



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: December 10, 2013

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Mariluz Maldonado, City Planner *[Signature]*
Corinne Lajoie, AICP, Principal Planner, LEED GA

SUBJECT: **SE-61-13/VA-62-13/VA-63-13:** The applicant, Robert D. Pritt, representing the property owner, Florida Power & Light Company, is requesting a special exception and variances for the construction of a new equipment compound and installation of new antennas to an existing utility power transmission pole at 760 NE 7 Avenue.

SPECIAL EXCEPTION

To allow a new antennas to be installed on the existing pole (835.50.B.11).

VARIANCES

1. To waive the required building setback of 35 feet to provide 13 feet (Section 205.10).
2. To waive the maximum antenna height of 90 feet to provide 92 feet (Section 835.50.E.5).

PROPERTY INFORMATION:

ZONING: Industrial General (IG)
FUTURE LAND USE: Industrial

The property is located east of Federal Highway between NE 10th Street and Taylor Lane. It contains paved areas that are being used as parking and storage, utility power transmission lines and poles. The applicant is proposing to lease a portion of the property to Verizon Wireless for the construction of a new equipment compound and installation of new antennas on an existing pole.

SPECIAL EXCEPTION:

A special exception is necessary to allow the new antennas to be installed on the existing utility power transmission pole. The applicant has indicated within the justification criteria that Verizon Wireless had antennas located on the Port Everglades facility that was removed earlier this year. As such, a new suitable location had to be found. As indicated by the applicant, this is the best location for this facility since it will provide coverage of a 1.2 mile radius which will be consistent with the previous coverage. Staff is in support of the special exception with the condition, the applicant shall submit the appropriate approval letters from both the Federal Aviation Administration (FAA) and Broward County Aviation Department (BCAD) indicating approval of the proposed antennas and the height of pole prior to obtaining Building Permits.

The applicant's request satisfies the special exception criteria identified in the City of Dania Beach's Land Development Regulations, Chapter 28, Section 630.50 as identified below.

- (1) That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code.

The proposed antennas are allowed via special exception as identified in Section 835.50.

B.11

- (2) That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located.

The surrounding uses are industrial and the proposed antennas for communication will continue to be consistent with the uses on the parcel.

- (3) That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.

As indicated by the applicant, this is the best location for this facility since it will provide coverage of a 1.2 mile radius which will be consistent with the previous coverage.

- (4) That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

The applicant is proposing perimeter vegetation help screen the equipment compound as shown on the landscape plan.

- (5) That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

As indicated by the applicant, parking demands are little for this type of sites and typically one single vehicle will service the area.

- (6) That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.

As previously mentioned, the pole where the antennas are proposed is existing and the site has a number of utility power transmission lines and poles. As such the proposed use is consistent.

- (7) That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.

Once again, the pole where the antennas are proposed is existing and the site has a number of utility power transmission lines and poles. As such the proposed use is consistent.

- (8) That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.

Not applicable.

- (9) That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan.

Contiguous properties are developed with industrial uses. Also as previously mentioned, the pole where the antennas are proposed is existing and the site has a number of utility power transmission lines and poles. As such the proposed use is consistent.

- (10) That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.

As provided by the applicant in the justification criteria, the use will not generate any sound or need lighting. It will not create any fumes, odor or physical activities occurring on the site.

- (11) That the use will not overburden existing public services and facilities.

As previously mentioned, the pole where the antennas are proposed is existing and the site has a number of utility power transmission lines and poles. As such the proposed use is consistent and shall not be detrimental; to existing public services or facilities.

VARIANCES:

The applicant is also requesting two variances. The first variance is to waive the required 35 feet of a building front setback to provide 13 feet. As previously indicated, the applicant is proposing to construct an equipment compound with includes a building. The communication towers regulations require all buildings located on the same property as the tower to conform to the setbacks established for the Zoning District. The property has an IG zoning classification and the required side setback for street frontage per Section 205.10 is 35 feet. The proposed building will provide a front setback of 13 feet. The proposed building location is the best due to the existing transmission lines and it need to be located within proximity of the antennas. Also, as provided by the applicant, this compound structure is necessary for the antennas to function and to continue to provide services to data transmission devices.

