

FINAL AGENDA

1-27-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 2
HIGHLAND OAKS PARK
20300 NE 24 Avenue, Miami
Wednesday, February 22, 2012 at 7:00 p.m.

PREVIOUSLY DEFERRED

A. 10-5-CZ2-1 T-MOBILE SOUTH LLC AND FLORIDA
POWER AND LIGHT 09-43 31-51-42



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, FEBRUARY 22, 2012

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

**A. T-MOBILE SOUTH LLC AND (10-5-CZ2-1/09-043)
FLORIDA POWER AND LIGHT**

**31-51-42
Area 2/District 1**

- (1) UNUSUAL USE to permit a 100' high wireless supported service facility (cellular tower) and ancillary equipment.
- (2) MODIFICATION of Condition #2 of Resolution No. 3-ZAB-35-67, passed and adopted by Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ives Substation Plot Plan,' dated November 3, 1966, and approved by H.V. Street, Chief Engineer."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'FPL Ives Substation,' as prepared by Mactec Engineering & Consulting, Inc., consisting of 3 sheets and dated stamped received 3/17/09."

The purpose of Request #2 is to permit the applicant to submit a revised site plan showing a Wireless Supported Service Facility located in a previously approved FPL Substation.

- (3) NON-USE-VARIANCE to permit an 8' high chain link fence (6' permitted) with 3 strands of barbed wire.
- (4) NON-USE-VARIANCE to permit the Wireless Supported Service Facility setback 40' (111.11' required) from the interior side (north) property line and setback 67' (111.11' required) from the front (east) property line.

The aforementioned plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs. Plans may be modified at public hearing.

LOCATION: Lying west of N.E. 10 Avenue and north of N.E. 208 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.97 Acres

Department of Permitting, Environment and
Regulatory Affairs

Recommendation:

Approval with conditions of requests #1, #2 and #4 and the withdrawal or denial without prejudice of request #3.

Protests: 51

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from: 1/25/2012

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Permitting, Environment and Regulatory Affairs (PERA) within 14 days after PERA 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. (PERA's posting will be made on a bulletin board located in the office of PERA.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**A. T-MOBILE SOUTH LLC AND
FLORIDA POWER AND LIGHT
(Applicant)**

**10-5-CZ2-1 (09-043)
Area 2/District 01
Hearing Date: 02/22/12**

Property Owner (if different from applicant) **FLORIDA POWER AND LIGHT.**

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

If so, who are the interested parties? T-MOBILE

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1967	Florida Power and Light Company	- Unusual Use (Electric Substation) P.U.P. conditions.	C03	Approved w/conds.

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

**MIAMI-DADE COUNTY PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS
DEPARTMENT
RECOMMENDATION TO COMMUNITY COUNCIL No. 2**

APPLICANTS: T-Mobile South, LLC & FPL

PH: Z09-043 (10-5-CZ2-1)

SECTION: 31-51-42

DATE: February 22, 2012

COMMISSION DISTRICT: 1

ITEM NO.: A

A. INTRODUCTION

o **SUMMARY OF REQUESTS:**

The requests will allow the applicants to erect a 100' high wireless facility in the form of a hybrid monopole tower, to modify a previously approved plan in order to include the aforementioned 100' high tower and to permit the proposed 100' high hybrid monopole tower setback less than required from the north and east property lines. Additionally, the applicants seek to permit an 8' high barbed wire fence where it is not permitted by the Zoning Code.

o **REQUESTS:**

(1) UNUSUAL USE to permit a 100' high wireless supported service facility (cellular tower) and ancillary equipment.

(2) MODIFICATION of Condition #2 of Resolution #3ZAB-35-67 passed and adopted by Zoning Appeals Board #3 and reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ives Substation Plot Plan,' dated November 3, 1966, and approved by H.V. Street, Chief Engineer."

TO: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'FPL Ives Substation,' as prepared by Mactec Engineering & Consulting, Inc., consisting of 3 sheets and dated stamped received 3/17/09."

The purpose of Request #2 is to permit the applicants to submit a revised site plan showing a Wireless Supported Service Facility located in a previously approved FPL Substation.

(3) SPECIAL EXCEPTION to permit an 8' high chain link fence (6' permitted) with 3 strands of barbeded wire (barbeded wire not permitted).

(4) NON-USE VARIANCE to permit the Wireless Supported Service Facility setback 40' from the interior side (north) property line and setback 67' from the front (east) property line (111.11' required for both).

The aforementioned plans are on file and may be examined in Permitting, Environment and Regulatory Affairs Department or its successor Department. Plans may be modified at public hearing.

- o **LOCATION:** Lying west of NE 10 Avenue and north of theoretical NE 208 Street, Miami-Dade County, Florida.
- o **SIZE:** 1.97 Acres

B. ZONING HEARINGS HISTORY:

In 1967, pursuant to Resolution #3-ZAB-35-67 the Zoning Appeals Board (ZAB) granted the approval for an electric substation on the subject property.

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

1. *The Adopted 2015 and 2025 Land Use Plan currently designates the subject property as being within the Urban Development Boundary for **Parks and Recreation** use. The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvement Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential development or other is otherwise subject to a restrictive covenant accepted by a public entity.*
2. *Neighborhood or community-serving institutional uses, **cell towers** and **utilities** including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use*

patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

- 3. Policy LU-4A.** *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.*

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-4L; FPL substation

Parks and Recreation

Surrounding Properties:

NORTH: GU; vacant land

Parks and Recreation

SOUTH: RU-4L; single family residences

Low Medium Density Residential, 6-13
dua

WEST: RU-1; single family residences

Parks and Recreation

EAST: GU; FPL easement

Parks and Recreation

The subject site is located lying west of NE 10 Avenue and north of theoretical NE 208 Street. Single family residences, townhouses, an abandoned golf course and an FPL easement surround the subject property.

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. *The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, 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 exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*

Section 33-311(A)(7) Generalized Modification Standards. *The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.*

Section 33-311(A)(4)(b) Non-Use Variances from other than Airport Regulations. *Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

Section 33-311(3)(a) Special exceptions (for all applications other than public charter schools), unusual and new uses. *Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, 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 exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.*

(a) *Hear application for and grant or deny unusual uses for Wireless Supported Service Facilities, which by the regulations are only permitted upon approval after public hearing; provided the applied for use, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by*

private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, provided that:

- i. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:
 - a. signal interference problems; or*
 - 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**
 - 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:
 - a. the purpose for the proposed Wireless Supported Service Facility; and*
 - b. the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility:
 - i. site name or other reference;*
 - ii. facility latitude and longitude;*
 - iii. site elevation;*
 - iv. for each antenna at each of the included facilities:
 - 1. height of antenna radiation center;*
 - 2. antenna type and manufacturer;*
 - 3. maximum effective radiated output power, including the maximum total power radiated from all channels;*
 - 4. azimuth of main antenna lobe; and*
 - 5. beam tilt and null-fill of each antenna.****
- (c). 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.*
- (d). 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*
- (e). identification of any equipment that differs from industry standards.*
- iii. 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.*

F. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

Environmental Division (PERA)	No objection
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
Aviation	No objection

G. PLANNING AND ZONING ANALYSIS:

This item was deferred from the January 25, 2012, meeting of Community Zoning Appeals Board (CZAB) 2, to allow the opponents of the application to submit the required expert witness documentation. The item was previously deferred by this Board from the November 15, 2011, meeting of Community Zoning Appeals Board (CZAB) 2, to allow the applicant to submit revised landscape plans, from the March 23, 2011, meeting to allow the applicants to meet with AT&T for the relocation of the proposed tower on AT&T property and was deferred on other occasions prior to this due to an advertising error, or a lack of quorum from May 4, 2010.

The applicant has submitted revised plans which are within the scope of the advertisement. Said plans indicate additional landscaping installed adjacent to the FPL substation, in addition to the previously proposed landscaping around the T-Mobile compound. The additional landscaping will be in the form of a continuous hedge, measuring 250' in length, installed at height of 4' and two feet on center. In addition, the applicants have proposed a continuous row of trees planted at 12' in height, along the rear (west) property line of the FPL substation. Additionally, the revised plans indicate that the proposed hybrid monopole tower will be designed in such a way that prongs can be installed during emergencies which will facilitate the rerouting of wires from the substation to the other poles in the vicinity. The revised plans also indicate the removal of the barbed wire strands from the 8' high fence which is the subject of request #3. Further, the applicants have indicated their intent to lower the fence to a height of 6' which is allowed by the RU-4L zoning regulations. Therefore, staff recommends approval of the request to withdraw this request without prejudice, or in the alternative, denial without prejudice of request #3.

The subject 1.97-acre parcel of land is located lying west of NE 10 Avenue and north of theoretical NE 208 Street and is developed with an existing FPL substation surrounded by townhouses, single family residences, vacant land and an FPL easement. As previously mentioned the subject site is designated **Parks and Recreation** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. However, CDMP Land Use Element interpretative text states that *neighborhood or community-serving institutional uses, such as **cell towers** and **utilities** 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.* The proposed tower will be located within an existing FPL substation, which is comprised of multiple H-frame structures and utility poles ranging from approximately 40' to 60' in height. As such, staff opines that approval with conditions of the applicant's request to install a 100' tall cell tower (request #1), as well as to modify previously approved plans for the FPL plant to allow the cell tower (request #2)

setback closer than allowed to property lines (request #3), would be **compatible** with the surrounding predominant residential developments to the east, south and west and would be **consistent** with the CDMP Land Use Element interpretative text.

The Permitting, Environmental and Regulatory Affairs (PERA) Department's, Environmental Management Division has **no objections** to this application. The **Public Works and Waste Management Department** has **no objections** to this application and indicates that this application does not generate any additional daily peak hour vehicle trips. Additionally, the **Aviation Department** has **no objection** to this application and the **Miami-Dade Fire and Rescue Department** has indicated that the estimated average travel time to this location is **4:32** minutes.

