>☐ Certificate of Appropriateness for demolition<br>☐ Historic district/site designation<br>☐ Variance |
| ☐ **Other:** | |

| **Property Information – Please attach Legal Description as "Exhibit A"** |
|---|
| ADDRESS OF PROPERTY<br>Small Wireless Facilities: SFL10226 / 700 Lincoln Rd. Mall, Miami Beach, FL 33139 |
| FOLIO NUMBER(S)<br>N/A City of Miami Beach right of way |

| **Property Owner Information** | | | | |
|---|---|---|---|---|
| PROPERTY OWNER NAME<br>City of Miami Beach right of way | | | | |
| ADDRESS | | CITY | STATE | ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | | |

| **Applicant Information (if different than owner)** | | | | |
|---|---|---|---|---|
| APPLICANT NAME<br>Crown Castle NG East LLC | | | | |
| ADDRESS<br>1601 NW 136th Ave., suite A-200, Bldg. A | | CITY<br>Sunrise | STATE<br>FL | ZIPCODE<br>33323 |
| BUSINESS PHONE<br>(786) 899-5916 | CELL PHONE<br>(205) 837-3430 | EMAIL ADDRESS<br>Wanda.Melton@crowncastle.com | | |

| **Summary of Request** |
|---|
| PROVIDE A BRIEF SCOPE OF REQUEST<br>Crown Castle seeks to add one Small Wireless Facilities with integrated street light 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. |

| **Project Information** | | | |
|---|---|---|---|
| Is there an existing building(s) on the site? | ☐ Yes | ■ No | |
| Does the project include interior or exterior demolition? | ☐ Yes | ■ 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. |

| **Party responsible for project design** | | | | |
|---|---|---|---|---|
| NAME<br>Richard Heisenbottle | | ■ Architect ☐ Contractor ☐ Landscape Architect<br>☐ Engineer ☐ Tenant ☐ Other_____ | | |
| ADDRESS<br>2199 Ponce de Leon Blvd., suite 400 | | CITY<br>Coral Gables | STATE<br>FL | ZIPCODE<br>33134 |
| BUSINESS PHONE<br>(305) 446-7799 xtn 21 | CELL PHONE<br>(786) 218-6722 | EMAIL ADDRESS<br>richard@rjha.net | | |

| **Authorized Representative(s) Information (if applicable)** | | | | |
|---|---|---|---|---|
| NAME<br>Crown Castle NG East LLC / Wanda Melton | | ☐ Attorney ■ Contact<br>☐ Agent ☐ Other_____ | | |
| ADDRESS<br>1601 NW 136 Ave., suite A-200, Bldg. A | | CITY<br>Sunrise | STATE<br>FL | ZIPCODE<br>33323 |
| BUSINESS PHONE<br>(786) 899-5916 | CELL PHONE<br>(205) 837-3430 | EMAIL ADDRESS<br>Wanda.Melton@crowncastle.com | | |
| NAME<br>Dean Ridgway | | ☐ Attorney ■ Contact<br>☐ Agent ☐ Other_____ | | |
| ADDRESS<br>1601 NW 136 Ave., suite A-200, Bldg. A | | CITY<br>Sunrise | STATE<br>FL | ZIPCODE<br>33323 |
| BUSINESS PHONE<br>(305) 728-0154 | CELL PHONE<br>(802) 310-2349 | EMAIL ADDRESS<br>Dean.Ridgway@crowncastle.com | | |
| NAME | | ☐ Attorney ☐ Contact<br>☐ Agent ☐ Other_____ | | |
| ADDRESS | | CITY | STATE | ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | | |

**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 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

Wanda Melton
**SIGNATURE**

Wanda Melton
**PRINT NAME**

7-2-18
**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, Wanda Melton, being first duly sworn, depose and certify as follows: (1) I am the Government Relations Manager (print title) of Crown Castle (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.

Wanda Melton
**SIGNATURE**

Sworn to and subscribed before me this 2 day of July , 2018. The foregoing instrument was acknowledged before me by Wanda Melton , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Gale Logan
**NOTARY PUBLIC**

My Commission Expires: 7-4-21

GALE LOGAN
MY COMMISSION # GG 121026
EXPIRES: July 4, 2021
Bonded Thru Notary Public Underwriters

Gale Logan
**PRINT NAME**

## POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Broward

I, Wanda Melton, 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 Heisenbottle to be my representative before the HPB 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.

