MIAMIBEACH
PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: December 11, 2025

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: DRB25-1127, **6526 Collins Avenue Right of Way**
DRB25-1128, **962 71st Street Right of Way**
DRB25-1130, **1300 Normandy Drive Right of Way**
DRB25-1131, **7140 Collins Avenue Right of Way**
DRB25-1132, **6970 Collins Avenue Right of Way**
DRB25-1133, **1108 Normandy Drive Right of Way**
DRB25-1134, **887 2nd Street Right of Way**
DRB25-1135, **600 Alton Road Right of Way**
DRB25-1136, **1143 71st Street Right of Way**

Citywide Small Wireless Facility Nodes. 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.

RECOMMENDATION:
Approval with conditions.

THE PROJECT:
The applicant has submitted plans as prepared by TEP OPCO, LLC dated 07/11/2025 entitled: "Crown Castle" for the sites listed in the subjects.

The applicant is proposing to install small wireless facility nodes within the public right-of-way at the following approximate locations, which are not located within historic districts:

1. 6526 Collins Avenue Right of Way
2. 962 71st Street Right of Way
3. 1300 Normandy Drive Right of Way
4. 7140 Collins Avenue Right of Way
5. 6970 Collins Avenue Right of Way
6. 1108 Normandy Drive Right of Way
7. 887 2nd Street Right of Way
8. 600 Alton Road Right of Way
9. 1143 71st Street Right of Way

COMPLIANCE WITH DESIGN REVIEW CRITERIA, SECTION 2.5.3.1:
Design review encompasses the examination of architectural drawings for consistency with the criteria stated below, with regard to the aesthetics, appearance, safety, and function of any new or existing structure and physical attributes of the project in relation to the site, adjacent structures and surrounding community. The design review board and the planning department shall review plans based upon the below stated criteria, criteria listed in neighborhood plans, if applicable, and

applicable design guidelines. Recommendations of the planning department may include, but not be limited to, comments from the building department and the public works department.

a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
Not applicable

b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Satisfied

c. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Not applicable

d. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the city identified in section 2.5.3.2.
Not applicable

e. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.
Satisfied

f. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.
Satisfied

g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.
Not applicable

h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.
Satisfied

i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.
Satisfied

j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.
Not applicable

k. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.
Not applicable

l. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).
Satisfied

m. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.
Not applicable

n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.
Not applicable

o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvements.
Not applicable

p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.
Not applicable

q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Not applicable

r. In addition to the foregoing criteria, subsection 104-6(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.
See below

s. The structure and site complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.
See below

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4(a)(i) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

(1) A recycling or salvage plan for partial or total demolition shall be provided.
Not applicable.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Not applicable

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not applicable

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.
Not applicable

(5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
Not applicable

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.
Not applicable

(7) In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.
Not applicable

(8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.
Not applicable

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
Not applicable

(10) In all new projects, water retention systems shall be provided.
Not applicable

(11) Cool pavement materials or porous pavement materials shall be utilized.
Not applicable

(12) The project design shall minimize the potential for a project causing a heat island effect on site.
Not applicable

COMPLIANCE WITH REQUIREMENTS OF SUBSECTION 104-6(t)

The following additional requirements apply when a registrant seeks authority to locate a wireless communications facility in the public rights-of-way:

(1) Registrants seeking to locate wireless communications facilities within the city are encouraged to locate on private property or government-owned property outside of the rights-of-way. An application for a permit to locate wireless communications facilities within the rights-of-way shall explain why the applicant is unable to locate the proposed facilities on private property or government owned property. The city may not deny an application based solely on the fact that the applicant is proposing to place a wireless telecommunications facility in the rights-of-way.
Satisfied

(2) Registrants seeking to place, construct or modify a wireless communications facility in the right-of-way shall either:

a. Collocate wireless communications facilities with the wireless communications facilities of other wireless providers, as set out in Florida Statutes § 365.172, as amended, or

b. Install their wireless communications facilities on existing structures within the right-of-way, including without limitation existing power poles, light poles and telephone poles in a stealth design, or

c. Repurpose an existing structure. With respect to proposals to locate a new tower or replace an existing tower or wireless communications facility in the right-of-way, engineering documentation demonstrating either: (i) how the proposed tower communications facility can accommodate multiple collocations; (ii) why the city's interest in safe, aesthetic, efficient and effective management of the public rights-of-way is better served by the proposed tower or wireless communications facility than by a communications facility that could accommodate

multiple collocations; or (iii) why ether a repurposed structure is not would be better suited to or feasible for to the site.
Partially Satisfied.

