



Deborah L. Martohue, Esq., AICP
2822 54th Avenue South, #224
St. Petersburg, FL 33712
Telephone: 727.460.8431
martohued@gmail.com

April 7, 2016

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RECEIVED
APR 07 2016
BY: _____

VIA EMAIL ONLY TO EXPEDITE

Ms. Corinne Lajoie, AICP, LEED GA
Planning & Zoning Manager
City of Dania Beach
100 W. Dania Beach Blvd
Dania Beach, FL 33004

**RE: SP-25-16; SE-24-16
Special Exception and Site Plan Zoning Application
Property Location: 3801 SW 43rd Court., Dania Beach, FL 33314
FOLIO No.: 5041 25 01 0250
Request: Application to permit stealth antenna colocation on FPL utility pole**

Dear Ms. Lajoie:

This firm represents T-Mobile South LLC, the tenant of owner/landlord, Florida Power & Light (FPL), (hereinafter, Applicant or T-Mobile) with respect to the captioned zoning requests at the FPL Playland Substation located at 3801 SW 43rd Court, Dania Beach, FL (the "Property"). In response to Staff DRC comments received March 24, 2016 as discussed and revised at our DRC meeting on March 31, 2016, below is the Applicant's final updated response.

1. *Sheet L-1, Landscape Requirements Table, states that Article 275 requires an 8-foot height fence or masonry wall around the perimeter of a communication tower site, however, this requirement does not exist under said Article.*

This requirement is not specifically located in Article 275 but is found in Sec 835-40 which makes a specific reference to Article 275 within Sec. 835-40.S.1. This section does refer to the fence or wall required. A note referencing Section 835-40.S.1 has been added to the plan for clarification purposes.

1. *Article 275, Section 120 requires a 10-foot landscape buffer around the perimeter of the property, containing on shade tree for each 40 linear feet, and a row of hedges. The shade tree provided to satisfy this requirement shall have a minimum overall height of 16 feet immediately upon installation.*

Section 275-120 was determined by staff at DRC to be not applicable.

- 2. A minimum of 50% of all vegetation required, excluding turfgrass and groundcover shall be indigenous to South Florida (Sec. 275-60). The native percentage shall be calculated separately for shrubs and trees.*

The native percentage has been calculated and adjusted accordingly. See revised Sheet L-1.

- 3. Nonvehicular open space shall contain the minimum number of trees and shrubs required by Section 275-140(C).*

Section 275-140(C) was determined by Staff to be not applicable.

- 4. Please ensure that any utilities and site amenities are not placed within 15 feet of existing or proposed tree (Sec. 275-140(D)).*

The Revised Landscape Plan shows two (2) native understory trees planted in lieu of the required two (2) canopy trees within the five foot (5') landscape buffer surrounding the equipment compound. A landscape variance application is being filed requesting a variance from the two (2) canopy tree requirement.

- 5. According to the plans, existing vegetation (Brazilian pepper) is proposed to be removed. Please add a note to the Landscape Plan or Tree Survey indicating that tree removal activities will not be conducted without first securing a tree removal license (General license) with the City of Dania Beach, and indicate how the mitigation of the removal of these trees will be accomplished.*

One (1) Brazilian Pepper tree is being removed from the Lease Parcel area and one native understory tree is proposed within the five foot (5') landscape buffer surrounding the equipment compound as mitigation. See revised Sheet L-1 for location and mitigation calculations.

With respect to Ms. Anne-Christine Carrie's comments on behalf of Planning & Zoning, the following is my response to items #1 and #2:

- 1. Provide an affidavit from property owner, FPL, indicating consent to have this application processed by tenant/T-Mobile.**

Gregg Hall, an authorized representative for FPL, signed the Affidavit on p.2 of the original application. Letters of authorization for Gregg Hall to sign zoning applications on behalf of FPL are enclosed.

- 2. Provide approval letter from Broward County Aviation Department (BCAD) and/or the Federal Aviation Administration (FAA).**

Enclosed please find the SiteSafe Aeronautical Study dated 12/15/2016 concluding that the maximum no hazard height is 102 feet AGL or 104 feet AMSL. The overall height proposed

is 90 feet AGL and 93 feet AMSL. According to the Aeronautical Study, notice to the FAA is not required. As a follow up to our DRC meeting and staff's request to have a letter or email from BCAD confirming that BCAD did not need any additional reviews, Amy O'Rourke, project manager for T-Mobile reached out to BCAD again. Ms. Scarlet Hammons issued a letter to Mr. Marc LaFerrier, Planning Director, City of Dania Beach dated April 5, 2016 which is attached to this DRC Response.

Based upon BCAD's revised written response to Ms. O'Rourke's request for review on March 31, 2016, T-Mobile has filed for an FAA Determination on the pole attaching the SiteSafe aeronautical evaluation and requesting expedited review. Attached is confirmation of the filing which has been assigned aeronautical study number (ASN) 2016-ASO-8726-OE.

T-Mobile also filed for FAA clearance for the crane 12'-15' greater in height than the pole that will be needed for a maximum of two days during the construction period to install the canister atop the pole and to raise the antennas to be mounted inside the pole. The confirmation for this filing is attached as well and it has been assigned ASN 2016-ASO-8728-OE. Expedited review of the crane application has also been requested

Lastly, I have attached the FDOT Airspace Obstructions Construction Notification and Permitting information. In sum, FDOT Airspace obstruction permit applications are only required if required in the FAA Determination. Based upon the SafeSite aeronautical evaluation, we do not anticipate such FDOT airspace obstruction permits at this time, nor do we anticipate any FAA lighting requirements for a pole less than 100' feet in height. However, should an FDOT airspace obstruction permit be required, T-Mobile will make application immediately upon notification of such requirement.

Based upon the foregoing response to DRC comment involving the FAA and BCAD requirements, we respectfully request staff to continue to process the captioned applications and schedule the applications for public before the City Commission on May 24, 2016. In the event, final determinations are not received from the FAA, BCAD and FDOT as may be applicable and required, we would request that staff place these determinations as a condition(s) of approval that must be complied with prior to issuance of a building permit. Based upon the SiteSafe aeronautical evaluation, we have full faith and confidence that an FAA Determination of No Hazard will be issued for this site but understand staff's need to condition any approvals upon receipt of such determination.

If you have any questions, or need additional information, please contact me at (727) 460.8431 or via email at martohued@gmail.com . Based upon the foregoing response, please confirm that the Special Exception and Site Plan Applications as supplemented by the Landscape Variance application will be scheduled for City Commission public hearing on May 24, 2016.

Best regards,



Deborah L. Martohue, Esq. AICP

Enclosures: Original Application submitted 2-16-2016
SiteSafe Aeronautical Study dated 12/15/2015
Referenced Site Photos and aerial

Cc: Client [digitally signed and emailed]

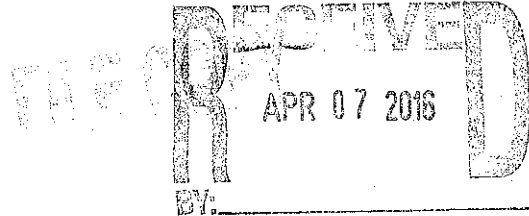


Deborah L. Martohue, Esq., AICP
2822 54th Avenue South, #224
St. Petersburg, FL 33712
Telephone: 727.460.8431
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April 7, 2016

VIA HAND DELIVERY

Ms. Corinne Lajoie, AICP, LEED GA
Planning & Zoning Manager
City of Dania Beach
100 W. Dania Beach Blvd
Dania Beach, FL 33004



RE: Landscape Variance Zoning Application
Property Location: 3801 SW 43rd Court., Dania Beach, FL 33314
FOLIO No.: 5041 25 01 0250
Related Zoning Applications: SE-24-16 & SP-25-16

Dear Ms. Lajoie:

This firm represents T-Mobile South LLC, the tenant of owner/landlord, Florida Power & Light (FPL), (hereinafter, Applicant or T-Mobile) with respect to the captioned zoning requests at the FPL Playland Substation located at 3801 SW 43rd Court, Dania Beach, FL (the "Property"). In response to our DRC meeting with you and other members of City Staff on March 31, 2016, the Applicant is hereby supplementing its pending applications assigned case #s SE-24-16 and SP-25-16 with the enclosed Landscape Variance Application executed by Gregg Hall on behalf of FPL. This letter shall serve as the Applicant's transmittal letter for the Landscape Variance Application as well as its justification statement for the request.