Wanda Melton, GR Manager — Wanda Melton

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

Sworn to and subscribed before me this 2 day of July, 2018. The foregoing instrument was acknowledged before me by Wanda Melton, who has produced _____ as identification and/or ~~is personally known to me and~~ who did/did not take an oath.

NOTARY SEAL OR STAMP — Gale Logan

**NOTARY PUBLIC**

My Commission Expires: 7-4-21

GALE LOGAN
MY COMMISSION # GG 121026
EXPIRES: July 4, 2021
Bonded Thru Notary Public Underwriters

Gale Logan

**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 |
|---|---|
| | |
| | |
| | |
| | |

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.

CROWN CASTLE NG EAST LLC

**NAME OF CORPORATE ENTITY**

| NAME AND ADDRESS | % OF OWNERSHIP |
|---|---|
| fka CROWN CASTLE NG EAST INC. | |
| CROWN CASTLE NG NETWORKS INC. | 100% of NG East LLC |
| CROWN CASTLE NG SOLUTIONS CORP. | 100% of NG Networks Inc. |
| CROWN CASTLE OPERATING COMPANY | 100% of Solutions Corp. |
| CROWN CASTLE INTERNATIONAL CORP. | 100% of operating Co. |
| | & is Publicly Trade |
| | |

**NAME OF CORPORATE ENTITY**

| NAME AND ADDRESS | % OF OWNERSHIP |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |
| | |

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 | PHONE |
|---|---|---|
| Richard Heisenbottle | 2199 Ponce de Leon blvd., suite 400, Coral Gables, FL 33134 | (305) 446-7799 |
| | | |
| | | |

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, Wanda Melton, 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.

Wanda Melton
**SIGNATURE**

Sworn to and subscribed before me this 2 day of July, 2018. The foregoing instrument was acknowledged before me by Wanda Melton, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Gale Logan
**NOTARY PUBLIC**

My Commission Expires: 7-4-21

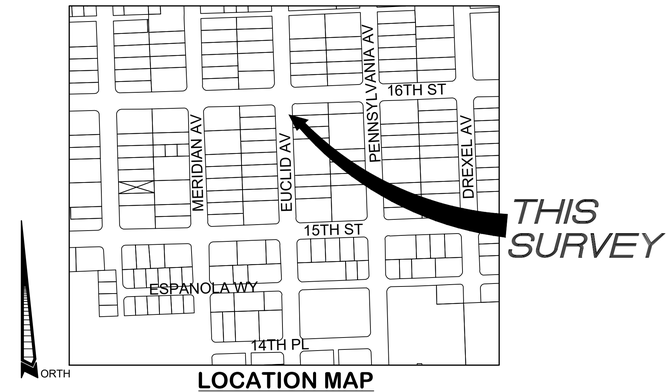
Gale Logan
**PRINT NAME**

GALE LOGAN
MY COMMISSION # GG 121026
EXPIRES: July 4, 2021
Bonded Thru Notary Public Underwriters

# EXHIBIT A

## LEGAL DESCRIPTION

PROPOSED CROWN CASTLE SMALL WIRELESS FACILITIES WITH INTEGRATED STREET LIGHT LOCATED AT LATITUDE: NORTH 25°47’25.5”, LONGITUDE: WEST 80°08’07.4”; X = 940655.087, Y=530447.005




## 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")

0 300' 600' 900'

## NOTES:

1. This is a Specific Purpose 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 33 with an assumed bearing of N87°58'36"E.
3. Right-of-way widths determined from said Plat Book 6 Page 33.
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 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 underground utilities. Underground paint mark locations were located at the time 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:

| | | |
|---|---|---|
| | - | CONCRETE |
| BP | - | BOLLARD POST |
| CB | - | CATCH BASIN |
| CBS | - | CONCRETE BLOCK STRUCTURE |
| D | - | DIAMETER |
| DCR | - | MIAMI-DADE COUNTY RECORDS |
| DMH | - | DRAINAGE MANHOLE |
| EB | - | ELECTRIC BOX |
| EHH | - | ELECTRIC HANDHOLE |
| EP | - | ELECTRIC PEDESTAL |
| FDOT | - | FLORIDA DEPARTMENT OF TRANSPORTATION |
| FH | - | FIRE HYDRANT |
| GL | - | GROUND LIGHT |
| H | - | HEIGHT |
| ID. | - | IDENTIFICATION |
| IV | - | IRRIGATION CONTROL VALVE |
| LB | - | LICENSED BUSINESS |
| MB | - | MAILBOX |
| MLP | - | METAL LIGHT POLE |
| NPB | - | NEWSPAPER BOX |
| PB | - | PLAT BOOK |
| PEDS | - | PEDESTRIAN SIGNAL |
| PKD | - | PK NAIL AND DISC |
| PM | - | PARKING METER |
| S | - | SPREAD OF CANOPY |
| TRH | - | TRAFFIC HANDHOLE |
| TSB | - | TRAFFIC SIGNAL BOX |
| TSP | - | TRAFFIC SIGNAL POLE |
| WM | - | WATER METER |
| WV | - | WATER VALVE |
| —— E —— | - | RED PAINT MARK (ELECTRIC) |

