

FINAL AGENDA

3-11-2015 Version # 1



COMMUNITY ZONING APPEALS BOARD 5
LAWTON CHILES MIDDLE SCHOOL
8190 NW 197 Street, Miami
Thursday, April 16, 2015 at 7:00 p.m.

CURRENT

1. 15-4-CZ5-1 CAPITAL TELECOM ACQUISITION 14-106 09-52-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, APRIL 16, 2015

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. CAPITAL TELECOM ACQUISITION (15-4-CZ5-1/14-106)

**09-52-40
Area 05/District 12**

- (1) UNUSUAL USE to permit a 100' high wireless supported service facility and ancillary equipment.
- (2) MODIFICATION of Condition #2 of Resolution #CZAB5-1-01 passed and adopted by Community Zoning Appeals Board #5, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Nuevo Amanecer Church" as prepared by Tri-County Engineering, Inc., dated August 3, 2000 and consisting of 4 sheets."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hialeah New Dawn Church" as prepared by Caltrop Telecom, dated stamped received November 14, 2014 and consisting of 6 sheets."

The purpose of request #2 is to allow the applicant to submit plans showing the addition of the proposed 100' high wireless supported service facility in conjunction with the previously approved religious facility.

- (3) NON-USE VARIANCE to permit an existing storage building setback 17.78' from the front (west) property line (75' required) on a dual frontage lot and setback varying from 16.9' to 17.8' (20' required) from the interior side (north) property line.
- (4) NON-USE VARIANCE to permit parking with a backout space of 20' (22' required).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 17200 NW 87 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 5.3 Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Denial of requests #1 without prejudice;
modified approval of request #2 to permit
reduced setbacks to the accessory
structure and back-out space, and
approval of requests #3 and #4 with
conditions.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.



**Miami-Dade County Regulatory and Economic Resources
Staff Report to Community Council No. 5**

PH: Z14-106 (15-4-CZ5-1)

April 16, 2015

Item No. 1

Recommendation Summary	
Commission District	12
Applicants	Capital Telecom Acquisition
Summary of Request	The applicant is seeking to modify a previously approved site plan to permit a proposed 100' high wireless supported facility, to permit an existing storage building setback less than required from property lines, and to permit a back out space in a parking area less than required.
Location	17200 NW 87 Avenue, Miami-Dade County, Florida.
Property Size	5.3-acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Religious facility
2020-2030 CDMP Land Use Designation	Low Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3)(a), Unusual Uses For Wireless Supported Service Facilities Section 33-311(A)(7), Generalized Modification Standards Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial of request #1 without prejudice; modified approval of request #2 to permit reduced setbacks to the accessory structure and back-out space, and approval of requests #3 and #4 with conditions.

REQUESTS:

1. UNUSUAL USE to permit a 100' high wireless supported service facility and ancillary equipment.
2. MODIFICATION of Condition #2 of Resolution # CZAB5-1-01 passed and adopted by Community Zoning Appeals Board #5, and reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Nuevo Amanecer Church" as prepared by Tri-County Engineering, Inc., dated August 3, 2000 and consisting of 4 sheets.

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Hialeah New Dawn Church" as prepared by Caltrop Telecom, dated stamped received November 14, 2014, sheet L1A dated stamped received January 21, 2015 for a total of 6 sheets.

The purpose of the request is to allow the applicant to submit plans showing the addition of the proposed 100' high wireless supported service facility.

3. NON-USE VARIANCE to permit an existing accessory structure setback 17.78' from the front (west) property line (75' required) and setback varying from 16.9' to 17.8' (20' required) from the interior side (north) property line on a duel frontage lot.
4. NON-USE VARIANCE to permit parking with a back out space of 20' (22' required).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT DESCRIPTION & HISTORY:

In March 2001, the subject property was approved pursuant to Resolution #CZAB5-1-01, for a Special Exception to permit a religious facility, which was part of a larger tract of land.

In December 2003, the tract of land was later subdivided. The rear portion of the subject property was approved pursuant to Resolution #CZAB5-13-03 to permit a district boundary change from AU, Agricultural District to RU-1, Single-Family Residential District and a portion of the property was dedicated for a roadway which is adjacent to the accessory structure on the church site, which is the reason for the current setbacks for the existing accessory structure (request #3).

The site plan submitted by the applicant depicts a proposed 100' high wireless supported facility (monopole antenna) at the northwest portion of the subject property on an approximately 2,475 sq. ft. leased area of a religious facility. The plans also indicate 1 and 2-story church buildings located on the south portion of the subject property, and an accessory structure located on the west portion of the property. In addition, the site plan also indicates a 6' high chain link fence along the north and west property lines, a 6' high cbs wall to the south and east property lines, and a continuous row of trees and continuous hedge surrounding the subject along the property lines to north, east, south and west.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; religious facility	Low Density Residential (2.5 to 6 dua)
North	RU-1M(b); charter school and lake	Low Density Residential (2.5 to 6 dua)
South	RU-1M(b); vacant lot and single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 5.3 acre parcel containing a religious facility, located at 17200 NW 87 Avenue. The properties to the south, east and west are residentially zoned and contain single-family residences. The property to the north is also residentially zoned, however the property is used for a charter school.

SUMMARY OF THE IMPACTS:

The approval of this application would allow the applicant a proposed 100' high monopole antenna structure on the subject site, the continued use of an existing accessory building, and existing back out spaces in the parking area. However, staff opines that approval of the 100' high monopole antenna and the existing accessory structure may have a negative visual impact on the surrounding residences in the area. In addition, staff opines that the approval of the back out spaces may affect circulation onsite.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant is requesting approval to add a 100' high wireless supported facility and other ancillary requests to an existing religious facility located on the subject property. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the site for **Low Density Residential**. *This density range is typically characterized by single-family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types, may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre.* Staff opines that the approval of the accessory structure (request #2) and back out space in the parking area (request #3) would not change the existing religious facility use on the subject property. Therefore, staff opines that the requests for the accessory structure and back out space are **consistent** with the Low Density designation of the subject property on the CDMP LUP map.

In regards to the requested monopole tower, staff notes that the submitted site plans depict the proposed wireless supported facility on the northwest portion of the parcel within a 2,475 sq. ft. leased area.

*The CDMP Land Use Element interpretative text states that neighborhood or community-serving institutional uses, **cell towers** and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. Accordingly, the requested tower use with the ancillary requests are consistent with the CDMP, Low Density Residential designation of the property on the LUP map, subject to the application satisfying the compatibility criteria set forth in Policy LU-4A of the Land Use Element interpretative text.*

Policy LU-4A of the CDMP Land Use Element requires the County to among other things, consider height, bulk, scale of architectural elements, landscaping and buffering as applicable when evaluating compatibility among proximate land uses. For the reasons explained in the zoning analysis below, staff opines that the proposed 100' high wireless supported facility, located on a parcel immediately abutting residential uses, would be **incompatible** with same, based on the criteria for compatibility outlined in **Policy LU-4A**.

ZONING ANALYSIS:

The applicant seeks approval to permit a proposed 100' high wireless supported facility (monopole antenna) (request #1), by modifying a site plan condition from a prior resolution (request #2). The modification of the site plan will also allow an existing accessory structure setback 17.78' from the front (west) property line and setback varying from 16.9' to 17.8' from the interior side (north) property line on a dual frontage lot (request #3) and to permit an existing parking area with a back out space of 20' (25' required) (request #4).