A transmittal letter and revised response to DRC comments as updated and revised at our DRC meeting held on March 31st is being provided ("Revised DRC Response") under separate cover via hand delivery by Marlene Garcia. The Revised DRC Response includes revised plans, including a landscape plan, as well as written responses to each comment. In the original application filed on February 16, 2016, the Applicant paid fees in the amount of \$11,500.00 which included a refundable overpayment in the amount of \$2,000.00. The Landscape Variance Application fee is \$2,000.00. We are asking that the \$2,000.00 amount overpaid on February 16, 2016 be applied to this Landscape Variance Application fee representing payment in full.

LANDSCAPE VARIANCE REQUEST & JUSTIFICATION STATEMENT

The Applicant is seeking a special exception and site plan approval of a 12' stealth antenna canister colocation atop a 78' FPL with an associated 300' square foot secured equipment compound within the boundaries of an existing FPL substation. The property at large and the proposed compound area that requires landscape buffering in accordance with the Ch. 275, contains numerous overhead power lines. In accordance with FPL policies which are consistent with the City's LDC regarding planting under or near overhead powerlines, the Applicant is precluded from planting the two required canopy trees within the five foot (5') landscape buffer surrounding the three hundred (300) square foot compound area. In lieu of planting the canopy trees, the Applicant proposes two (2) native understory trees within the landscape buffer as well as one native understory tree required for mitigation resulting from the removal of a Brazilian Pepper tree located within the Lease Area for a total of three native understory trees. Nevertheless, after discussions with staff, a landscape variance is required as a result of the inability to plant the two (2) required canopy trees within the required five foot (5') buffer.

Justification for the landscape variance is the existence of overhead power lines and Section 275-140(D) precluding the planting of canopy trees within fifteen feet (15') or under existing overhead power lines. See Sheet L-1 revised 4/5/2016 included with the revised plans prepared by Caltrop also dated 4/5/2016 showing the location of the proposed native understory trees as well as the landscape buffer and landscape mitigation calculations.

If you have any questions, or need additional information, please contact me at (727) 460.8431 or via email at martohued@gmail.com.

Best regards,



Deborah L. Martohue, Esq. AICP

Enclosures: Landscape Variance Application

Cc: Client [digitally signed and emailed]

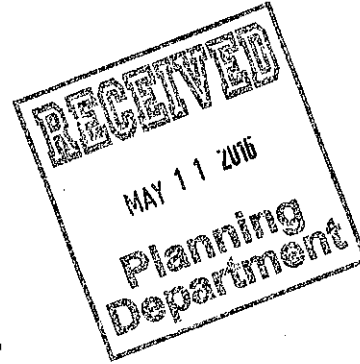


Deborah L. Martohue, Esq., AICP
2822 54th Avenue South, #224
St. Petersburg, FL 33712
Telephone: 727.460.8431
martohued@gmail.com

May 10, 2016

VIA EMAIL ONLY TO EXPEDITE

Ms. Corinne Lajoie, AICP, LEED GA
Planning & Zoning Manager
C/O Anne-Christine Carrie, Planner
City of Dania Beach
100 W. Dania Beach Blvd
Dania Beach, FL 33004



RE: SUPPLEMENTAL JUSTIFICATION STATEMENT
Property Location: 3801 SW 43rd Court., (ADDRESS TO BE CHANGED)
FOLIO No.: 5041 25 01 0250
Request: SE-24-16 & SP-25-16 & var 40-16

Dear Ms. Carrie:

This firm represents T-Mobile South LLC, the tenant of owner/landlord, Florida Power & Light (FPL), (hereinafter, Applicant or T-Mobile) with respect to the captioned zoning requests. Pursuant to your email request and our subsequent phone conversation this morning requesting a justification statement for various special exception criteria, please accept this letter as my formal written response.

Since this is a colocation placement of antennas atop a utility pole with equipment cabinets on the ground, the criteria listed below were not applicable. Nevertheless, in sum, the proposed antenna colocation and associated ground equipment cabinets (there is no habitable building involved) is an unmanned facility that does not use water, sewer or solid waste. The Facility only requires maintenance bi-weekly or monthly and in emergencies, thus there is no impact on transportation infrastructure or need for permanent parking, loading or unloading. The 12' wide access easement from Griffin Road will provide the access and temporary parking needed for periodic maintenance on-site and off the adjacent roadways. This is not a residential project and therefore, there are no impacts on schools, parks or recreation facilities.

The following is my individual response to the justification criteria contained in Section 630-50, specifically criteria 5, 7 through 11.:

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(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 stated above, this is an unmanned antenna canister colocation with ground equipment cabinets that are maintained at most bi-weekly, typically monthly and in cases of emergency. There are no hourly or daily traffic trip generation for this type of use let alone peak hour traffic trips. Permanent parking and loading/unloading areas are unnecessary. The maintenance vehicle has adequate room to park on-site within the 12’ wide access easement shown the site plans. Access from Griffin Road will be occasional and has de minimis and negligible impact on Griffin Road or SW 42nd Ave. An access driveway permit from FDOT will be obtained in conjunction with the required building permits should the zoning requests be approved and we ask that said FDOT permit be made a condition of approval.*

(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.” *See response to criteria #5 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.” *See response to criteria #5 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.” *The project is a colocation of stealth concealed antenna inside a canister atop a utility pole within a 10 acre existing substation property. The canister that houses the antenna is designed to look like the utility pole it is attached on top of and blend in amongst the other utility poles within the substation and surrounding the substation. The existing substation parent tract is zoned I-G in part and C-2 in part. The portion of the parent tract substation upon which the pole and equipment compound are located is zoned C-2. Stealth antennas are a permitted use subject to a special exception approval in the C-2 zoning district consistent with the comprehensive plan and the existing utility use on the property pursuant to Section 835-50(C)(3). The compound is 300 square feet on a 10+ acre parent tract and therefore has negligible physical impact on the area as a whole. The compound has a landscape buffer surrounding the entirety of the compound except for the access gates to provide for security and screening of the equipment from surrounding properties and roadways.*

(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.” *The facility is an unmanned facility that does not generate any significant noise that exceeds typical air conditioning equipment. The pole does not require any lighting by the FAA. Since it is an unmanned facility that is operated by underground fibers and electricity, there are no fumes, odors or dust generated by the facility. The unmanned facility requires maintenance at most bi-weekly and thus, there are no daily physical activities occurring on-site that could adversely impact the surrounding properties. Further, the unmanned facility is*

utility-like in appearance and is therefore aesthetically compatible with the existing utility use of the property as a substation.

(11) "That the use will not overburden existing public services and facilities." "That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets." *See response to criteria #5 above.*

If you have any questions, or need additional information, please contact me at (727) 460.8431 or via email at martohued@gmail.com . I will wait to hear from you later today regarding the addressing issue.

Best regards,



Deborah L. Martohue, Esq. AICP

Cc: Client [digitally signed and emailed]



Department of Fire Rescue & Emergency Services
Fire Marshal's Bureau

Dania Beach District

100 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 Fax: (954)342-4265

NEW OR CHANGE ADDRESS REQUEST

DATE: 5/10/16

TO: Dania Beach District, Fire Marshal Office, lisa_muggeo@sheriff.org

FROM: Florida Power & Light - Bruce Barber
NAME [PLEASE PRINT]

700 UNIVERSE Blvd, Juno Beach FL 33408
MAILING ADDRESS

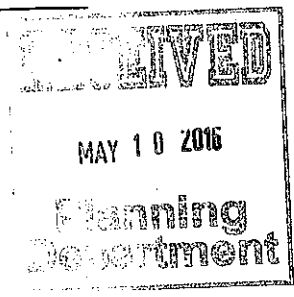
561-616-1680
PHONE NUMBER with AREA CODE FAX [OPTIONAL]

Please supply the following items required for a new or changed address:

Folio No or Property ID 504125010250

Check one: SFR, commercial bldg. residential Other

- Copy of Survey attached with property's "Legal Description."
- Commercial Buildings must provide a Site Plan.