## FEMA FLOOD ZONE

*Community No.:* 120651
*Community Name:* CITY OF MIAMI BEACH
*Panel No:* 0317 *Suffix:* L
*Map Number:* 12086C0317L
*Flood Zone:* AE
*Base Flood Elevation:* 8.0' NGVD 1929
*Date of Map Panel:* 9/11/2009
*Date of Firm Index:* 9/11/2009

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

NORTH
SCALE:1"=10' (SHEET SIZE 24"x36")
SCALE:1"=20' (SHEET SIZE 11"x17")
0 10' 20' 30'

# CROWN CASTLE SFL10226

NEAR ADDRESS: 700 LINCOLN ROAD MALL, MIAMI BEACH, FLORIDA 33139

TYPE OF SURVEY: *SPECIFIC PURPOSE RADIAL SURVEY*
PREPARED FOR: **MORRISON HERSHFIELD CORP.**

LEITER, PEREZ & ASSOCIATES, INC.
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) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

SURVEY DATE: 03-22-18
JOB ORDER: 18-130
FILE NO.: **B-2439**
FILE NAME: 18-130 SFL10226
F.B. 344 PG. 20

REVISIONS:

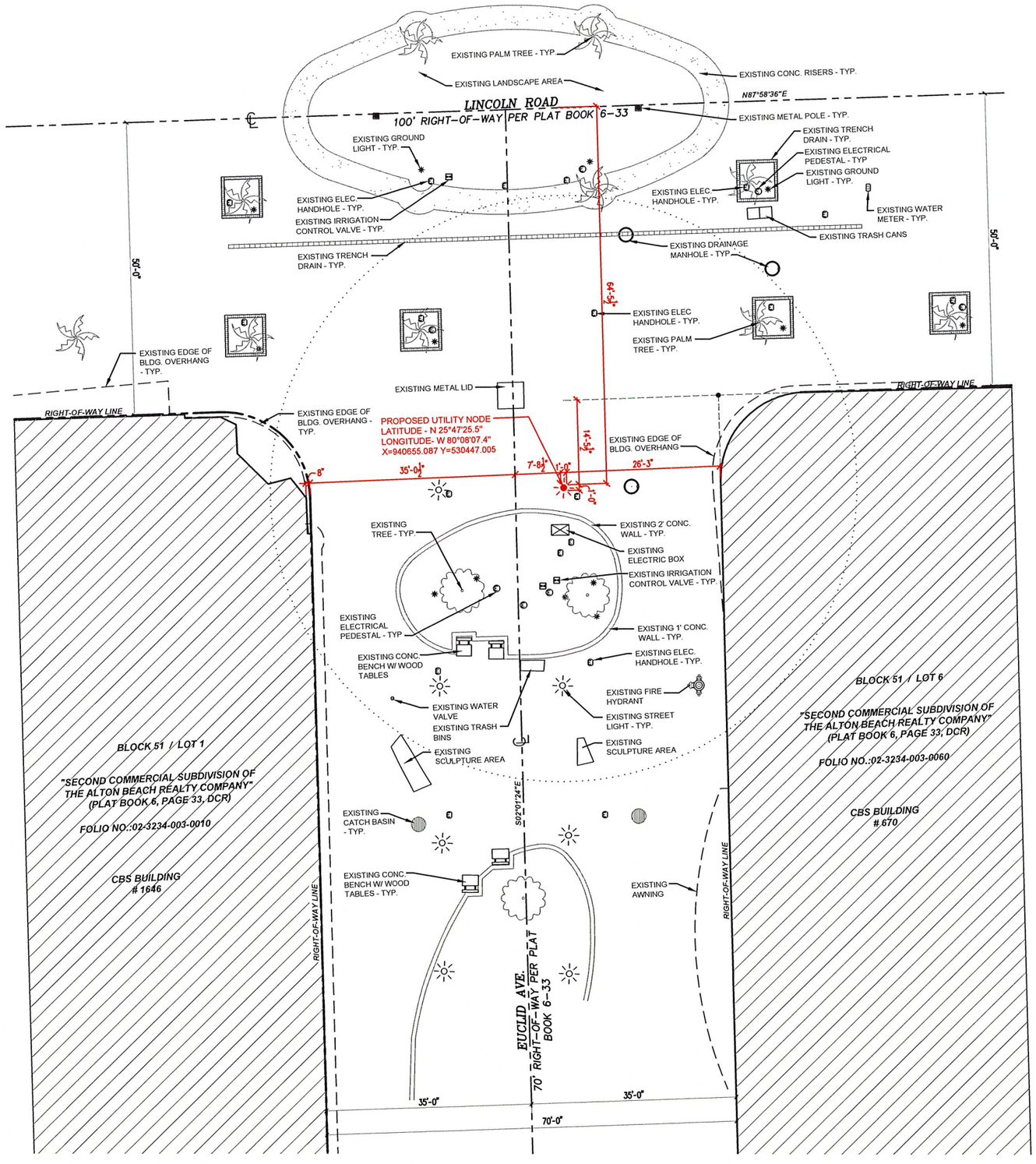
| DATE: | JOB ORDER: | DESCRIPTION: | F.B. | PG. |
|---|---|---|---|---|
| 5-21-2018 | 18-130 | ARCHITECT REVIEW | | |