When request #1, to permit a proposed 100' high wireless supported service facility is analyzed under Section 33-311(A)(3)(a), (Unusual Uses for Wireless Supported Service Facilities), and to modify a condition from a prior resolution pertaining to the site plan (request #2) under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the requests would be **incompatible** with the surrounding area. Staff notes that based on the memoranda submitted by the Departments concerned with reviewing this application, including the Platting and Traffic Review Section and the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources (RER), approval with conditions of this application will not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance. In addition, staff notes that the Miami-Dade Aviation Department (MDAD) does not object to the proposed 100' high monopole tower. Further, said memoranda indicate that the application meets the level of service standards for an initial development order. However, for the reasons stated below, staff opines that approval with conditions of the requests would be incompatible with the area concerned, when considering the necessity and reasonableness of the applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development.

The proposed monopole facility will be located on a 2,475 sq. ft. leased area of the 5.3-acre parcel, which also contains an approximately 10,361 sq. ft. church building, a 4,539 sq. ft. 2 story cbs building, and a 1,183 sq. ft. 1 story accessory structure. The submitted plans (request #2) indicate that the proposed monopole tower and ancillary equipment will be located at the northwest portion of the subject property, setback 111.33' from the interior side (north) property line. In addition, proposed landscaping consists of trees and shrubs surrounding the subject property to the north, south, east, and west. In addition, there are also trees and shrubs scattered throughout the property and surrounding the monopole tower. However, staff notes that the proposed 100' high monopole tower would be taller than any structure in the immediate surrounding area, specifically, the one-story single-family residences located to the south, east and west. As such, staff opines that the proposed height as indicated in the site plan (request #2), in relation to the single-family residences that abut the parcel to the south, east and west, would be too excessive and would be visually intrusive to same.

The applicant has indicated in their letter of intent that the purpose of the application is to address reliable **wireless coverage and capacity** in this area. *Section 33-311(A)(3)(a)(i)* of the Code requires the applicant to *demonstrate that the proposed tower will cure signal interference problems, or the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed wireless supported service facility.* The applicant has provided staff with coverage maps, however the submitted maps do not detail signal strength so staff is unable to recommend specific alternative locations to address the applicants claim of deficiencies in coverage and capacities.

Notwithstanding, it appears to staff that there are other properties in the area that would be more suitable for the monopole tower, but without technical data as to the applicant's strength of signal in the affected area, staff is unable to determine whether those properties would address any deficiencies in coverage or capacity. As such, staff opines that the proposed 100' high monopole tower (request #1), which abuts existing single-family residential development, would be visually intrusive and **incompatible** with the surrounding residential developments located to the south, east and west. **Therefore, staff recommends denial without prejudice of request #1 under Section 33-311(A)(3)(a), Unusual Uses for Wireless Supported Service Facilities.**

When the requested modification of Condition #2 of Resolution #CZAB5-1-01 passed and adopted by Community Zoning Appeals Board #5 (request #2), is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of the request on a modified basis would be **compatible** with the surrounding area. The submitted plans, which would allow the proposed monopole tower (request #1), indicate that the proposed monopole tower and ancillary equipment will be located at the northwest portion of the subject property, setback 111.33' from the interior side (north) property line. In addition, the site plan shows the accessory structure with encroachments into the front (west) and interior side (north) setback areas (request #3) and a parking area with a back out space of 20' (request #4). Proposed landscaping consists of trees and shrubs surrounding the subject property to the north, south, east and west. In addition, there are also trees and shrubs scattered throughout the property and surrounding the monopole tower.

For reasons that were previously expanded upon in staff's analysis of request #1, staff opines there that approval of the monopole facility as indicated in the site plan would be detrimental and out of character with the surrounding area. For reasons that will be expanded upon in staff's analysis of requests #3 and #4 under the Non-Use Variance Standards, staff opines that approval of the requested setback of the accessory structure (request #3) and the requested back out spaces in the parking area (request #4) would not be detrimental to the surrounding area. Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Division of Environmental Resources Management of (RER) and the Miami-Dade Fire and Rescue Department has no objections to the requests. **Therefore, staff recommends approval with conditions of request #2 on a modified basis only pertaining to the requested accessory building (request #3) and the back out space in the parking area (request #4) under the Generalized Modification Standards, Section 33-311(A)(7), and that the portion of the site plan relating to request #1, the monopole tower should be denied without prejudice.**

When request #3, to permit an existing accessory building setback 17.78' from the front (west) property line (75' required) and setback varying from 16.9' to 17.8' (20' required) from the interior side (north) property line on a dual frontage lot is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of the request would be **compatible** with the surrounding area. Staff notes that the accessory structure was a part of a larger tract of land which had a prior approved site plan. Staff notes that the accessory structure (request #3) did not need a variance when the 2001 site plan was approved because at that time no variance was needed. When the prior hearing (Resolution # CZAB5-1-01) bifurcated the site into two parcels, the western portion of the subject was considered a rear property line adjacent to the accessory structure, only 7.5' setback was required of which it had. Then when the rear western Parcel came in for a hearing by itself to rezone to RU-1, Single-Family Residential District (Resolution #CZAB5-13-03), they designed that site with a roadway

adjacent to the accessory building on the subject site. This left the accessory building non-conforming because it created a through lot scenario for the subject site and required the accessory building to now be 75' from the newly created front property line. It could have been left like this as legal non-conforming, but once the subject site came in for public hearing, it triggered the entire site to be brought up to Code requirements. In staff's analysis of the request, staff opines that the requested setback variances are existing and this building would not create any additional visual impacts to the area. Staff further opines that the maximum 3.1' encroachment into the interior side (north) setback area is minor and that the encroachment would not create a negative impact to the neighboring property to the north. In regards to the requested setback of the accessory structure setback 17.78' from the front (west) property line (75' required), staff opines that this structure was previously approved at this location and has been existing there for over ten years. In addition, there is a 6' high hedge and shrubs along the front (west) property line, which are shown on the landscaping plan which will mitigate any negative visual impact from the 57.22' encroachment into the front (west) setback area.

With regards to request #4, when the request to permit parking with a back out space of 20' (22' required) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, staff opines that approval of this request would be **compatible** with the surrounding area. Staff notes that the back out space of the parking area is existing on the subject property and that the requested back out space is located in only two small portions of the parking area. Further, staff notes that the Platting and Traffic Review section in their memorandum does not object to this request. Staff's research did not find any similar approvals in the area. However, staff opines that the request is internal to the subject site, and that the request would not create any negative traffic impacts in the area or affect the traffic circulation within the facility. **Therefore, staff recommends approval of requests #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts one (1) egress/ingress point located on the corner of NW 87 Avenue. The Applicant will provide 127 parking spaces for the religious facility.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Denial of request #1 without prejudice; modified approval of request #2 to permit reduced setbacks to the accessory structure and back-out space, and approval of requests #3 and #4 with conditions.

CONDITIONS FOR APPROVAL: Requests #2, #3, and 4 only

1. That all the conditions of Resolution #CZAB5-1-01, remain in full force and effect except as herein modified.
2. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc. Except as herein modified to show the removal of the proposed monopole tower and equipment.