The second variance is and to waive the maximum antenna height of 90 feet to provide 92 feet. The code allows a maximum height of 90 feet for a single uses. The telecommunications antennas will be installed to the existing utility pole with 90 feet in height and the antennas will extend up to 92 feet. The proposed location of the antennas on an existing pole will allow the applicant to make accommodations for communication data services without having to construct a new pole. Staff is in support of the special exception with the condition, the applicant shall submit the appropriate approval letters from both the Federal Aviation Administration (FAA) and Broward County Aviation Department (BCAD) indicating approval of the proposed antennas and the height of pole prior to obtaining Building Permits.

The applicant's request satisfies the variance criteria identified in the City of Dania Beach's Land Development Regulations, Chapter 28, Section 625.40 as identified below. (In order to avoid duplication, both variance requests were analyzed under one set of criteria)

- (1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

The intent of the building setback variance is to provide appropriate distance separations between industrial and no-industrial uses. However, in this case all the surrounding uses are industrial. Also, the site has limitations as far as where the equipment compound building can be located. On the other hand, the intent of the second variance regarding the maximum height is to establish standards for properties within proximity to the airport.

- (2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The variances will be compatible with the surrounding land uses and shall not be detrimental to the community since the surrounding existing land uses are industrial. For example, to the north is the FPL transmission line, to the east is a cargo container facility, to the south is a boat maintenance facility and to the west is vacant industrial land.

- (3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

The requested variances will allow a use that will help enhance Verizon Wireless communications and the comprehensive plan allows for improvements such as those to facilitate telecommunications within the city.

- (4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and

As previously mentioned, the applicant has indicated Verizon Wireless had antennas located on the Port Everglades facility that was removed earlier this year. As such, a new suitable location had to be found. As indicated by the applicant, this is the best

location for this facility since it will provide coverage of a 1.2 mile radius which will be consistent with the previous coverage.

- (5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

Again, as indicated by the applicant, this is the best location for this facility since it will provide coverage of a 1.2 mile radius which will be consistent with the previous coverage.

STAFF RECOMMENDATION

Special Exception and Variances: Approve with the condition, the applicant shall submit the appropriate approval letters from both the Federal Aviation Administration (FAA) and Broward County Aviation Department (BCAD) indicating approval of the proposed antennas and the height of pole prior to obtaining Building Permits.



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax



Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: 10-11-13

Petition No.: SE-61-13
VA-62-13
VA-63-13

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 760 NE 7 Avenue, Dania Beach, Florida 33316

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): 5042-35-00-0010 Legal Description: see attached

Applicant/Consultant/**Legal Representative (circle one)** Robert D. Pritt, Roetzel & Andress

Address of Applicant: 850 Park Shore Dr., Trianon Center, 3rd Floor, Naples, Florida 34103

Business Telephone: 239-649-6200 Home: _____ Fax: 239-261-3659

E-mail address: rpritt@ralaw.com

Name of Property Owner: Florida Power & Light Co.

Address of Property Owner: 700 Universe Blvd., Juno Beach, Florida 33408

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: _____

*For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: 7.60 Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: FPL Transmission Corridor Proposed Use: same + wireless communication facility (attach antennas to existing utility pole & place ground equip near pole)

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Verizon Wireless and its representatives (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 2 DAY OF October, 2013

By: 

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)

Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

PARENT TRACT

(AS PROVIDED BY CLIENT)

THE SOUTH 260 FEET OF THE NORTH 295 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE WEST 30' AND THE EAST 30' FEET THEREOF.



October 28, 2013

Mrs. Maldonado, City Planner
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Dear Mrs. Maldonado:

Please consider this a letter to request permission for development of a transmitter site for Verizon Wireless. Previously, our site was located at Port Everglades and was removed earlier this year. The smoke stacks provided a Center line of 246 feet (AGL) for VZW antennas, with a range of approximately 1.8 miles radius.

Presently, Verizon Wireless has a service from a FPL pole located at approximately ¼ mile from the original location, and a Center line of 128 feet (AGL); this site provides coverage of a 1.2 mile radius.

To be concurrent with previous coverage our request must consist of an additional tower with an elevation of 92 feet. The proposed location to be considered is "FPL Taylor" located at 760 NE 7th Avenue, Dania FL 333004. The requirement for this location will maintain necessary coverage for our users.

Your prompt attention to this matter will be greatly appreciated.

Looking forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Maria Dubon-Gimenez".