When request #1 is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff acknowledges that the Environmental Management Division of PERA, MDRR, the Public Works and Waste Management and Aviation Departments, do not have any objections to this application. Further, staff acknowledges that the approval of the application may improve the cellular coverage in this area.

Additionally, when considering the necessity for and reasonableness of such 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, staff opines that approval of the facility as indicated in the submitted plans is **compatible** with the surrounding area, which is primarily made up of residential developments. Staff notes that the proposed 100' high monopole will be located adjacent to an existing FPL substation, which contains multiple H-frames approximately 40' in height. Additionally, to the east of the existing facility, are numerous utility poles which are approximately 60' in height and to which the transmission lines from the substation are connected. Said transmission lines and the aforementioned poles run easterly for approximately 100' and then northerly into the abutting residential neighborhood. As such, although the proposed hybrid monopole will be 100' in height, staff opines that it will be similar to the utility poles, H-frames and transmission wires in the immediate area. Therefore, in staff's opinion, the proposed pole will not create a new or negative visual impact on the surrounding residential neighborhoods located to the north, east and west.

Staff notes that the applicants have submitted a revised landscape plan that is within the scope of the previous advertisement that indicates additional landscaping in the form of increased shrubbery around the FPL substation and a continuous row of trees along the rear (west) property line. Said plans indicate that in addition to an existing row of trees along the interior side (south) property line the applicant has proposed six, strategically placed Live Oak trees around the proposed communication compound, to be planted at 12' in height, along with a continuous row of hedges. Staff opines that the enhanced landscaping will provide an adequate visual buffer to those residences to the west that will be the most visually impacted by the proposed 100' monopole. The enhanced landscaping will also mitigate the existing negative visual impact of the substation, inclusive of the H-frames and utility poles and transmission lines on the surrounding residences, the closest of which is an apartment building, located approximately 172' northeast of the subject property (See staff photographs attached at appendix A).

Staff also notes that the revised letter of intent and plans indicate that the monopole will also be used by FPL during emergencies to provide a continuous power supply to the surrounding neighborhood that is served by the substation. This will require that only in the

case of an emergency the monopole be equipped with supports that extend from the hybrid monopole to bear the transmission wires. The applicant has informed staff that the use of the supports on the monopole for the re-routing of wires would only be for the duration of the emergency and would be removed once normal transmission of electrical services is resumed. Further, the proposed use of the monopole by FPL would also not require an increase in the height of the pole. Staff therefore recommends as a condition for approval that the use of the supports on the monopole for the re-routing of wires be only on a temporary basis during an emergency. As such, staff is of the opinion that a 100' high monopole tower will be **compatible** with the existing structures in this area and therefore, staff recommends **approval with conditions of request #1**.

The applicants were initially seeking approval under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, to allow a proposed 8' high chain link fence with three (3) strands of barbed wire in this RU-4L, Limited Apartment House District, which, is not permitted (request #3). Staff notes that the applicants' revised plans have indicated the removal of the barbed wire strands from the fence and the applicants have since indicated their intention to lower the height of the fence to a maximum height of 6'. **Staff therefore recommends a withdrawal without prejudice or in the alternative a denial without prejudice of request #3, under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

Staff opines that request #2, which would allow the modification of Resolution #3ZAB-35-67 and request #4, to permit the Wireless Supported Service Facility setback 40' from the interior side (north) property line and setback 67' from the front (east) property line (111.11' required for both), are germane to request #1. When request #2 is analyzed under Section 33-311(A)(7), staff is of the opinion that approval of this request will allow the applicants to submit a new site plan incorporating the proposed 100' monopole tower with a previously approved electric substation. Similarly, when request #4 is analyzed under Section 33-311(A)(4)(b) Non-Use Variances, the applicants are seeking approval to allow said 100' monopole tower to be setback 40' from the interior side (north) property line and 67' from the front (east) property line where 111.11' is required from both property lines. The applicants have submitted additional information to indicate that the proposed tower is designed in a manner that in the event of structural failure the antennae will fail or bend on itself so that it will remain wholly contained within the property. Further, staff notes that the proposed 100' high monopole and the adjacent substation facility which are on the same parcel of land will be adequately buffered from the surrounding residential communities. Notwithstanding the height of the pole that will exceed any other utility structures on the property by approximately 40', staff opines that the additional landscaping mentioned above that is being provided by the applicants will mitigate any negative visual impact of the proposed pole and the existing substation on the surrounding residences. **As such staff recommends approval with conditions of request #2 under Section 33-311(A)(7), Generalized Modification Standards and request # 4 under Section 33-311(A)(4)(b) NUV.**

Staff notes that the applicants submitted documentation that is required by the Code for verification. Further, staff acknowledges that the applicants have made an attempt to place the proposed antenna on an existing AT&T tower at 460 NE 215 Street as evidenced by a letter sent from AT&T to the Sustainability, Planning and Economic Enhancement Department. The AT&T letter states that the AT&T tower would not be structurally sound to support any additional equipment. Staff also acknowledges that the proposed 100' high, hybrid monopole cell tower is within the boundaries of a previously approved electric

substation and that said electric sub-station site contains transformers and electric poles which the applicants feel are compatible with the proposed cell tower.

Because the revised plans indicate that the applicants have increased the amount of landscaping on the site which staff opines will provide a visual buffer that will mitigate any negative visual impact of the proposed 100' high hybrid monopole, staff therefore has revised the recommendation to address these changes.

Based on the aforementioned, staff opines that the existing FP& L facility is **consistent** with the CDMP land Use Element interpretative text and the LUP map. Further, staff opines that the revised plans for the proposed 100' high cell tower disguised as a hybrid monopole as submitted are **compatible** with the surrounding area. **Therefore, staff recommends approval with conditions of request #1 and withdrawal without prejudice or in the alternative, the denial without prejudice of request #3, under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses; approval with conditions of request #2, under Section 33-311(A)(7), Generalized Modification Standards and request # 4 under Section 33-311(A)(4)(b) NUV.**

H. RECOMMENDATION:

Approval with conditions of requests #1, #2 and #4 and the withdrawal or denial without prejudice of request #3.

I. CONDITIONS:

1. That all the conditions of Resolution #3ZAB-35-67 remain in full force and effect except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, 'FPL Ives Substation,' as prepared by Caltrop Telecom consisting of 8 sheets and dated stamped received 01/9/12, except as herein amended to show the chain link fence at a maximum height of 6' in height.
3. That the applicant submit to the Permitting, Environment and Regulatory Affairs Department or its successor Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the applicants obtain a Certificate of Use for the wireless supported service facility from the Permitting, Environment and Regulatory Affairs Department or its successor Department upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the use be established and maintained in accordance with the approved plan.
6. That the chain link fence be reduced to 6' in height.
7. That the monopole be designed and maintained to allow co-location of other telecommunication service operators.

8. That the use of the hybrid monopole for the re-routing of FPL transmission lines be restricted to emergency periods only.
9. That the hybrid monopole comply with all FAA and FCC lighting requirements.

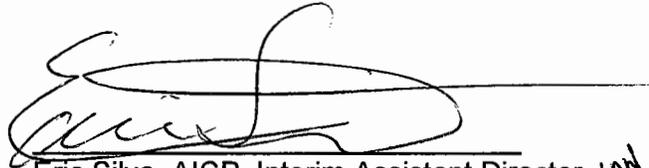
DATE INSPECTED: 04/03/09

DATE TYPED: 03/26/10

DATE REVISED: 03/30/10, 04/14/10, 04/23/10, 05/05/10, 06/03/10, 09/02/10, 10/21/10, 12/20/10, 02/23/11, 11/01/11, 01/05/12, 01/18/12, 01/25/12

DATE FINALIZED: 01/25/12

ES:MW:GR:NN:AN:CH



Eric Silva, AICP, Interim Assistant Director
Zoning and Community Design
Miami-Dade County
Sustainability, Planning and Economic
Enhancement Department
Permitting, Environment and Regulatory Affairs
Department or its successor Department

*NDW
GMR*

See attached appendix A.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

B

APPLICANT'S NAME: T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT

REPRESENTATIVE: Perry Adair

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-5-CZ2-1 (09-043)	January 25, 2012	CZAB2 11

REC: Approval with conditions of requests #1, #2 and #4 and the withdrawal or denial without prejudice of request #3.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>February 22, 2012</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER: Application was deferred by the Board in order for the objectors' attorney to revise		
the expert testimony letter by adding more information on what his expert witness		
will present to the Board.		

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	S	Kenneth FRIEDMAN	X		
COUNCILMAN		Scott R. Jay	X		
COUNCIL WOMAN	M	Adrienne F. PROMOFF	X		
COUNCILMAN		Howard ROSS	X		
VICE CHAIR WOMAN		Dawn UFFNER	X		
CHAIRWOMAN		Peggy A. STROKER	X		
VOTE:			6	0	

PLEASE NOTE THAT THE VOTE WAS TAKEN BEFORE THE ELECTION OF OFFICERS (CHANGE OF CHAIR AND VICE CHAIR).