DISTRIBUTION - check one:

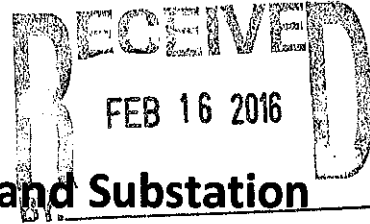
- Call address information to above phone number.
- FAX address information to above address/FAX number.
- Mail copy to the above address.
- email to:

comments: Address for FPL Sub Station & T Mobile Pole with Antenna

Address assigned is: 4750 SW 42 Avenue

- U.S. Post Office, Address Management Office, 2200 NW 72 Ave, Suite 222, Miami, FL 33152
y5qc00@USPS.gov Attn: Nikki Rudershausen, (305) 470-0553 office
- 911 Telecommunications, 115 S. Andrews Ave., Ste.325, Ft. Lauderdale, FL 33301
- City Building, Water Billing, and BT Departments (954) 624-6800
- Holly Cimino, Brd. County Property, 115 S Andrews Ave., 111, Fort Lauderdale, FL 33301

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6FB1317M – SFL969-FPL Playland Substation

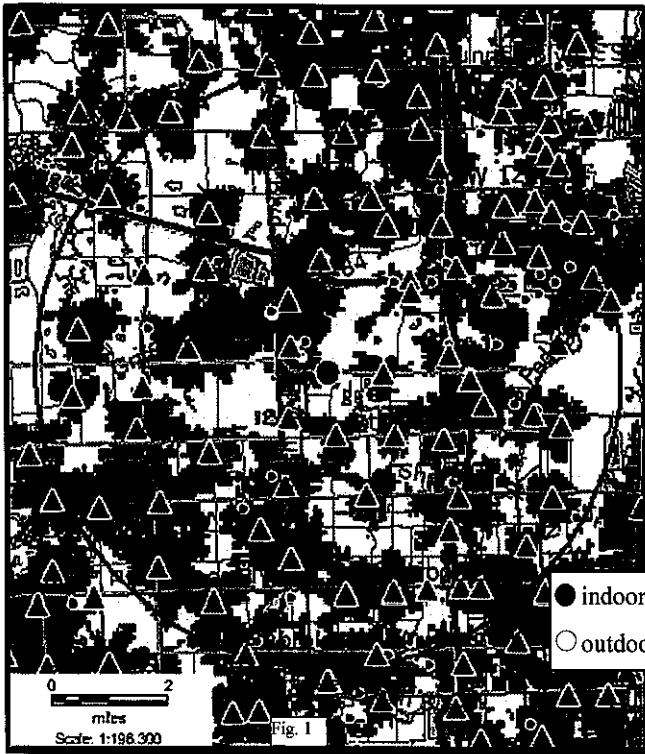
TMO RF ANALYSIS & REPORT

Department: T-Mobile Engineering & Operations – Miami Market

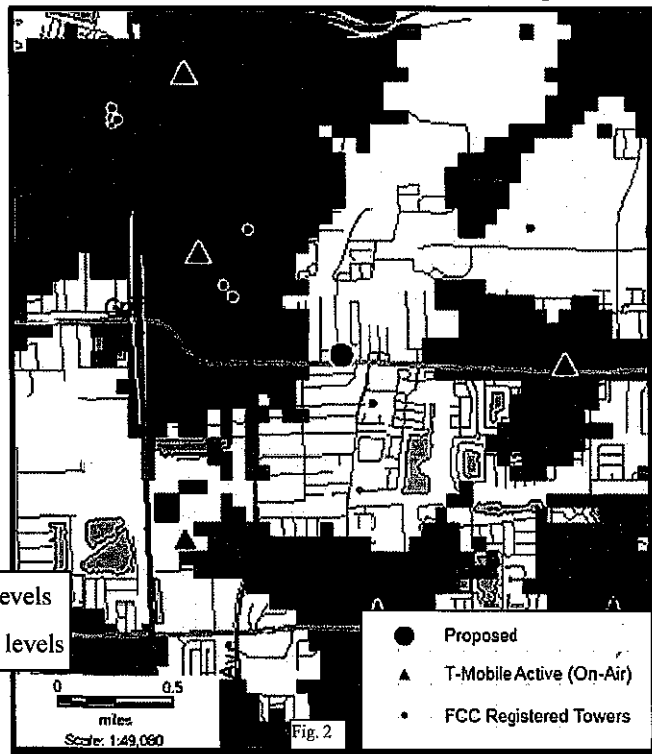
Last Updated: 2/16/2016

RF analysis of existing towers within a five mile radius

Proposed site location and five mile radius



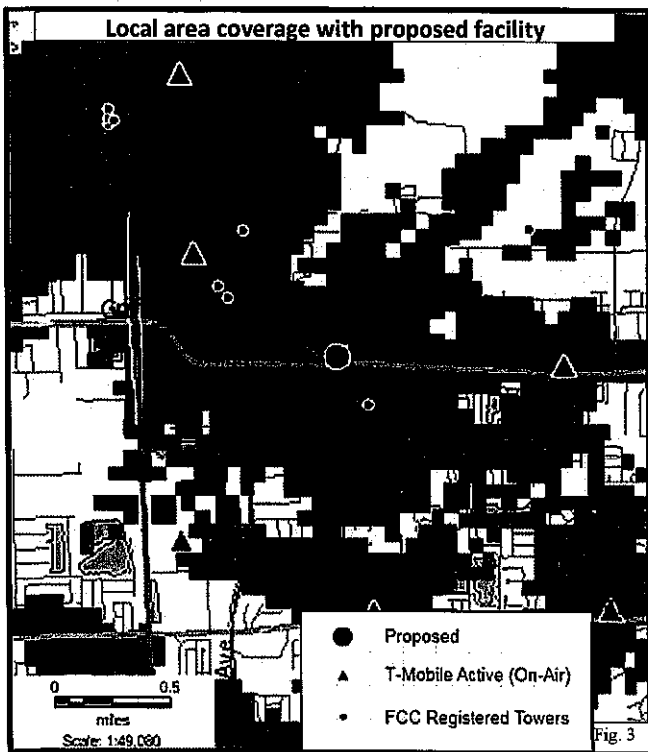
Proposed site location and local area coverage



This Radio Frequency (RF) Report is being submitted in accordance with the City of Dania Beach's zoning code (Ord. No. 2010-20, § 2(Exh. A), 9-14-10; Ord. No. 2010-025, § 10, 11-23-10) for deploying a telecommunications facility at the FPL Playland Substation. The proposal includes antennas collocated at elevation along with equipment located in leased space on the ground and on the FPL tower. The intent of this letter is to demonstrate that this application meets the conditions for a new facility by detailing that no other existing structure meets the geographical service area requirements or the ability to locate equipment on existing structures.

The vast majority of towers located within a five mile radius of the proposed location are not viable solutions for deficiencies in this part of the T-Mobile network. There are more than ninety FCC registered towers within this five miles radius of which a subset of the seventy-one T-Mobile facilities within the same radius are collocated. The average coverage radius for T-Mobile's tower and rooftop antenna deployments varies between one half to one mile in this portion of the network. Any available structure located at more than this distance from the coverage area of concern would not satisfy the signal level

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requirements. The map shown in Figure 1 depicts the five mile radius and the proposed location with the FCC Antenna Structure Registration (ASR) towers and the T-Mobile facilities. Also shown are coverage levels representing the average signal propagation from each T-Mobile antenna site. Areas in green indicate regions of reliable service for the majority of cell phone users including those who are indoors. The yellow color indicates areas where users may experience call service issues especially indoors or during network busy hours. Symptoms of these inadequate signal levels can include multiple call attempts before accessing the network, dropped calls and insufficient data speeds. It is not uncommon in poorer coverage areas where it is necessary for a user to stand near a window or even go outside of their home or workplace in order to place a call. In the worst case scenario emergency calls (E911) may fail.