3. That the applicant maintain the 6' high hedge and the shrubs along the front (west) property line, and if the hedge and shrubs are removed or destroyed the applicant shall install a cbs wall, opaque fence, or hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

ES:MW:NN:CH:EJ



Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Capital Telecom Acquisition
PH: Z14-106

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Aviation</i>	<i>No objection*</i>
<i>Information Technology</i>	<i>No objection</i>
<i>Schools</i>	<i>No comment</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low-Density Residential <i>(Pg. I-31)</i>	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Institutions, Utilities and Communications <i>(Pg. I-56)</i>	<i>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</i>
Policy LU-4A <i>(Page I-9)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3)(a) Unusual uses for Wireless Supported Facilities	<i>Hear application for and grant or deny unusual uses for Wireless Supported Service Facilities, which by the regulations are only permitted upon approval after public hearing; provided the applied for use, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, provided that:</i>
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ZONING RECOMMENDATION ADDENDUM

Capital Telecom Acquisition PH: Z14-106

	<ul style="list-style-type: none">i. <i>The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:</i><ul style="list-style-type: none">a. <i>signal interference problems; or</i>b. <i>the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility</i> ii. <i>The applicant shall provide information to permit independent verification of factual data relied upon by the applicant to establish 3(a)(i) above, including, but not limited to the following:</i><ul style="list-style-type: none">a. <i>the purpose for the proposed Wireless Supported Service Facility; and</i>b. <i>the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility:</i><ul style="list-style-type: none">i. <i>site name or other reference;</i>ii. <i>facility latitude and longitude;</i>iii. <i>site elevation;</i>iv. <i>for each antenna at each of the included facilities:</i><ul style="list-style-type: none">1. <i>height of antenna radiation center;</i>2. <i>antenna type and manufacturer;</i>3. <i>maximum effective radiated output power, including the maximum total power radiated from all channels;</i>4. <i>azimuth of main antenna lobe; and</i>5. <i>beam tilt and null-fill of each antenna.</i>c. <i>a complete up- and down-link power budget for the proposed Wireless Supported Service Facility, including any differences that may exist with the power budgets of the adjacent facilities, to ensure that all of the gain and loss factors used by the applicant are included in a verification analysis.</i>d. <i>complete descriptions of methodology, formulas, data presented in appropriate parameter data units (e.g., Erlangs, Watts, dBm, ft.), existing traffic studies and trend analyses if the proposed facility is intended to cure a lack of capacity, and any other information necessary for an independent engineer to verify statements concerning signal interference or lack of capacity or coverage; and</i>e. <i>identification of any equipment that differs from industry standards.</i> iii. <i>that the applicant shall reimburse the department for fees charged to the department for independent verification of factual data relied upon by the applicant, as required pursuant to paragraph 3 a ii above.</i>
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ZONING RECOMMENDATION ADDENDUM

Capital Telecom Acquisition
PH: Z14-106

Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

1. CAPITAL TELECOM ACQUISITION
(Applicant)

15-4-CZ05-1 (14-106)
Area 05/District 12
Hearing Date: 04/16/15

Property Owner (if different from applicant) **Iglesia Bautista Neuvo Amanecer.**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? **Yes** **No**

If, so who are the interested parties?

Disclosure of interest form attached? **Yes** **No**

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1971	Harry Touby	- Unusual Use to permit lake excavation and enclosed rifle range.	ZAB	Approved with Condition(s)
2001	Iglesia Bautista Nuevo Amanecer	- Special Exception to permit a Religious facility.	C05	Approved with Condition(s)

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

Date: December 1, 2014

To: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-05 #Z2014000106-1st Revision
Iglesia Bautista Nuevo Amanecer, Inc
17200 NW 87th Avenue, Hialeah, FL 33015
Unusual Use to permit a 100' camouflaged antenna
(AU) (5.3 Acres)
09-52-40



The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Flood Protection

The application site lies within a Special Flood Hazard Zone with a base flood elevation of 7 NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The County flood criterion for this site is 7.00 ft NGVD. The proposed addition of a 100 foot high monopole and equipment as depicted in the zoning submittal must be above the base flood elevation and 4 inches above the crown of road and County Flood Criteria. For more information please contact the DERM Floodplain Program at (786) 315-2800.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The proposed change will not affect the existing stormwater management system.

Applicant is advised that an Environmental Resource Permit modification from the South Florida Water Management District (1-800-432-2045) may be required. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

Wetlands

Although the subject property is located within a designated wetland basin, the property does not contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetlands Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit a 100 foot antenna will not impact tree resources. Please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Also, please note that the United States Fish and Wildlife Service is the lead federal agency charged with the protection and conservation of Federal Trust Resources, such as threatened and endangered species and migratory birds, in accordance with Section 7 of the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531 et seq.), the Bald and Golden Eagle Protection Act, (16 U.S.C. 668-668d) (Eagle Act), and the Migratory Bird Treaty Act (40 Stat. 755; 16 U.S.C. 701 et seq.). Included in this mandate is the review of projects involving communication towers, therefore it is applicant's responsibility to contact the United States Fish and Wildlife Service (850-539-1684) for more information.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: October 14, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

From: 
~~Raul A. Pino, PLS, Chief~~
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2014000106
Name: Capital Telecom Acquisition
Location: 17200 NW 87 Avenue
Section 09 Township 52 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objection.

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-22864.

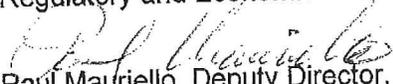
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: October 13, 2014

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: Capital Telecom Acquisition, LLC (#14_106)

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application requests an unusual use to permit a 100 foot camouflaged communication antenna support structure, on a property which currently contains a church. No development plans are referenced to the church, only the use of the property to construct the communication tower. The application will have no PWWM impact or associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum

MIAMI-DADE
COUNTY

Date: December 1, 2014

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M-I.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2014000106: CAPITAL TELECOM ACQUISITION
Revised Plans Submitted Dated Stamped Received 11/14/2014

Application Name: CAPITAL TELECOM ACQUISITION

Project Location: The site is located at 17200 NW 87 AVENUE, Miami-Dade County.

Proposed Development: The request is for an unusual use for antenna support structure.

Impact and demand: This application does not generate any additional residential population applicable to CDMP Open Space Spatial Standards.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Thursday, December 04, 2014 12:06 PM
To: Holness, Damon (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER)
Subject: MDFR comments on Zoning Hearings Distribution of Revision (Case #Z2014000106)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objection to the site plan with a November 14, 2014 RER received date.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day"

DATE: 07-OCT-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

CAPITAL TELECOM ACQUISITION

17200 NW 87 AVENUE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000106

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No open cases.

Capital Telecom

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Iglesia Bautista Nuevo Amanecer, Inc . Miami Floria

Property Address: 17200 NW 87 Ave, Miami, FL 33015

NAME AND ADDRESS

Percentage of Stock *

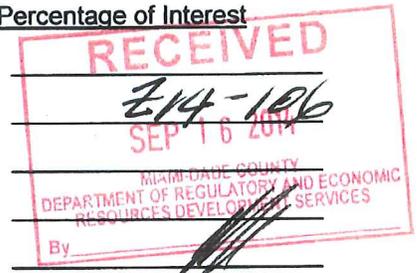
<u>Rudy Rivero (Pres.) 15400 Derby Ct., Davie, FL 33331</u>	<u>501c(3) Corp - No</u>
<u>Todd Brian (VP) 809 Sand Creek Cir, Weston, FL 33327</u>	<u>Stock issued to officers</u>
<u>Monique Fernandez (S) 8551 NW 191st St. Miami FL 33015</u>	<u>No stockholders</u>
<u>Nelson Dominguez (T) 9145 SW 39th St. Miramar, FL 33025</u>	<u></u>
<u>Grisel Diaz (D) 14320 Leaning Pine Dr., Miami Lakes, FL 33014</u>	<u></u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME N/A

NAME AND ADDRESS

Percentage of Interest



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: N/A

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.



NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.
Capital Telecom Acquisition, LLC

By: Signature: [Handwritten Signature]
Vincent Casiero, Principal (Applicant)

Sworn to and subscribed before me this 11th day of Aug, 20 14. Affiant is personally know to me or has produced _____ as identification.

Jennifer A. Ressa
(Notary Public)

My commission expires: 9/10/2017

JENNIFER A. RESSA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 10, 2017
Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Capital Telecom Acquisition, LLC
1500 Mt. Kemble Ave, Suite 203, Morristown, NJ 07960

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>Charles Loria - same address as above</u>	<u>30%</u>
<u>Craig Letts - same address as above</u>	<u>30%</u>
<u>Vincent Casiero - same address as above</u>	<u>30%</u>
<u>Thomas Waniewski - same address as above</u>	<u>10%</u>
<u>TOTAL</u>	<u>100%</u>

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.



NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Capital Telecom Acquisition, LLC

By: **Signature:** _____

Vincent Casiero (Applicant) / Principal

Sworn to and subscribed before me this 24 day of July, 2014. Affiant is personally know to me or has produced _____ as identification.

Jennifer A. Ressa
(Notary Public)

My commission expires: 9/10/2017

JENNIFER A. RESSA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 10, 2017
Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

THE TOWER FOUNDATION CONSTRUCTION DRAWINGS BY OTHERS.

EXISTING BASKETBALL COURT TO BE REMOVED
 S89°29'11"W 697.37'

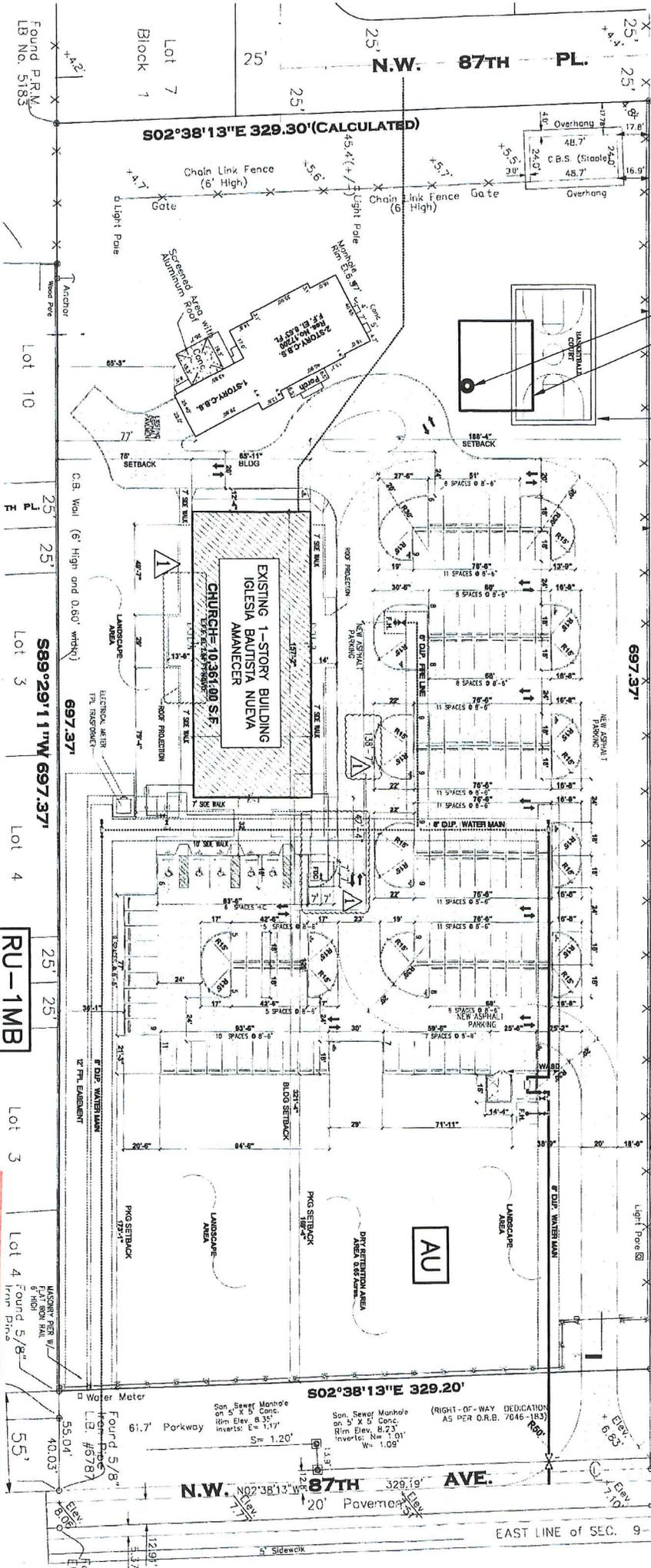
100-1 MID

Chain Link Fence (6' High)

L.B. #6787

Found. El. 6.1

24



SITE PLAN
 SCALE 1"=30'



ENLARGED SITE PLAN

RECEIVED
 11-14-10
 NOV 14 2014
 HAWAII COUNTY
 DEPARTMENT OF PLANNING AND ECONOMIC
 RESOURCES
 DEVELOPMENT SERVICES
 BY

EAST LINE of SEC. 9-52-14
 Found. El. 6.1

PROPOSED 45'-0" X 55'-0" CAPITAL TELECOM FENCED COMPOUND. SEE SHEETS C-1A & C-2 FOR COMPOUND AND SETBACK DETAILS.

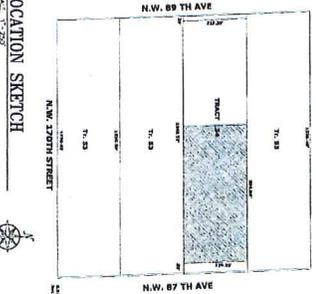
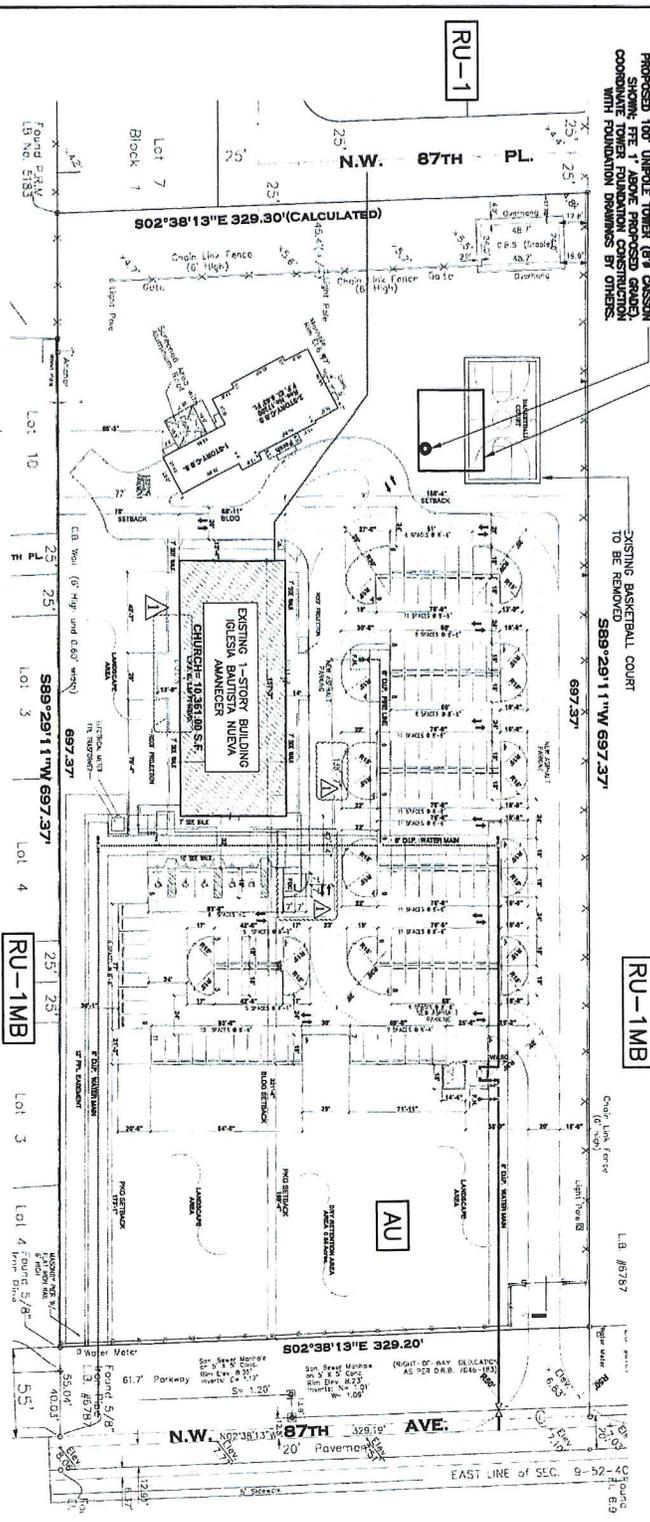
PROPOSED 100' UMPHLE TOWER (64' GROUND CLEARANCE) SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOUNDATION DIMENSIONS BY OTHERS.