EXHIBITS: YES NO

COUNTY ATTORNEY: CRAIG COLLER

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

A

APPLICANT'S NAME: **T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT**

REPRESENTATIVE: Perry Adair

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-5-CZ2-1 (09-043)	November 15, 2011	CZAB2 11

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: January 25, 2011 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS

OTHER: Deferral at applicant's request to submit a landscaping plan to staff.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	M	Kenneth FRIEDMAN	X		
COUNCILMAN		Scott R. Jay	X		
COUNCIL WOMAN		Adrienne F. PROMOFF			X
COUNCILMAN	S	Howard ROSS	X		
VICE CHAIR WOMAN		Dawn UFFNER		X	
CHAIRWOMAN		Peggy A. STROKER		X	
VOTE:			3	2	

EXHIBITS: YES NO

COUNTY ATTORNEY: CRAIG COLLER

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

A

APPLICANT'S NAME: **T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT**

REPRESENTATIVE: Carlos Gimenez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-5-CZ2-1 (09-043)	March 23, 2011	CZAB2 11

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input checked="" type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: _____ <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	Deferral at applicant's expense to find a location for the tower and/or study the prospect of placing an antenna on the roof. Re-advertisement at applicant's expense.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Lonna COHEN	X		
COUNCILMAN		Kenneth FRIEDMAN	X		
COUNCIL WOMAN	S	Adrienne F. PROMOFF	X		
VICE CHAIR WOMAN		Dawn UFFNER	X		
CHAIRWOMAN		Peggy A. STROKER	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **CRAIG COLLER**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

A

APPLICANT'S NAME: **T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT**

REPRESENTATIVE: Carlos Gimenez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-5-CZ2-1 (09-043)	January 26, 2011	CZAB2 11

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>March 23, 2011</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	At applicant's request in order to wait to receive a final answer from AT&T as to a potential co-location opportunity within the vicinity of the subject site.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Lonna COHEN	X		
COUNCILMAN	S	Kenneth FRIEDMAN	X		
COUNCIL WOMAN		Adrienne F. PROMOFF	X		
VICE CHAIR WOMAN		Dawn UFFNER	X		
CHAIRWOMAN	M	Peggy A. STROKER	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **JOHN MCINNIS**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

APPLICANT'S NAME: **T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT**



REPRESENTATIVE: Perry Adair

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-5-CZ2-1 (09-43)	November 3, 2010	CZAB2 10

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: January 26, 2011 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: Deferral at the request of the applicant to contact AT&T for tower relocation to
 another site.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Kenneth FRIEDMAN	X		
COUNCIL WOMAN	S	Adrienne F. PROMOFF	X		
VICE CHAIR WOMAN	M	Peggy A. STROKER	X		
COUNCIL WOMAN		Dawn UFFNER	X		
CHAIRWOMAN		Lonna COHEN	X		
VOTE:			4	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **CRAIG COLLER**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

A

APPLICANT'S NAME: T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT

REPRESENTATIVE: Carlos Gimmenz

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-5-CZ2-1 (09-043)	October 6, 2010	CZAB2 10

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Nov 3, 2010</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	Deferred due to a tied vote.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	M	Kenneth FRIEDMAN	X		
COUNCIL WOMAN		Adrienne F. PROMOFF			X
VICE CHAIR WOMAN		Peggy A. STROKER		X	
COUNCIL WOMAN	S	Dawn UFFNER	X		
CHAIRWOMAN		Lonna COHEN		X	
VOTE:			2	2	

EXHIBITS: YES NO

COUNTY ATTORNEY: CRAIG COLLER

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

A

APPLICANT'S NAME: T-MOBILE SOUTH LLC AND FLORIDA POWER & LIGHT

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-5-CZ2-1 (09-43)	June 1, 2010	CZAB2 10

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>September 1, 2010</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	Deferred at applicant's request to further make corrections to the legal description	
in the advertisement. The re-advertisement will be at applicant's expense.		

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	M	Kenneth FRIEDMAN	X		
COUNCIL WOMAN	S	Caryn MONTAGUE (C.A.)	X		
COUNCIL WOMAN		Adrienne F. PROMOFF	X		
VICE CHAIR WOMAN		Peggy A. STROKER	X		
COUNCIL WOMAN		Dawn UFFNER	X		
CHAIRWOMAN		Lonna COHEN			X
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: CRAIG COLLER

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

#1

APPLICANT'S NAME: T-MOBILE SOUTH LLC AND FLORIDA POWER & LIGHT

REPRESENTATIVE: Carlos Gimenez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-5-CZ2-1 (09-43)	May 4, 2010	CZAB2 10

REC: Denial without prejudice.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: June 1, 2010 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.

WITH CONDITIONS

OTHER: Deferred due to a technical error in the advertising.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	S	Kenneth FRIEDMAN	X		
COUNCIL WOMAN		Caryn MONTAGUE (C.A.)	X		
COUNCIL WOMAN		Adrienne F. PROMOFF			X
VICE CHAIR WOMAN	M	Peggy A. STROKER	X		
COUNCIL WOMAN		Dawn UFFNER	X		
CHAIRWOMAN		Lonna COHEN	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: CRAIG COLLER

20

Memorandum

Date: January 13, 2012
To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs



Subject: C-02 #Z2009000043 – 2nd Revision
T-Mobile South, LLC
Lying West of N.E. 10th Avenue and North of N.E. 208th Street
Modification of Condition No. 2 from Resolution 3-ZAB-35-67 and Unusual
Use to Permit a Wireless Communication Facility
(RU-3M) (1.99 Acres)
31-51-42

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and it meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

There are no pertinent comments regarding this application since the request does not entail any environmental concern.

Concurrency Review Summary

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

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

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

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

Cc: Eric Silva - Permitting, Sustainability, Planning and Economic Enhancement

Memorandum



Date: April 21, 2009

To: Franklin Gutierrez, Agenda Coordinator
Department of Planning & Zoning

From: José Ramos, R.A., Chief, Aviation Planning
Aviation Department

Subject: Zoning Hearing Application #09-043
T-MOBILE SOUTH LLC AND FPL
Determination Number DN-09-04-122

Received by
Zoning Agenda Coordinator
APR 24 2009

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Zoning Hearing Application #09-043, T-Mobile South, LLC and FPL. The applicant is requesting an Unusual Use to permit the installation and maintenance of a Unipole Wireless telecommunications facility at an existing FPL Substation / Modification Resolution. The subject property is 1.99 Acres and is located at 1640 Ives Dairy Road, Miami-Dade County, Florida. Miami, FL 33179. Folio No. 3012310000021.

Based on our cursory review of the project information provided to us, an assumed telecommunications facility project height of 100 ft Above Ground Level (AGL) structure at the above referenced parcel conforms to Miami-Dade County Airport Zoning Ordinance. **However, an FAA Airspace Determination is required to coordinate frequency activation and verify that no interference is caused to FAA facilities prior to beginning any transmission from the site. See next paragraph for filing information.**

It is necessary to file with the FAA by using form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. Furthermore, any construction cranes for this project reaching or exceeding 200 ft AMSL (Above Mean Sea Level) must be filed by the construction contractor using the same form. This form should be filed with a 45 day advance notice prior to raising the crane. The form is available through this office or through the FAA website: <https://oaaaa.faa.gov>. The developer may "e-file" online at <https://oaaaa.faa.gov>. Alternatively, this form may be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520.

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and the Miami-Dade Aviation Department.

Should you have any questions in obtaining and/or filling out FAA form 7460-1 or if I can be of any further assistance, please feel free to contact me at 305-876-8080.

JR/AH/cf

C: M. Fajardo
S. Harman
A. Herrera
Jesse Hernandez, Planning & Zoning
File

Received by
Zoning Agenda Coordinator
APR 24 2009

PLANNING AND ZONING
AGENDA OFFICE
APR 24 2:57

PH# Z2009000043
CZAB - C02

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:T-MOBILE SOUTH LLC

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

07-APR-09

Memorandum



Date: 08-APR-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2009000043

Fire Prevention Unit:

Not applicable to MDRF site requirements.

Service Impact/Demand

Development for the above Z2009000043 located at lying west of NE 10 AVE & north of NE 208 Street in Police Grid 0048 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 5:16 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 63 - Highland Oaks - 1665 NE 205 Street.
 SLS engine, Hazmat, Rescue.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

Memorandum



Date: February 7, 2012

To: Jack Osterholt, Interim Director
Sustainability, Planning and economic Enhancement

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

Subject: Z2009000043: T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT
Revised Documents Dated Stamped Received through 1/12/2012

Application Name: T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT

Project Location: The site is located west of NE 10 AVE & north of NE 208 Street, Miami-Dade County.

Proposed Development: The applicant is requesting an unusual use and non-use variances and modification to a resolution to permit a wireless communication facility. Revised Documents Dated Stamped Received through 1/12/2012 have been submitted.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 30-JAN-12
REVISION 3

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

T-MOBILE SOUTH LLC AND
FLORIDA POWER AND LIGHT

lying west of NE 10 AVE & north of
NE 208 Street

APPLICANT

ADDRESS

Z2009000043

HEARING NUMBER

HISTORY:

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

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

REPORTER NAME:

NCS Albury

ZONING INSPECTION REPORT

Inspector: HASSUN, PEDRO

Inspection Date

Evaluator: CARL HARRISON

10/05/10

Process #: Z2009000043
Applicant's Name: T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT

Locations: lying west of NE 10 AVE & north of NE 208 Street

Size: 1.97 ACRES

Folio #: 3012310000021

Request:

1 Unusual use to permit a 100' high wireless supported service facility (cellular tower), and ancillary equipment.

2 Modification of Condition #2 of Resolution # 3ZAB-35-67 passed and adopted February 14, 1967 by Zoning Appeals Board # 3 and reading as follows:

From: 2. "that the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Ives Substation Plot Plan", dated November 3, 1966, and approved by H.V. Street, Chief Engineer.

To: 2. that the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "FPL IVES SUBSTATION" as prepared by MACTEC ENGINEERING & CONSULTING, INC. CONSISTING OF 3 SHEETS dated stamped received 03-17-09.

the purpose of this request #1 is to permit the applicant to submit a revised site plan showing a Wireless Supported Service Facility located in a previously approved FPL Substation.

3 Special Exception to permit an 8' high chain link fence (6' permitted) with 3 strands of barbed wire..

4 Applicants are requesting to permit the Wireless Supported service Facility setback 40' (111.11' required) from the interior side (north) property line and setback 67' (111.11' required) from the front (east) property line.