Maria Dubon-Gimenez
RF Design Engineer
Verizon Wireless

Current Coverage MIA 422

264

422

13

Session: LTR_100813_New_Ultra
User: jgoyette
Map: 00_2113_2117_2013
UTM Zone: 17
Datum: NAD83
Center Lat: 28.062609 N
Center Lon: 80.815813 W
Scale: 1:50000
1:100 Miles
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Proprietary and Confidential

- airport
- airport_tad
- arterial_road
- alley
- collector_road
- centerline
- to_county_boundary
- secondary_highway
- major_highway
- OSM: Multiple Camera
- FS
- Cell ID (dBm)
- ++-18
- ++-88
- ++-89
- ++-104

Future Coverage MIA 421- 422

264

422

421

13

Session: LTE_50813_New_421
User: gabriela
Map Date: 25 13 19 38 2013
LTM Date: 13
Map: MIA213
Center Lat: 29.0625 08 N
Center Lon: -82.07 08 13 W
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[] Airport_100th

Variance Criteria Analysis

Petitioner offers the following response to the City's Variance Criteria in further explanation for its request for variances.

Background: The variances are for:

1. Variance for distance to south property line from 35 feet to 13 feet. Authorization of an equipment compound to be located close by an existing utility pole owned by FPL to allow Verizon to locate a telecommunication antenna array on the pole. The antenna array was previously located on the Port Everglades Power Plant, and due to the recent implosion of the plant's smokestacks, it is necessary to provide the antenna and associated equipment compound at this location. Continuing maintenance of the highest quality service depends in part upon ensuring that the array be relocated and re-established as quickly as possible. (See site plan).

2. Authorization for the antennae to reach up to 92 feet in height, as opposed to 90 feet, to accommodate the antennae array on the existing utility pole.

Explanation: An equipment compound, with coaxial cables running to the antennae located on the pole, must be located next to the pole and to be attached to the pole, in order for the antennae to function. The equipment compound cannot be located inside the existing utility lines. (Note: This is on an existing utility pole, and is not a telecommunications tower.)

Response to specific variance criteria: In reference to the specific variance criteria contained in Sec. 625-40, petitioner demonstrates the following:

(1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

Response: The proposed equipment compound and associated equipment, next to an existing utility pole, will serve the purpose of providing a valuable service to the citizens of the City, the emergency E-911 system, persons in transit, and other users of cell phones and data transmission devices; without the necessity of locating and constructing a new telecommunications tower and accessory equipment compound, and will do so in an already industrialized area.

(2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Response: The surrounding existing land uses are industrial. To the north is the FPL transmission line; to the East is a cargo container facility; to the South is a boat maintenance facility; and to the west is vacant industrial land.

(3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Response: The Comprehensive Plan allows for industrial uses in the area of the subject property as well as telecommunications systems throughout the City, as provided in the Code.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome;

Response: With the implosion of the power plant, upon which was located a Verizon antenna array, it became necessary to locate a new array in the close-by vicinity. The subject property, with the existing utility pole, well serves the need from a locational standpoint. However, the associated equipment shelter/compound requires variances for use and location upon that property. The coaxial cable and electronic lines must run to and from the compound to the antennae. That compound cannot be located in or under the electric transmission line for safety reasons. Thus, in order to have the shelter as close to the pole as possible, it is critical to locate it in the area specified in the plans.

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

Response: This compound and equipment location variance is the least needed in order to make the antennae function and the result will be to be able to provide a valuable service to citizens, customers and the public through E-911 service.

In granting any variance, the city commission or planning and zoning board, as applicable, may prescribe conditions and safeguards intended to mitigate potential adverse impacts from the variance and to ensure that the intent and purpose of the code is maintained.

Response: The granting of this petition will not create any adverse impacts, will be in conformance with all federal, state and local requirements, and will ensure that the intent and purpose of this code will be maintained. In fact, it will tend to reduce at least in some way, the need for more stand-alone telecommunications facilities, higher structures, or facilities located in areas that may be more visually impacted.

Further, granting of the variances will be consistent with the intent of Article 835 of the City Code and will effectuate its purposes.

Special Exception Analysis

Petitioner responds to the special exception criteria in the Land Development Code as follows:

Sec. 630-30. Supplemental application requirements.

In addition to the general application requirements, the applicant shall provide the following materials:

(A) The existing and proposed use of the property.

Response:

Existing Use: Utility Power transmission line and poles.