EXISTING BASKETBALL COURT TO BE REMOVED 589+291.11' W/ 697.37'

RU-1MB

RU-1

AU



SITE PLAN

- SITE DETAILS**
1. LOT AREA: 10,000 SQ. FT.
 2. LOT DIMENSIONS: 100' X 100'
 3. SETBACKS: 10' FRONT, 10' SIDE, 10' REAR
 4. ZONING: RU-1MB
 5. EXISTING BUILDING: 10,000 SQ. FT.
 6. PROPOSED BUILDING: 10,000 SQ. FT.
 7. PARKING: 20 SPACES
 8. UTILITIES: WATER, SEWER, GAS
 9. SURVEY: 10/15/10
 10. NOTES: SEE SHEETS C-1A & C-2

LEGEND

Symbol	Description
Circle with dot	Proposed Tower
Rectangle	Proposed Building
Circle with cross	Proposed Parking
Circle with slash	Proposed Setback
Circle with star	Proposed Utility

LEGAL DESCRIPTION

LOT 1, BLOCK 1, SUBDIVISION OF 100 ACRES, MORE OR LESS, IN SECTION 16, TOWNSHIP 27S, RANGE 27E, COUNTY OF DADE, FLORIDA, AS SHOWN ON PLAT 12345, DATED 10/15/10.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE DRAWING IS FOR INFORMATION ONLY.

PROJECT INFORMATION

PROJECT NO.	140782-05
DRAWN BY	G. BIRDA
CHECKED BY	J. FINNELL
PROJECT MANAGER	G. BIRDA

CARL G. FORBES, P.E.
CONSULTING ENGINEER
1301 N. W. 107th Street
Coral Springs, Florida 33071
(954) 484-5883

CALTRON Telecom
1200 TELECOM PARKWAY
CORAL SPRINGS, FL 33065
(954) 514-8880
CERTIFICATE OF AUTHORIZATION 3214

HALEAH NEW DAWN CHURCH
17300 WINTERBURN BTH AVENUE
(MIAMI-DADE COUNTY)HALES TERRACE, FL LIC # 63989

SITE PLAN

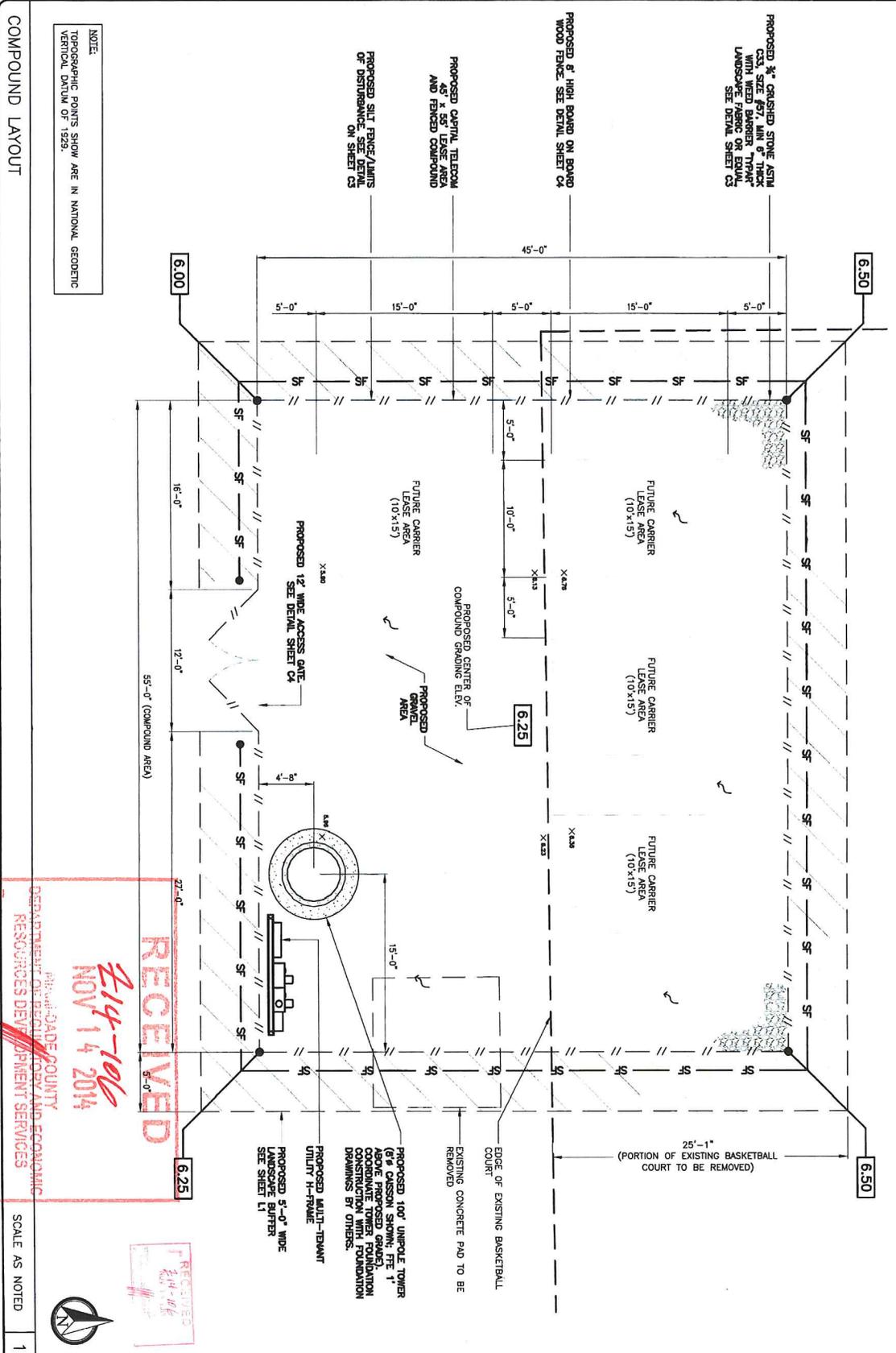
NTS 1

SHEET NUMBER C1

RECEIVED
NOV 14 2011
MIAMI-DADE COUNTY
DEPARTMENT OF REGISTRATION AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

25

FOR 24"x36" DRAWINGS
 GRAPHIC SCALE 1/4" = 1'-0"
 FOR 11"x17" DRAWINGS
 GRAPHIC SCALE 1/8" = 1'-0"



NOTE:
 TOPOGRAPHIC POINTS SHOW ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929.