EXISTING ZONING

Subject Property RU-4L,

EXISTING USE RESIDENTIAL

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY CBS BLDG FOR FPL POWER CONTROL ROOM AND TRANSFORMERS HIGH POWER LINES.

USE(S) OF PROPERTY:

FPL SUBSTATION FOR POWER DISTRIBUTION.

FENCES/WALLS:

6FT CHAINLINK FENCE WITH 3 STRANDS OF BOB-WIRE INWARD.

LANDSCAPING:

BUFFERING:

VIOLATIONS OBSERVED:

ZONING INSPECTION REPORT

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT MEMO DATED 04/23/2010 & 04/03/2009.

OTHER:

Process # Applicant's Name

Z2009000043 T-MOBILE SOUTH LLC AND FLORIDA POWER AND LIGHT

SURROUNDING PROPERTY

NORTH:

GU: PART OF A CALIFORNIA CLUB GOLF COURSE

SOUTH:

RU-4L: SINGLE FAMILY RESIDENCE

EAST:

WEST:

SURROUNDING AREA

NEIGHBORHOOD CHARACTERISTICS:

COMMENTS:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: T-Mobile

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>T-Mobile is a publicly traded</u>	<u>_____</u>
<u>Company as a subsidiary</u>	<u>_____</u>
<u>of Deutch Telecom (DT)</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>

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

TRUST/ESTATE NAME _____

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

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

RECEIVED
709.043
MAR 17 2009

PARTNERSHIP OR LIMITED PARTNERSHIP NAME _____
BY JA

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

RECEIVED
709.043
MAR 17 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JA

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

DISCLOSURE OF INTEREST

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

CORPORATION NAME: FPL

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>FPL IS A PUBLICLY TRADED COMPANY OF</u>	
<u>THE NY STOCK EXCHANGE UNDER</u>	
<u>SYMBOL FPL</u>	

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

N/A

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

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

N/A

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JA

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JA

RECEIVED
209.043
SEP 30 2009

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SEP 30 2009

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

T. M. B. II

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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 MAR 17 2009

ZONING HEARINGS SECTION
 HAWAII STATE PLANNING AND ZONING DEPT
 BY: _____

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

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

Signature: [Signature] (Applicant)

Sworn to and subscribed before me this 17th day of March, 2009. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: May 30, 2010

NOTARY PUBLIC-STATE OF FLORIDA
 Laura L. Roberts
 Commission #DD558247
 Expires: MAY 30, 2010
 BONDED THRU ATLANTIC BONDING CO., INC.

Seal

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

CALIFORNIA CLUB GOLF COURSE
PLAT BOOK 122, PAGE 4,
MIAMI-DADE COUNTY RECORDS

N87°51'24"E 286.75'

PROPOSED

PROPOSED

EXISTING POLE (#

BOUNDARY 18' x 2' FENCED

PROPOSED TREES (

BOUNDARY EXISTING

PROPOSED COCOPLUM (APPROX 2' O.D.)

TRACT-B IVE PLAT BOOK MIAMI-DADE

N.E. 208th

254'±

40'±

67'±

255.1'

N.E. 10TH AVENUE
(40' RIGHT OF WAY)
PER OFFICIAL RECORDS BOOK 6088, PAGE 168
MIAMI-DADE COUNTY PUBLIC RECORDS

S02°29'16"E 300.03'

EXISTING FPL SUBSTATION

EXISTING EQUIPMENT BUILDING

S87°51'24"W 285.69'

40.00'

LOT 30
SKY LAKE HOMES
PLAT BOOK 109,
PAGE 17.
MIAMI-DADE COUNTY
RECORDS

LOT 29
SKY LAKE HOMES
PLAT BOOK 109,
PAGE 17.
MIAMI-DADE COUNTY
RECORDS

LOT 28
SKY LAKE HOMES
PLAT BOOK 109,
PAGE 17.
MIAMI-DADE COUNTY
RECORDS

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN

T-Mobile® stick together®

SITE NUMBER: MD1460F

SITE NAME: FPL IVES SUBSTATION

JURISDICTION: MIAMI-DADE COUNTY

CITY: MIAMI

COUNTY: MIAMI-DADE

SITE TYPE: RAWLAND

AREA COUNTY MAP: Includes a map of Miami-Dade County with a red dot indicating the site location. Labels include 'North', 'South', 'East', 'West', 'Miami-Dade County', and 'Site Location'.

COORDINATES:
 ADDRESS: 1500 N.W. 11TH AVE
 LAT: 25.761111
 LONG: -80.191111

VICINITY MAP: A street map showing the site location relative to surrounding streets. Labels include 'SITE LOCATION' and 'North'.

LOCATION MAP: An aerial photograph of the site area with a red outline and 'SITE LOCATION' label. Labels include 'SITE LOCATION' and 'North'.

DRIVING DIRECTIONS:
 FROM MIAMI: Take I-95 North to Exit 10, turn right on NW 11th Ave. The site is located on the east side of NW 11th Ave, just north of NW 15th St.

PROJECT DESCRIPTION:
 THE PROPOSED T-MOBILE STATION WILL BE LOCATED ON THE EAST SIDE OF NW 11TH AVE, JUST NORTH OF NW 15TH ST. THE PROPOSED STATION WILL BE A SMALL, SINGLE-STORY BUILDING WITH A HEIGHT OF APPROXIMATELY 10 FEET. THE PROPOSED STATION WILL BE USED TO PROVIDE T-MOBILE SERVICE TO THE AREA.

DESIGN CRITERIA:
 THE PROPOSED STATION WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE MIAMI-DADE COUNTY ZONING ORDINANCE, CHAPTER 251. THE PROPOSED STATION WILL BE A SMALL, SINGLE-STORY BUILDING WITH A HEIGHT OF APPROXIMATELY 10 FEET.

PROPERTY SUMMARY:
 PROPERTY ADDRESS: 1500 N.W. 11TH AVE
 ZONING: RS-M
 ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 01-25110-0000

APPLICABLE CODES:
 THE PROPOSED STATION WILL BE SUBJECT TO THE REQUIREMENTS OF THE MIAMI-DADE COUNTY ZONING ORDINANCE, CHAPTER 251. THE PROPOSED STATION WILL BE A SMALL, SINGLE-STORY BUILDING WITH A HEIGHT OF APPROXIMATELY 10 FEET.

CONTACTS:
 PROJECT CONTACT: T-MOBILE
 ADDRESS: 1500 N.W. 11TH AVE
 MIAMI, FL 33135
 PHONE: (305) 555-1234

UTILITIES:
 POWER: 120V AC
 TELEPHONE: 120V AC
 WATER: 120V AC

PROJECT TEAM:
 ARCHITECT: T-MOBILE
 ENGINEER: T-MOBILE
 PLANNING: T-MOBILE

SHEET INDEX:

SHEET NO.	TITLE
1	PROJECT INFORMATION
2	AREA COUNTY MAP
3	VICINITY MAP
4	LOCATION MAP
5	DRIVING DIRECTIONS
6	PROJECT DESCRIPTION
7	DESIGN CRITERIA
8	PROPERTY SUMMARY
9	APPLICABLE CODES
10	CONTRACTS
11	UTILITIES
12	PROJECT TEAM
13	APPROVALS
14	TITLE SHEET

ZONING EVALUATOR:
 REVIEWED BY: [Signature]
 DATE: 1/12/12
 ZONING PLANS WITHIN THE SCOPE OF THIS PROJECT:
 PLANS ACCEPTABLE
 NOT ACCEPTABLE

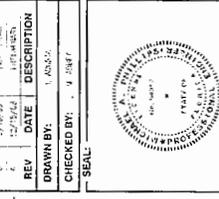
APPROVALS:
 APPROVED BY: [Signature]
 DATE: 1/12/12

RECEIVED
 JAN 09 2012
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.



PROJECT INFORMATION:

PROJECT NO.	MD1460F
DATE	1/12/12
DESCRIPTION	FPL IVES SUBSTATION



SITE INFORMATION:
 MD1460F
 FPL IVES
 SUBSTATION
 1500 N.W. 11TH AVE
 MIAMI, FL 33135

TITLE SHEET
 SHEET NUMBER: Z-1

PLAN SIZE: 11.0 x 17.0 IN. (29.5 x 43.0 CM)