Proposed Use: Telecommunications facility, with antenna on current pole, and associated equipment shelter, equipment, with coaxial cables and electrical service to the antennae.

(B) The existing use, zoning, and land use designations of lands within seven hundred (700) feet of the subject property.

Response:

(C) A site plan meeting the requirements of article 635, "Site Plans"

Response: Site Plan Provided.

(D) Any other information as may be required for a determination of the nature of the proposed use and its consistency with the criteria for the approval of a special exception use.

Response: As indicated above, the telecommunications antennae will be affixed to an existing utility pole, at 90 feet (92' to top of antenna). The associated equipment compound and equipment will be located as close as possible to the pole and the cables and electrical equipment will attach to the pole and to the antennae.

Sec. 630-50. Special exception use review standards; application disposition.

(A) The planning and zoning board or city commission, as applicable, shall review the application to determine whether the special exception use complies with the following standards:

(1) That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code.

Response: Telecommunication facilities are permitted as a special exception.

(2) That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located.

Response: The contiguous uses and are industrial. The contiguous FPL transmission facility is consistent with a telecommunication facility and as proposed, neither use or facility is detrimental to the other

(3) That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.

Response: As indicated, above, there is virtually no better location for this facility. It is on an existing utility pole; is of modest height (90-92 feet) which is minimal with regard to telecommunications facilities; the site (compound) is small and close to the pole.

(4) That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

Response: Adequate screening and landscaping plan will be provided by, a landscape plan.

(5) That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Response: There is very little need for parking, as the site is visited only when necessary for inspection or maintenance. After installation, this entails only periodic visits, normally by a single vehicle.

(6) That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.

Response: See above. The property upon which the compound is to be placed has no environmentally-sensitive impacts.

(7) That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.

Response: See (5) & (6) above.

(8) That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.

Response: Not applicable. See (5) & (6) above.

(9) That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan.

Response: Not applicable. Contiguous property is developed. The only property that is undeveloped is industrial.

(10) That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.

Response: The use will not make sounds, and will not need lighting. It will not create fumes or odors and will have virtually no physical activities.

(11) That the use will not overburden existing public services and facilities.

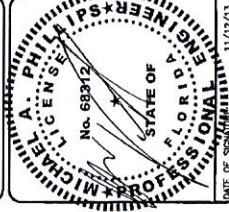
Response: The use will not overburden existing public services and facilities. In fact, it is similar to a public service or facility in that it will provide E-911 service as well as commercial service.

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| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| A | 10/27/12 | PRELIMINARY |
| B | 10/29/12 | REVISED |
| C | 12/15/12 | REVISED |
| D | 12/19/12 | FOR PERMIT |
| 1 | 12/26/12 | REVISED |
| 2 | 1/7/13 | REVISED |
| 3 | 1/22/13 | REVISED |
| 4 | 1/29/13 | REVISED |
| 5 | 1/29/13 | REVISED |
| 6 | 1/29/13 | REVISED |
| 7 | 1/29/13 | REVISED |
| 8 | 1/29/13 | REVISED |
| 9 | 1/12/13 | REVISED |