The local area coverage for the proposed location is shown in Figure 2 with legends describing the maps' content. As can be seen there is a large area of reduced coverage in the general vicinity of the proposed FPL

colocation. More specifically there exists a relative coverage gap from approximately US-441 N in the west to SW 35th Ave in the east and from SW 56th St in the south to the large portion of the Lauderdale Plant in the north. Based on detailed analysis of the available antenna and equipment configurations at the proposed FPL tower colocation it was determined that the coverage deficiency would be alleviated. A propagation map from the proposed facility is shown in figure three.

There are currently five T-Mobile facilities that serve the area of deficient coverage. Each one of these facilities has received equipment upgrades and expansions with no discernable improvement to the signal levels in the area of concern due mainly to the distance from the antenna locations. Raising the height of other T-Mobiles or existing structures may increase the signal in the area of concern but is not a practical solution for two reasons. In most cases it is not practicable for structural or jurisdictional constraints. From a network performance standpoint towers that propagate outside of their engineered service area cause interference with surrounding facilities.

In summary, there are no existing towers or structures located within the geographic area necessary to meet T-Mobile's engineering requirements. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements. There have been no property owners or owners of existing towers or structures who have been identified to accommodate the T-Mobile's needs.*

* Note: a Broward County microwave tower located approximately .2 mi southeast of the proposed colocation is registered in the FCC ASR with registration number 1288450. This was never considered as a viable alternative due to jurisdictional restrictions that disallow any colocations on this tower.

Letter of non-Interference with radio services and public safety communications

This letter is a response for a request for information about the proposed T-Mobile antenna facility at the FPL Playland Substation tower and its potential interference with communication facilities located nearby; as well as the FCC rules governing the human exposure to radio frequency energy (OET 65 guidelines). T-Mobile shall comply with all FCC rules regarding interference to other radio services and with all FCC rules regarding human exposure to radio frequency energy. T-Mobile shall comply with all building and jurisdiction codes as applicable to the facility.

All installations including radio transceiver, antennas, coax and ancillary equipment will conform to FCC guidelines regarding registration and final determination for compliance with all applicable FAA rules and regulations. The construction and operation of the tower, including reception and transmission functions, will not interfere with public safety communication, or with the visual and customary transmission or reception of radio, television, or similar services, as well as other wireless services enjoyed by adjacent properties.

T-Mobile radio signals are transmitted on exclusively assigned channels within the E and F band in the PCS spectrum and the D, E, F1 and F2 in the AWS spectrum and A Band in 700MHz. The Federal Communication Commission (FCC) has allocated these frequencies exclusively for use by cellular service providers. Each cellular service provider is assigned specific frequencies (channels) on which to transmit and receive radio signals.

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

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

Name Patrick Keane

Title T-Mobile RF Engineer



Signature _____



February 12, 2016

City of Dania Beach
Building Division
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Subject: FPL Transmission Pole Evaluation
T-Mobile Site Name: FB1317M (Playland Substation)
Site Address: 4750 SW 42nd Avenue
Dania Beach, FL 33314

CALTROP Project: 15-1016.08

Dear Sir or Madam:

CALTROP Corporation (CALTROP) understands that you have requested a statement qualifying the proposed FPL transmission pole at the above-referenced site to support the proposed T-Mobile, USA (T-Mobile) equipment loading configuration as well as the proposed concealment canister. This letter was based on published catalog information, a structural design by William Y. Ford, P.E. dated August 27, 2012, and information provided by T-Mobile.

The proposed concealment canister and T-Mobile antenna equipment will be supported by the proposed pole. The loading will be configured as depicted in the construction drawings prepared by CALTROP. Based on our evaluation of the aforementioned information, the proposed FPL Transmission Pole **can adequately support** the T-Mobile equipment loading and concealment canister.

CALTROP hereby certifies the utility structure with the T-Mobile concealment canister atop will comply with all applicable building requirements in applicable building codes and with applicable industry construction standards.

This letter has been prepared for the purpose of responding to the City's requirement with respect to the specific installation described. It is intended for the exclusive use of the City of Dania Beach and T-Mobile. The information, assumptions and recommendations contained in this letter should not be used by others for any purpose without express written authorization from CALTROP.

Should you have any questions or wish to discuss any aspect of this letter, please do not hesitate to contact either of the undersigned.

Sincerely,

CALTROP Corporation

Eliezer Diaz, E.I.
Project Engineer
Registered, Florida 1100015843

Michael A. Phillips, P.E.
Principal Engineer
Registered, Florida 68312

A handwritten signature in black ink, appearing to be "M. A. Phillips", is written over a circular stamp. The stamp contains the date "2-12-16".

CALTROP Corporation
3400 Lakeside Drive, Suite 525
Miramar, Florida 33027

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FEB 16 2016
www.caltrop.com
P: 954.874.7870
F: 954.874.7868

ADVANCED LAND SURVEYING AND MAPPING, INC.

GPS And Conventional Survey Services

FAA 1A CERTIFICATION

Project No: 212-0248

Date: December 17, 2015

RE: **T-Mobile FB1317M Site**
Located Near : 4155 Griffin Road
Dania Beach, Florida 33314

I certify that the Latitude of **26°03'48.087"** North and Longitude of **80°12'04.897"** West are accurate to within **+/- 3'** or **(0.914m)** horizontally and that the site elevation of **2.40'** or **(0.73m)** AMSL is accurate to within **+/- 3'** or **(0.914m)** vertically. the horizontal Datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and expressed as degrees, minutes and seconds, to the nearest tenth or hundredth of a second. The vertical Datum (heights) are in terms of the North American Vertical Datum of 1988, and are determined to the nearest foot.


Kirk B. Mitchell P.L.S.M.
Florida Professional Land Surveyor No. 5682
Certificate of Authorization No. L.B. 6885

**NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**

P.O. Box 560698
Orlando, FL 32856-0698

Phone: (407) 509-2305
Fax: (407) 233-0579

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RECEIVED
FEB 16 2016



ENVIRONMENTAL • GEOTECHNICAL
BUILDING SCIENCES • MATERIALS TESTING

5602 Thompson Center Court, Suite 405
Tampa, Florida 33634
Telephone 813-889-8960
Fax 813-889-8754
www.atcgroupservices.com

March 29, 2016

City of Dania Beach
Community Development
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Subject: 6FB1317M / FPL Playland Substation
Notification of T-Mobile's Intent to Pursue a Communications Tower Site
4750 SW 42nd Avenue
Dania Beach, Broward County, FL
Lat. / Long. 26° 03' 48.09" N, 80° 12' 04.90" W

Dear Sir or Madam:

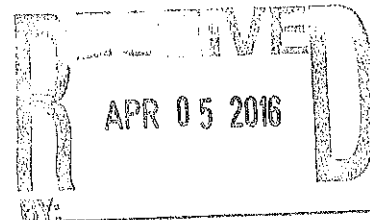
T-Mobile South LLC ("T-Mobile") is licensed by the Federal Communications Commission to provide wireless services throughout the South Florida area. T-Mobile proposes to collocate antennas at the top of a 78-foot tall transmission structure located at 4750 SW 42nd Avenue in Dania Beach, Broward County, Florida. A 12-foot tall canister containing wireless telecommunications antennas will be mounted at the top of the transmission structure and related electronic cabinets will be placed next to it within a fenced compound. This facility, and others like it, will allow wireless providers to provide high quality wireless communications services to the people of your community.

