



# Final Kit

Community Zoning Appeals Board 14  
Naranja Park, 14150 SW 264 Street, Miami, FL  
Thursday, January 16, 2025 at 6:30 pm

## PREVIOUSLY DEFERRED

## APPEALS

## CURRENT

1.	Z2022000312	VB BTS II, LLC	22-312	57-38-09	N
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# Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

## COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF JANUARY 16, 2025

NARANJA PARK

14150 SW 264 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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.



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](http://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 Department of Regulatory and Economic Resources  
Staff Report to Community Zoning Appeals Board No. 14**

PH: Z22-312

January 16, 2025

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	VB BTS II, LLC
<b>Summary of Request</b>	The applicant seeks approval to permit a 150' high wireless supported facility and ancillary service equipment on the subject property.
<b>Location</b>	Lying approximately 1,100 feet north SW 312 Street and between SW 207 Avenue & SW 209 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	31.27-acres
<b>Existing Zoning</b>	AU, Agricultural
<b>Existing Land Use</b>	Avocado groves, vacant land
<b>2030-2040 CDMP Land Use Designation</b>	Agriculture <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3)(a), Unusual Uses For Wireless Supported Service Facilities <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUEST:**

UNUSUAL USE to permit a 150' high wireless supported facility and ancillary service equipment.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources with site plan, tower elevations and civil plans entitled "Avocado Drive Site #: US-FL-7093", prepared by Tower Engineering Professionals, dated stamped received 11/4/2024, consisting of 11 sheets and landscape plans entitled "US-FL-7093 Avocado Miami-Dade", prepared by Kempton Rinard Landscape Architects, dated stamped received 3/6/23, consisting of 2 sheets, for a total of 13 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The site plan submitted by the applicant depicts a proposed 150' Cellular Communication Monopole Style Antenna Support Structure consisting of a unipole design with external antennas. The subject property is located in an area that is designated AU, Agricultural District containing existing avocado groves. Approval of this application would allow the applicant to provide additional wireless coverage in this area of the County.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	AU; avocado groves, vacant land	Agriculture
<b>North</b>	AU; canal	Water

<b>South</b>	AU; orchard groves, citrus, lime groves & vacant	Agriculture
<b>East</b>	AU; single-family residence & lime groves	Agriculture
<b>West</b>	AU; lime groves	Agriculture

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is a ±31.27-acre vacant parcel of land that is being currently used as an avocado grove, and is located approximately 1,100 feet north SW 312 Street, between SW 207 Avenue and SW 209 Avenue. The surrounding area is characterized with vacant land and groves located to the south and west, and a canal to the north of the subject site. The properties to the east are developed with a single-family residence and lime groves. Additionally, the subject property is located west of and outside the Urban Development Boundary (UDB).

**SUMMARY OF THE IMPACTS:**

The approval of this application would allow the applicant to permit a proposed 150’ high cellular communication monopole style antenna support structure on the subject site, to provide additional wireless coverage in this area of the County. However, approval of a 150’ high unipole antenna structure may have a visual impact on the surrounding uses which the applicant plans on mitigating by providing adequate setbacks and landscaping.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The ±31.27-acre subject property is located outside the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Agriculture**. The applicant is requesting approval to permit a proposed 150’ high wireless supported facility within an existing plant nursery. The subject property is located approximately 1.02-miles west of and outside the Urban Development Boundary (UDB), which is located at SW 197 Avenue. The CDMP interpretative text for **Agriculture**, states; *“principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences.”* Additionally, said interpretative text also states that uses ancillary to, and “necessary to support the rural residential community of the agricultural area may also be approved...”, and that *“[o]ther uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that **no suitable site for the use exists** outside the Agriculture area.”*

The applicant has submitted documentation (as also explained in the zoning analysis below) explaining the reasons why the proposed tower is needed. As indicated in the **Statement of Need**, the proposed tower would better serve the needs of the rural agricultural community and the areas outside of the UDB. In addition, the Statement of Needs explains that there has been numerous upgrades and technology enhancement to the existing wireless supportive facilities that have led to quantifiable but insufficient improvements with **no feasible existing structure** of sufficient height to meet the 5G requirements. The applicant further indicated in **Radio Frequency (RF) Engineering Report** that approval of the proposed wireless facility will improve the coverage and service quality in parts of Homestead, where currently, overall signal levels

are not sufficient to support advanced 4G or 5G services. Specifically, in areas west of SW 197<sup>th</sup> Avenue, north of SW 320<sup>th</sup> Street, and west of SW 202<sup>nd</sup> Avenue, where advanced 5G services are largely inaccessible. The Report analysis further states that an existing unipole tower ±1.85 miles north of the subject site will be decommissioned and replaced by the proposed structure with the feasibility to deploy 5G equipment to adequately serve the needs of the community. Per the Report, *“there are no existing structures of sufficient height or that can be upgraded to meet the network 5G requirements within the search ring radius.”* Based on the distances between the current 5G compatible facilities there is a network deficiency...”. Given the service area analysis, only areas outside the UDB would be serviced from this proposed tower.

Further, staff notes that the Land Use Element interpretative text for **Institutions and Utilities** states; *“[n]eighborhood 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 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.”* Said text also states; *“[c]o-location of communication and utility facilities are encouraged”,* and *“[m]ajor 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.”*

Staff opines that the aforementioned information adequately explains the **public need and the public interest** for locating the proposed utility use outside the UDB, in an area designated Agriculture on the CDMP LUP map. As such, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text pertaining to the Agricultural designation of the subject property on the CDMP LUP map and interpretative text of the CDMP.

### **ZONING ANALYSIS:**

The submitted plans depict the proposed 150' high wireless support antenna, which is to be located towards the western section of the 31.27-acre subject parcel. The proposed wireless support antenna will be spaced 1,122' from the front (east) property line, which abuts NW 207 Avenue and 151' from the rear (west) property line, which abuts lime grove uses. Said plans also indicate that the proposed antenna is spaced 661' from the interior side (north) property line adjacent to a canal and 151' from the interior side (south) property line, abutting lime and orchard groves.

When the application, to permit a proposed 150' high wireless supported antenna is analyzed under Section 33-311(A)(3)(a), (Unusual Uses for Wireless Supported Service Facilities), staff opines that approval of the request would be **compatible** with the surrounding 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 is required to demonstrate that the proposed site will cure interference problems or the 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 prediction and population service improvement maps that demonstrate a lack of service coverage or capacity in this area. Additionally, the County's Information Technology Department (ITD) has reviewed the documents submitted and confirmed that they meet the technical standards to

continue the process of permitting the site. As such, staff opines that the applicant has satisfied the requirements of Section 33-311(A)(3)(a), pertaining to the signal interference problems and the wireless service coverage in this area. The subject site has adequate ingress, egress, parking and loading areas such that servicing the facility will not block vehicular or pedestrian traffic on abutting streets. Documentation supplied by the applicant indicates that the antenna support structure is designed in such a manner that in the event of a structural failure, the pole will fall or bend on itself so that the structure will remain wholly contained within the property.

Staff opines 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 standard 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.

Staff notes that the applicant has submitted elevation plans along with a line of sight simulation, which indicates that, although the proposed 150' high tower will be visible from the surrounding properties, any visual impact will be minimal since the proposed wireless facility will be spaced adequately from all property line and will actually be spaced approximately 1,066' from the nearest neighboring residence to the north. Additionally, it is important to note that the initial request for the proposed cell tower specified a height of 155'. This request underwent evaluation by the Miami-Dade Aviation Department (MDAD), which conducted an Airspace/Land Use analysis and determined that the maximum allowable height for the proposed cell tower must be reduced to 156.6' Above Mean Sea Level (AMSL), which corresponds to the proposed height of 150' Above Ground Level (AGL). Therefore, staff opines that approval would be compatible 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. **Therefore, staff recommends approval with conditions under Section 33-311(A)(3)(a), Unusual Uses for Wireless Supported Service Facilities.**

**ACCESS, CIRCULATION AND PARKING:** The submitted site plans indicate access to the site from SW 207<sup>th</sup> Avenue through a 15' wide access drive, to the proposed facility for service vehicles.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. 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, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Avocado Drive Site #: US-FL-7093", prepared by Tower Engineering Professionals, dated stamped received 11/4/2024, consisting of 11 sheets and landscape plans entitled "US-FL-7093 Avocado Miami-Dade", prepared by Kempton Rinard Landscape Architects, dated stamped received 3/6/23, consisting of 2 sheets, for a total of 13 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the landscaping indicated on the submitted plans be installed prior to the issuance of a Certificate of Use for the proposed tower and be maintained as a visual buffer.
5. That the applicants obtain a Certificate of Use for the wireless supported service facility from the Department of Regulatory and Economic Resources upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the unipole and flagpole towers be designed to allow collocation of other telecommunication service operators.
7. That the unipole and flagpole towers comply with all FAA and FCC lighting requirements and all Federal and State regulations governing the up-lighting of the United States flag.

ES:JB:SS:PM:EA



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Eric Silva, AICP, Assistant Director  
Development Services Division  
Miami-Dade County Department of  
Regulatory and Economic Resource

# ZONING RECOMMENDATION ADDENDUM

VB BTS II, LLC  
PH: Z22-312

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Information Technology Department	<i>No objection</i>
Aviation Department (MDAD)	<i>No objection</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p><b>Agriculture</b> (Pg. I-70)</p>	<p>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida (except that wineries may utilize imported products for winemaking), and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses that are directly supportive of agriculture but not ancillary to an on-site agricultural use may occur in this area where it can be demonstrated that the use is primarily addressing a need of the local agricultural industry or that the use significantly furthers agritourism to the agricultural area. Uses necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. Unless expressly permitted elsewhere in this section, no business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida and uses that promote ecotourism and agritourism consistent with Policy LU-1P are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion. The parking and storage of operable, non-disabled commercial motor vehicles may be considered for approval on properties ten acres or greater in the area east of the Urban Development Boundary, south of the theoretical extension of SW 236 Street, and north of SW 248 Street, as depicted on Figure 5.1, subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only</p>
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	<p>on paved impervious surfaces with county-approved drainage systems; (c) truck washing, mechanical repair, or maintenance of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and (e) a vegetative buffer shall be provided along the perimeter of the property to provide visual screening.</p> <p>A Bed and Breakfast establishment that is owner-occupied, owner-operated, and located on a parcel with a current agricultural classification, as determined by the Property Appraiser's Office, may be allowed. A designated historic structure that is owner-occupied and owner-operated may be converted to a Bed and Breakfast use. An agricultural classification is not needed for a Bed and Breakfast use designated as a historic structure. In an effort to enable compatible diversification of the economy of Agriculture areas and provide additional land use options for owners of properties that surround structures having historical significance, after such time as the County adopts procedures for the establishment of Thematic Resource Districts (TRDs) pursuant to Policy LU-6L, and a TRD including architectural and landscape design guidelines is established in an area designated Agriculture, additional uses may be authorized in such TRDs established in Agriculture areas. Such additional uses must be designed and developed in accordance with TRD standards, must promote ecotourism or agritourism activities in the Agriculture area, and must not be incompatible with nearby agricultural activities. Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area. It is provided, however, that existing parcels that: a) have existing lawful zoning of IU-1 (Industry-Light) since November 29, 1988; and b) are bifurcated by the UDB; and c) have any portion of the parcel located within a designated urban center, may be developed with any of the industrial uses permitted in the IU-1 zoning district, as long as adequate buffering and drainage is provided to limit impacts to adjacent agriculturally-designated properties.</p>
<p><b>Institutions, Utilities and Communications (Pg. I-64)</b></p>	<p>Neighborhood or community-serving institutional uses, <b>cell towers</b> 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.</p>
<p><b>Policy LU-4A (Page I-9)</b></p>	<p>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.</p>

**PERTINENT ZONING REQUIREMENTS/STANDARDS**

<p><b>Section Sec. 33-62. - Height and Setback.</b></p>	<p>No part of any tower, pole or mast shall be higher than ninety (90) percent of the horizontal distance from its foundation at ground elevation to the nearest point on adjacent property under another ownership or to the nearest edge of a highway right-of-way. It is provided, however, that in the BU-3 or IU zoning districts, the following structures 150 feet or less in height above ground elevation shall not be subject to the required setback: (a) radio towers where incidental to a business or industrial use on the premises, or (b) wireless supported service facilities whether a principal or incidental use; provided, however, that such installation under (a) or (b) shall conform to the provisions of all airport zoning regulations contained herein.</p>
<p><b>Section 33-63.2(c)(2)(B) Wireless Supported Facilities</b></p>	<p>(c) Permitted Districts and Criteria for Antenna Support Structures.</p> <p>(2) Criteria.</p> <p>(B) Zoning District. Antenna Support Structures considered for approval under section 33-311(A)(18) of this Code shall meet each of the following requirements, as applicable, except as alternative development options may be approved pursuant to section 33-311(A)(18)(b).</p> <p>2. In the AU zoning district and the GU zoning district with an agricultural trend determination:</p> <ul style="list-style-type: none"> <li>a. non-camouflaged Antenna Support Structures shall be located on a minimum five (5) gross acre parent tract, and</li> <li>b. no Antenna Support Structures shall exceed 200 feet in height.</li> </ul>
<p><b>Section 33-311(A)(3)(a) Unusual uses for Wireless Supported Facilities</b></p>	<p>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:</p> <ul style="list-style-type: none"> <li>i. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:       <ul style="list-style-type: none"> <li>a. signal interference problems; or</li> <li>b. the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility</li> </ul> </li> <li>ii. 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:       <ul style="list-style-type: none"> <li>a. the purpose for the proposed Wireless Supported Service Facility; and</li> <li>b. the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility:           <ul style="list-style-type: none"> <li>i. site name or other reference;</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"><li>ii. <i>facility latitude and longitude;</i></li><li>iii. <i>site elevation;</i></li><li>iv. <i>for each antenna at each of the included facilities:</i><ul style="list-style-type: none"><li>1. <i>height of antenna radiation center;</i></li><li>2. <i>antenna type and manufacturer;</i></li><li>3. <i>maximum effective radiated output power, including the maximum total power radiated from all channels;</i></li><li>4. <i>azimuth of main antenna lobe; and</i></li><li>5. <i>beam tilt and null-fill of each antenna.</i></li></ul></li><li>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></li><li>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></li><li>e. <i>identification of any equipment that differs from industry standards.</i></li></ul> <p>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></p>
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# Memorandum



**Date:** January 6, 2025

**To:** Lourdes M. Gomez, AICP, Director  
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director  
Division of Environmental Resources Management

A handwritten signature in blue ink, reading "Lisa M. Spadafina".