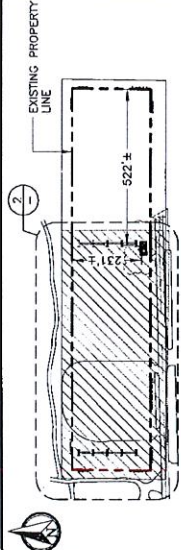
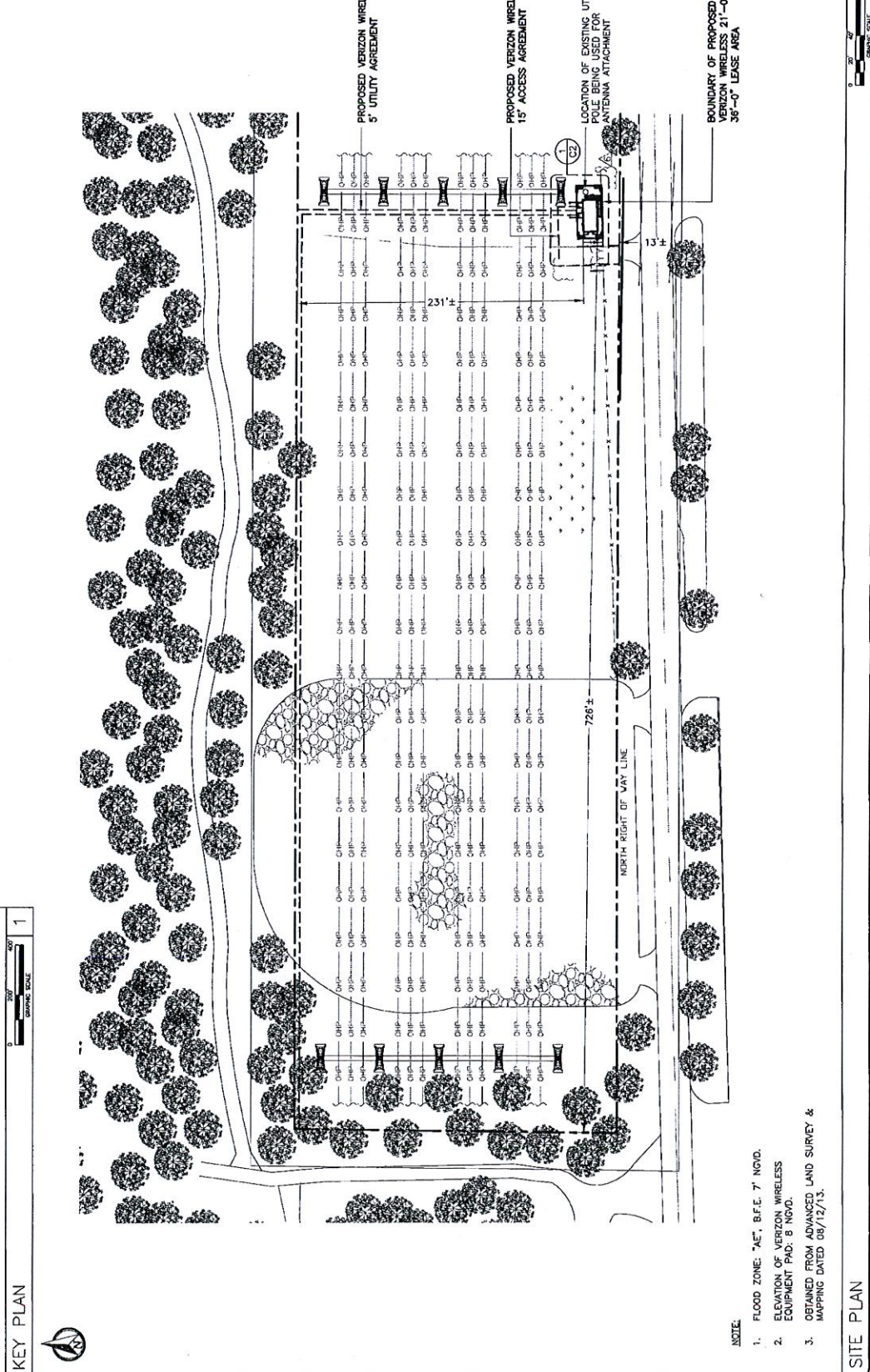
PROJECT NO: 120-568-02
 DRAWN BY: D. DANIELS
 CHECKED BY: M. ASBRY

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| |
|---|
| TAYLOR SUBSTATION |
| 91 |
| 760 NE 7th AVENUE DANA BEACH, FL 32004 |
| SHEET NAME |
| SITE PLAN |
| SHEET NUMBER |
| C1 |

| SETBACKS OF VERIZON WIRELESS EQUIPMENT SHELTER FROM PROPERTY BOUNDARY | |
|---|--------|
| NORTH | 231' ± |
| EAST | 522' ± |
| SOUTH | 13' ± |
| WEST | 726' ± |



- NOTE:
1. FLOOD ZONE: "AE", B.F.E. 7' NGVD.
 2. ELEVATION OF VERIZON WIRELESS EQUIPMENT PAD: 8' NGVD.
 3. OBTAINED FROM ADVANCED LAND SURVEY & MAPPING DATED 08/12/13.