NOTES
1. ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
2. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST, OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE
5. ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB# 6787.

SURVEYOR'S CERTIFICATE:
WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST 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 SURVEYORS AND MAPPERS IN CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027 FLORIDA STATUTES.
LEITER, PEREZ & ASSOCIATES, INC.
BY:_____, PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

GEOFFREY LEITER PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 6395 STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1




# CROWN CASTLE SMALL WIRELESS FACILITIES SFL10226

PROPOSED SITE PLAN

N.T.S.

June 18, 2018

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 / FAX: 305.446.9275
FLORIDA REGISTRATION NUMBER: AR 0010865

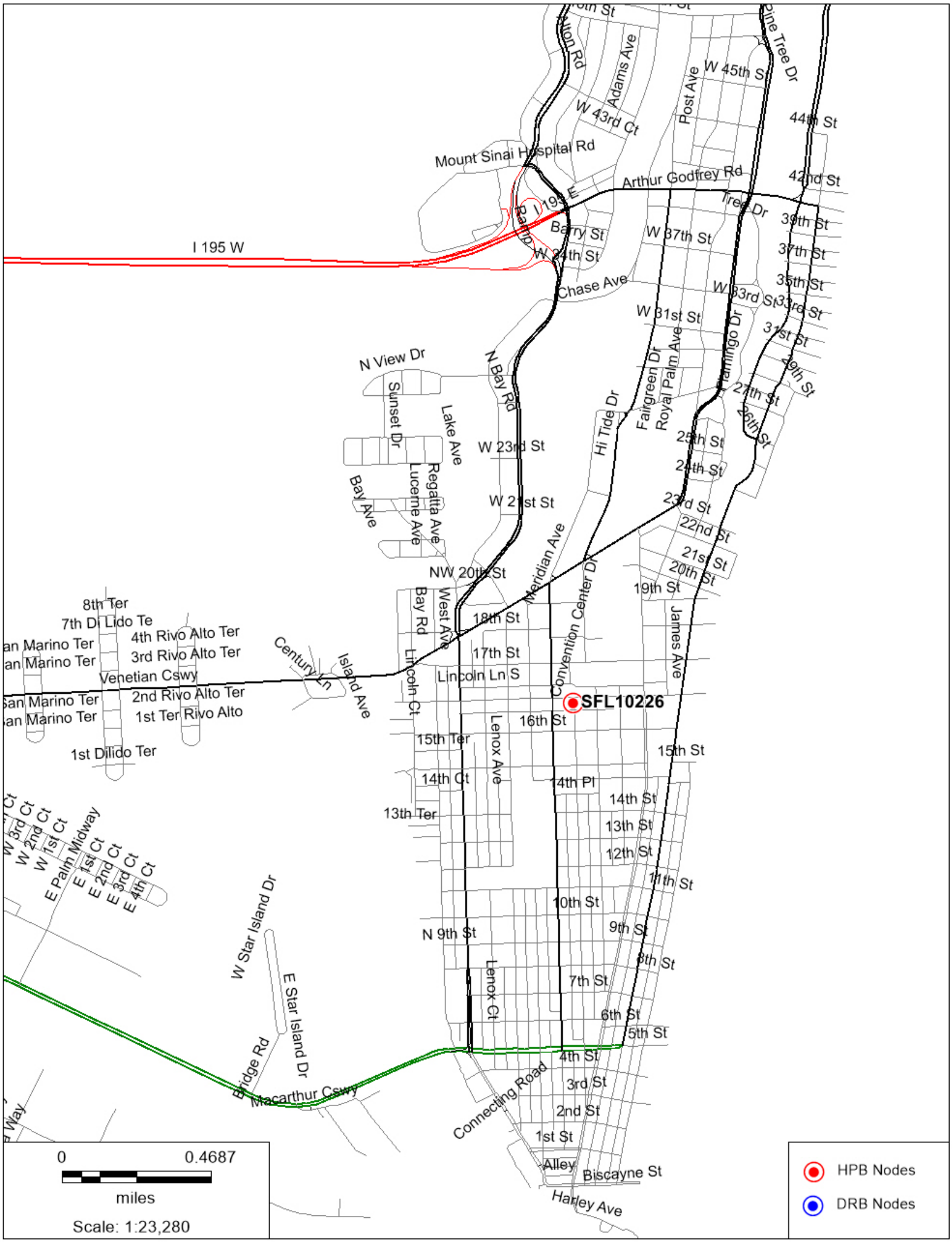
NORTH

6) 4.18

# SFL10226

700 Lincoln Road Mall, Miami Beach, FL 33139

Aerial View


SFL10226
HPB Nodes
DRB Nodes
0
0.4687
miles
Scale: 1:23,280
I 195 W
I 195 E
Ramp
Mount Sinai Hospital Rd
Arthur Godfrey Rd
Barry St
W 24th St
Chase Ave
W 43rd Ct
Adams Ave
Post Ave
W 45th St
Pine Tree Dr
44th St
42nd St
39th St
37th St
35th St
33rd St
31st St
29th St
27th St
26th St
25th St
24th St
23rd St
22nd St
21st St
20th St
19th St
W 37th St
W 33rd St
W 31st St
Flamingo Dr
Fairgreen Dr
Royal Palm Ave
Hi Tide Dr
N View Dr
Sunset Dr
Lake Ave
N Bay Rd