T-Mobile
stick together
1100 S.W. 15th St.
Miami, FL 33135
305.375.1100



PROJECT NO: 1014418

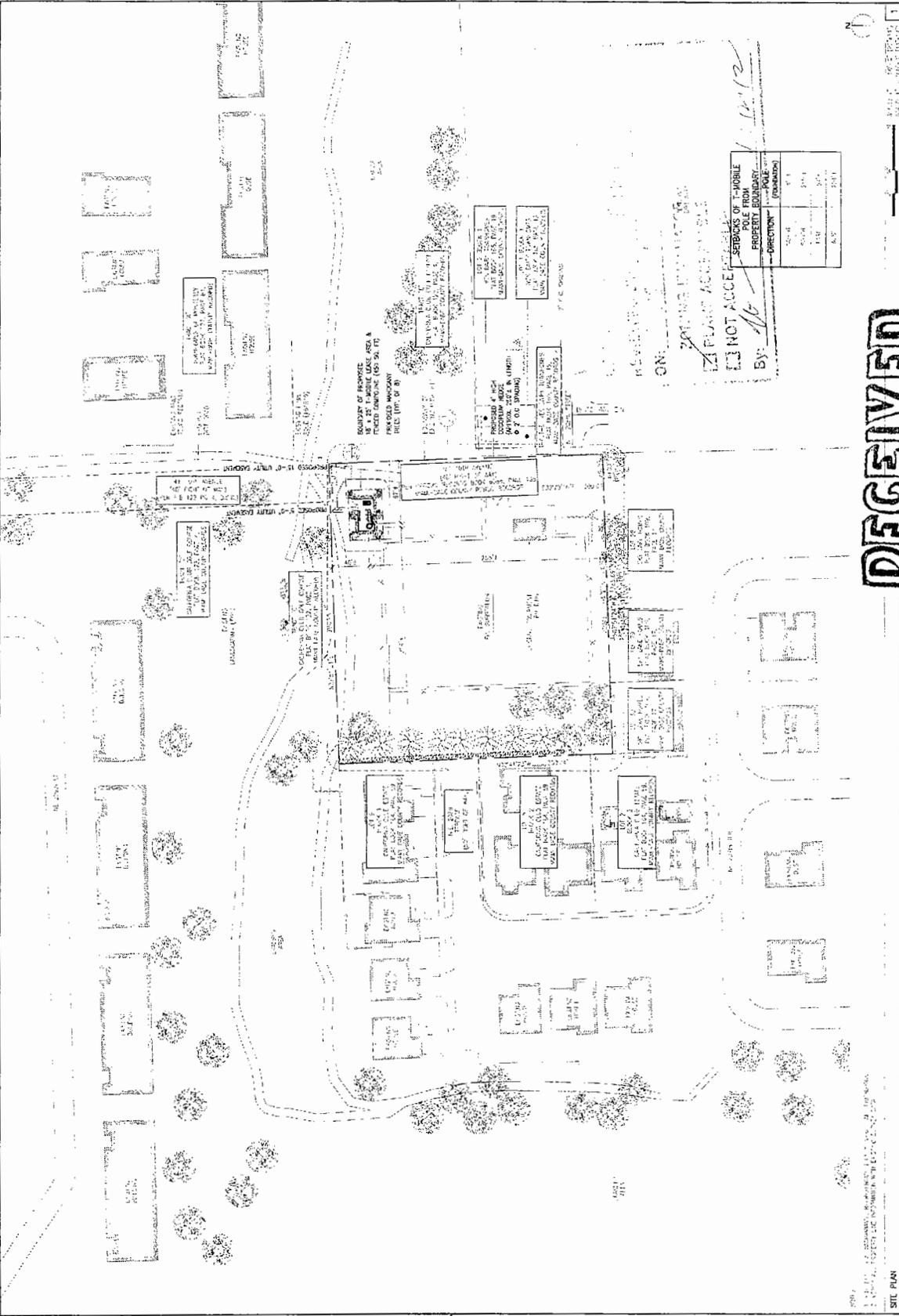
REV	DATE	DESCRIPTION
1	12/17/11	ISSUE FOR PERMITS
2	12/17/11	ISSUE FOR PERMITS
3	12/17/11	ISSUE FOR PERMITS
4	12/17/11	ISSUE FOR PERMITS
5	12/17/11	ISSUE FOR PERMITS

DRAWN BY: [Signature]
CHECKED BY: [Signature]
SEAL: [Professional Engineer Seal]

SITE INFORMATION:
MD1460F
FPL IVES
SUBSTATION
1640 IVES DAIRY ROAD
MIAMI, FL 33179

SHEET NUMBER:
Z-2

FIG 22-1 11-0 37'x41.13 0 11'x10'



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2012-01-09
JAN 09 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]



PROJECT NO.: 10-14516
 DATE OF SHEET: 1/11/12

REV	DATE	DESCRIPTION
1	1/11/12	ISSUE FOR PERMIT

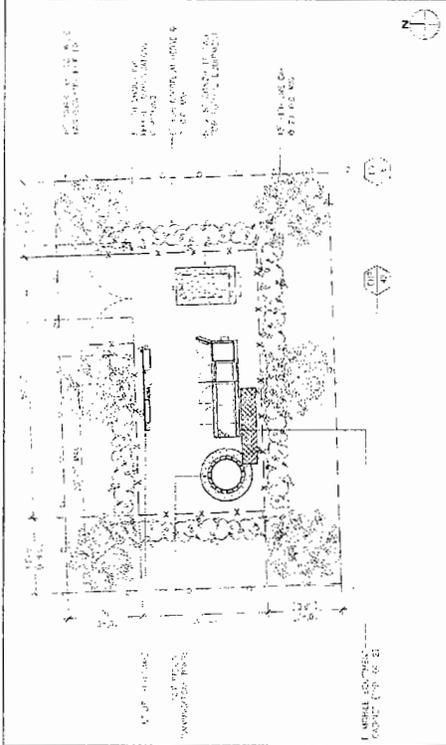
CHECKED BY: A. AUST
 SEAL: [Professional Engineer Seal]

SITE INFORMATION:
 MD1460F
 FPL IVES
 SUBSTATION
 1620 IVES DAIRY ROAD
 MIAMI, FL 33179

SHEET TITLE:
 LANDSCAPING
 PLAN

SHEET NUMBER:
 Z-6

DATE PLOTTED: 12/10/11

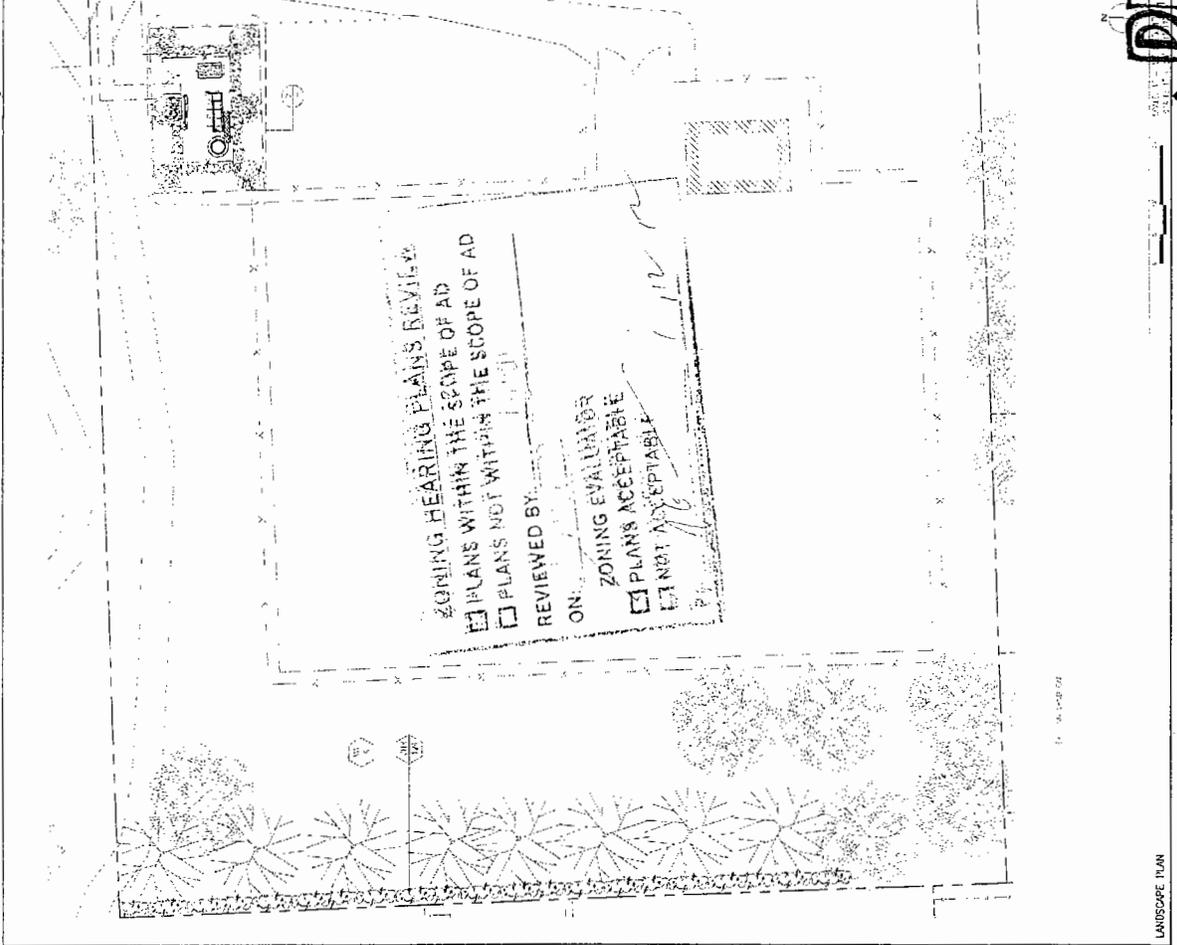


COMPOUND LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

TREE AND PLANT SPECIES	QUANTITY	COMMON NAME	PLANTING DATE	SPECIFICATIONS	COMMENTS
1. PALM TREES	10	ROYAL PALM	12-18"	10' HIGHER THAN ADJACENT PLANTING	
2. SHRUBS	20	FLORIDA BURNING BUSH	12-18"	10' HIGHER THAN ADJACENT PLANTING	
3. SHRUBS	20	FLORIDA BURNING BUSH	12-18"	10' HIGHER THAN ADJACENT PLANTING	
4. SHRUBS	20	FLORIDA BURNING BUSH	12-18"	10' HIGHER THAN ADJACENT PLANTING	
5. SHRUBS	20	FLORIDA BURNING BUSH	12-18"	10' HIGHER THAN ADJACENT PLANTING	
6. SHRUBS	20	FLORIDA BURNING BUSH	12-18"	10' HIGHER THAN ADJACENT PLANTING	
7. SHRUBS	20	FLORIDA BURNING BUSH	12-18"	10' HIGHER THAN ADJACENT PLANTING	
8. SHRUBS	20	FLORIDA BURNING BUSH	12-18"	10' HIGHER THAN ADJACENT PLANTING	
9. SHRUBS	20	FLORIDA BURNING BUSH	12-18"	10' HIGHER THAN ADJACENT PLANTING	
10. SHRUBS	20	FLORIDA BURNING BUSH	12-18"	10' HIGHER THAN ADJACENT PLANTING	

LANDSCAPING MATERIAL SCHEDULE

1. ALL PLANTS SHALL BE HEALTHY, UNDEVELOPED, AND FREE FROM DISEASE AND PESTS.
2. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
3. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
4. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
5. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
6. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
7. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
8. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
9. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
10. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
11. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
12. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
13. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
14. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
15. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
16. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
17. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
18. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
19. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.
20. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING DATE.