SITE PLAN

| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| A | 10/2/12 | PRELIMINARY |
| B | 10/9/12 | REVISED |
| C | 10/15/12 | REVISED |
| D | 10/17/12 | REVISED |
| E | 10/17/12 | REVISED |
| F | 10/17/12 | REVISED |
| G | 10/17/12 | REVISED |
| H | 10/17/12 | REVISED |
| I | 10/17/12 | REVISED |
| J | 10/17/12 | REVISED |
| K | 10/17/12 | REVISED |
| L | 10/17/12 | REVISED |
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| W | 10/17/12 | REVISED |
| X | 10/17/12 | REVISED |
| Y | 10/17/12 | REVISED |
| Z | 10/17/12 | REVISED |

PROJECT NO.: 120-568.02
 DRAWN BY: M. ARSEY
 CHECKED BY: D. DANIELS

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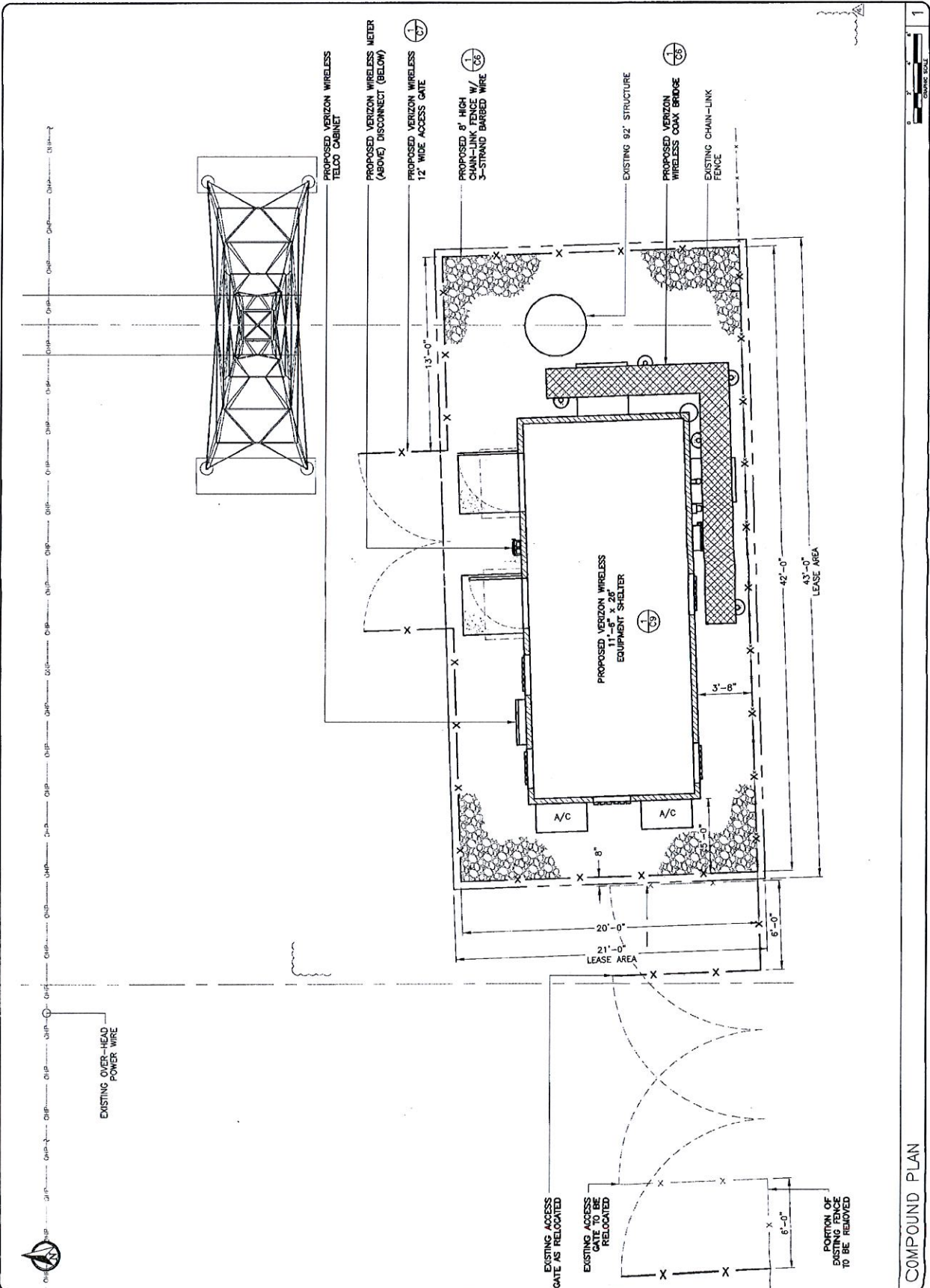
CALTRIP
Telecom
 3400 LAKEVIEW DRIVE
 MIAMI, FL 33137
 CORPORATION OF FLORIDA 20114