**Subject:** Z2022000312-6<sup>th</sup> Review  
VB BTS LLC c/o Mattaniah S. Jahn, PA  
South of C-113 Canal, west of SW 207<sup>th</sup> Avenue  
Unusual Use for proposed monopole telecommunications tower  
(AU) (31.27 Acres)  
09-57-38

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

#### Potable Water Service and Wastewater Disposal

Based on feasible distance requirements in the Code and the site plan submitted with this application, the property is not currently within feasible distance to connect to public water and public sanitary sewers. According to DERM records, the existing property is served by an onsite domestic well system for potable water and an onsite sewage treatment and disposal system (OSTDS) for wastewater disposal. The site plan submitted with the requested special exception for a monopole antenna does not indicate structures that would require potable water and domestic wastewater disposal.

Section 24-43.1(6) of the Code states no County or municipal officer, agent, employee, or Board shall approve, grant or issue any building permit, certificate of use and occupancy, municipal occupational license, platting action (final plat, waiver of plat or equivalent municipal platting action) or zoning action (district boundary change, unusual use, use variance or equivalent municipal zoning action) for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than utility sanitary sewers or any source of potable water supply other than a utility water main without obtaining the prior written approval of the Director.

Section 24-43.1(6)(b)(viii) provides that the Director can approve certain unusual uses, including but not limited to, radio and television towers and transmitting stations at a property that is not connected to the public water and sewer system. Pursuant to this section of the Code, DERM does not object to the proposed unusual use for unmanned telecommunications tower.

In accordance with section 24-43.1(4)(a) of the Code, the property has submitted a covenant running with the land in favor of Miami-Dade County Book 34210, Page 70, acknowledging that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into an OSTDS.

**Conditions of Approval: None**

### Wetlands

The subject property does not currently contain wetlands as defined by section 24-5 of the Code; therefore, it is anticipated that a Class IV permit will not be required for this property. For additional information please contact Jennifer Snell at [Jennifer.Snell@miamidade.gov](mailto:Jennifer.Snell@miamidade.gov).

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.

### **Conditions of Approval: None**

### Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A site plan entitled "Avocado Drive VB Site #: US-FL-7093 TMO Site ID: 6MD2267A" prepared by Joshua H. Carden, P.E., and dated as received by Miami-Dade County on June 06, 2024, was submitted in support of the subject application, and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at [Jackelyn.Alberdi@miamidade.gov](mailto:Jackelyn.Alberdi@miamidade.gov) for additional information or concerns regarding this review.

### **Conditions of Approval: None**

### Pollution Remediation

DERM has no records of current contamination issues on the subject site. However, based on the current/past agricultural use of the site, DERM review and approval of a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards may be required at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents may be required. Further, all construction plans (inclusive of drainage) and dewatering plans may require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that this information relates to future reviews and assessments. For property that is classified as agricultural by the Miami-Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at [Thomas.kux@miamidade.gov](mailto:Thomas.kux@miamidade.gov) or (305)372-6700 should you have any questions.

**Conditions of Approval: None**

Enforcement History

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

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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


cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** March 30, 2023

**To:** Nathan Kogon, Assistant Director  
Development Services  
Department of Regulatory and Economic Resources (RER)

**From:** Maria A. Valdes, CSM, LEED® Green Associate  
Chief, Planning & Water Certification Section  
Water and Sewer Department (WASD) 

**Subject:** Zoning Application Comments - VB BTS II, LLC / US-FL-7093 Avocado Drive  
Application No. Z2022000312 - (Pre-App. No. Z22P-202)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: VB BTS II, LLC / US-FL-7093 Avocado Drive

Location: The proposed project is located approximately 659 Linear Feet northwest of the intersection of SW 312<sup>th</sup> Street and SW 207<sup>th</sup> Avenue with Folio No. 30-7809-000-0230, in unincorporated Miami-Dade County, **Outside the Urban Development Boundary (UDB).**

Proposed Development: The applicant is proposing the construction of a 155 feet AGL Monopole style Antenna Support Structure (Monopole) and related fenced compound and power meter/telco rack.

Recommendation: WASD has no objection to this application. There is no water and sewer infrastructure outside the UDB. Per CDMP policy, water and sewer infrastructure outside the UDB is not allowed unless found consistent with the goals and policies of the CDMP.

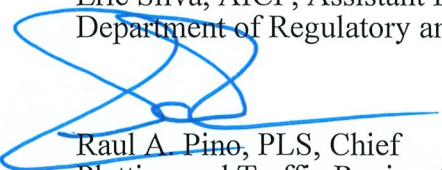
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Suyapa Carbajal at (786) 552-8124 or [suyapa.carbajal@miamidade.gov](mailto:suyapa.carbajal@miamidade.gov).

# Memorandum



Date: July 1, 2024

To: Eric Silva, AICP, Assistant Director  
Department of Regulatory and Economic Resources

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

Subject: Z2022000312  
Name: Tower Engineering Professionals  
Location: SW 207 Avenue  
Section 09 Township 57 South Range 38 East

---

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

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application does not generate any trips.

## Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum



**Date:** June 06, 2024

**To:** Nathan M. Kogon, Assistant Director  
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner  
Miami-Dade Fire Rescue Department

**Subject:** Z2022000312

---

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 6/6/2024.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)  
Florida Administrative Code 69A  
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))  
Applicable adopted NFPA Standards  
County Code Chapter 14

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.



**Miami-Dade Aviation Department**

P.O. Box 025504  
Miami, Florida 33102  
T 305-876-7000 F 305-876-0948  
www.miami-airport.com

**Commercial Airport:**

Miami International Airport

[miamidade.gov](http://miamidade.gov)

**General Aviation Airports:**

Dade-Collier Training & Transition Airport

Miami Homestead General Aviation Airport

Miami Executive Airport

Miami-Opa Locka Executive Airport

August 23, 2024

Mattaniah S. Jahn, Esq.  
935 Main Street, Suite C4  
Safety Harbor, FL 34695

RE: Determination Number DN-24-08-4485 Land-Use/Airspace Analysis for the Proposed US-FL-7093 Avocado Drive Monopole Project (VB BTS II, LLC) located at SW 207 Avenue and North of SW 312 Street in Miami-Dade County, Florida (Folio No. 30-7809-000-0230) Zoning Hearing Application No. Z22-312

Dear Ms. Jahn:

The Miami-Dade Aviation Department (MDAD) is in receipt of your submittal for a land-use/airspace analysis and determination for the proposed US-FL-7093 Avocado Drive Monopole (VB BTS II, LLC, Z22-312) with a maximum elevation of 156.6 feet Above Mean Sea Level (AMSL) / North American Vertical Datum of 1988 (NAVD88). The site is located at located at SW 207 Avenue and North of SW 312 Street in Miami, Florida.

**Land Use Review:**

Subject to the comments below and pending review by the Federal Aviation Administration (FAA), the proposed use at this location conforms to Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Section 33-333 (A) Land use Compatibility Regulations.

**Airspace Review:**

Our review of the plans and data provided finds that the maximum elevation of 156.6 feet AMSL/NAVD88 for the proposed permanent structure at the referenced location conforms to the requirements of Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Sec. 33-333 (B) Height/Airspace Regulations.

MDAD is in receipt and does not object to the Federal Aviation Administration (FAA) Aeronautical Study Number: 2022-ASO-11718-OE issued for this structure, for a Determination of "No Hazard to Air Navigation". The FAA Determination was required to coordinate frequency activation and verify that no interference is caused to FAA facilities prior to beginning any transmission from the site.



<b>AIRSPACE REVIEW TABLE</b>			
POINT	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL / NAVD88)
Point 1	25° 28' 48.31"	80° 31' 47.05"	156.6 Feet AMSL

Please be advised that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any cranes or equipment for this project reaching or exceeding 93 feet Above Ground Level (AGL) at this location will also need to be filed by the contractor using FAA form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the contractor may "e-file" the information. In addition, MDAD's Aviation Planning Division will need to review and approve the cranes heights and locations associated with the project, if the crane heights reach or exceed 93 feet AGL. You may file by completing the "MDAD Permissible Crane Height Determination Form" available through this office or our website, [http://www.miami-airport.com/planning\\_forms\\_maps.asp](http://www.miami-airport.com/planning_forms_maps.asp).

The analysis in this letter is based, in part, on the information you provided which includes specific structure locations and heights. Any changes in the structure locations/layouts or heights will void this analysis. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and MDAD.

This determination expires one year from the date of issuance unless extended, revised or terminated by MDAD's Aviation Planning, Land-Use and Grants Division. Any requests for an extension of the effective period of this determination must be submitted by the applicant prior to the expiration date. At such time, staff will re-evaluate the application or structure to determine if any significant changes to the structure and/or to the review criteria have occurred. MDAD's Aviation Planning, Land-Use and Grants Division will then decide if the determination in this letter may be eligible for an extension of the effective period.

Should you have any questions, please feel free to contact me at 305-876-7036.

Respectfully,



Ammad Riaz, P.E.  
Chief of Aviation Planning

C: J. Ramos  
Jim Byers, RER Permitting

Memorandum 

**Date:** January 7, 2025

**To:** Nathan Kogon, Assistant Director  
Department of Regulatory and Economic Resources

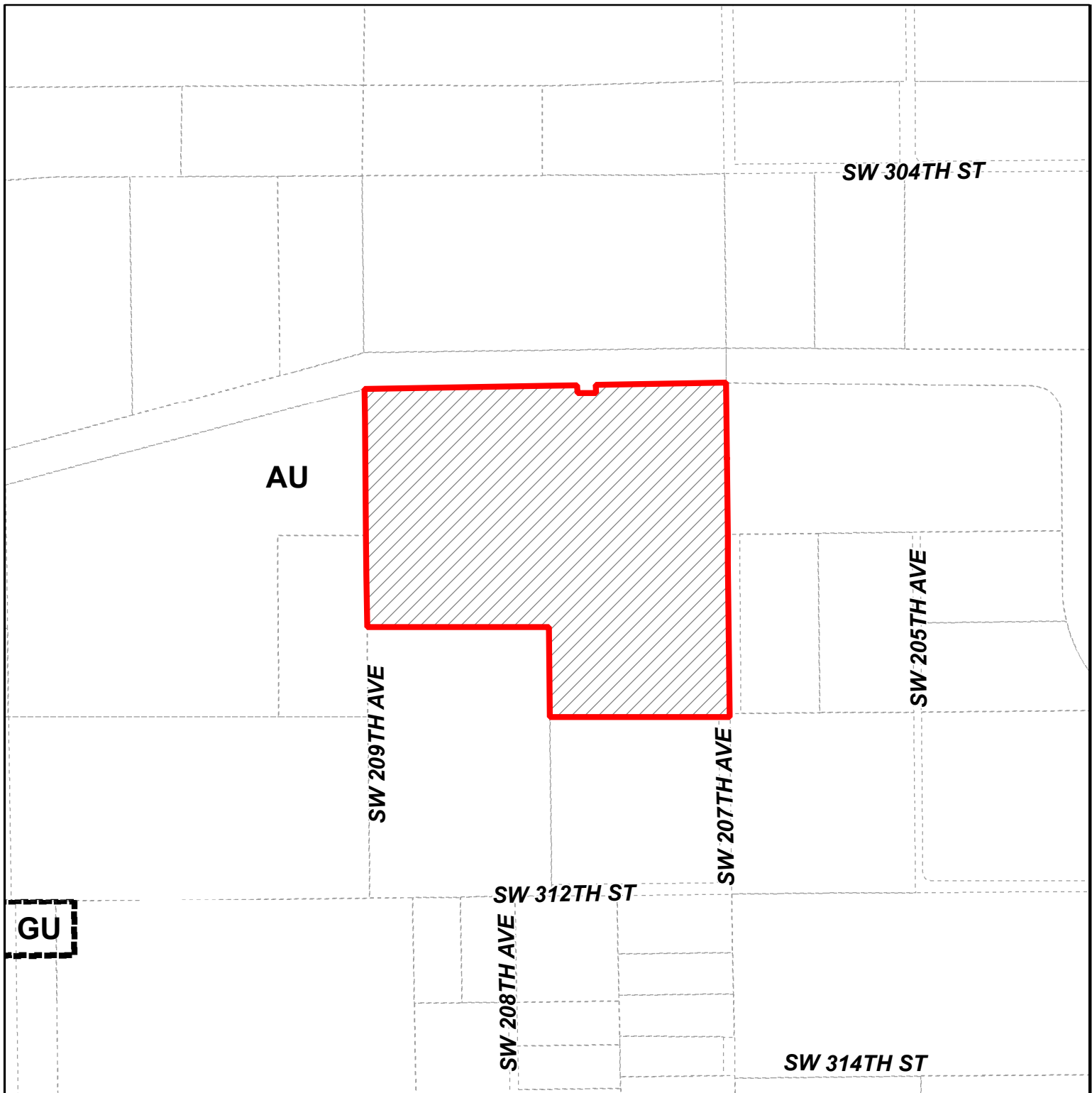
**From:** Martin Rose,  
Radio Division Director  
Information Technology Department



**Subject:** ITD review, case # Z2022000312

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The Radio Division of the Information Technology Department has reviewed the subject application and found no objections to the site deployment.