This notice is provided pursuant to the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission 47 C.F.R. pt. 1 app. C § V(C). A notice will also be published in a local newspaper to inform the public, in addition to any requirements that are part of the zoning and permitting process.

To submit comments regarding potential effects to historic properties or to obtain a copy of our filing with the State Historic Preservation Officer, please contact Stephen Higgins at the information listed below and reference 6FB1317M / FPL Playland Substation.

Sincerely,

Stephen Higgins
ATC Group Services LLC
5602 Thompson Center Court, Suite 405
Tampa, Florida 33634
Phone: 813-889-8960
Email: stephen.higgins@atcassociates.com





SITE SAFE
RF COMPLIANCE EXPERTS

A BUSINESS OF FDH VELOCITEL

200 North Glebe Road, Suite 1000, Arlington, VA 22203-3728
703.276.1100 703.276.1169 fax
FAA@sitesafe.com www.sitesafe.com

FAA Aeronautical Evaluation

FPL Playland Substation
6FB1317M

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RECEIVED
APR 07 2016
BY: _____

For more information contact:
faa@sitesafe.com
770.532.3255 phone
703.276.1169 fax

FILE COPY





**SITE SPECIFIC EVALUATION
FOR**

Client Site Name: FPL Playland Substation
Client Site Number: 6FB1317M
Client Site Location: Fort Lauderdale, FL.

Client/Requestor Name: Amy O'Rourke
Company Name: T-Mobile
Address: 8100 SW 10th Street, Bldg 3, Suite 1000
Address: Plantation, FL. 33324

Date: 12/15/15

This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.

EXECUTIVE SUMMARY OF FINDINGS

- **The maximum height that can be built at this site without notice to the FAA is 102 feet AGL or 105 feet AMSL.**
- Maximum No Extended Study height at this site is 262 AGL, or 265 AMSL.
- Maximum No Hazard height at this site is 307 AGL, or 310 AMSL.
- Maximum no marking and lighting height at this site is 200 AGL, or 203 AMSL.

SITE DATA SUBMITTED FOR STUDY

Type of Structure:	Antenna
Coordinates of site:	Lat: 26° 3' 48.6"
	Long: 80° 12' 4.9"
	Datum: NAD 83
Site Ground Elevation:	3
Total Height above the ground of the entire structure (AGL):	90
Overall height of structure above mean sea level (AMSL):	93

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

AIRPORT AND HELIPAD INFORMATION

Nearest public use or Government Use (DOD) facility is Fort Lauderdale Hollywood International.

This structure would be located 2.8 NM or 17207 FT from the airport on a bearing of 80 degrees true to the airport.

Nearest private use facility is Hollywood Helipad.

This structure would be located 1.3 NM from the helipad on a bearing of 216 degrees true to the helipad.

FINDINGS

AM Facilities:

(The FCC protects AM transmission stations from possible electro magnetic interference for a distance of 3.0 km for directional facilities, and 1.0 km for non-directional facilities. Any antenna structures within these distances will most likely require a detuning evaluation of the site) (Sitesafe offers a full range of detuning services)

For a free analysis of this site against the most current FCC data, go to our AM evaluation web site at <http://sitesafe.com>. A negative report form can be generated, (on-line) if no conflict is found. If a conflict is found, our AM Detune department will contact you to discuss the findings.

This site was evaluated against the FCC's AM antenna database, and has been submitted to the Sitesafe AM Detune section for further evaluation. A separate AM evaluation letter will be sent to you, for this site.

FCC Notice Requirements:

(FCC Rules, Part 17)

This structure does not require notification to the FAA or FCC based on these rules.

FAA EMI:

(The FAA protects certain air navigational aids and radio transmitters from possible electro-magnetic interference. The distance and direction are dependent on the type of facility be evaluated. Most of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)

This site would not affect any FAA air navigational aids or transmitters listed in the NFDC database.

Military Airspace:

This structure will not affect this airspace.

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

FAA Evaluation:

FAR Part 77 paragraph 9 (FAR 77.9). Construction or Alteration requiring notice:
(These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes only.)

This structure does not require notification to the FAA.

FAR Part 77 paragraph 17 (FAR 77.17). Standards for Determining Obstructions:
(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)

This structure does not exceed these surfaces.

MARKING AND LIGHTING

FAA Advisory Circular 70/7460-1

Marking and lighting is not required for this structure.

RECOMMENDATIONS OR ACTIONS

Sitesafe does not consider this site to be a Hazard to Air Navigation as specified in FAR part 77.

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.



Google

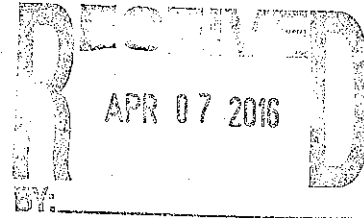
500 m



AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

April 5, 2016

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004



**RE: T-Mobile Antennae, 4155 Griffin Road, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed T-Mobile Antennae located west of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oecaaa.faa.gov/oecaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

- No building, structure or vegetation on the site may exceed 93 feet AMSL as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed T-Mobile antennae, and is based on the Site Plan set, Z-1 to Z-6, dated February 8, 2016, Prepared by Caltrop Telecom. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental

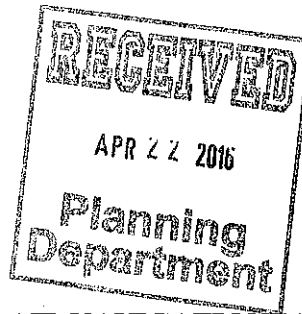


Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2016-ASO-8726-OE

Issued Date: 04/22/2016

Amy O'Rourke
 T-Mobile South LLC
 1200 Concord Terrace
 Suite 200
 sunrise, FL 33323



**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Utility Pole 6FB1317M FPL Pole 88B12
 Location: Dania Beach, FL
 Latitude: 26-03-48.09N NAD 83
 Longitude: 80-12-04.89W
 Heights: 3 feet site elevation (SE)
 90 feet above ground level (AGL)
 93 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 L.

This determination expires on 10/22/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6462. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8726-OE.

Signature Control No: 287524144-289566154

(DNE)

Michael Blaich
Specialist

Attachment(s)
Frequency Data

cc: FCC

Frequency Data for ASN 2016-ASO-8726-2

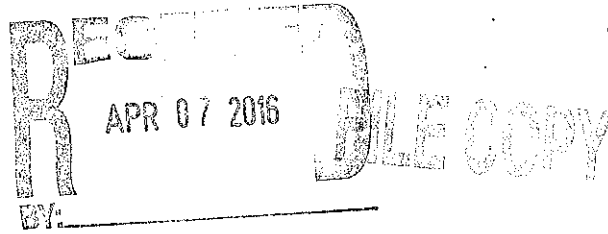
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W

4/6/2016

Project Submission Success
Project Name: T-MOB-00189-16



Federal Aviation
Administration



« OE/AAA

Project Submission Success
Project Name: T-MOB-000364189-16

Project T-MOB-000364189-16 has been submitted successfully to the FAA.