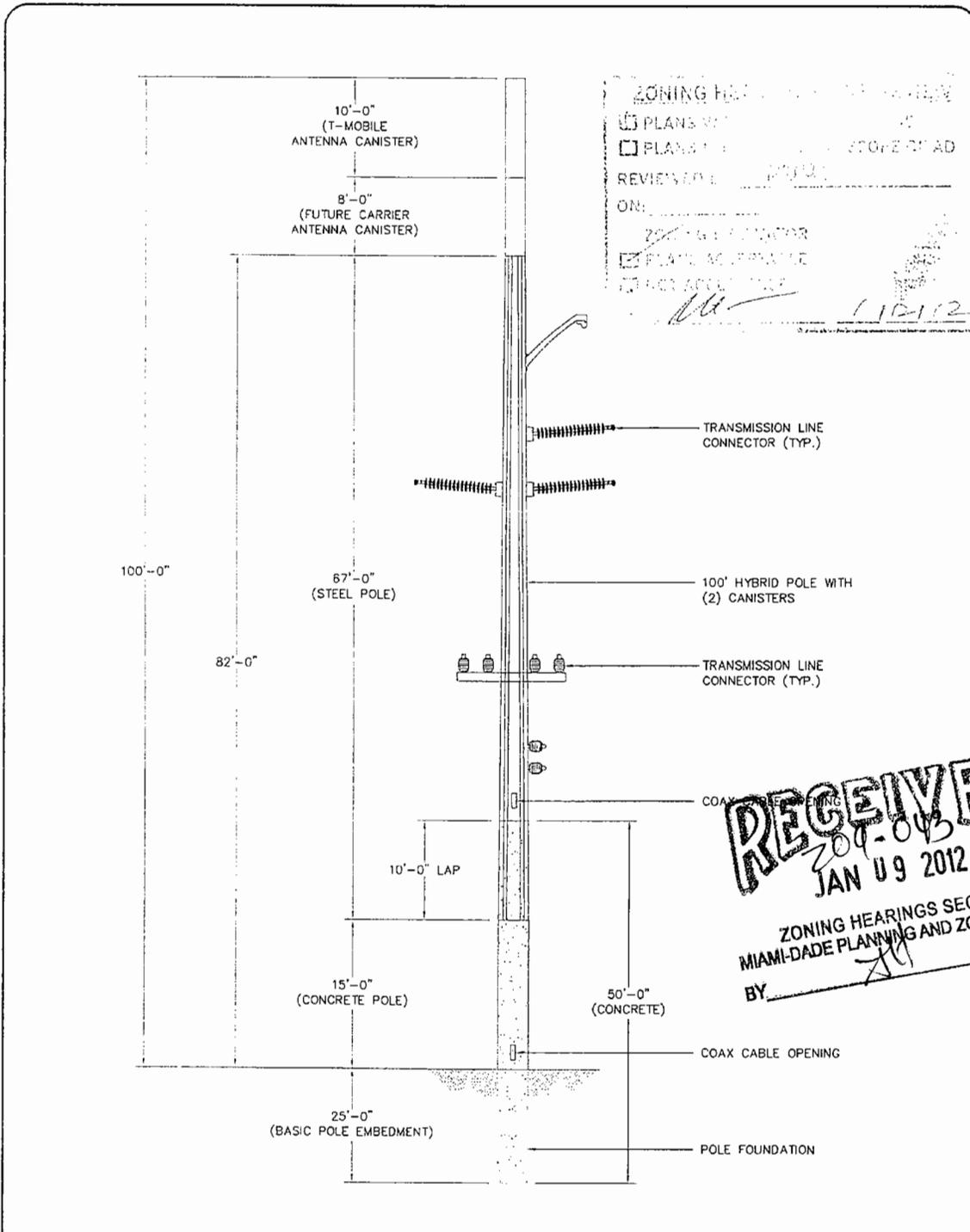


LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

ZONING HEARING PLANS REVIEWED
 PLANS WITHIN THE SCOPE OF AD
 PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: [Signature]
 ON: [Date]
 ZONING EVALUATOR
 PLANS ACCEPTABLE
 NOT ACCEPTABLE

RECEIVED
 JAN 09 2012

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: [Signature]

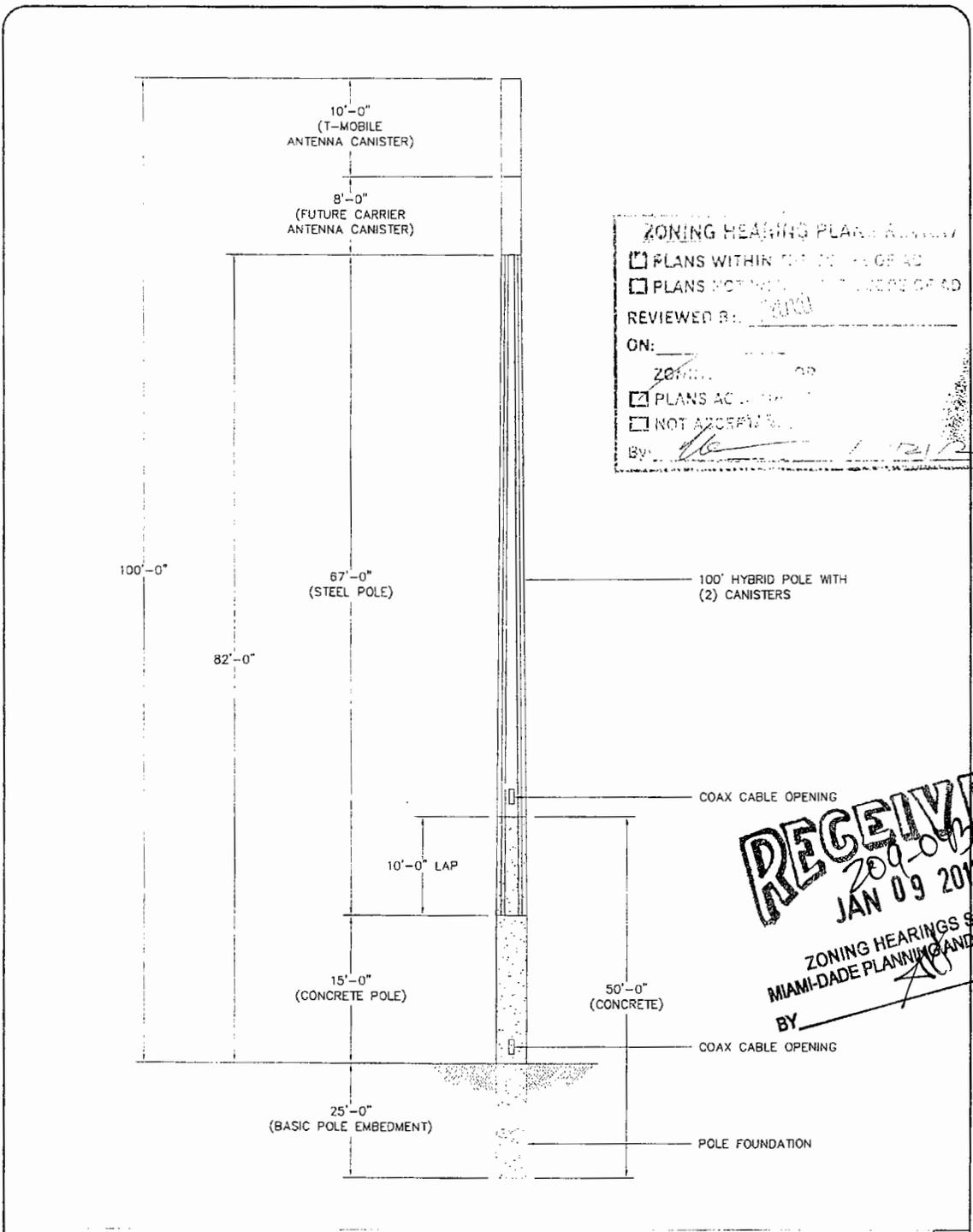


ZONING HEARINGS SECTION
 PLANS REVIEWED
 PLANS APPROVED FOR STAFF REVIEW
 REVIEWED BY: [Signature]
 DATE: 1/12/12
 ZONING HEARINGS SECTION
 PLANS APPROVED
 PLANS APPROVED

RECEIVED
 209-043
 JAN 09 2012
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: [Signature]

ELEVATION		NTS 1	
 stick together	 2400 LAKESIDE DRIVE SUITE 505 MIRAMAR, FL 33027 CERTIFICATE OF AUTHORIZATION 29214	MD1460F	
		FPL IVES SUBSTATION	
1560 CONCORD TERRACE SUITE 200 SUNRISE, FL 33323	1640 IVES DAIRY ROAD MIAMI, FL 33179	0	1/5/12
		PRELIMINARY	
		REV.	DATE
		DESCRIPTION	
		SHEET NUMBER	
		EMERGENCY CONFIGURATION	
		SK1	
		PROJECT NO.	DRAWN BY
		110-441.16	J. ORTEGA
		CHECKED BY	M. ABBEY

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 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: _____



ZONING HEARINGS PLANS REVIEW

PLANS WITHIN CITY OF MIAMI

PLANS NOT WITHIN CITY OF MIAMI

REVIEWED BY:

ON:

ZONING:

PLANS ACCEPTED

NOT ACCEPTED

BY: 1/21/12

RECEIVED

209-042

JAN 09 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY:

ELEVATION		NTS 1	
 stick together	 1400 LAKEBCE DRIVE SUITE 525 MIAMI, FL 33027 CERTIFICATE OF AUTHORIZATION 29214	MD1460F	
		FPL IVES SUBSTATION	
 1400 CONDOR TERRACE SUITE 200 SUNNYVALE, CA 94086	 1400 LAKEBCE DRIVE SUITE 525 MIAMI, FL 33027 CERTIFICATE OF AUTHORIZATION 29214	0 1/5/12 PRELIMINARY REV. DATE DESCRIPTION	SHEET TITLE STANDARD CONFIGURATION SHEET NUMBER SK2
PROJECT NO. 110-441.16	DRAWN BY: J. ORTEGA	CHECKED BY: M. ABBEY	



Z09-043

View east
along NE
208th Terrace

Photo
Simulation by
Community
Planning

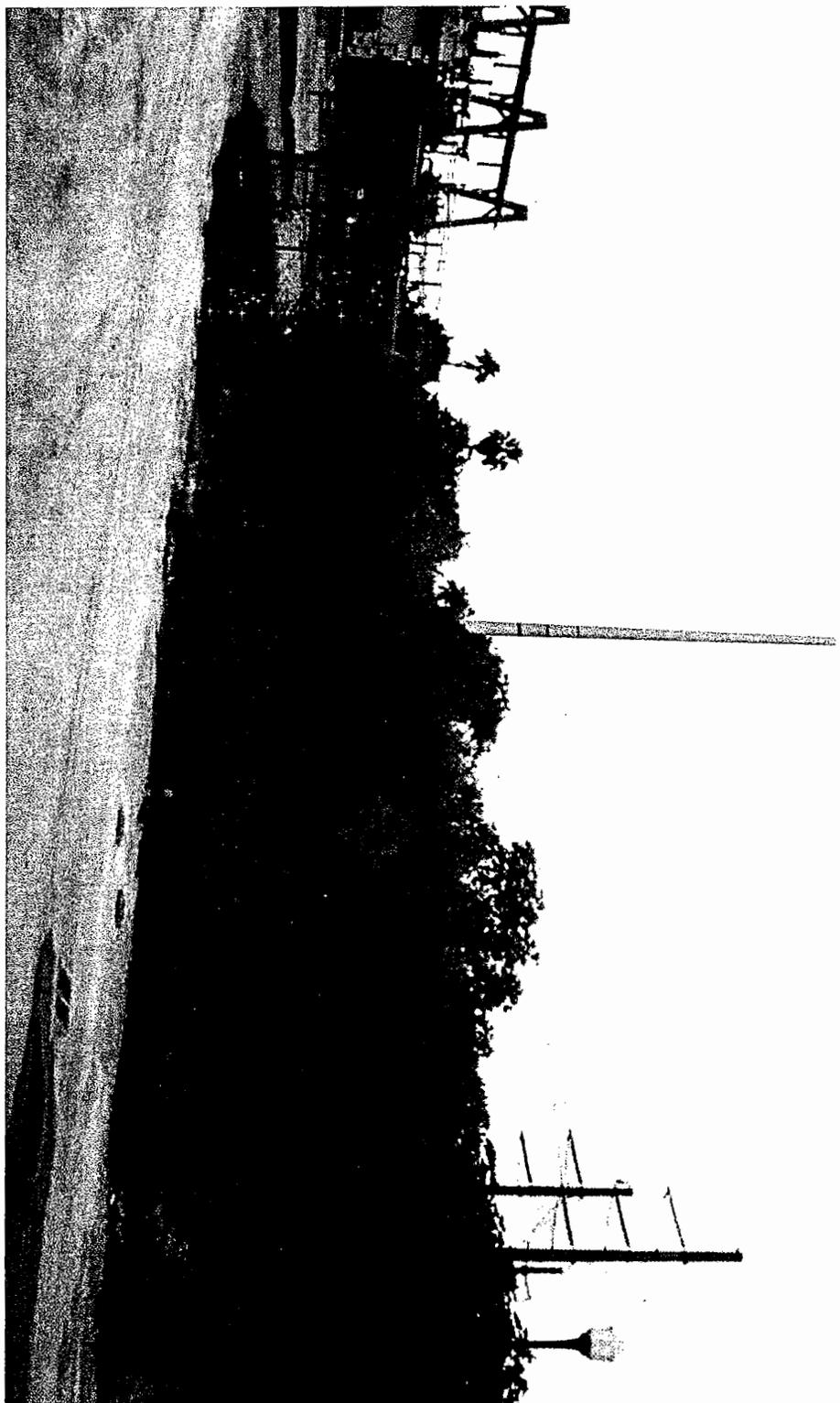
Nov 9, 2011

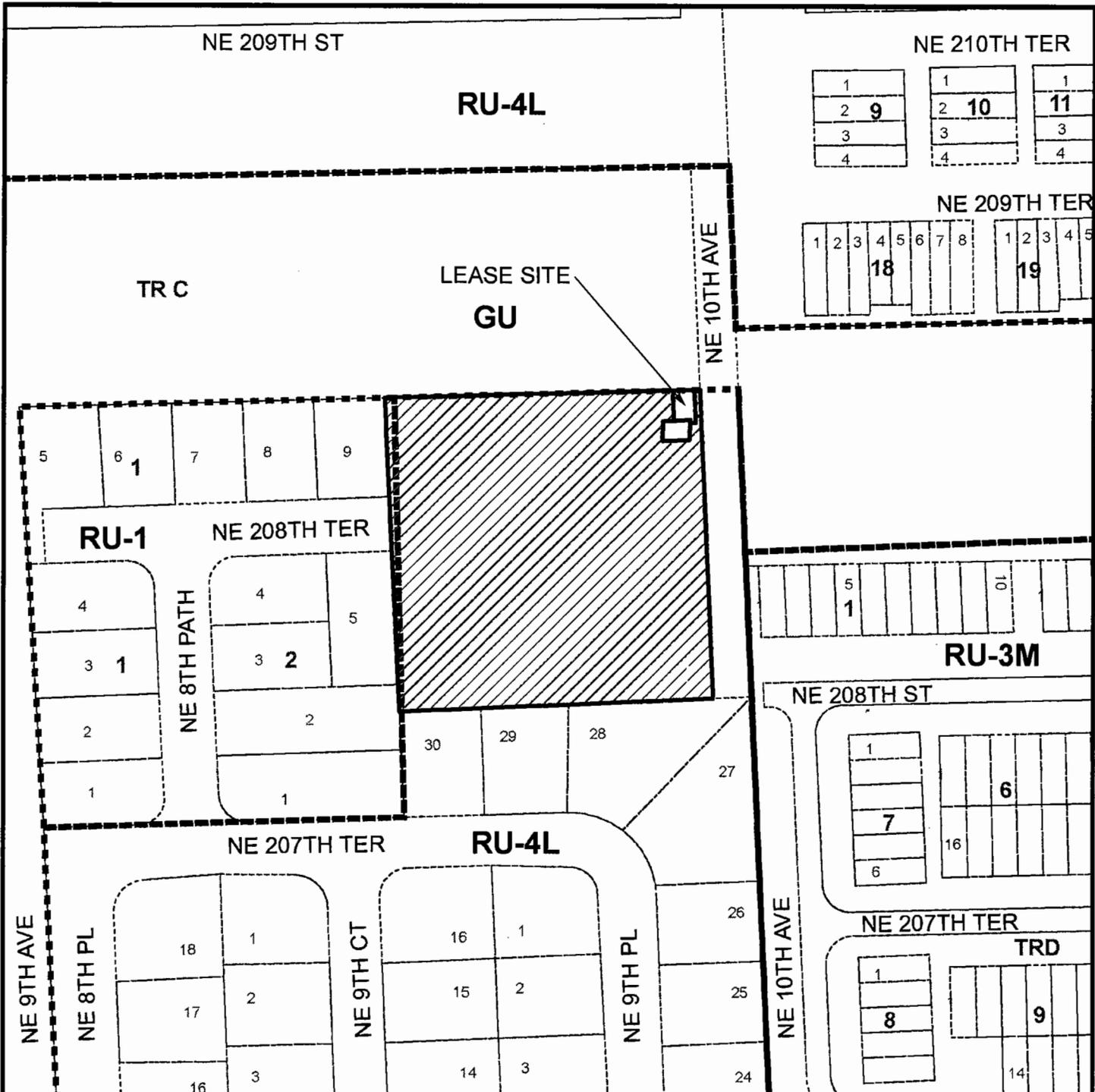
Z09-043

View northwest from the intersection of NW 208th Street and 10th Court

Photo Simulation by Community Planning

Nov 9, 2011





MIAMI-DADE COUNTY

HEARING MAP

Section: 31 Township: 51 Range: 42
 Applicant: T-MOBILE SOUTH LLC AND
 FLORIDA POWER AND LIGHT
 Zoning Board: C2
 Commission District: 1
 Drafter ID: KEELING
 Scale: NTS