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2022000312**



Section: 09 Township: 57 Range: 38  
 Applicant: VB BTS II, LLC c/o Mattniah S. Jahn, P.A.  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2021**

Process Number  
**Z2022000312**

**Legend**  
 Subject Property

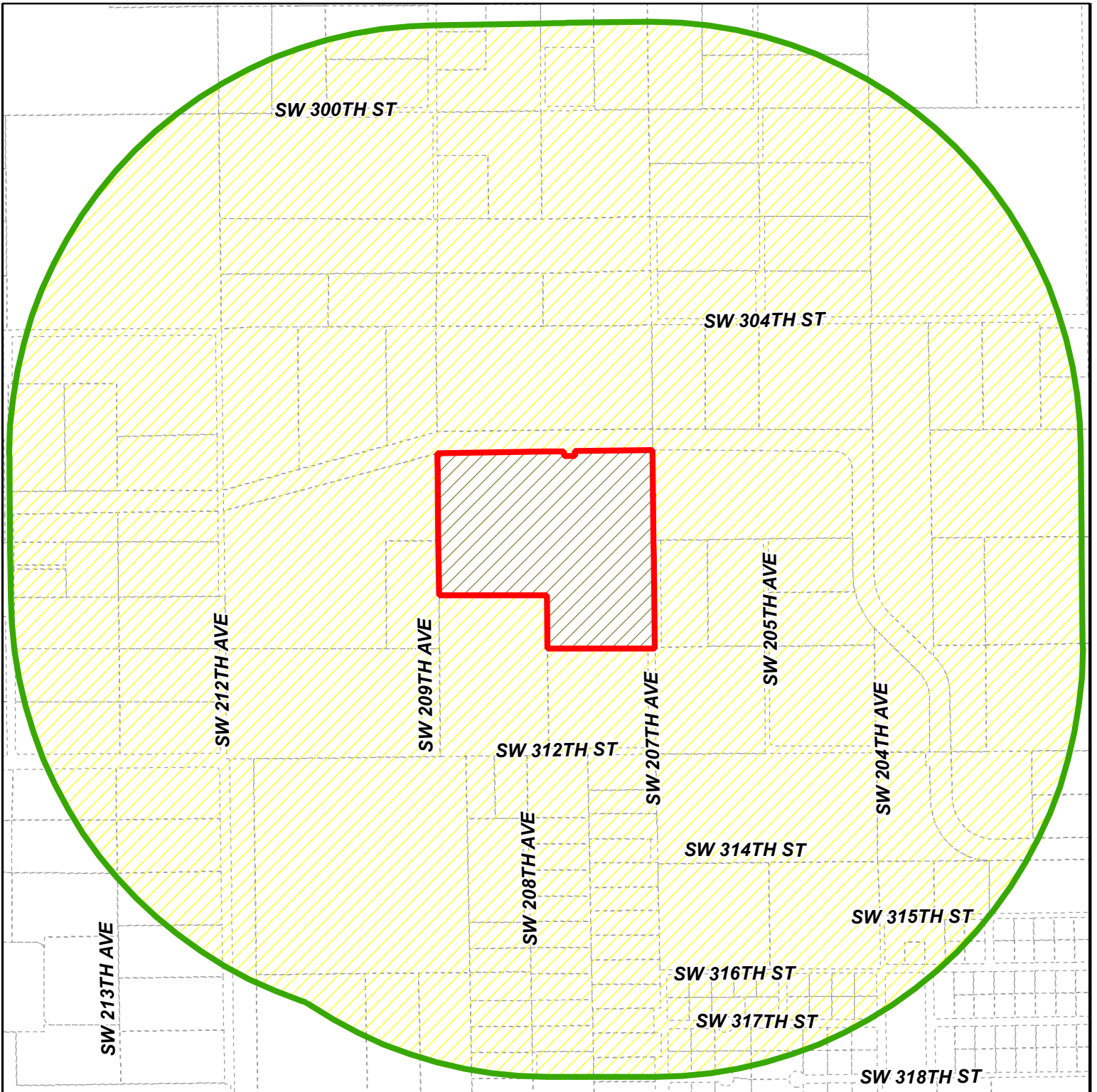


Section: 09 Township: 57 Range: 38  
 Applicant: VB BTS II, LLC c/o Mattniah S. Jahn, P.A.  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, March 16, 2023

REVISION	DATE	BY






**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number  
**Z2022000312**  
 RADIUS: 2640

Section: 09 Township: 57 Range: 38  
 Applicant: VB BTS II, LLC c/o Mattniah S. Jahn, P.A.  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

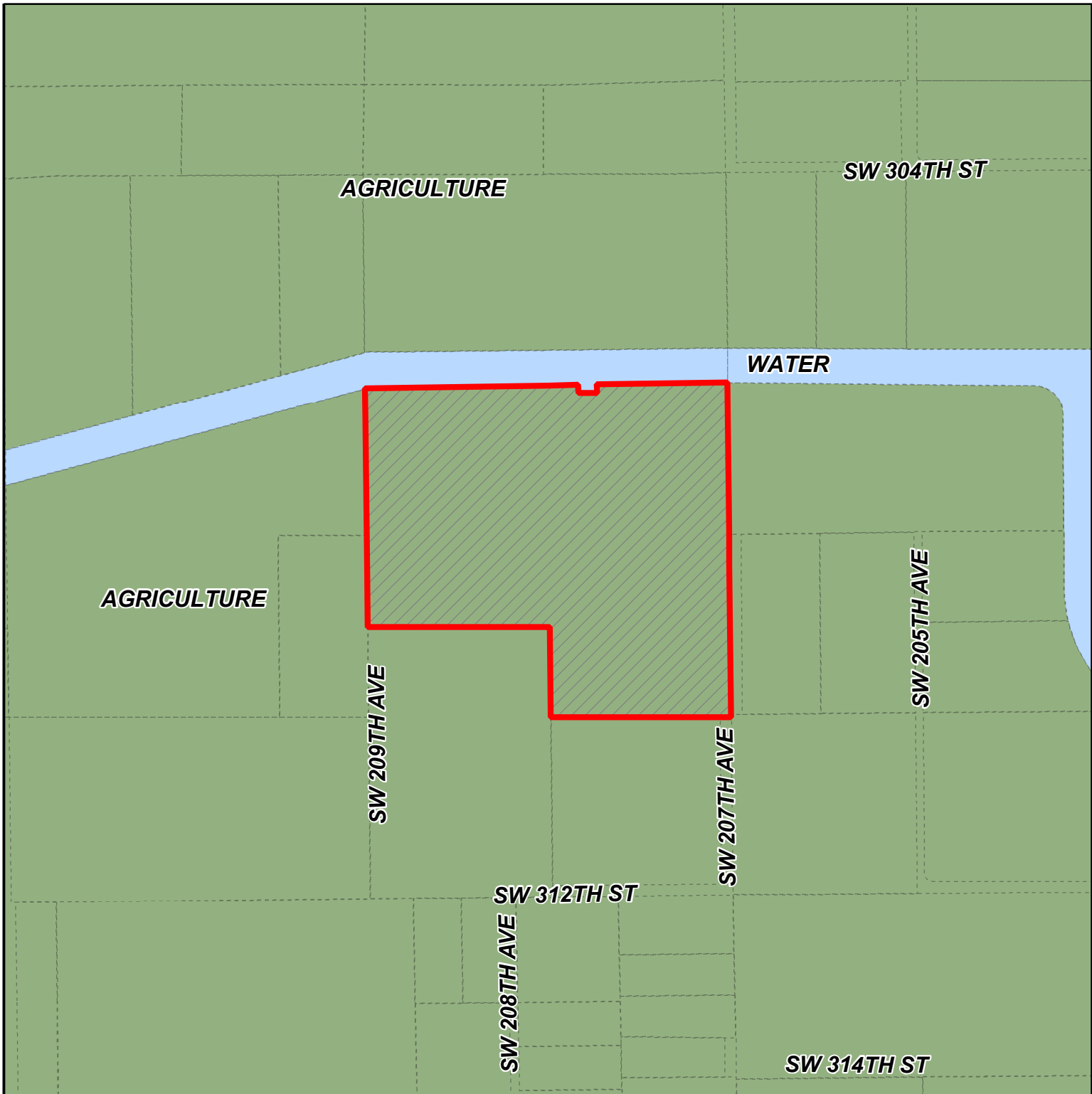
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, March 16, 2023

REVISION	DATE	BY



**MIAMI-DADE COUNTY**

**CDMP MAP**

Process Number

**Z2022000312**

Section: 09 Township: 57 Range: 38  
 Applicant: VB BTS II, LLC c/o Mattniah S. Jahn, P.A.  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, March 16, 2023

REVISION	DATE	BY



### NOTES:

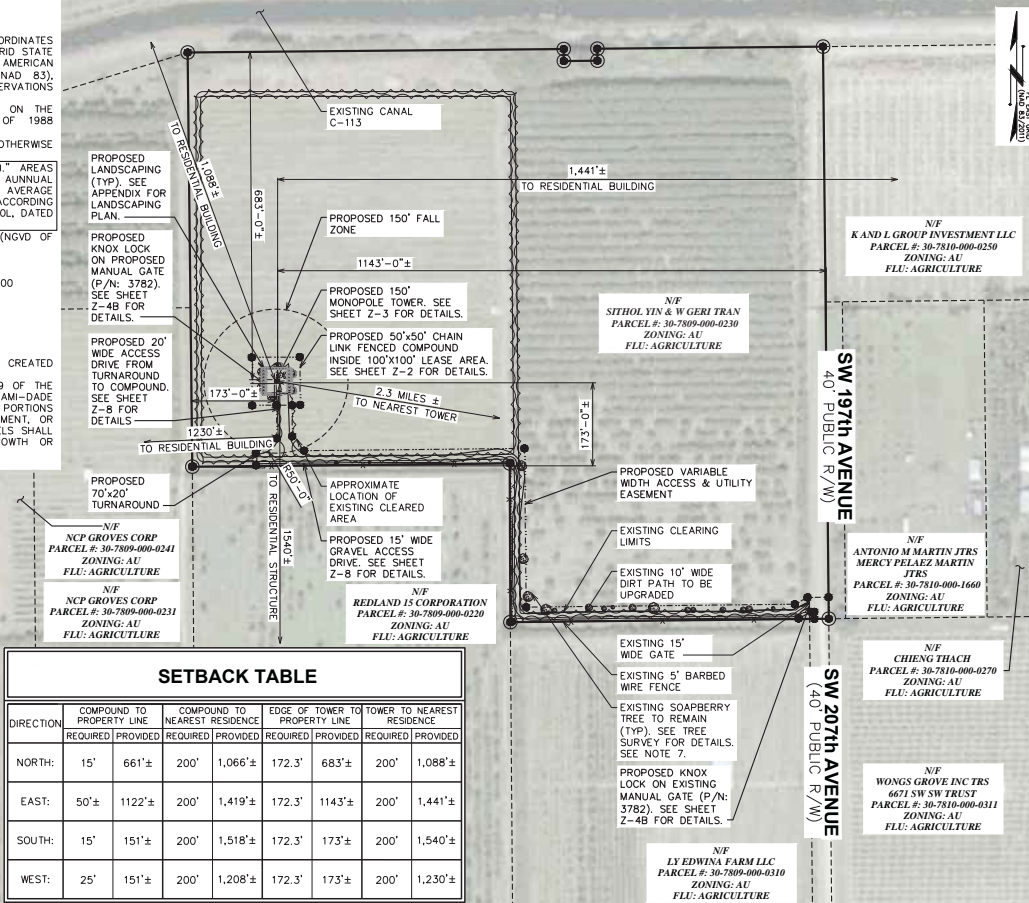
- THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAN IS THE FLORIDA EAST GRID STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (FL EAST GRID SPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON MARCH 2, 2022.
- VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
- THE TOWER IS LOCATED IN ZONE "AH." AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE SHALLOW FLOODING WHERE AVERAGE DEPTHS ARE BETWEEN 1 AND 3 FEET ACCORDING TO FEMA COMMUNITY PANEL #12086C0710L, DATED SEPTEMBER 11, 2009.
- BASE FLOOD ELEVATION = 8.2' AMSL (NGVD OF 1929)
- LESSEE INFORMATION:  
 VB BTS, LLC  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338
- PROPERTY OWNER INFORMATION:  
 SITHOL YIN & W GERI TRAN  
 32 BEADEL ST  
 BROOKLYN, NY 11222
- SEE APPENDIX FOR LANDSCAPING PLAN CREATED BY LICENSED LANDSCAPE ARCHITECT.
- IN ACCORDANCE WITH SECTION 24-49.9 OF THE CODE, ALL PLANTS PROHIBITED BY MIAMI-DADE COUNTY SHALL BE REMOVED FROM ALL PORTIONS OF THE PROPERTY PRIOR TO DEVELOPMENT, OR REDEVELOPMENT AND DEVELOPED PARCELS SHALL BE MAINTAINED TO PREVENT THE GROWTH OR ACCUMULATION OF PROHIBITED SPECIES.