Your filing is assigned Aeronautical Study Number (ASN):
2016-ASO-8726-OE

Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

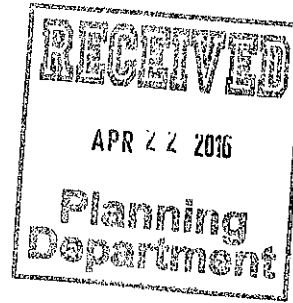
It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:
State Aviation Contacts

To ensure e-mail notifications are delivered to your inbox please add noreply@faa.gov to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-8728-OE



Issued Date: 04/22/2016

Amy O'Rourke
T-Mobile South LLC
1200 Concord Terrace
Suite 200
sunrise, FL 33323

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Crane Hunter Crane
Location: Dania Beach, FL
Latitude: 26-03-48.09N NAD 83
Longitude: 80-12-04.90W
Heights: 3 feet site elevation (SE)
115 feet above ground level (AGL)
118 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:
As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 L, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

It is required that the manager of Fort Lauderdale/Hollywood Int'l Airport at 954-359-6100 and 954-817-5309 be notified at least 5 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of Fort Lauderdale/Hollywood Int'l Airport Air Traffic Control Tower at 954-921-9200 be notified at least 5 business days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

This determination expires on 10/22/2017 unless extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes in coordinates and/or heights will void this determination. Any future construction or alteration, including increase to heights, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (404) 305-6462. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8728-OE

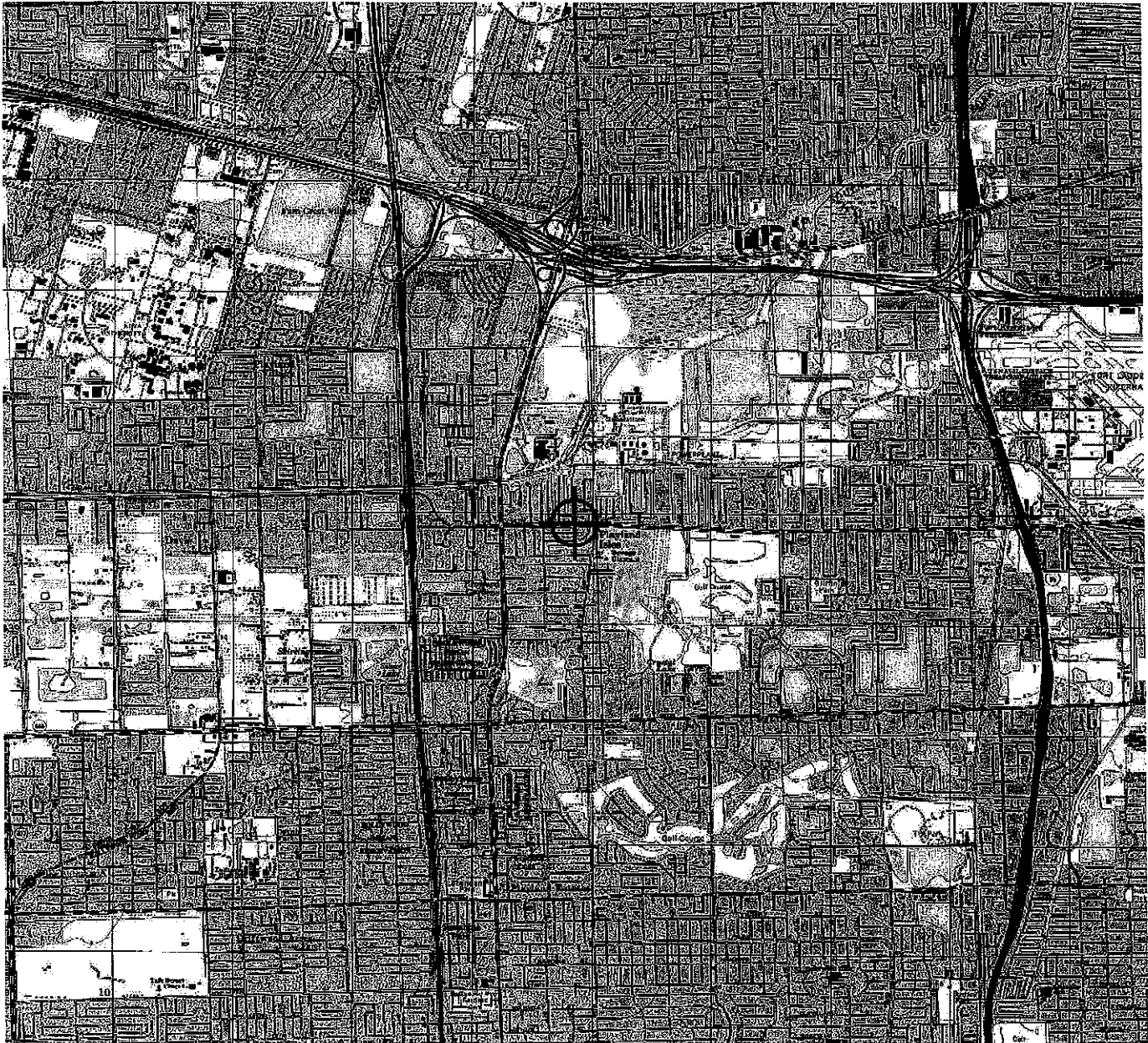
Signature Control No: 287524707-289565721

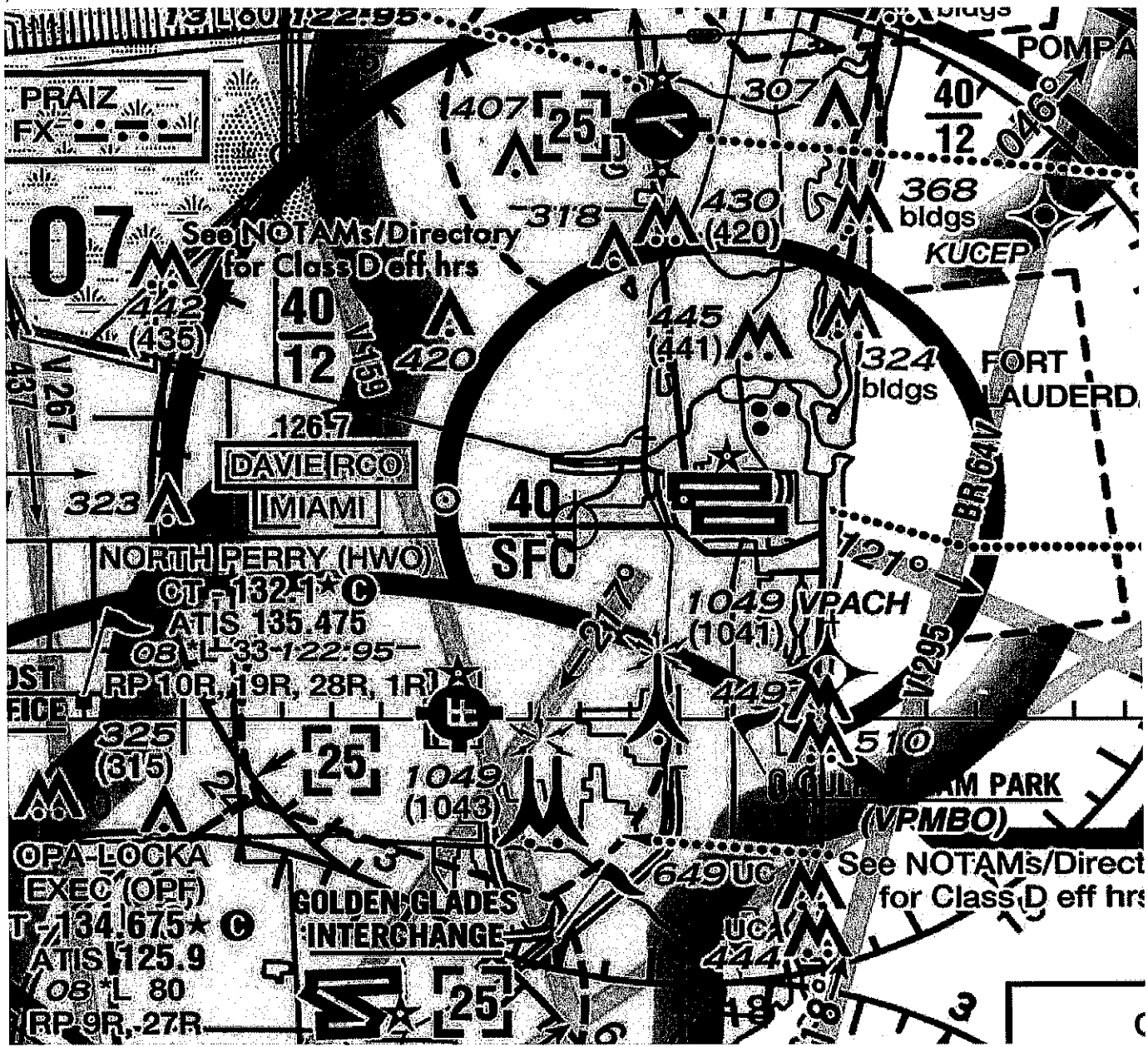
(TMP)

Michael Blaich
Specialist

Attachment(s)
Map(s)

cc: FCC





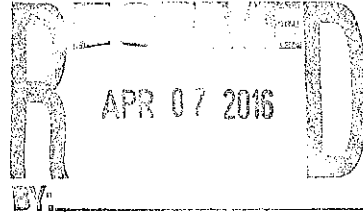
4/5/2016

Project Submission Success
Project Name: T-MOB-000364316-16



Federal Aviation
Administration

FILE COPY



« OE/AAA

Project Submission Success
Project Name: T-MOB-000364316-16

Project T-MOB-000364316-16 has been submitted successfully to the FAA.

