

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**


MEETING DATE: December 11, 2025  
PROPERTY: Approximately, 962 71st Street Right of Way  
FILE NO: DRB25-1128  
APPLICANT: Crown Castle Fiber LLC  
IN RE: An application has been filed requesting Design Review Approval for the installation of a Small Wireless Facility node within the public right-of-way located outside of historic districts.

**ORDER**

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Design Review**

- A. The Board has jurisdiction pursuant to Section 2.1.3.1 of the Land Development Regulations. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria in Section 2.5.3.1 of the Land Development Regulations.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Sea Level Rise Criteria in Section 7.1.2.4(a)(i) of the Land Development Regulations
- D. The project would be consistent with the criteria and requirements set forth in 2.5.3.1 and/or Section 7.1.2.4(a)(i) if the following conditions are met:
  - 1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
    - a. The applicant shall continue to consider alternative locations for the node/pole within the public-right-of-way to minimize encroachment into said right-of-way, in order to limit the introduction of new "street furniture" and maintain clear pedestrian paths.
    - b. The applicant shall explore installing the node/pole in swales and/or in between property lines and/or where feasible, within parks, to avoid blocking sight lines and business entrances, subject to the review and

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- approval of staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The exterior of the steel pole shall be painted/coated uniformly with an aluminum silver finish and shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - d. The applicant agrees to execute a restrictive covenant agreeing to design, construct and maintain in perpetuity, the small cell node utility pole and integrated street light (if proposed), including bearing all costs associated with its design, construction and maintenance, in a manner to be reviewed and approved by the Public Works Director and City Attorney. The covenant shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit, at the applicant's expense.
  - e. In the event the City adopts a new lighting standard as part of a Neighborhood Streetscape Plan, if a light fixture is incorporated into the node/pole, then the applicant shall replace the cobra head lighting fixture with the new City-approved light fixture.
  - f. If applicable, the applicant shall obtain any and all required approvals from the Florida Department of Transportation ("FDOT") prior to obtaining a City Right-of-Way or Building.
  - g. Any signage currently located on an existing light pole that is proposed to be replaced by a new pole shall be reintroduced on the new pole in a manner that does not obstruct the equipment panels or vents, subject to the review and approval by the applicable City Department. In the event the signage cannot be reinstalled on the pole due to height or other technical restrictions, a new location for the signage shall be identified through coordination with the applicable City Department.
  - h. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
  - i. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

**In accordance with section 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board for design review approval only to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.**

## II. Variance(s)

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- A. No variance(s) were filed as part of this application.

**III. General Terms and Conditions applying to both 'I. Design Review Approval and II. Variances' noted above.**

- A. The Design Review Board retains jurisdiction such that any new development or construction adjacent to the approved Node requiring the removal of the Node will subject the approval contained in this order to modification or revocation pursuant to a noticed hearing before the Design Review Board.
- B. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- C. All equipment shall be serviced and maintained by Crown Castle.
- D. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- E. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- F. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- G. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I,II,III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, as prepared by Crown Castle dated 7/11/2025 entitled: "Crown Castle" and as approved by the Design Review Board, as determined by staff.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Right-of-Way Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review

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Approval Appropriateness will expire and become null and void. If the Full Building Permit or Right-of-Way Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

In accordance with Chapter 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 2 of the Land Development Regulations, for revocation or modification of the application.

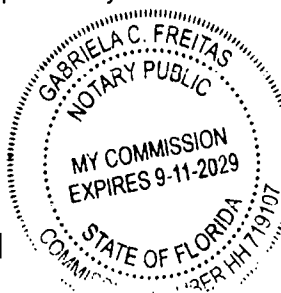
Dated 2/5/2026 | 4:27 PM EST

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:  
*Rogelio Madan*  
BY: \_\_\_\_\_  
Rogelio A. Madan, AICP  
Development & Resiliency Officer  
For the Chair

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 5 day of February, 2026 by Rogelio A. Madan, AICP, Development & Resiliency Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



*Gabriela C. Freitas*  
Notary  
Print Name Gabriela C. Freitas  
Notary Public, State of Florida  
My Commission Expires: 9-11-29  
Commission Number: HH 719107

[NOTARIAL SEAL]

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_  
DocuSigned by:  
*Nickalag*  
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Filed with the Clerk of  
the Design Review Board on \_\_\_\_\_  
DocuSigned by:  
*Jessica Freking*  
72FC3F3E3C05419

2/6/2026 | 8:56 AM EST

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*RM*