### LEGEND

- EXIST. PROPERTY LINE
- ADJ. PROPERTY LINE
- EXIST. UTILITY POLE
- ⊙ EXIST. LIGHT POLE
- ⊙ EXIST. HYDRANT
- ⊙ EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- LEASE/EASE. CORNER
- 200--- EXIST. CONTOUR LINE
- ==== EDGE OF PAVEMENT
- OHW--- OVERHEAD WIRE
- R/W--- RIGHT-OF-WAY
- x--- CHAIN LINK FENCE
- ~~~~~ EXISTING TREE LINE

### SETBACK TABLE

DIRECTION	COMPOUND TO PROPERTY LINE		COMPOUND TO NEAREST RESIDENCE		EDGE OF TOWER TO PROPERTY LINE		TOWER TO NEAREST RESIDENCE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH:	15'	661'±	200'	1,066'±	172.3'	683'±	200'	1,088'±
EAST:	50'±	1122'±	200'	1,419'±	172.3'	1143'±	200'	1,441'±
SOUTH:	15'	151'±	200'	1,518'±	172.3'	173'±	200'	1,540'±
WEST:	25'	151'±	200'	1,208'±	172.3'	173'±	200'	1,230'±



PLANS PREPARED FOR:

**verticalbridge**  
 750 PARK OF COMMERCE DRIVE, STE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:  
**AVOCADO DRIVE**  
**VB SITE #: US-FL-7093**  
**TMO SITE ID: 6MD2267A**  
 SW 207TH AVE  
 HOMESTEAD, FL 33030  
 (MIAMI-DADE COUNTY)

PLANS PREPARED BY:  
 TOWER ENGINEERING PROFESSIONALS  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 OFFICE: (919) 661-6351  
 www.tepgroup.net  
 FL COA # 31011

DIGITAL SEAL:  
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA H. GARDEN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL:  
  
 JOSHUA H. GARDEN  
 LICENSE  
 No 83511  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 August 07, 2024

15	08-07-24	CONSTRUCTION
14	05-17-24	CONSTRUCTION
REV	DATE	ISSUED FOR:
DRAWN BY: DAD		CHECKED BY: TDS

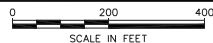
SHEET TITLE:  
**SITE PLAN**

### SITE PLAN

SCALE: 1" = 200'

SCALE: 1" = 400' (24x36)

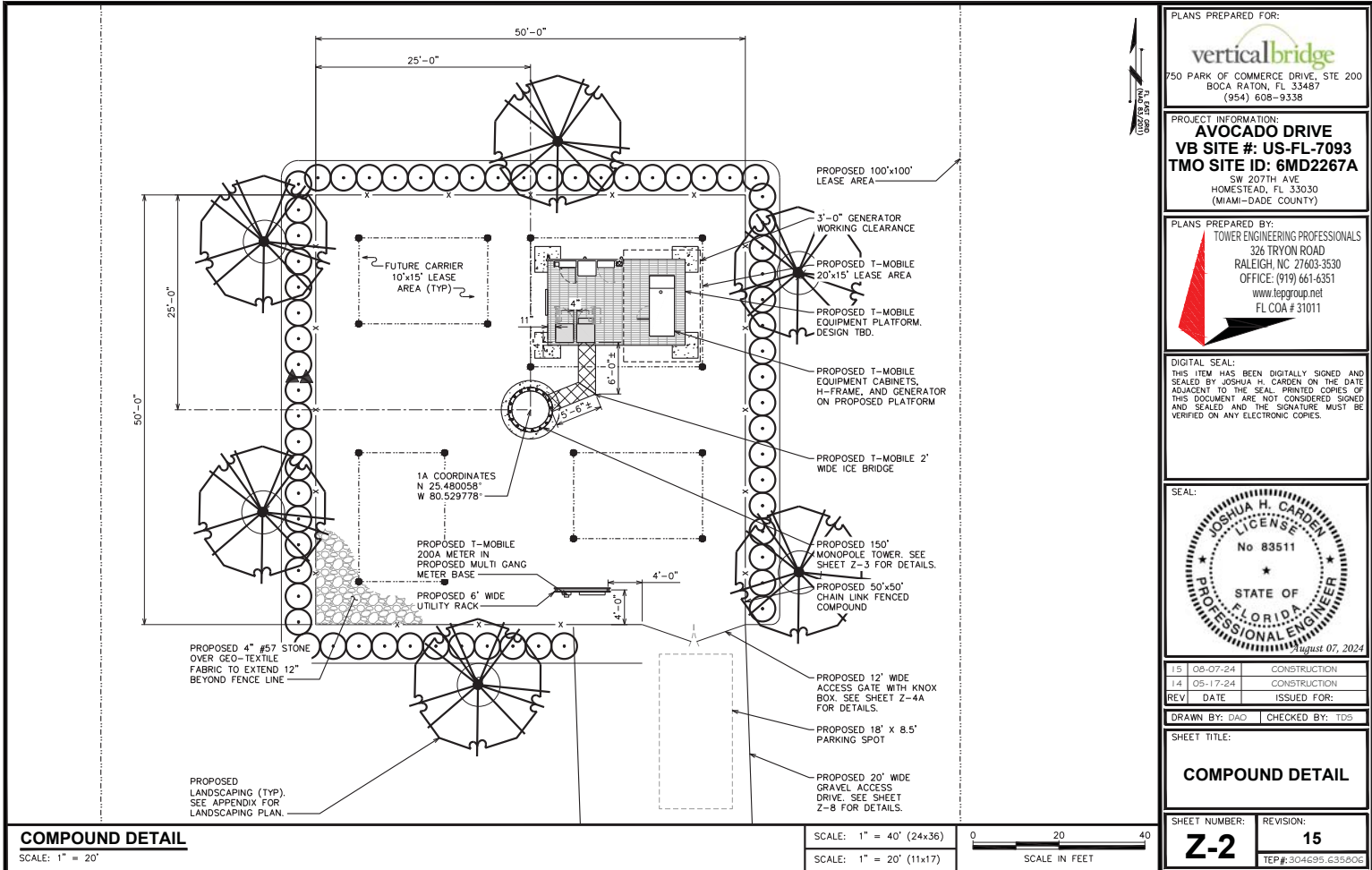
SCALE: 1" = 200' (11x17)



SHEET NUMBER: **Z-1**  
 REVISION: **15**  
 TEP#: 304695.635806

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z22-312  
 DATE: NOV 4 2024  
 BY: GONGOL



PLANS PREPARED FOR:  
**verticalbridge**  
 750 PARK OF COMMERCE DRIVE, STE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:  
**AVOCADO DRIVE**  
**VB SITE #: US-FL-7093**  
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 LICENSE  
 No 83511  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 August 07, 2024

15	08-07-24	CONSTRUCTION
14	05-17-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: DAD | CHECKED BY: TDS

SHEET TITLE:

**COMPOUND DETAIL**

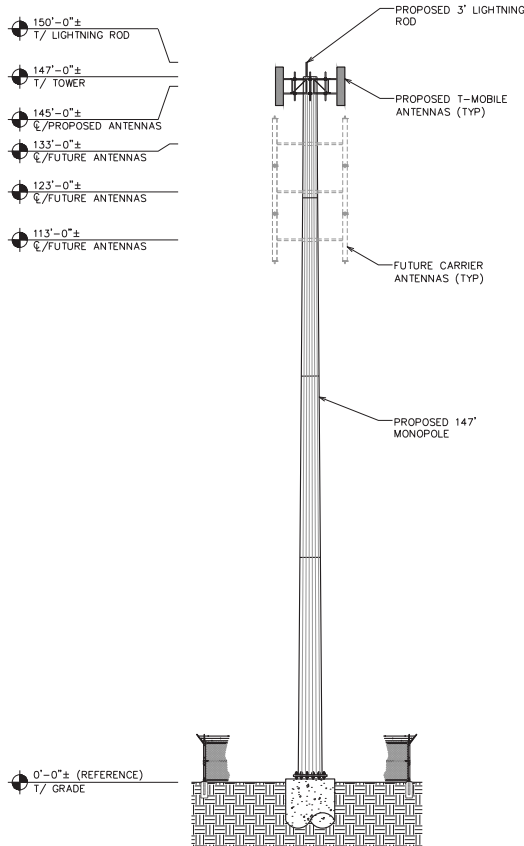
SHEET NUMBER:	REVISION:
<b>Z-2</b>	<b>15</b>
TEP#:304695.635806	

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z22-312  
 DATE: NOV 4 2024  
 BY: GONGOL

**NOTES:**

1. PROPOSED CABLES TO BE RUN AS PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS. IF PROPOSED CABLES TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT T-MOBILE OR TOWER OWNER IN THE EVENT OF ANY DISCREPANCIES.
4. TOWER SHALL BE ILLUMINATED AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA).
5. PROPOSED TOWER TO BE PAINTED TO MATCH SURROUNDING DEVELOPMENT.

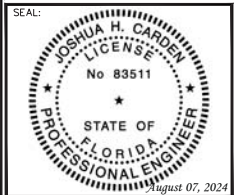


PLANS PREPARED FOR:  
  
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 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:  
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REV	DATE	ISSUED FOR:

DRAWN BY: DAD | CHECKED BY: TDS

SHEET TITLE:

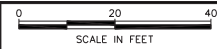
**TOWER ELEVATION**

**TOWER ELEVATION**

SCALE: 1" = 20'

SCALE: 1" = 40' (24x36)

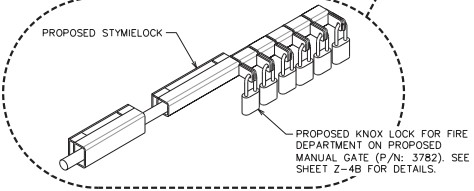
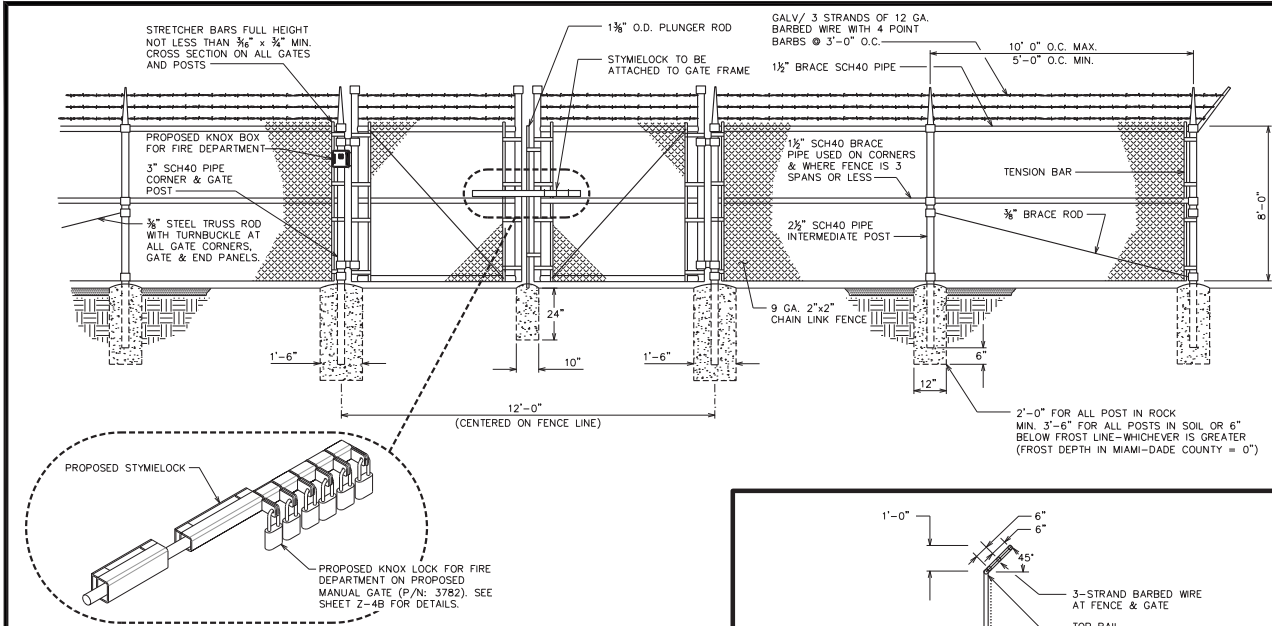
SCALE: 1" = 20' (11x17)



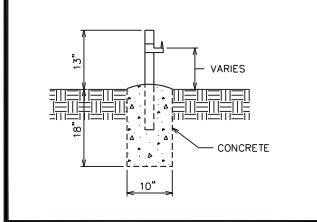
SHEET NUMBER: **Z-3** REVISION: **15**  
 TEP#:304695.635806

# RECEIVED

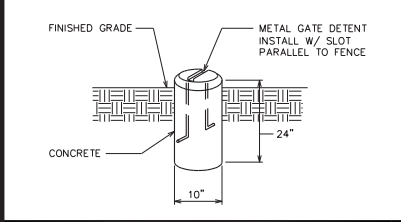
MIAMI-DADE COUNTY  
 PROCESS NO.: Z22-312  
 DATE: NOV 4 2024  
 BY: GONGOL



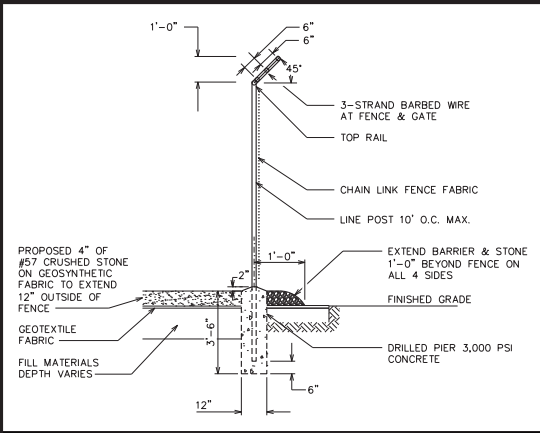
**TYPICAL FENCE ELEVATION**  
 SCALE: N.T.S.



**GATE STOP / KEEPER DETAIL**  
 SCALE: N.T.S.



**GATE DETENT DETAIL**  
 SCALE: N.T.S.



**FENCE / BARBED WIRE ARM DETAIL**  
 SCALE: N.T.S.

PLANS PREPARED FOR:  
**verticalbridge**  
 750 PARK OF COMMERCE DRIVE, STE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:  
**AVOCADO DRIVE**  
**VB SITE #: US-FL-7093**  
**TMO SITE ID: 6MD2267A**  
 SW 207TH AVE  
 HOMESTEAD, FL 33030  
 (MIAMI-DADE COUNTY)

PLANS PREPARED BY:  
**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 OFFICE: (919) 661-6351  
 www.tepgroup.net  
 FL COA # 31011

DIGITAL SEAL:  
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SEAL:  
  
 JOSHUA H. GARDEN  
 LICENSE  
 No 83511  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 July 11, 2023

12	07-11-23	CONSTRUCTION
11	07-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:
DRAWN BY: DAO		CHECKED BY: TDS

SHEET TITLE:  
**COMPOUND FENCE DETAILS**

SHEET NUMBER: **Z-4A** REVISION: **12**  
 TEP#: 304695.635806

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z22-312  
 DATE: NOV 4 2024  
 BY: GONGOL



## KNOX ePADLOCKS™



Model KLS-3781



Model KLS-3782

**FEATURES**

- ✓ All-weather rust-free, stainless steel Grade 6 shackle
- ✓ Weather resistant body with durable cover includes: cylinder protection, sealed shackle holes and drainage system
- ✓ Available in 4", 3" and 2" shackle lengths
- ✓ Attack resistant
- ✓ Key retaining (when open)
- ✓ High-security shroud version available
- ✓ Authorized agency identification label options: Fire (red), EMS (white), Police (blue), Sheriff (gold), and Security (white)

**BENEFITS**

- ✓ New shackle lengths support additional applications
- ✓ Improved attack resistance provides longer service life
- ✓ The eLock can be reprogrammed - rekeying is now obsolete
- ✓ Reduced maintenance
- ✓ Easy to share access for mutual aid (no additional keys needed)
- ✓ Key retention prevents dropped/lost keys
- ✓ Accessed with the same eKey as your KnoxBoxes, even when lock codes are different




Model KLS-3783




Model KLS-3784

MODEL #	KLS-3781	KLS-3782	KLS-3783	KLS-3784
WHERE USED	Gates with wide hasps	Most standard applications and hasps	Hasps with limited space or clearance	Areas prone to attack or vandalism
TOTAL HEIGHT	7"	5-1/2"	4-3/8"	4-3/8"
SHACKLE LENGTH	3-7/8"	2-3/8"	1-1/4"	1-1/8"
SHACKLE DIAMETER	3/8"			
BODY DIMENSIONS	2-1/2" W x 1-5/8" D			
MATERIAL	Solid brass lock body with all-weather plastic cover; stainless steel ASTM Grade 6 shackle			
LOCK	Knox eLock electronic cylinder			
ENVIRONMENTAL	IP57 (water and dust resistant)			
OPERATION TEMPERATURE	-40C to +60C			

1601 W. DEER VALLEY ROAD, PHOENIX, AZ 85027 | T. 800-552-5669 | F. 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM  