Process Number
Z2009000043

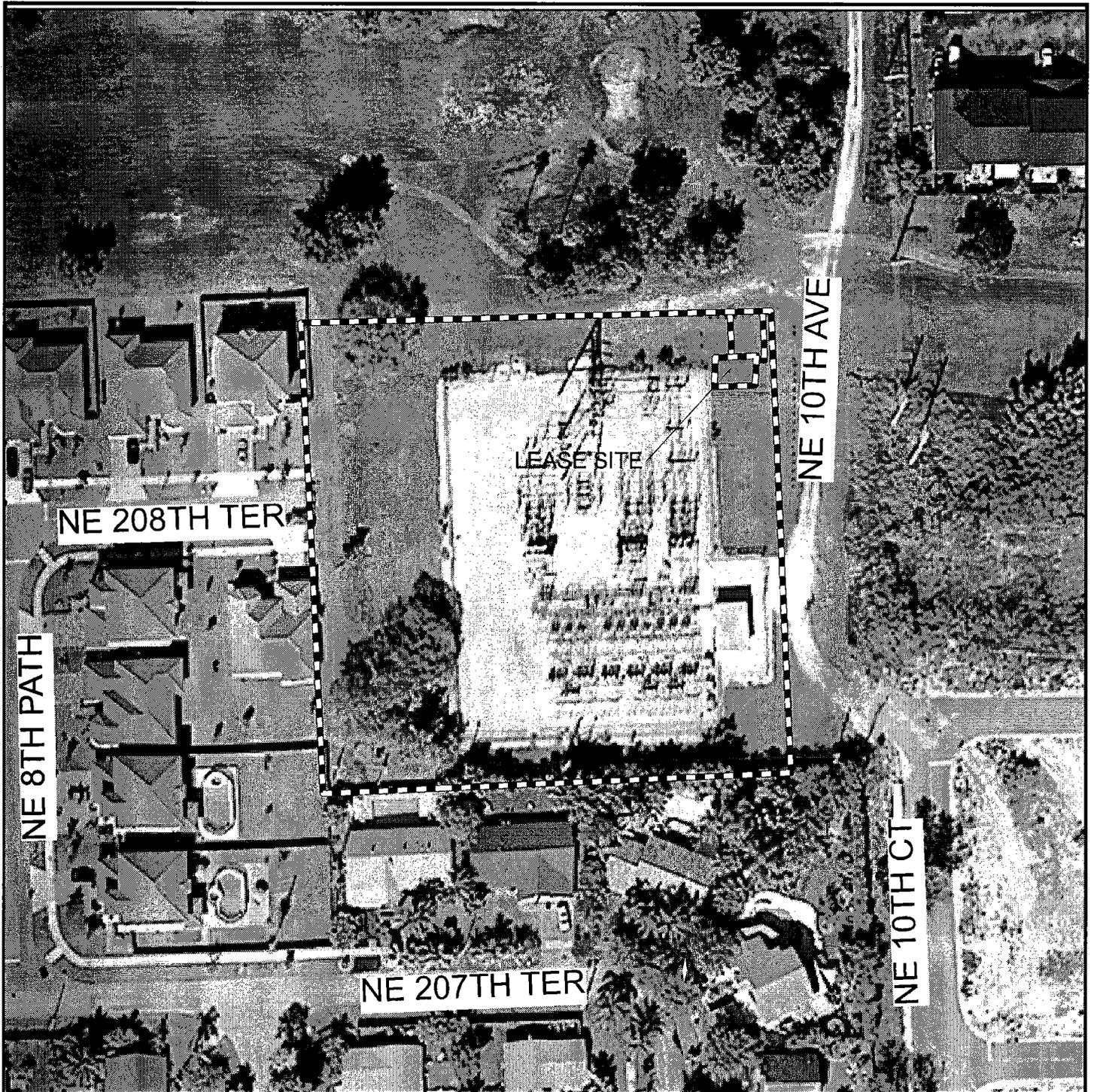
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, May 3, 2010

REVISION	DATE	BY
		43



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Section: 31 Township: 51 Range: 42
 Applicant: T-MOBILE SOUTH LLC AND
 FLORIDA POWER AND LIGHT

Zoning Board: C2
 Commission District: 1
 Drafter ID: KEELING
 Scale: NTS

Process Number

Z2009000043



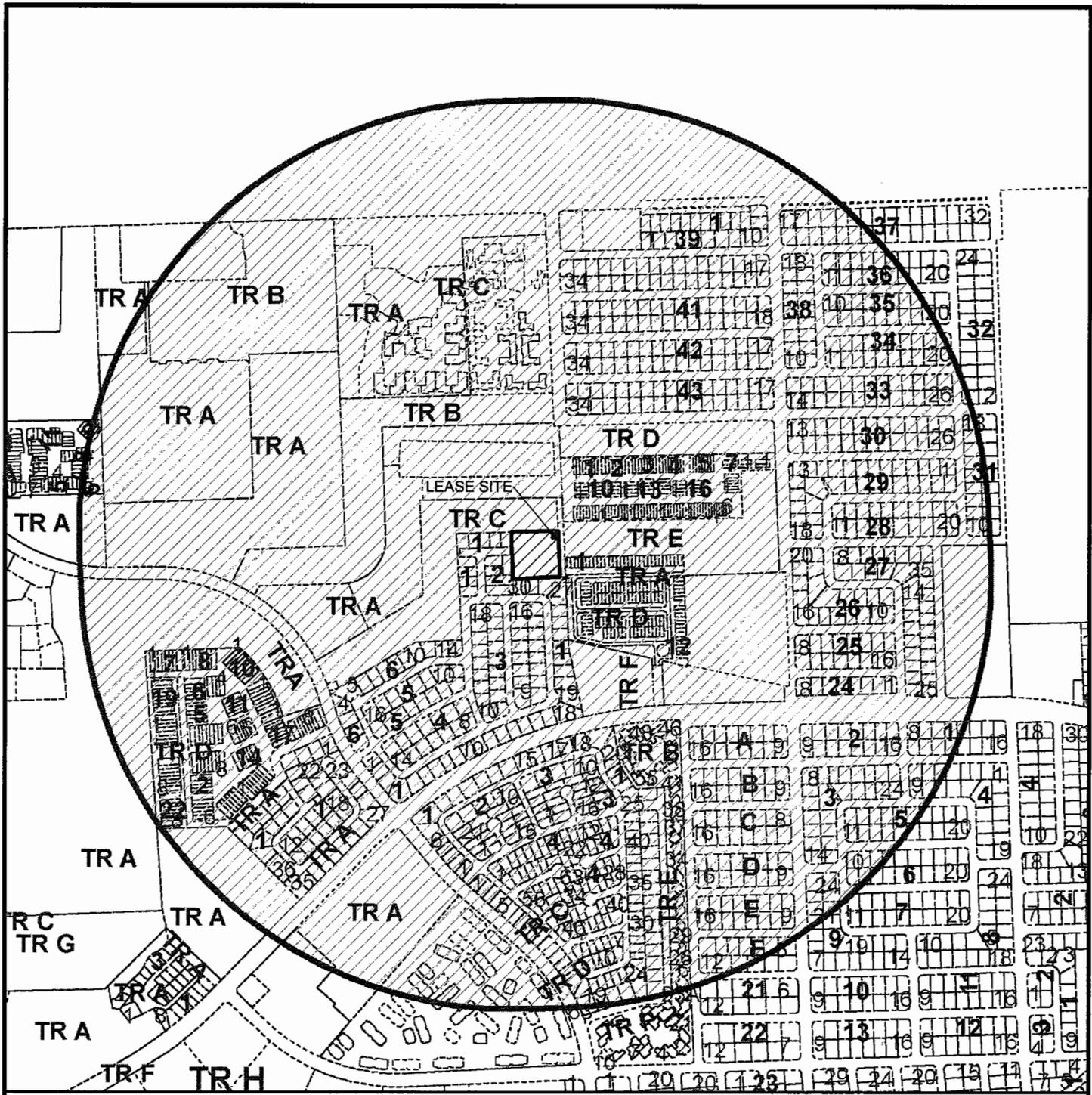
Legend

 Subject Property



SKETCH CREATED ON: Monday, May 3, 2010

REVISION	DATE	BY
		44



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 31 Township: 51 Range: 42
 Applicant: T-MOBILE SOUTH LLC AND
 FLORIDA POWER AND LIGHT
 Zoning Board: C2
 Commission District: 1
 Drafter ID: KEELING
 Scale: NTS

Process Number
Z2009000043
 RADIUS: 2640

Legend

- Construction Layer
-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries

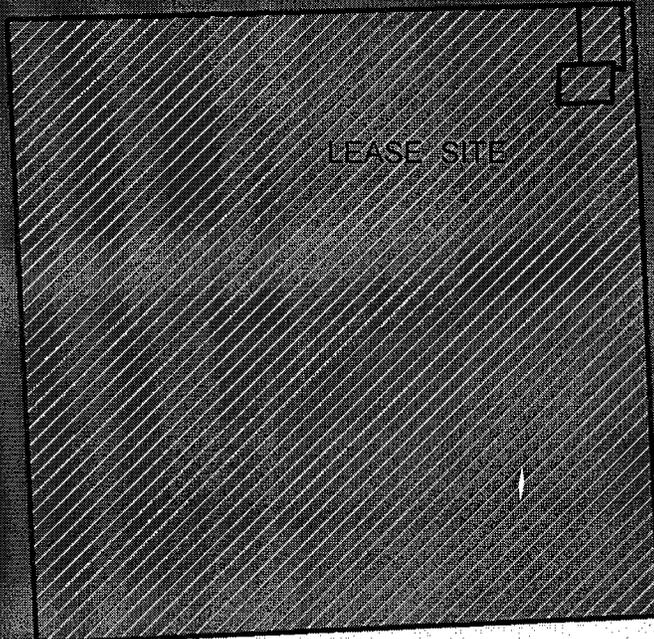


SKETCH CREATED ON: Friday, April 30, 2010

REVISION	DATE	BY
		45

PARKS AND RECREATION

(LMDR) 5-13 DU/AC



(LMDR) 5-13 DU/AC

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2009000043



Section: 31 Township: 51 Range: 42
 Applicant: T-MOBILE SOUTH LLC AND
 FLORIDA POWER AND LIGHT
 Zoning Board: C2
 Commission District: 1
 Drafter ID: KEELING
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, May 3, 2010

REVISION	DATE	BY