verizon wireless

FPL
 9200 WEST LAKELAND STREET
 MIAMI, FL 33173

STATE OF FLORIDA
 PROFESSIONAL ENGINEERING
 No. 96317
 DATE OF SIGNATURE: 11/12/13

| |
|--|
| TAYLOR SUBSTATION |
| 91 |
| 750 NE 7th AVENUE DANA BOCK, FL 33004 |
| SHEET NAME |
| COMPOUND PLAN |
| SHEET NUMBER |
| C2 |

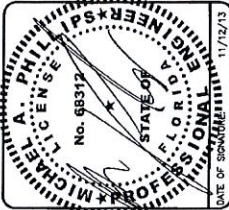


COMPOUND PLAN

| REV | DATE | DESCRIPTION |
|-----|----------|-------------|
| 0 | 10/28/13 | FOR PERMIT |
| 1 | 11/12/13 | REVISED |

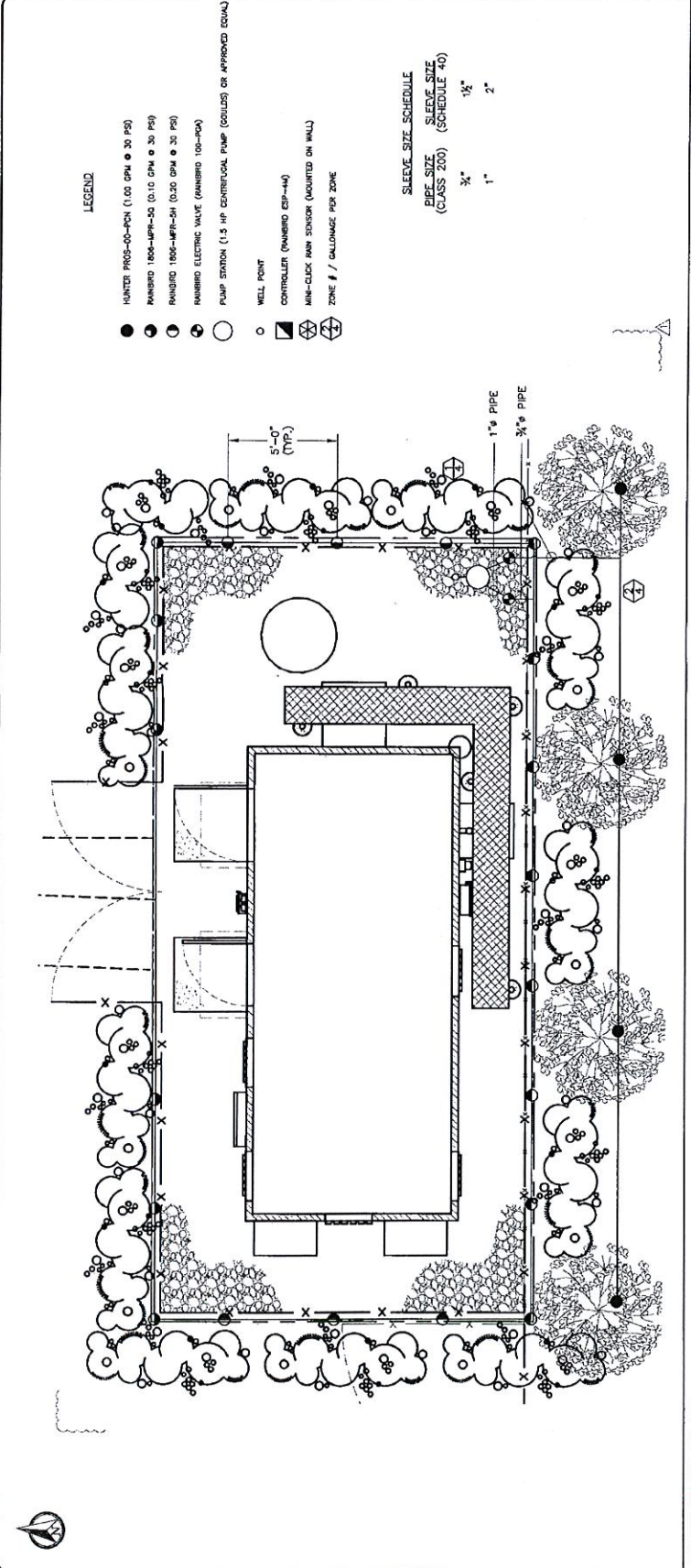
PROJECT NO.: 120-08602
 DRAWN BY: D. DANIELS
 CHECKED BY: M. BARNEY

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TAYLOR SUBSTATION
 91
 760 NE 7th Avenue
 DANA BEACH, FL 33404