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## KNOX ePADLOCKS™



**MODEL # CROSS REFERENCE TABLE**


The table below shows the recommended replacement model for your existing Knox mechanical master key padlock.

PADLOCK TYPE:	IF YOU HAVE KNOX PADLOCK MODEL:	USE KLS PADLOCK MODEL:
MEDIUM SHACKLE	3770	3782 - 2-3/8" shackle
	3771	Ensure hasp can accommodate thicker shackle when replacing 3771, which has a 5/16" shackle.
ALL WEATHER SHROUDED	3772	3784 - 1-1/8" shackle
SHORT SHACKLE	3774	3783 - 1-1/4" shackle
		Ensure hasp can accommodate thicker shackle when replacing 3774, which has a 5/16" shackle.

**ABOUT KNOX COMPANY**

Over forty years ago, a unique concept in rapid access for emergency response was born. The KnoxBox™, a high-security key lock box, was designed to provide rapid access for emergency responders to reduce response times, minimize injuries and protect property from forced entry.


Today, one revolutionary lock box has grown into a complete system providing rapid access for public safety agencies, industries, military, and property owners across the world. The Knox Company is trusted by over 14,000 fire departments, law enforcement agencies, and governmental entities.



KLS-3784 shrouded padlocks offer maximum attack resistance against shackle cut, deterring unauthorized entry.

1601 W. DEER VALLEY ROAD, PHOENIX, AZ 85027 | T. 800-552-5669 | F. 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM  
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PLANS PREPARED FOR:

  
 750 PARK OF COMMERCE DRIVE, STE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:

**AVOCADO DRIVE**  
**VB SITE #: US-FL-7093**  
**TMO SITE ID: 6MD2267A**  
 SW 207TH AVE  
 HOMESTEAD, FL 33030  
 (MIAMI-DADE COUNTY)

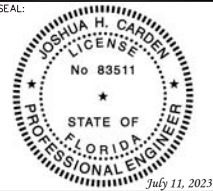
PLANS PREPARED BY:

**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 OFFICE: (919) 661-6351  
 www.tepgroup.net  
 FL COA # 31011

DIGITAL SEAL:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA H. GARDEN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL:



July 11, 2023

12	07-11-23	CONSTRUCTION
11	07-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:
DRAWN BY: DAD		CHECKED BY: TDS

SHEET TITLE:

**KNOX LOCK DETAIL**

SHEET NUMBER:	REVISION:
Z-4B	12
TEP#:304695.635806	

**KNOX LOCK DETAILS**  
 SCALE: N.T.S.

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z22-312  
 DATE: NOV 4 2024  
 BY: GONGOL

**NOTES:**

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
- ADDITIONAL E911 ADDRESS SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
- ADDITIONAL FCC REGISTRATION # SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF. SIGN SHALL MEASURE (20" LONG x 4" TALL), THE LETTERS SHALL BE 1" AND THE NUMBERS SHALL BE 2".
- RECOMMENDED SOURCES FOR OBTAINING SIGNAGE:

ST. CLAIR SIGNS  
 3184 WADE HAMPTON BOULEVARD  
 TAYLORS, SC 29687  
 (864) 244-0040

RF EXPOSURE SIGNS  
 RICHARD TELL ASSOCIATES  
 3433 RINGSTAR ROAD, SUITE 3  
 NORTH LAS VEGAS, NV 89030  
 (702) 645-3338


EXCEL SIGN & DECAL  
 1509 NORTH MILPITAS BLVD.  
 MILPITAS, CA 95035  
 (408) 942-8881

**ATTENTION**  
 THE SITE SHALL ONLY CONTAIN SIGNAGE AS MANDATED BY THE FCC.


1'-8"  
 FCC TOWER REGISTRATION NO.:  
**TBD**

④ WHITE BACKGROUND WITH BLACK LETTERING  
 QUANTITY: (2)  
 TO BE MOUNTED ON: COMPOUND ACCESS GATE  
 ACCESS DRIVE GATE  
 (SEE NOTE 4)

NOTE:  
 NUMBER SHOWN IS GENERIC,  
 CONTRACT CONSTRUCTION MANAGER  
 FOR ACTUAL FCC TOWER REG. #.

1'-6"  
  
 IN CASE OF EMERGENCY  
 CALL: (800) 937-8997  
 SITE DESIGNATION: 6MD2267A

EMERGENCY SIGN  
 (RED METAL W/ WHITE LETTERING)

11"  
  
**NOTICE**  
 RF Controlled Area Beyond This Point  
 Radio frequency ("RF") emissions may exceed FCC Standards for general public exposure. Only authorized workers permitted to enter.  
 For your safety:  
 Obey all posted signs.  
 Maintain minimums distance of 7 feet from all antennas.  
 Do not step in front of antennas.  
 For further information, please call ###-###-#### and reference Site Number: US-FL-7043

RF NOTICE SIGN  
 (WHITE METAL SIGN W/BLACK LETTERING)

3'-0"  
  
**SITE NAME: AVOCADO DRIVE**  
**SITE ID: US-FL-7093**  
 SW 207TH AVE  
 HOMESTEAD, FL 33030  
**FOR LEASE INFORMATION**  
**CALL: ###-###-####**  
**24 HOUR EMERGENCY SERVICE**  
**CALL: ###-###-####**

CONTRACTOR SHALL  
 VERIFY ADDRESS PRIOR  
 TO ORDERING SIGNAGE.

RED LETTERS (ALL OTHERS BLACK)  
 CONTRACTOR TO COORDINATE  
 NUMBERS (TYP)

CONTRACTOR TO  
 COORDINATE  
 NUMBERS (TYP)

**TYPICAL SIGNS AND SPECIFICATIONS**

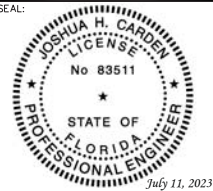
SCALE: N.T.S.

PLANS PREPARED FOR:  
  
 750 PARK OF COMMERCE DRIVE, STE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:  
**AVOCADO DRIVE**  
**VB SITE #: US-FL-7093**  
**TMO SITE ID: 6MD2267A**  
 SW 207TH AVE  
 HOMESTEAD, FL 33030  
 (MIAMI-DADE COUNTY)

PLANS PREPARED BY:  
**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 OFFICE: (919) 661-6351  
 www.tepgroup.net  
 FL COA # 31011

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SEAL:  
  
 JOSHUA H. GARDEN  
 LICENSE  
 No 83511  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 July 11, 2023

12	07-11-23	CONSTRUCTION
11	07-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: DAD | CHECKED BY: TDS

SHEET TITLE:

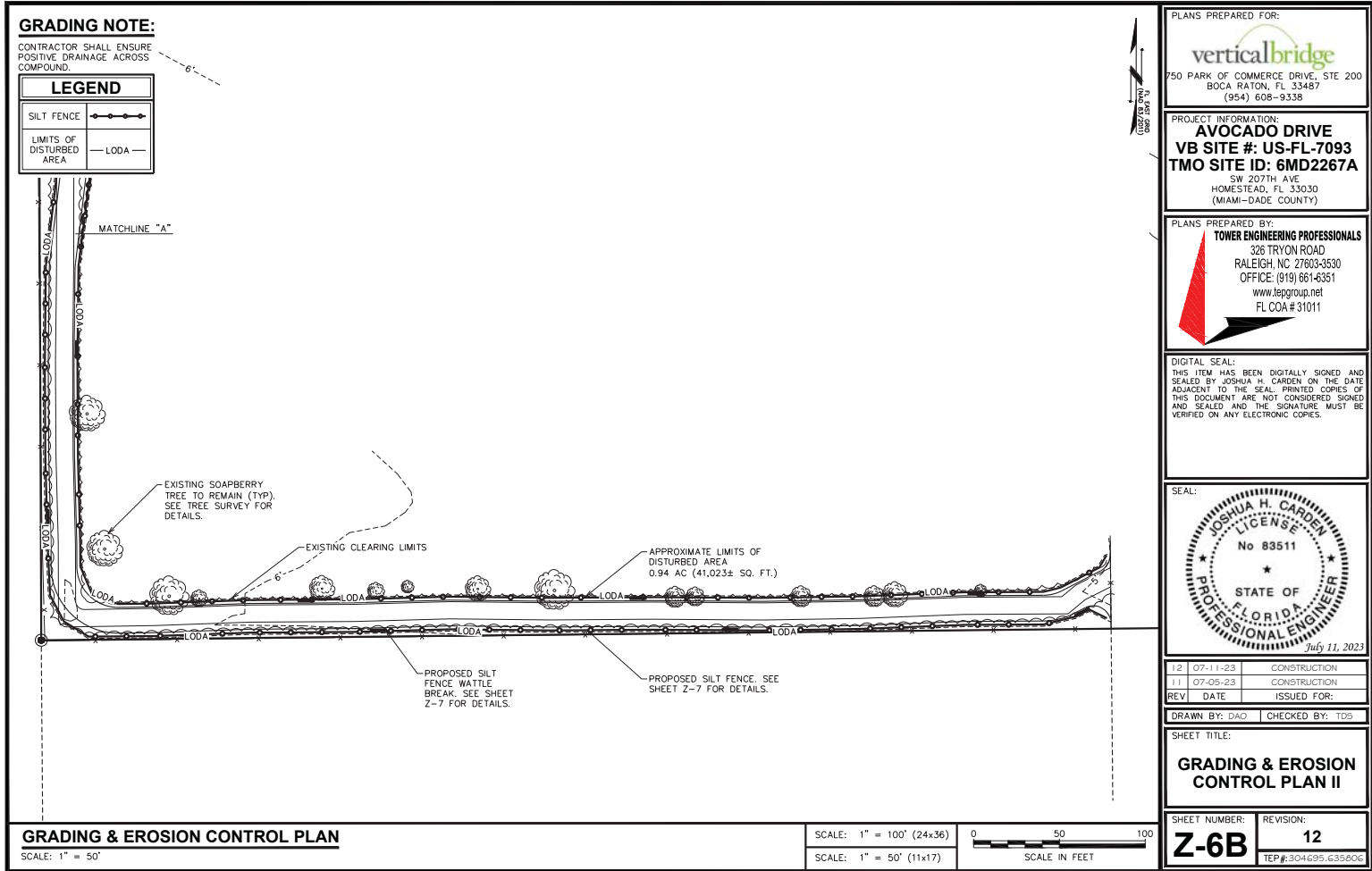
**SIGNAGE DETAILS**

SHEET NUMBER:	REVISION:
<b>Z-5</b>	<b>12</b>
TEP#304695.635806	



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 PROCESS NO.: Z22-312  
 DATE: NOV 4 2024  
 BY: GONGOL



PLANS PREPARED FOR:  
**verticalbridge**  
 750 PARK OF COMMERCE DRIVE, STE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:  
**AVOCADO DRIVE**  
**VB SITE #: US-FL-7093**  
**TMO SITE ID: 6MD2267A**  
 SW 207TH AVE  
 HOMESTEAD, FL 33030  
 (MIAMI-DADE COUNTY)

PLANS PREPARED BY:  
**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
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 No 83511  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 July 11, 2023

12	07-11-23	CONSTRUCTION
11	07-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:
DRAWN BY: DAD		CHECKED BY: TDG

SHEET TITLE:  
**GRADING & EROSION CONTROL PLAN II**

SHEET NUMBER: **Z-6B**  
 REVISION: **12**  
 TEP#: 304695.635806

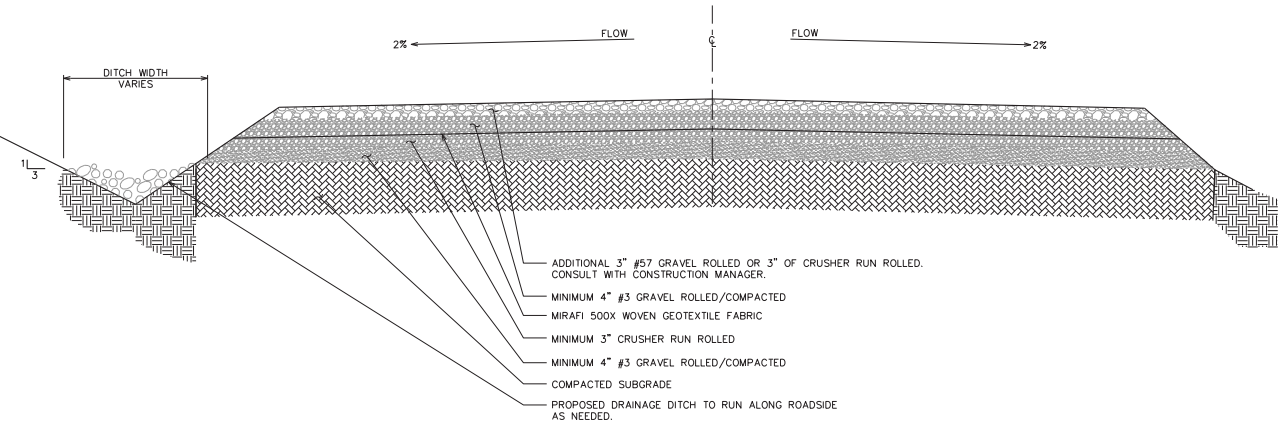


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MIAMI-DADE COUNTY  
 PROCESS NO.: Z22-312  
 DATE: NOV 4 2024  
 BY: GONGOL

**NOTES:**

ACCESS ROAD IS DESIGNED TO SUPPORT 32 TONS.