COMPOUND LAYOUT

RECEIVED

714-100

NOV 14 2014

RECEIVED

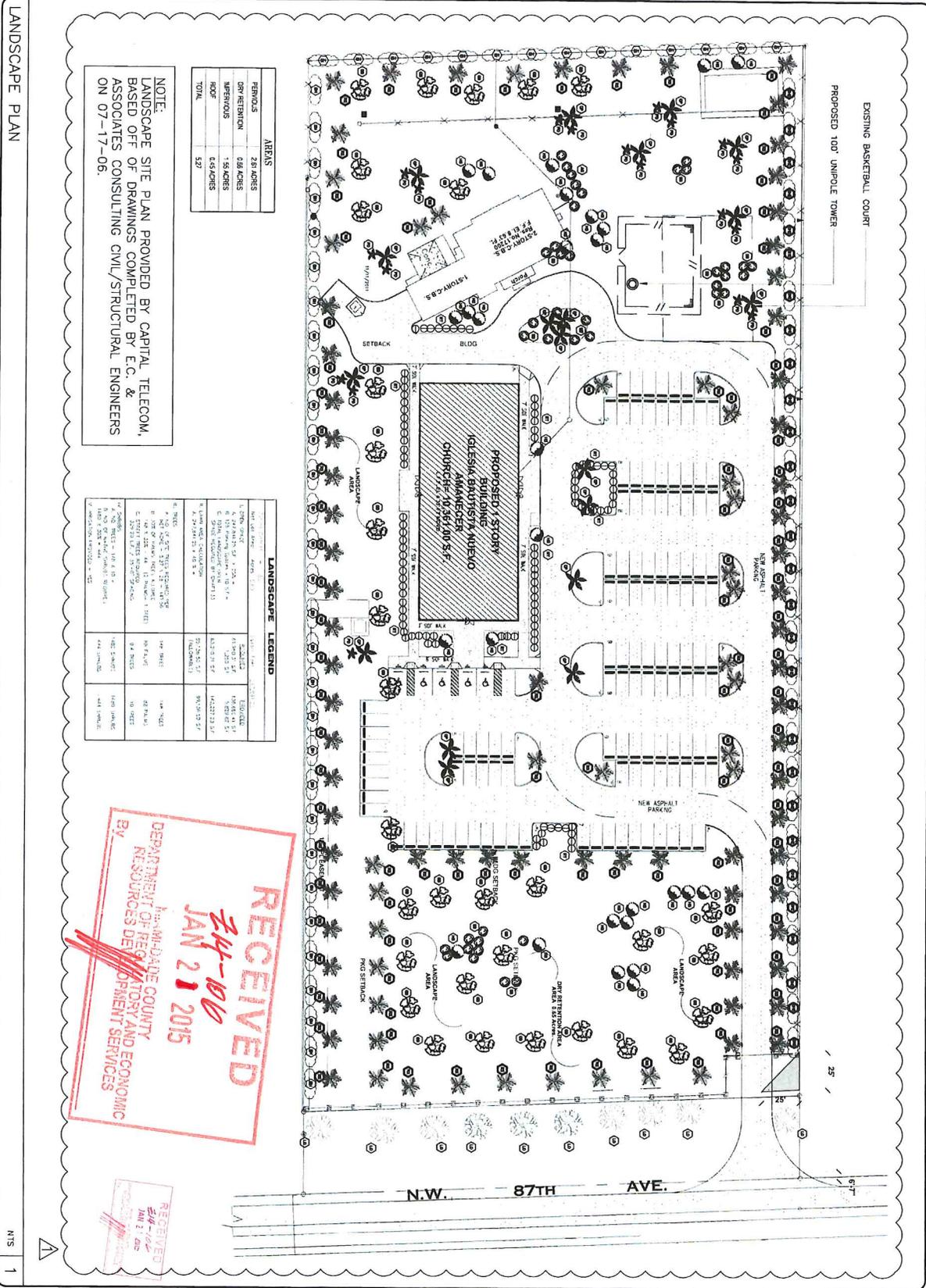
DEPARTMENT OF RECREATION AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

PILGRIM-DADE COUNTY

SCALE AS NOTED 1

REV	DATE	DESCRIPTION
0	11/13/14	FINAL ZONING PLANS
PROJECT NO.: 140762-05 DRAWN BY: O. RIVERA PROJECT MANAGER: C. CHOWLA CHECKED BY: J. FENNEL		
THIS DRAWING IS COPYRIGHTED AND IS THE PROPERTY OF CALITROP. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CALITROP.		
1502 BETHUN PARKWAY TAMPA, FL 33627 (813) 241-9800 CORPORATION OF AUTHORIZATION 22214		
CAPITAL T E L E C O M		
CAPITAL TELECOM ACQUISITION, LLC 1500 W. MOBILE AVE., #200 WASHINGTON, NEW JERSEY 07990		
JAMES T. FENELL, P.E., L.C.# 63808 HALEAH NEW DAWN CHURCH 17200 NORTHWEST 87TH AVENUE (HALEAH-DADE COUNTY)		
SHEET NAME COMPOUND LAYOUT SHEET NUMBER C2		

22



AREAS

PERIMETERS	28.8 ACRES
OPEN REVISION	0.88 ACRES
SPREADS	18.9 ACRES
ROOF	0.9 ACRES
TOTAL	52.7

NOTE:
LANDSCAPE SITE PLAN PROVIDED BY CAPITAL TELECOM, BASED OFF OF DRAWINGS COMPLETED BY E.C. & ASSOCIATES CONSULTING CIVIL/STRUCTURAL ENGINEERS ON 07-17-06.

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY	PLANT SPECIES
(Symbol)	1" DB PALM	150	1" DB PALM
(Symbol)	2" DB PALM	150	2" DB PALM
(Symbol)	3" DB PALM	150	3" DB PALM
(Symbol)	4" DB PALM	150	4" DB PALM
(Symbol)	5" DB PALM	150	5" DB PALM
(Symbol)	6" DB PALM	150	6" DB PALM
(Symbol)	7" DB PALM	150	7" DB PALM
(Symbol)	8" DB PALM	150	8" DB PALM
(Symbol)	9" DB PALM	150	9" DB PALM
(Symbol)	10" DB PALM	150	10" DB PALM
(Symbol)	11" DB PALM	150	11" DB PALM
(Symbol)	12" DB PALM	150	12" DB PALM
(Symbol)	13" DB PALM	150	13" DB PALM
(Symbol)	14" DB PALM	150	14" DB PALM
(Symbol)	15" DB PALM	150	15" DB PALM
(Symbol)	16" DB PALM	150	16" DB PALM
(Symbol)	17" DB PALM	150	17" DB PALM
(Symbol)	18" DB PALM	150	18" DB PALM
(Symbol)	19" DB PALM	150	19" DB PALM
(Symbol)	20" DB PALM	150	20" DB PALM

RECEIVED

24-106

JAN 21 2015

DEPARTMENT OF REVENUE AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

HIGHLAND COUNTY

<p>REV. DATE DESCRIPTION</p> <p>0 09/27/14 FINAL ZONING PLAN</p> <p>1 01/19/15 REVISION PER COUNTY COMMENTS</p>	<p>PROJECT NO: 140782-05</p> <p>DRAWN BY: O. BREVA</p> <p>PROJECT MANAGER: C. OCHOA</p> <p>CHECKED BY: J. FINNELL</p>	<p>THE DRAWINGS & SPECIFICATIONS ARE TO BE USED SOLELY FOR THE PROJECT AND NOT FOR REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.</p>	<p>CALTRUP Telecom</p> <p>12607 TELECOM PARKWAY SUITE 200 FORT LAUDERDALE, FL 33404 TEL: 954-344-3800 WWW.CALTRUP.COM</p>	<p>CAPITAL TELECOM ACQUISITION, LLC 12600 W. CHIMEL AVE. 2ND FLOOR MIRAGE, FL 33449 WWW.CAPITALTELECOM.COM</p>	<p>SEAL OF HIGHLAND COUNTY FLORIDA JAMES T. FINNELL, P.L.L.C. # 63808</p>	<p>HIALEAH NEW DAWN CHURCH 17300 WINTERBURY AVENUE HIALEAH, FLORIDA 33015 (HIGHLAND COUNTY)</p>	<p>SHEET NO: LANDSCAPE PLAN SHEET NUMBER: L11A</p>
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LANDSCAPE PLAN