IRRIGATION PLAN AND NOTES
 SHEET NUMBER: IR1



IRRIGATION PLAN 1

- GENERAL NOTES:**
- DO NOT SCALE PLAN FOR EXACT HEAD LOCATION
 - ALL RISERS SHALL BE PAINTED FLAT BLACK
 - THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING THE ELECTRICAL SERVICE CONNECTIONS.
 - THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER
 - ALL MAIN LINE SLEEVE LOCATIONS SHALL BE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
 - VELOCITY OF FLOW SHALL NOT EXCEED 5 FEET PER SECOND.
 - NO LATERAL LINES LESS THAN 3/4" SHALL BE USED.
 - 6" POP-UP HEADS SHALL BE USED IN SOODED AREAS AND 12" POP-UP HEADS SHALL BE USED IN SHRUB AREAS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL HYDROSTATIC TESTING, OPERATIONAL TESTING, AND PERIODIC INSPECTIONS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE OPERATION OF THE EXISTING IRRIGATION SYSTEM DURING THE CONSTRUCTION OF THE PROPOSED SYSTEM. (IF APPLICABLE)
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COMPLETE INSTALLATION OF PROPOSED IRRIGATION SYSTEM.
- IRRIGATION INSTALLATION NOTES:**
- IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, AND CONTRACT SPECIFICATIONS
 - IRRIGATION SYSTEM DESIGN BASED ON LANDSCAPE PLAN. THE CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT MATERIAL LOCATIONS.
 - THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM SCALED BASE PLANS.
 - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING RANIBIRD SPRINKLERS AND VALVES, AND AN INTRINSIC TIME CLOCK. A RAIN SENSOR SHALL BE INCLUDED TO CONSERVE WATER.
 - THE CONTRACTOR IS ADVISED TO STUDY THE PLANS AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS
- IR1



**NOTICE OF PUBLIC HEARINGS
ON LAND DEVELOPMENT CODE AMENDMENTS
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, December 10, 2013
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach Administrative Center
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SE-61-13/VA-62-13/VA-63-13: The applicant, Robert D. Pritt, representing the property owner, Florida Power & Light Company, is requesting a special exception and variances for the construction of a new equipment compound and installation of new antennas to an existing utility power transmission pole at 760 NE 7 Avenue.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPLICATION FOR A SPECIAL EXCEPTION (SE-61-13) FROM SECTION 835.50 OF THE CITY LAND DEVELOPMENT CODE, AND VARIANCE REQUESTS (VA-62-13/VA-63-13) FROM SECTIONS 205.10 AND 835.50 OF THE CITY LAND DEVELOPMENT CODE, SUBMITTED BY ROBERT D. PRITT, REPRESENTING THE PROPERTY OWNER, FLORIDA POWER & LIGHT COMPANY, FOR PROPERTY LOCATED AT 760 NE 7TH AVENUE IN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Legally described:

A portion of the South 260 fee of the North 295 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 35, Township 50 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said section 35, thence South 00*59'51" East, along the West line of said section 35, a distance of 35.00 feet, thence departing said West line, North 88*19'33" East, a distance of 784.51 feet, thence South 01*40'27" feet, a distance of 222.28 feet; thence South 88*19'33" West, a distance of 6.00 feet to the point of beginning, thence continue North 01*40'27" West, a distance of 30.00 feet, thence South 01*40'27" East, a distance of 37.71 feet to the North right of way line of Taylor Lane, thence South 88*19'29" West, along said North right of way line, a distance of 15.00 feet, thence departing said North right of way line, North 01*45'01" West, a distance of 52.71 feet, thence North 88*19'33" East, a distance of 45.07 fee, thence South 01*40'27" East, a distance of 15.00 feet to the point of beginning.

Containing 0.0285 acres or 1242 square feet, more or less.

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development Department
Planning Division
Publish: Friday, November 29, 2013