- ADDITIONAL 3" #57 GRAVEL ROLLED OR 3" OF CRUSHER RUN ROLLED. CONSULT WITH CONSTRUCTION MANAGER.
- MINIMUM 4" #3 GRAVEL ROLLED/COMPACTED
- MIRAFI 500X WOVEN GEOTEXTILE FABRIC
- MINIMUM 3" CRUSHER RUN ROLLED
- MINIMUM 4" #3 GRAVEL ROLLED/COMPACTED
- COMPACTED SUBGRADE
- PROPOSED DRAINAGE DITCH TO RUN ALONG ROADSIDE AS NEEDED.

PLANS PREPARED FOR:  
  
 750 PARK OF COMMERCE DRIVE, STE 200  
 BOCA RATON, FL 33487  
 (954) 608-9338

PROJECT INFORMATION:  
**AVOCADO DRIVE**  
**VB SITE #: US-FL-7093**  
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 (MIAMI-DADE COUNTY)

PLANS PREPARED BY:  
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 JOSHUA H. GARDEN  
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 No 83511  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 July 11, 2023

12	07-11-23	CONSTRUCTION
11	07-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: DAO | CHECKED BY: TDS

SHEET TITLE:  
**ACCESS ROAD DETAILS**

**STANDARD ROAD SECTION**  
 SCALE: N.T.S.

SHEET NUMBER: **Z-8** | REVISION: **12**  
 TEP#: 304695.635806





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MIAMI-DADE COUNTY  
PROCESS NO.: Z22-312

DATE: NOV 4 2024

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

CORPORATION NAME: VB BTS II, LLC

**NAME AND ADDRESS**

**Percentage of Stock**

VB BTS II, LLC is ultimately 100% owned by Vertical Bridge REIT, LLC through wholly owned subsidiaries. Vertical Bridge REIT, LLC is an entity with 5000 or more individual ownership interests and no real person or entity owns more than 5% of Vertical Bridge REIT, LLC.  
Please see the attached Secretary's Certificate.

100%

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and 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: \_\_\_\_\_

**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 partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

**NAME AND ADDRESS**

**Percent of Ownership**

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

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

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MIAMI-DADE COUNTY

PROCESS NO.: Z22-312

DATE: NOV 4 2024

BY: GONGOL

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

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable) \_\_\_\_\_ Percentage of Interest \_\_\_\_\_

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

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 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.

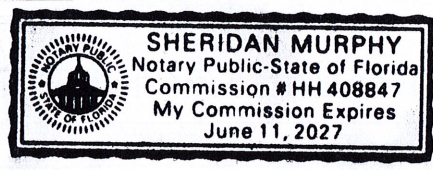
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Handwritten Signature] as agent of record.  
(Applicant)

Sworn to and subscribed before me this 17<sup>th</sup> day of October, 2024. Affiant is personally known to me or has produced N/A as identification.

[Handwritten Signature]  
(Notary Public)

My commission expires 6-11-2027



\*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.

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MIAMI-DADE COUNTY  
PROCESS NO.: Z22-312  
DATE: NOV 4 2024  
BY: GONGOL

SECRETARY'S CERTIFICATE  
VERTICAL BRIDGE REIT, LLC  
SEPTEMBER 27, 2024

BEFORE ME, the undersigned authority, personally appeared Allison Cannella, as Senior Vice President, General Counsel and Corporate Secretary of **VERTICAL BRIDGE REIT, LLC** (the "**Company**"), who being by me first duly sworn, on oath deposes the following:

RECITALS

WHEREAS, the Company is the Sole Member of VB LPE Parent LLC, a Delaware limited liability company (the "**LPE Parent**");

WHEREAS, LPE Parent is the Sole Member of VB LPE, LLC, a Delaware limited liability company (the "**LPE**");

WHEREAS, LPE is the Sole Member of VB B2, LLC, a Delaware limited liability company (the "**VB B2**");

WHEREAS, VB B2 is the Sole Member of VB BTS II, LLC, a Delaware limited liability company (the "**BTS II**");

WHEREAS, LPE Parent, LPE, VB B2, and BTS II are all disregarded entities of the Company.

WHEREAS, Company is an entity with 5,000 or more individual ownership interests and no real person or entity own more than 5% of the Company.

[Signature appears on the following page]

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MIAMI-DADE COUNTY  
PROCESS NO.: Z22-312  
DATE: NOV 4 2024  
BY: GONGOL

VERTICAL BRIDGE REIT, LLC  
a Delaware limited liability company

By: Allison Cannella  
Name: Allison Cannella  
Title: Senior Vice President, General  
Counsel and Corporate Secretary

STATE OF Florida  
COUNTY OF PAIM BEACH

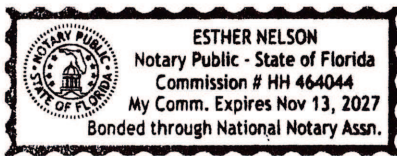
The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 14<sup>th</sup> day of October ~~September~~, 2024, by Allison Cannella, as Senior Vice  
President, General Counsel and Corporate Secretary of Vertical Bridge REIT, LLC, a Delaware  
limited liability company, on behalf of the company,  who is personally known to me or   
produced \_\_\_\_\_ as identification.

Esther Nelson  
Notary Public

Printed Name: Esther Nelson

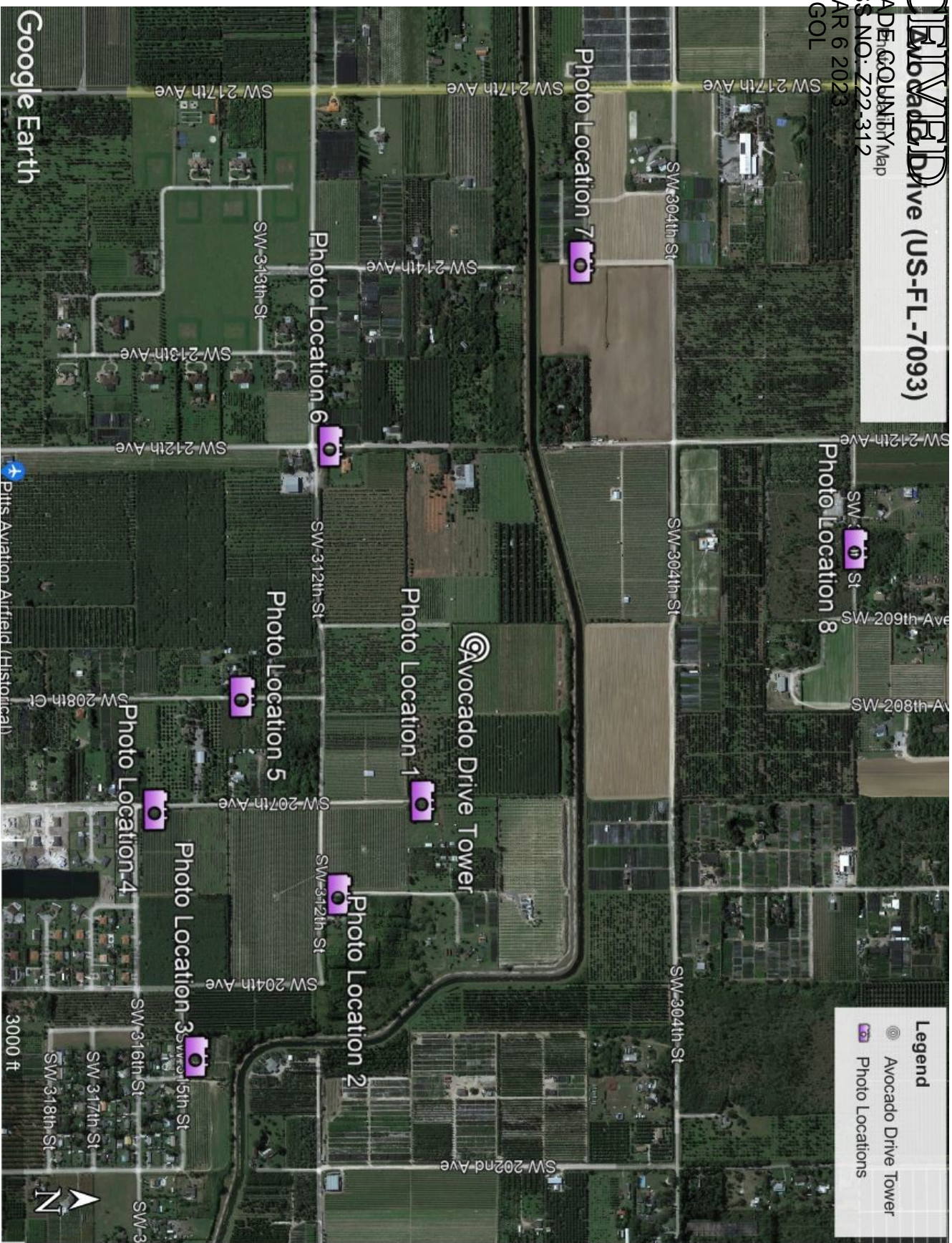
My Commission Expires: 11/13/2027

Commission # HH404044



# RECORDER'S MAP Avocado Drive (US-FL-7093)

MIAMI-DADE COUNTY Map  
PROCESS NO. 222-312  
DATE: MAR 6 2023  
BY: GONGOL



## Photo Locations

Avocado Drive (US-FL-7093)  
SW 207th Ave  
Homestead, FL 33030



TOWER  
ENGINEERING  
PROFESSIONALS

# PROJECT VIEW D

MIAMI-DADE COUNTY  
PROCESS NO: Z22-312  
DATE: MAR 6 2023  
BY: GONGOL



**Monopole Tower Simulation**  
**155-ft AGL Overall**  
**Photo #1 - approx. 1,300' ESE of site**

**Avocado Drive (US-FL-7093)**  
**SW 207th Ave**  
**Homestead, FL 33030**

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-312  
DATE: MAR 6 2023  
BY: GONGOL



**verticalbridge**

## Monopole Tower Simulation

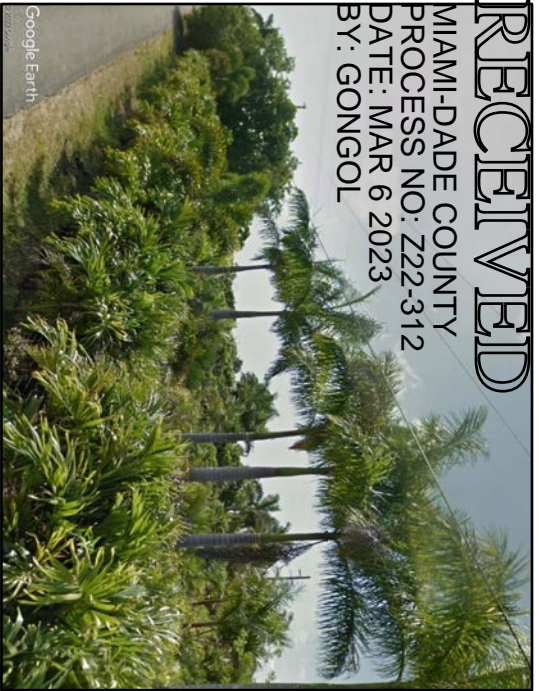
155-ft AGL Overall

Photo #2 - approx. 2,233' SE of site

Avocado Drive (US-FL-7093)  
SW 207th Ave  
Homestead, FL 33030

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-312  
DATE: MAR 6 2023  
BY: GONGOL



Google Earth  
2/27/2023



verticalbridge

## Monopole Tower Simulation

155-ft AGL Overall

Photo #3 - approx. 3,747' SE of site

Avocado Drive (US-FL-7093)  
SW 207th Ave  
Homestead, FL 33030

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PROCESS NO: Z22-312  
DATE: MAR 6 2023  
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## Monopole Tower Simulation

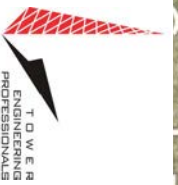
155-ft AGL Overall

Photo #4 - approx. 2,788' SSE of site

Avocado Drive (US-FL-7093)  
SW 207th Ave  
Homestead, FL 33030

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**verticalbridge**