W 23rd St
W 21st St
Regatta Ave
Lucerne Ave
Bay Ave
NW 20th St
Meridian Ave
Convention Center Dr
James Ave
18th St
17th St
Lincoln Ln S
West Ave
Bay Rd
Lincoln Ct
Century Ln
Island Ave
16th St
15th Ter
15th St
14th Ct
14th Pl
14th St
13th Ter
13th St
12th St
11th St
10th St
9th St
8th St
7th St
6th St
5th St
4th St
3rd St
2nd St
1st St
Alley
Biscayne St
Harley Ave
Lenox Ave
Lenox Ct
Connecting Road
Macarthur Cswy
Bridge Rd
W Star Island Dr
E Star Island Dr
8th Ter
7th Dr
Lido Te
4th Rivo Alto Ter
3rd Rivo Alto Ter
Venetian Cswy
2nd Rivo Alto Ter
1st Ter Rivo Alto
1st Dilido Ter
San Marino Ter
W 3rd Ct
W 2nd Ct
W 1st Ct
E Palm Midway
E 1st Ct
E 2nd Ct
E 3rd Ct
E 4th Ct

# SFL10226

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Photosim - Proposed Small Wireless Facilities with 25' Cobra

# SFL10226

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Photosim - Proposed Small Wireless Facilities with 25’ Cobra

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

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 SFL10226 – 700 Lincoln Rd. Mall, 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

Wanda Melton
Government Relations Manager
Southeast Region

# SFL10226

700 Lincoln Road Mall, Miami Beach, FL 33139

Aerial View

# SFL10226

700 Lincoln Road Mall, Miami Beach, FL 33139

South

# SFL10226

700 Lincoln Road Mall, Miami Beach, FL 33139

West

# SFL10226

700 Lincoln Road Mall, Miami Beach, FL 33139

North

# SFL10226

700 Lincoln Road Mall, Miami Beach, FL 33139

East