NIS 1

FOR 24x36" DRAWINGS
GRAPHIC SCALE: 1/8" = 1'-0"
FOR 11x17" DRAWINGS
GRAPHIC SCALE: 1/16" = 1'-0"

- SITE DATA
- UNMANNED TELECOMMUNICATIONS RELAY EQUIPMENT
 - STORM WATER MANAGEMENT TO ENSURE THAT THE SITE SHALL COMPLY WITH ALL STATE AND COUNTY STORM WATER REGULATIONS.
 - TOWER OWNER TO ENSURE THAT THE PROPOSED TOWER SHALL COMPLY WITH ALL APPLICABLE FAA AND FCC REGULATIONS.
 - TOWER OWNER TO ENSURE THAT THE TOWER SHALL NOT INTERFERE WITH NORMAL RADIO AND TELEVISION RECEPTION IN THE VICINITY.
 - TOWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF STANDARD EIA/HA 222-G.

PROPOSED RUNOFF, COMPOUND: (25 YR)

TOTAL COMPOUND LEASE AREA:
2475 S.F. OR 0.057 AC

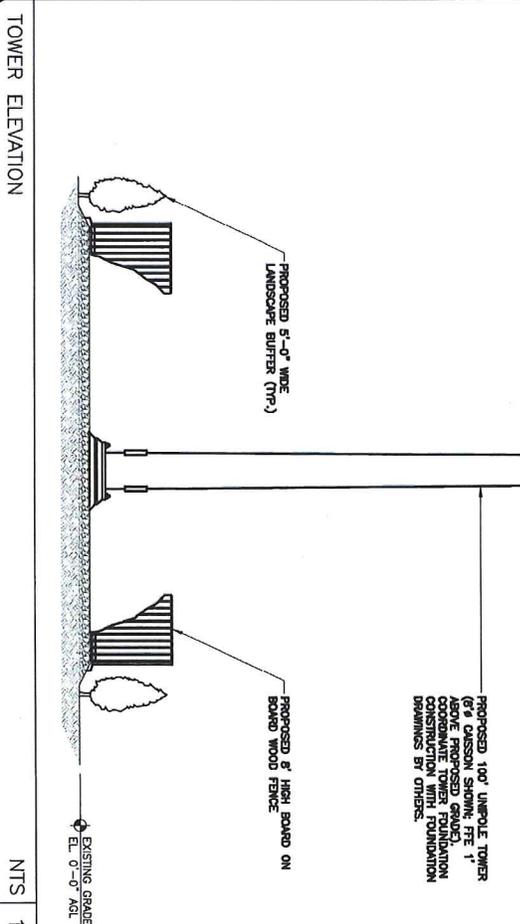
TOTAL COMPOUND AREA:
2475 S.F. OR 0.057 AC

TOTAL COMPOUND IMPERVIOUS AREA (INCLUDING FUTURE AREAS)
83024 S.F. OR 0.015 AC

FOR EXISTING SITE CONDITIONS:
G-CA (0.55)/(0.055) = 0.189 CFS

DEVELOPED CONDITIONS:
G(0.626)/(0.057) = 0.203 CFS

ADDITIONAL CF RUNOFF:
0.203 CFS - 0.189 CFS = 0.134 CFS



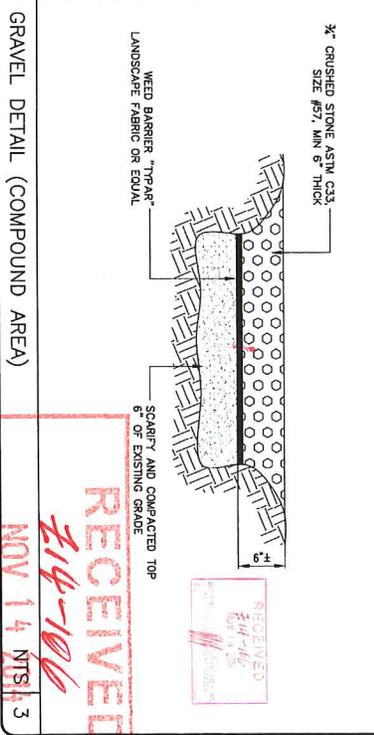
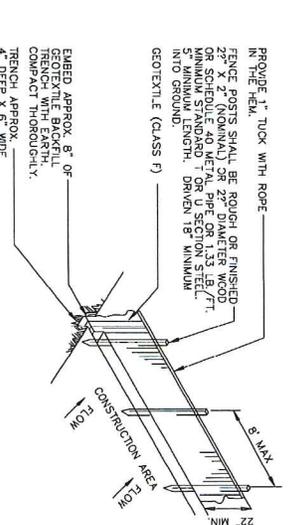
TOWER WIND SPEED DESIGN CRITERIA

175 MPH (ULTIMATE 3-SEC GUST)
135 MPH (NOMINAL 3-SEC GUST)

- TOP OF PROPOSED UNROPE
EL. 100'-0" ASL
- RAD CENTER 1-TOWER FUTURE ANTENNAS
EL. 95'-0" ASL
- RAD CENTER OF FUTURE ANTENNAS
EL. 85'-0" ASL
- RAD CENTER OF FUTURE ANTENNAS
EL. 75'-0" ASL

SILT FENCE AND EROSION CONTROL NOTES

- ALL WORK SHALL CONFORM TO THE WATER FLORIDA MANAGEMENT DISTRICT GUIDELINES AND ANY LOCAL ORDINANCES OF ANY POSSIBILITY OF RUNOFF THAT COULD OCCUR TO THE ADJOINING PROPERTIES. THESE BARRIERS SHALL BE BARICADED AS SHOWN ON THE DETAIL.
- THE SITE CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIERS (HAY BALS AND/OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, CROWN DRENCHES AND INTERSECTIONS. SHOULD SILTATION OCCUR, THE CONTRACTOR SHALL REMOVE AND RESTORE ANY DAMAGED AREAS AS REQUIRED.
- IN ADDITION, THE SITE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. THE SITE CONTRACTOR SHALL SPREAD MULCH OR STRAW AT THE POINTS OF ENTRY AND EXIT. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF SITE EITHER BY MANUAL DRAMING OR BY VEHICULAR TRAFFIC, THE CONTRACTOR SHALL REMOVE AND RESTORE AND CLEAN SAND BERTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.