## Monopole Tower Simulation

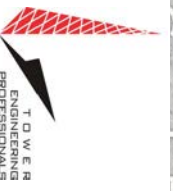
155-ft AGL Overall

Photo #5 - approx. 1,903' SSE of site

Avocado Drive (US-FL-7093)  
SW 207th Ave  
Homestead, FL 33030

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**verticalbridge**  
TOWER  
ENGINEERING  
PROFESSIONALS

## Monopole Tower Simulation

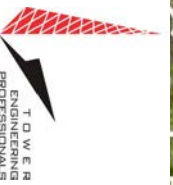
155-ft AGL Overall

Photo #6 - approx. 1,913' SW of site

Avocado Drive (US-FL-7093)  
SW 207th Ave  
Homestead, FL 33030

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**verticalbridge**

## Monopole Tower Simulation

155-ft AGL Overall

Photo #7 - approx. 2,971' WNW of site

Avocado Drive (US-FL-7093)  
SW 207th Ave  
Homestead, FL 33030

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## Monopole Tower Simulation

155-ft AGL Overall

Photo #8 - approx. 2,915' NNW of site

Avocado Drive (US-FL-7093)  
SW 207th Ave  
Homestead, FL 33030



TOWER  
ENGINEERING  
PROFESSIONALS

**6MD3267A**

Avocado Drive

6MD3267 / US-FL-7093

Wireless Telecommunication Facility

**Radio Frequency (RF) Engineering Report**

Last Updated	06/03/22
Revision Number	V1.1

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### I - Search Ring Area

**Statement of Need**

To comply with FCC guidelines as defined in the Code of Federal Regulations Title 47, T-Mobile is deploying 5G services nationwide.

In order to utilize the full suite of 5G services, equipment specifications for these technologies requires the installation of radio transceivers or “radios”, in close proximity to the antennas.

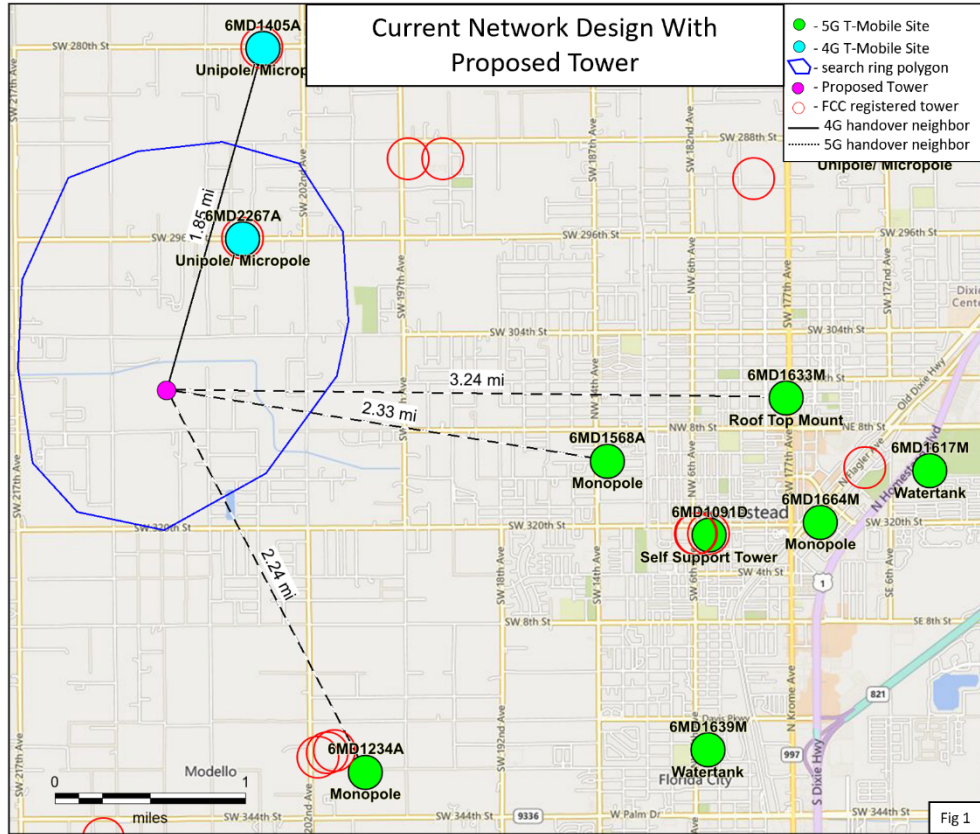
- the transmit/receive components are physically part of the antenna for some 5G antennas
- 5G antennas and transceivers will not physically fit in most enclosed unipole and flagpole towers at elevation.
- 5G equipment is susceptible to overheating in enclosed unipole and flagpole towers that do not have active or passive cooling

Currently, 4G service is provided to residential and agricultural areas in parts of Homestead by a tower with T-Mobile antennas at forty-seven feet elevation. This tower, located at 20437 SW 296TH St is a fifty foot unipole/micropole design with canisters that enclose the antennas. The design of the enclosures is not compatible with deployment of most advanced 4G services and no 5G services. The diameter is not sufficient to house the antennas and radios and there is no active or passive cooling. This precludes the deployment of most 4G and all 5G equipment due to space and operational constraints.

In figure 1, the T-Mobile facilities currently providing service in this area are shown. There are no existing structures of sufficient height or that can be upgraded to meet the network 5G requirements within the search ring radius. Based on the distances between the current 5G compatible facilities there is a network deficiency as shown in figure 2.

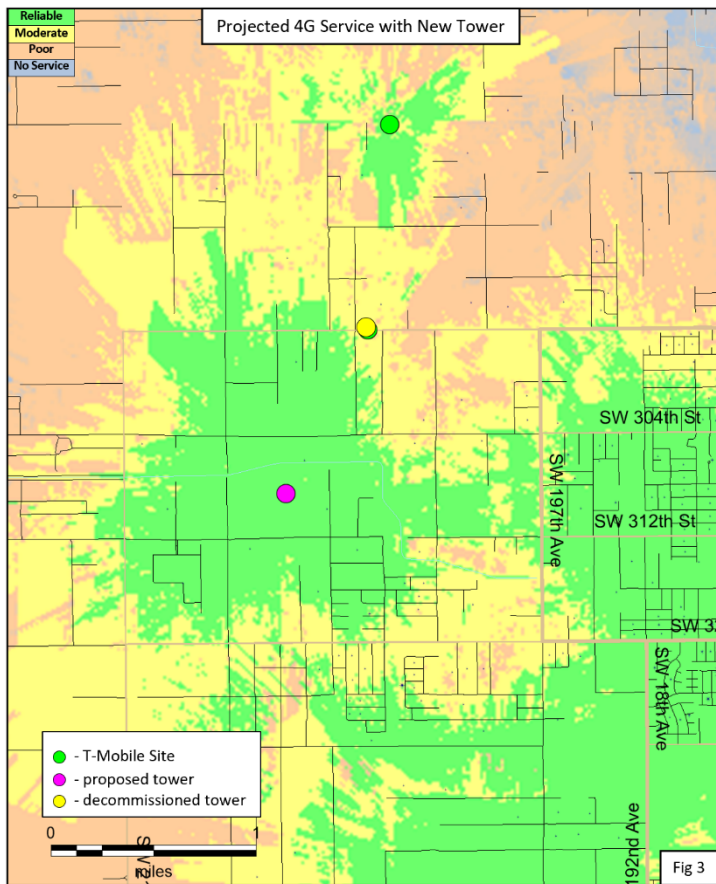
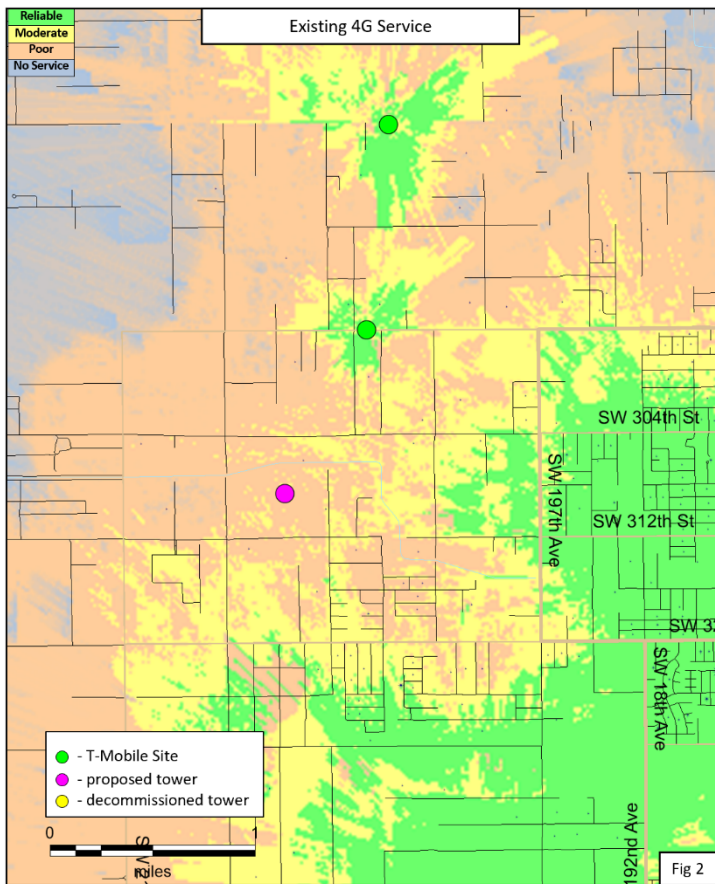
In addition, there is planning to replace another unipole/micropole to the north of the proposed facility. Located at 20304 SW 280 Street this structure has the same limitations as the unipole/micropole that is the focus of this report. Although the details for this network expansion is outside the scope of this report results are included in section II.

Handover matrix for neighboring sites is shown in table 1. The magenta line item represents the new tower and the yellow line item represents the network upgrade site used for the propagation maps in section II.



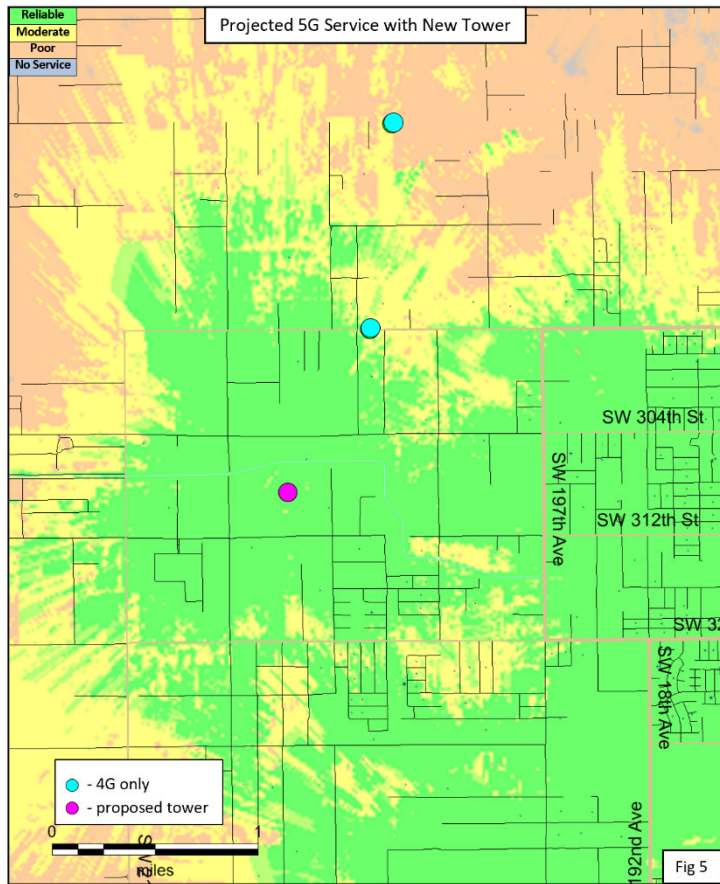
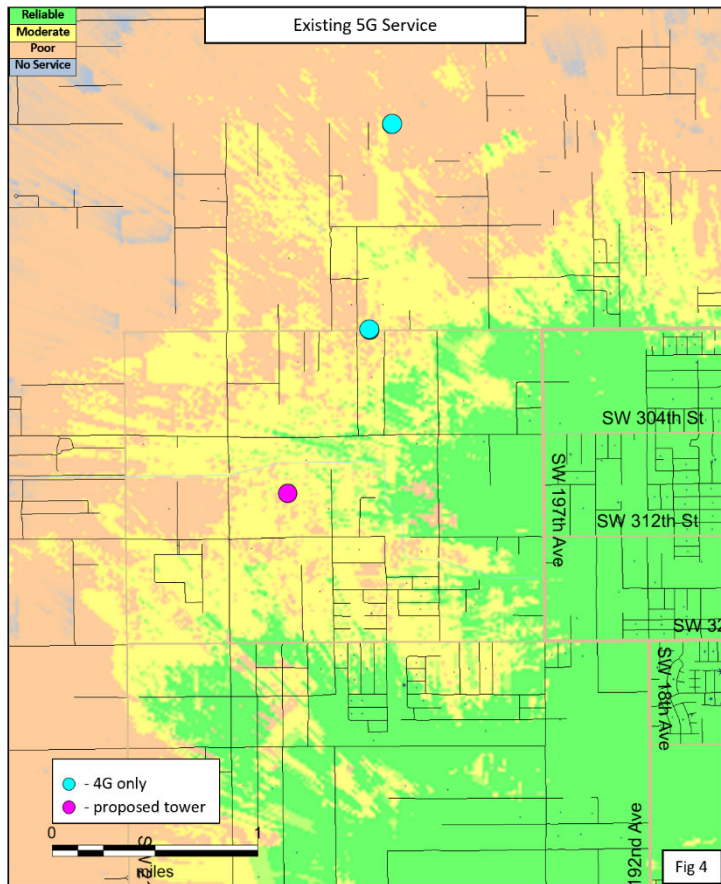
TMO ID	Name	Class	Address	City	Antenna Elevation (ft)	Structure Height (ft)	Distance (mi)
6MD1234A	Sprint Florida City	Monopole	34010 SW 197TH AV	Homestead	140	153	2.2
6MD1568A	Eco-site FL-0090 6th Street	Monopole	1211 NW 6th St	Homestead	141	145	2.3
6MD1633M	Krome Center	Roof Top Mount	950 N. Krome Avenue	Homestead	64	70	3.2
6MD2267A	(147) ROW - SW 296 St.	Unipole/ Micropole	20437 SW 296TH St	Homestead	48	50	NA
6MD1405A	1- (60) ROW- Mandrake 1	Unipole/ Micropole	20304 SW 280 Street	Miami	65	50	1.9
6MD3267A	Avocado Drive	Monopole	Agricultural parcel to the west of 30955 SW 207th Ave	Homestead	145	150	NA
6MD2405A	Brooks Tropical	Monopole	SW 280th St.	Homestead	145	150	1.9

### 4G Coverage Predictions



The current 4G signal levels in this part of the network are inadequate due to the low elevation of the unipole towers that serve the area. In figure 2, areas west of SW 197th Ave and north of SW 320th St show poor service. By decommissioning the existing unipole tower and adding a new tower with the capacity to deploy 4G and 5G equipment, these poor signal levels will be mitigated. (figure 3)

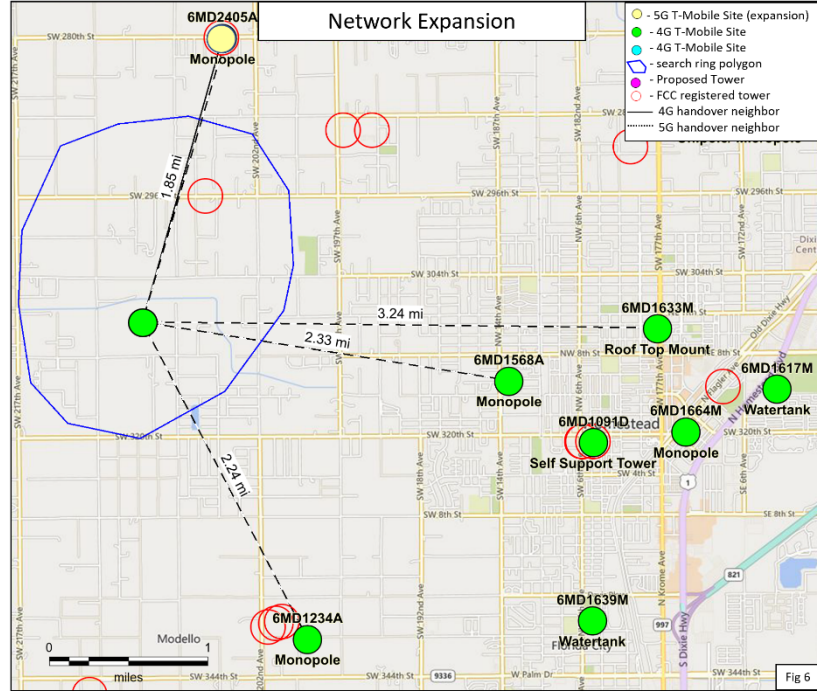
### 5G Coverage Predictions



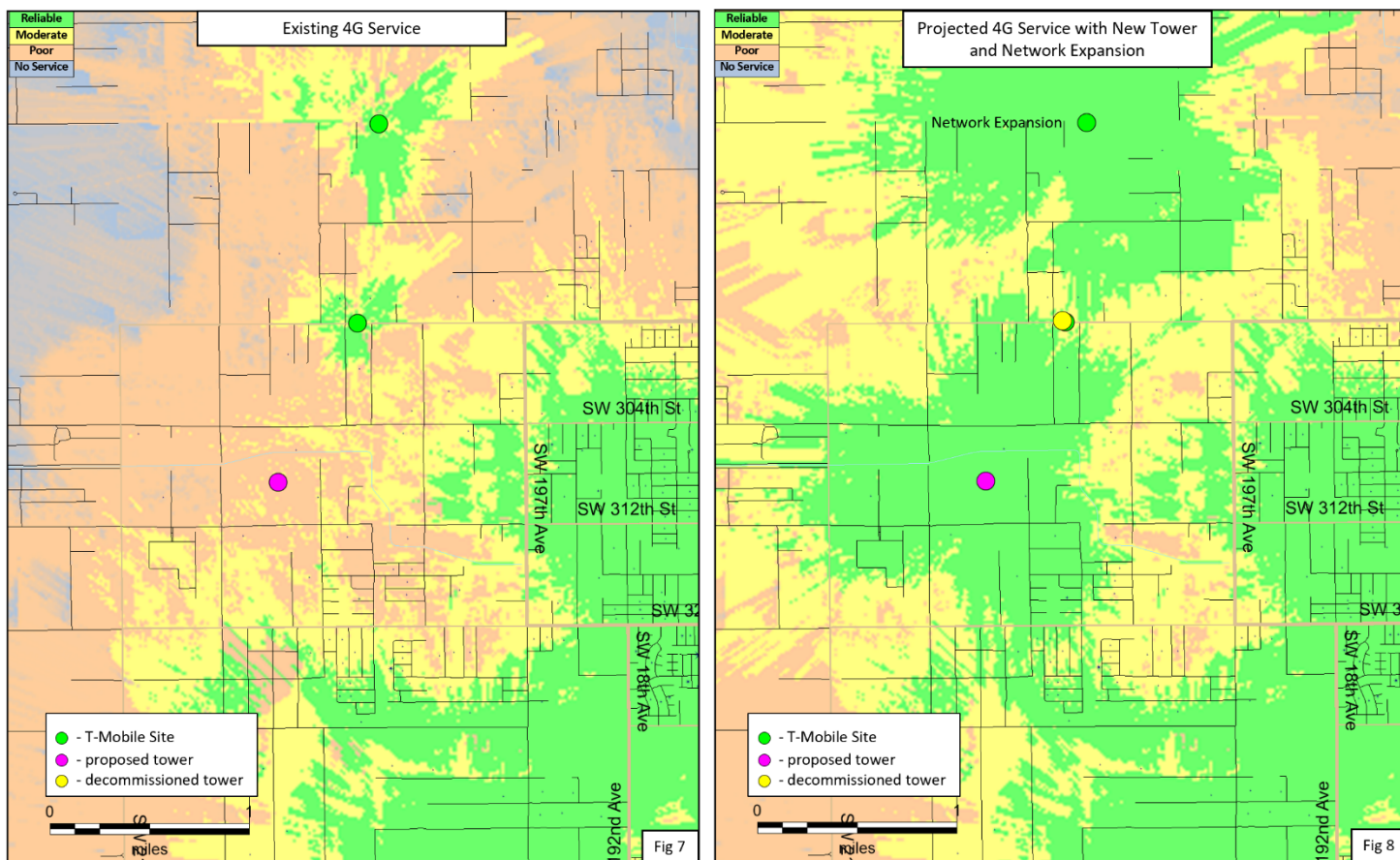
The current 5G signal levels in this part of the network are inadequate due to the inability of the unipole towers that serve the area to support 5G equipment. In figure 4, areas west of SW 202nd Ave and north of SW 320th St show poor service. By adding a new tower with the capacity to deploy 5G equipment, most of the poor signal levels will be mitigated. (figure 5)

## II - Search Ring Area – Network Expansion

The facility located north of the proposed tower, located at 20304 SW 280 Street is the same type of structure and has the same limitations as the unipole/micropole that is the focus of this report. Although the details for this network expansion is outside the scope of this report, results are included. In this propagation analysis, the unipole/micropole has been replaced with a tower that can deploy 4G and 5G equipment.

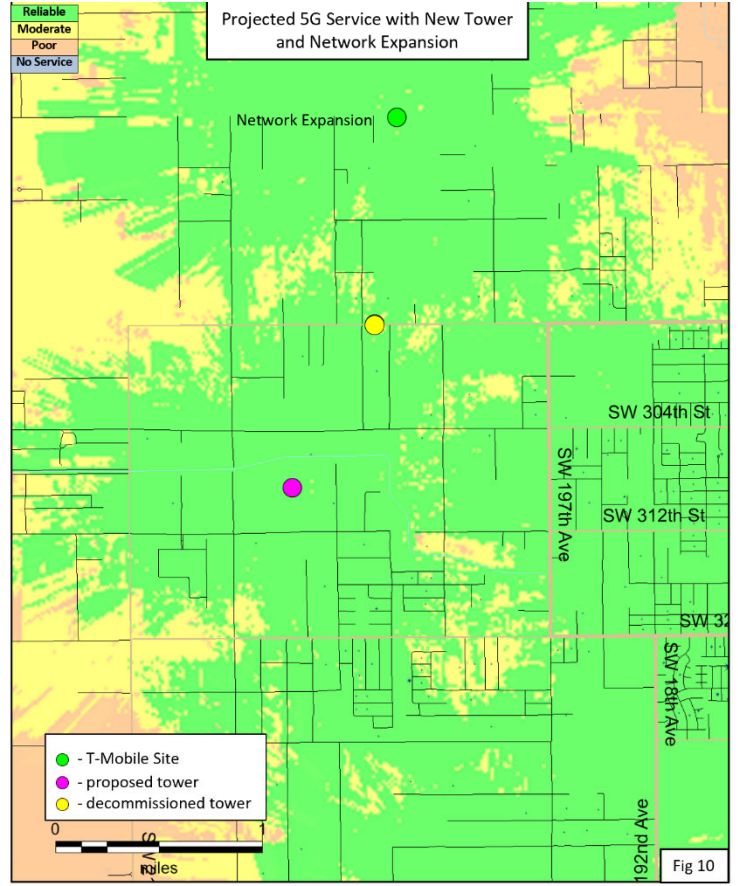
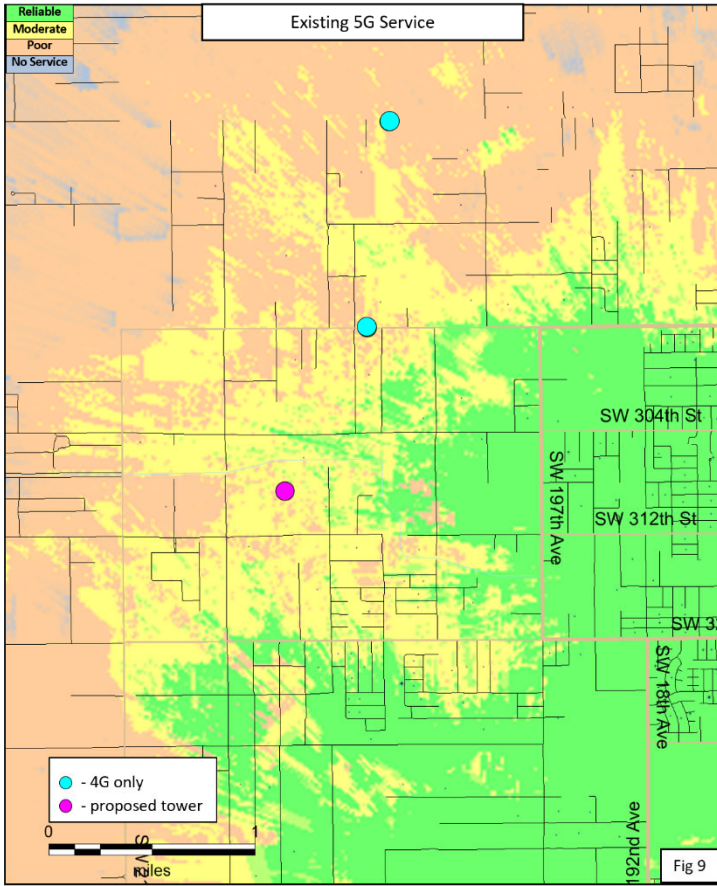


4G Coverage Predictions - Network Expansion



The current 4G signal levels in this part of the network are inadequate due to the low elevation of the unipole towers that serve the area. In figure 7, areas west of SW 197th Ave and north of SW 320th St show poor service. By decommissioning the existing unipole tower and adding a new towers with the capacity to deploy 4G and 5G equipment, these poor signal levels will be mitigated for a much larger area. (figure 8)

5G Coverage Predictions - Network Expansion



The current 5G signal levels in this part of the network are inadequate due to the inability of the unipole towers that serve the area to support 5G equipment. In figure 9, areas west of SW 202nd Ave and north of SW 320th St show poor service. By adding a new towers with the capacity to deploy 5G equipment, most of the poor signal levels will be mitigated over a much larger area. (figure 10)