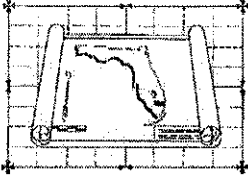
Your filing is assigned Aeronautical Study Number (ASN):
2016-ASO-8728-OE

Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:
State Aviation Contacts

To ensure e-mail notifications are delivered to your inbox please add noreply@faa.gov to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.

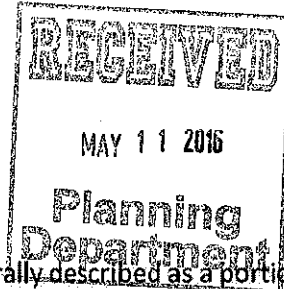


BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

May 12, 2016

Deborah L. Martohue, Esq., AICP
Martohue Land Use Law, P.A.
2822 54th Avenue South, #224
Saint Petersburg, Florida 33712



Dear Ms. Martohue:

Re: Platting requirements for a parcel generally described as a portion of Tract 33, Section 25, Township 50 South, Range 41 East, "Newman's Survey," according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the northeast corner of Griffin Road and Southwest 42 Avenue, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel. You have indicated that new construction will consist only of unmanned communication structures including utility poles, antennas and equipment cabinets.

Planning Council staff is of the opinion that re-platting would not be required by Section D.2, Chapter IV, of the Broward County Land Use Plan, since the proposed development would not include the construction of a new "principal building," pursuant to the guidelines of Article 7.5 of the Administrative Rules Document: Broward County Land Use Plan. Referenced Article 7.5 states that a "principal building" does not include unmanned buildings which are accessory to a property devoted solely to a communication or utility principal use.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

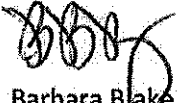
Deborah L. Martohue

May 12, 2016

Page Two

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Pete Schwarz, Planning Manager, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:PMS

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



MEMO

To: Memo To File
Subject: Florida Power & Light Company
Transmission, Distribution, and Substation;
Site Acquisition, Zoning, Site Development,
Plan Approval and Permitting
AUTHORIZATION TO SIGN

I, Manny Miranda, Vice President of Power Delivery for Florida Power & Light Company, verify that the following listed individuals:

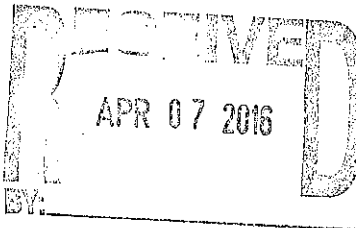
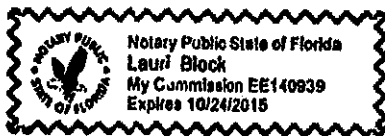
Gregg Hall - Engineering Manager, Power Delivery
Loretta Cranmer - Environmental Manager, Power Delivery
Kathy Clawges - Engineering Manager, Power Delivery

are hereby authorized to represent, sign for, and authorize on behalf of Florida Power & Light Company in all matters relating to right-of-way, site acquisition, zoning, site development, plan approvals and permitting of electrical transmission and distribution lines as well as substations.

Manny Miranda
Vice President of Power Delivery
Florida Power & Light Company

The foregoing instrument was acknowledged before me this 8 day of October 2014 by Manny Miranda, Vice President of Power Delivery of Florida Power & Light Company, a Florida Corporation. He is personally known to me and did not take an oath.

Notary Public
State of Florida
County of Palm Beach



Florida Power & Light Company
700 Universe Boulevard, Juno Beach, FL 33408

FILE COPY



To: WHOM IT MAY CONCERN

Date: March 9, 2015

Re: FLORIDA POWER & LIGHT COMPANY
ZONING, SITE PLAN APPROVAL AND
PERMITTING: AUTHORIZATION TO SIGN

I, JOAQUIN E. LEON, Assistant Secretary for Florida Power & Light Company, verify that the following listed individual:

Manny Miranda, Vice President - Transmission and Substations

is hereby authorized to represent, sign for, and authorize on behalf of Florida Power & Light Company, in matters relating to the zoning, site plan approval, and permitting of any and all FPL property.

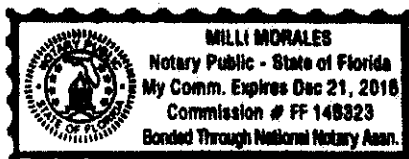
Joaquin E. Leon
Assistant Secretary

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9th day of March, 2015, by Joaquin E. Leon, Assistant Secretary for Florida Power & Light Company, a Florida corporation. He is personally known to me and did not take an oath.

Notary Public, State of Florida

Notary Stamp:



Florida Power & Light Company

4200 West Flagler Street, Miami, FL 33134

Phone: (305) 442-5930 | Fax: (305) 442-5338

Officers

NEXTERA ENERGY, INC.

JAMES L. ROBO
Chairman and Chief Executive Officer

MORAY R. DEWHURST
Vice Chairman and Chief Financial Officer, and Executive Vice President, Finance

MIGUEL ARECHABALA
Executive Vice President, Power Generation Division

MANO K. NAZAR
Executive Vice President, Nuclear Division and Chief Nuclear Officer

WILLIAM L. YEAGER
Executive Vice President, Engineering, Construction and Integrated Supply Chain

DEBORAH H. CAPLAN
Executive Vice President, Human Resources and Corporate Services

JOSEPH T. KELLIHER
Executive Vice President, Federal Regulatory Affairs

CHARLES E. SIEVING
Executive Vice President & General Counsel

MARIA V. FOGARTY
Senior Vice President, Internal Audit & Compliance

PAUL I. CUTLER
Treasurer

CHRIS N. FROGGATT
Vice President, Controller and Chief Accounting Officer

ALISSA E. BALLOT
Vice President & Corporate Secretary

FLORIDA POWER & LIGHT COMPANY

ERIC E. SILAGY
President

ROBERT E. BARRETT, JR.
Vice President, Finance

MANUEL B. MIRANDA
Vice President, Power Delivery

MARLENE M. SANTOS
Vice President, Customer Service

LAKSHMAN CHARANJIVA
Vice President and Chief Information Officer

ROBERT L. GOULD
Vice President, Marketing & Communication

RANDALL R. LABAUVE
Vice President, Environmental Services

R. WADE LITCHFIELD
Vice President & General Counsel

KIMBERLY OUSDAHL
Vice President, Controller and Chief Accounting Officer

PAMELA M. RAUCH
Vice President, Development and External Affairs

NEXTERA ENERGY RESOURCES, LLC

ARMANDO PIMENTEL, JR.
President and Chief Executive Officer

MARK R. SORENSEN
Chief Risk Officer

JOHN W. KETCHUM
Senior Vice President, Business Management & Finance

MICHAEL O'SULLIVAN
Senior Vice President, Development

MARK MAISTO
President, Commodities, Trading & Commercial Services

BRIAN LANDRUM
President, Gexa Energy GP, LLC

TJ TUSCAI
President, Gas Infrastructure

MITCHELL S. ROSS
Vice President & General Counsel

FPL FIBERNET, LLC

CARMEN M. PEREZ
President

Board of Directors

SHERRY S. BARRAT
Retired. Formerly Vice Chairman, Northern Trust Corporation (financial holding company)
Director since 1998.
Chair: Governance & Nominating Committee.
Member: Audit Committee, Executive Committee.