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214-106
NOV 14 2014

FLORIDA COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY

JAMES T. FENNEL, P.E. L.C.# 63909

HALEAH
NEW DAWN CHURCH
17200 NORTHWEST 87TH AVENUE
HALEAH, FLORIDA 33015
(MIAMI-DADE COUNTY)

SHEET NAME
TOWER ELEVATION
AND DETAILS

SHEET NUMBER
C3

1562 TELECOM PARKWAY
TALLAHASSEE, FL 32304
(904) 311-3880
CAPITAL TELECOM ACQUISITION, LLC
1400 N. WOOD AVE. #200
TALLAHASSEE, FL 32304

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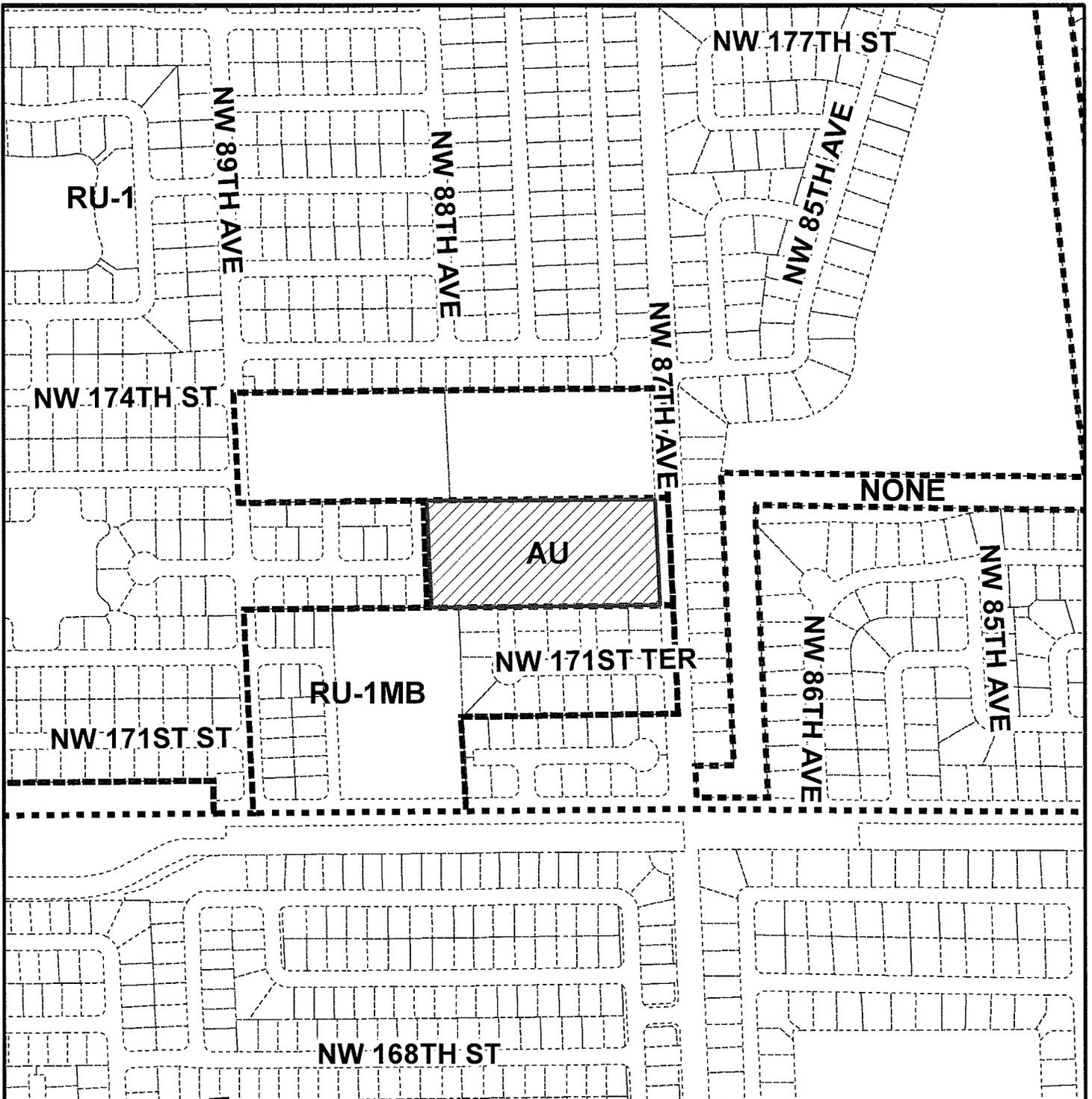
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MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000106



Section: 09 Township: 52 Range: 40
 Applicant: CAPITAL TELECOM ACQUISITION
 Zoning Board: C5
 Commission District: 13
 Drafter ID: ECESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, October 2, 2014

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000106

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

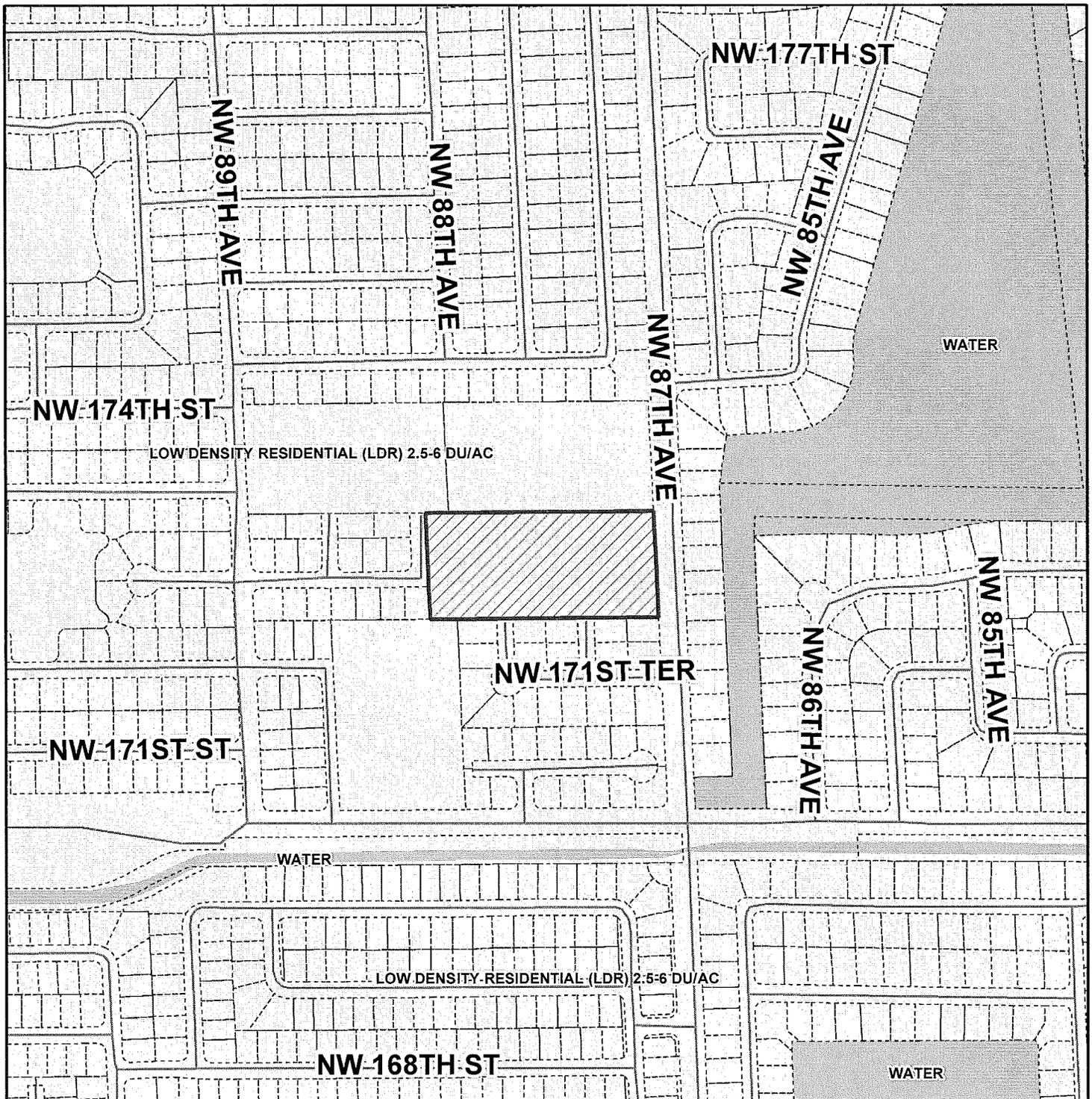


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REVISION	DATE	BY
		32



MIAMI-DADE COUNTY
CDMP MAP

Process Number

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