**III - Certification Statement of Non-interference**

This letter provides information about the proposed T-Mobile transceiving equipment on an addition to an existing facility in Homestead and its potential interference with communication facilities located nearby; as well as the FCC rules governing the human exposure to radio frequency energy (OET 65 guidelines). T-Mobile shall comply with all FCC rules regarding interference to other radio services and T-Mobile shall comply with all FCC rules regarding human exposure to radio frequency energy. The proposed monopole tower, and reception and transmission functions will not interfere with the visual and customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by surrounding properties.

The Federal Communication Commission (FCC) has allocated these frequencies exclusively for use by cellular service providers. Each cellular service provider is assigned specific frequencies (channels) on which to transmit and receive radio signals.

Cellular transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise and other technical parameters. Cellular licensees like T-Mobile owns are required to use type-accepted equipment. The assignment of frequencies and FCC rules keep cellular radio signals from interfering with or being interfered with by other radio transmissions and provide guidelines outlining the limits for permissible human RF exposure. In the event of a complaint of interference or other concerns about cellular antenna facilities, the FCC has a resolution process to determine the source of interference and whether a facility is in compliance with FCC rules.

In the event of interference or other known issues with the transmission facility contact with the T-Mobile Network Operations Center (NOC) can be established 24 hours a day, 7 days a week 365/366 days per year at the following numbers: (877) 611-5868 (DAY), (877) 611-5868 (NIGHT)

Name Patrick Keane

Title T-Mobile Sr Engineer, Radio Frequency



Signature \_\_\_\_\_

## IV – Antenna Specifications

## FFVV-65C-R3-V1

8-port sector antenna, 4x 617-894 and 4x 1695–2690 MHz, 65° HPBW,  
3x RET



## General Specifications

<b>Antenna Type</b>	Sector
<b>Band</b>	Multiband
<b>Color</b>	Light gray
<b>Grounding Type</b>	RF connector inner conductor and body grounded to reflector and mounting bracket
<b>Performance Note</b>	Outdoor usage
<b>Radome Material</b>	Fiberglass, UV resistant
<b>Radiator Material</b>	Low loss circuit board
<b>Reflector Material</b>	Aluminum
<b>RF Connector Interface</b>	4.3-10 Female
<b>RF Connector Location</b>	Bottom
<b>RF Connector Quantity, high band</b>	4
<b>RF Connector Quantity, low band</b>	4
<b>RF Connector Quantity, total</b>	8

## Remote Electrical Tilt (RET) Information

<b>RET Interface</b>	8-pin DIN Female   8-pin DIN Male
<b>RET Interface, quantity</b>	1 female   1 male
<b>Input Voltage</b>	10–30 Vdc
<b>Internal RET</b>	High band (2)   Low band (1)
<b>Power Consumption, idle state, maximum</b>	1 W
<b>Power Consumption, normal conditions, maximum</b>	10 W
<b>Protocol</b>	3GPP/AISG 2.0 (Single RET)

# FFVV-65C-R3-V1

## Dimensions

<b>Width</b>	640 mm   25.197 in
<b>Depth</b>	235 mm   9.252 in
<b>Length</b>	2437 mm   95.945 in
<b>Net Weight, without mounting kit</b>	56.5 kg   124.561 lb

## Array Layout



Left Right  
Bottom

Array	Freq (MHz)	Conns	RET (SRET)	AISG RET UID
R1	617-894	1-2	1	ANxxxxxxxxxxxxxxxxx1
R2	617-894	3-4		
Y1	1695-2690	5-6	2	ANxxxxxxxxxxxxxxxxx2
Y2	1695-2690	7-8	3	ANxxxxxxxxxxxxxxxxx3

(Sizes of colored boxes are not true depictions of array sizes)

## Port Configuration

# FFVW-65C-R3-V1



## Electrical Specifications

<b>Impedance</b>	50 ohm
<b>Operating Frequency Band</b>	1695 – 2690 MHz   617 – 894 MHz
<b>Polarization</b>	±45°
<b>Total Input Power, maximum</b>	900 W @ 50 °C

## Electrical Specifications

Frequency Band, MHz	617–698	698–894	1695–1880	1850–1990	1920–2200	2300–2500	2500–2690
<b>Gain, dBi</b>	16	16.3	17.6	18	18.6	18.5	18.6
<b>Beamwidth, Horizontal, degrees</b>	65	63	68	65	61	57	61
<b>Beamwidth, Vertical, degrees</b>	10.2	8.5	5.6	5.4	5.1	4.4	4.1
<b>Beam Tilt, degrees</b>	2–13	2–13	2–12	2–12	2–12	2–12	2–12
<b>USLS (First Lobe), dB</b>	17	19	19	20	22	19	18
<b>Front-to-Back Ratio at 180°, dB</b>	30	33	34	38	36	31	32
<b>Isolation, Cross Polarization, dB</b>	25	25	25	25	25	25	25
<b>Isolation, Inter-band, dB</b>	28	28	28	28	28	28	28
<b>VSWR   Return loss, dB</b>	1.5   14.0	1.5   14.0	1.5   14.0	1.5   14.0	1.5   14.0	1.5   14.0	1.5   14.0



# FFVV-65C-R3-V1

<b>PIM, 3rd Order, 2 x 20 W, dBc</b>	-150	-153	-153	-153	-153	-153	-153
<b>Input Power per Port at 50°C, maximum, watts</b>	250	250	200	200	200	200	200

## Electrical Specifications, BASTA

Frequency Band, MHz	617–698	698–894	1695–1880	1850–1990	1920–2200	2300–2500	2500–2690
<b>Gain by all Beam Tilts, average, dBi</b>	15.5	15.8	17.3	17.7	18.2	18.2	18.2
<b>Gain by all Beam Tilts Tolerance, dB</b>	±0.5	±0.6	±0.3	±0.4	±0.6	±0.4	±0.5
<b>Gain by Beam Tilt, average, dBi</b>	2°   15.4 7°   15.7 13°   15.6	2°   15.7 7°   16.0 13°   15.6	2°   17.2 7°   17.4 12°   17.3	2°   17.7 7°   17.8 12°   17.6	2°   18.0 7°   18.3 12°   18.2	2°   18.1 7°   18.5 12°   18.1	2°   18.1 7°   18.5 12°   18.0
<b>Beamwidth, Horizontal Tolerance, degrees</b>	±4.0	±5.9	±3.1	±3.9	±7	±7	±7.2
<b>Beamwidth, Vertical Tolerance, degrees</b>	±0.6	±1.1	±0.3	±0.4	±0.4	±0.3	±0.3
<b>USLS, beampeak to 20° above beampeak, dB</b>	16	12	14	16	17	15	14
<b>Front-to-Back Total Power at 180° ± 30°, dB</b>	22	22	28	30	27	26	27
<b>CPR at Boresight, dB</b>	15	15	20	22	19	16	23
<b>CPR at Sector, dB</b>	7	7	6	6	5	6	9

## Mechanical Specifications

<b>Effective Projective Area (EPA), frontal</b>	0.99 m <sup>2</sup>   10.656 ft <sup>2</sup>
<b>Effective Projective Area (EPA), lateral</b>	0.33 m <sup>2</sup>   3.552 ft <sup>2</sup>
<b>Wind Loading @ Velocity, frontal</b>	1,055.0 N @ 150 km/h (237.2 lbf @ 150 km/h)
<b>Wind Loading @ Velocity, lateral</b>	355.0 N @ 150 km/h (79.8 lbf @ 150 km/h)
<b>Wind Loading @ Velocity, maximum</b>	1,433.0 N @ 150 km/h (322.2 lbf @ 150 km/h)
<b>Wind Loading @ Velocity, rear</b>	1,086.0 N @ 150 km/h (244.1 lbf @ 150 km/h)
<b>Wind Speed, maximum</b>	241 km/h   149.75 mph

## Packaging and Weights

<b>Width, packed</b>	752 mm   29.606 in
<b>Depth, packed</b>	380 mm   14.961 in
<b>Length, packed</b>	2590 mm   101.969 in
<b>Weight, gross</b>	83.2 kg   183.424 lb