ROBERT M. BEALL, II
Chairman, Beall's, Inc. (retail stores)
Director since 1989.
Member: Compensation Committee, Finance & Investment Committee.

JAMES L. CAMAREN
Private Investor. Formerly Chairman & Chief Executive Officer, Utilities, Inc. (water utilities)
Director since 2002.
Member: Audit Committee, Governance & Nominating Committee.

KENNETH B. DUNN
Professor of Financial Economics and former Dean, Tepper School of Business, Carnegie Mellon University (higher education)
Director since 2010.
Member: Compensation Committee, Finance & Investment Committee.

KIRK S. HACHIGIAN
Chairman and Chief Executive Officer, JELD-WEN, Inc. (window and door manufacturer)
Director since October 2013.
Member: Finance & Investment Committee.

TONI JENNINGS
Chairman, Jack Jennings & Sons, Inc. (construction)
Former Lt. Governor, State of Florida
Director since 2007.
Member: Compensation Committee, Finance & Investment Committee.

JAMES L. ROBO
Chairman and Chief Executive Officer, NextEra Energy, Inc.
Director since 2012.
Chair: Executive Committee.

RUDY E. SCHUPP
President and Chief Executive Officer, 1st United Bank, and Chief Executive Officer, 1st United Bancorp, Inc. (commercial bank)
Director since 2005.
Chair: Compensation Committee.
Member: Governance & Nominating Committee, Executive Committee.

JOHN L. SKOLDS
Retired. Formerly Executive Vice President of Exelon Corporation and President of Exelon Energy Delivery and Exelon Generation (utility services holding company)
Director since 2012.
Chair: Nuclear Committee.
Member: Audit Committee.

WILLIAM H. SWANSON
Chairman of the Board and retired Chief Executive Officer, Raytheon Company (global defense technology)
Director since 2009.
Member: Audit Committee, Governance & Nominating Committee.

MICHAEL H. THAMAN
Chairman, President and Chief Executive Officer, Owens Corning (manufacturer)
Director since 2003.
Lead Director.
Chair: Audit Committee.
Member: Executive Committee.

HANSEL E. TOOKES, II
Retired. Formerly President, Raytheon International (defense and aerospace systems)
Director since 2005.
Chair: Finance & Investment Committee.
Member: Compensation Committee, Executive Committee.



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000710

Date: 2/16/16

RECEIVED FROM:

Name: T-MOBILE USA INC

Address: 12920 SE 38TH STREET

Address 2:

City/St/ZIP: BELLEVUE, WA 98006

Service or Item	Amount
PSP - Standard Develop/Variance etc Application Fee	\$7500.00
PSP - Standard Develop/Variance etc Application Fee	\$4000.00

P/Z ITEM # SP-25-16 ; SE-24-16 (1 CHECK FOR \$11500)

LOCATION: 4750 SW 42 ND AVE
5041-25-01-0250

APPLICANT: T-MOBILE SOUTH / DEBORAH MARTOHUE

PREPARED BY: Anne-Christine Carrie

TOTAL DUE: \$11500.00

FILE COPY

PAYMENT DATE
02/18/2016

COLLECTION STATION
City Hall Window 1

RECEIVED FROM
T-MOBILE SE 38TH
STREET

DESCRIPTION
12920 SE 38TH STREET BELLEVUE, WA 98006 SP-25-16; SE-24-16

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

BATCH NO.
2016-05000437
RECEIPT NO.
2016-00020713
CASHIER
fincashier1

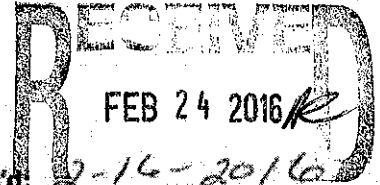
PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PSP	Appl Review - Standard SP-25-16; SE-24-16 T-MOBLE SOUTH/DEBORAH MARTOHUE	\$7,500.00
PSP	Appl Review - Standard	\$4,000.00
Payments:	Type Detail Amount	
	Check 3253318 \$11,500.00	
	Total Amount:	\$11,500.00
	Customer Copy	

FILE COPY



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: 2-16-2016

Petition No.: SP-25-16

SE-24-16

(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: 3801 SW 43rd Ct., Dania Beach, FL 33314

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

Recorded Plat Name: Newmans Subdivision located in Section 25 T 50 S R 41 E PB 2 PG 26

Folio Number(s): 5041 25 01 0250 Legal Description: see attached

Applicant/Consultant/Legal Representative (circle one) T-Mobile South, LLC

Address of Applicant: 1300 Concord Terrace, Suite 200, Sunrise, FL 33323

Business Telephone: 954.514.8049 Home: n/a Fax: n/a

E-mail address: jose.delgado@t-mobile.com

Name of Property Owner: Florida Power & Light Co.

Address of Property Owner: 700 Universe Boulevard, Juno Beach, FL 33408

Business Telephone: _____ Home: n/a Fax: n/a

Explanation of Request: See attached narrative for co-location of 12' canister on 78' FPL pole For **PI**

Prop. Net Acreage: n/a Gross Acreage: 1.9635 ac Prop. Square Footage: Licensed Premises 300 sf
Existing Use: Substation Proposed Use: Substation with T-Mobile co-location

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 T-Mobile South LLC (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*)

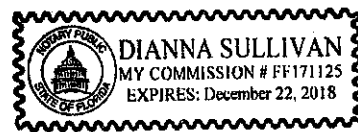
BEFORE ME THIS 1st DAY OF February, 2016

By:

Gregg Hall
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Dianna Sullivan
(Signature of Notary Public – State of FLORIDA)

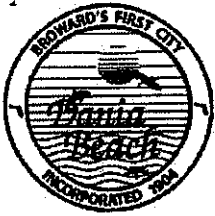


Personally known or Produced Identification _____

Type of identification produced: N/A 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).**

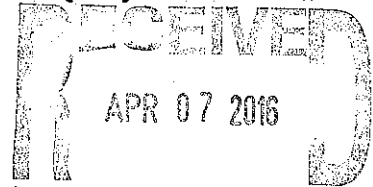
NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.



FILE COPY

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 - LANDSCAPE
- Other: _____

Date Rec'd: _____

Petition No.: VA-40-14

(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.**

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Address of Applicant: 1300 Concord Terrace, Suite 200, Sunrise, FL 33323

Business Telephone: 954.514.8049 Home: n/a Fax: n/a

E-mail address: jose.delgado@t-mobile.com

Name of Property Owner: Florida Power & Light Co.

Address of Property Owner: 700 Universe Boulevard, Juno Beach, FL 33408

Business Telephone: _____ Home: n/a Fax: n/a

Explanation of Request: See attached narrative for landscape variance request associated w. SE -24-16
For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as
per Section 625.40 of the Land Development Code.

Prop. Net Acreage: n/a Gross Acreage: 1.9635 ac Prop. Square Footage: Licensed Premises 300 sf
Existing Use: Substation Proposed Use: Substation with T-Mobile co-location

**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 T-Mobile South LLC/TENANT
(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.

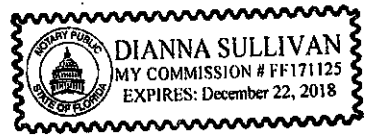
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)
GREGG HALL
FPL AUTHORIZED AGENT

BEFORE ME THIS 4th DAY OF APRIL, 2016

By: Gregg Hall (Print name of person acknowledging) _____ (Joint owner signature if applicable)

Notary Dianna Sullivan
(Signature of Notary Public – State of FLORIDA)



Personally known or Produced Identification _____
Type of identification produced: N/A 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).**