(3) Registrants seeking to construct wireless communications facilities within the rights-of-way shall locate their wireless communication facilities in the rights-of-way of arterial or collector roadways, whenever possible. An application for a permit to place wireless communication facilities in rights-of-way other than those of arterial or collector roadways shall explain why the applicant is unable to locate the wireless communications facilities in the rights-of-way of an arterial or collector roadway and shall include an engineering analysis from the applicant demonstrating to the satisfaction of the city engineer the need to locate the wireless communication facilities in the areas proposed in the application.
Satisfied

(4) Whenever wireless communications facilities must be placed in a right-of-way with residential uses on one or both sides, neither towers, poles, equipment, antennas, or other structures shall be placed directly in front of a residential structure. If a right-of-way has residential structures on only one side, the wireless communications facilities shall be located on the opposite side of the right-of-way, whenever possible. All wireless communications facilities shall be located such that views from residential structures are not impaired. Newly installed poles and towers for wireless communications facilities should be located in areas with existing foliage or other aesthetic features in order to obscure the view of the pole or tower. The requirements of this subparagraph shall not apply to repurposed structures, when there is a one-to-one repurposing of an existing structure (ie: existing light pole).
Satisfied

(5) Registrants are required to locate wireless communications facilities within rights-of-way in a manner that minimizes their impact in the city, including without limitation Miami Beach Historic Districts. Whenever a registrant applies for a permit to locate a wireless communications facility in a right-of-way within a Miami Beach Historic District, a copy of the permit application shall be simultaneously served on the City of Miami Beach Historic Preservation staff. All other applications for permits to locate a wireless communications facility within the city shall be simultaneously served on the design review staff. Registrant must obtain the approval of the design review board or the historic preservation board (depending on the proposed facility's location and each board's respective jurisdiction) for the design and location of the wireless communications facility, in accordance with their respective design review or appropriateness criteria. The city reserves the right to condition the grant of any permit to locate a wireless communications facility within the right-of-way upon the registrant taking such reasonable measures, consistent with the city authority's jurisdiction, as the city may determine are necessary to mitigate the impact of the wireless communications facility on a Miami Beach Historic District. Installation of a pole or tower under this chapter shall not interfere with a clear pedestrian path, at a minimum the width required by the Americans with Disabilities Act and Florida Building Code.
Partially Satisfied.

(6) Stealth design shall be utilized wherever possible in order to minimize the visual impact of wireless communications facilities. Each application for a permit to place a wireless communications facility in the right-of-way shall include:

a. Photographs clearly showing the nature and location of the site where each wireless communications facility is proposed to be located,

b. Photographs showing the location and condition of properties adjacent to the site of each proposed wireless communications facility, and

c. A description of the stealth design techniques proposed to minimize the visual impact of the wireless communications facility and shall include graphic depictions accurately representing the visual impact of the wireless communications facilities when viewed from the street and from adjacent properties.

Satisfied.

(7) Stealth design of communications facilities to be located on new towers or wireless communications facilities in the rights-of-way shall eliminate the need to locate any ground or elevated equipment (other than antennas) on the exterior of a tower or wireless communications facility. Stealth design of communications facilities to be located on existing structures other than towers shall minimize the need to locate any ground equipment or elevated equipment (other than antennas) on the exterior of the structure. The use of foliage and vegetation around any approved ground equipment may be required by the city based on conditions of the specific area where the ground equipment is to be located and in accordance with Subpart B, Land Development Regulations, Chapter 126, Landscaping.

Satisfied.

(8) Stealth design of communications facilities to be located on structures in the rights-of-way shall (a) top mount antennas within enclosures that do not extend the diameter of the supporting structure at the level of antenna attachment and (b) shall side mount antennas within enclosures that do not extend more than two feet beyond the exterior dimensions of the supporting structure at the level of antenna attachment. Under no circumstances shall antennas be mounted less than eight feet above ground level. For purposes of calculating (a) and (b), above, the dimensions of the supporting structure do not include any platform, rack, mount or other hardware used to attach an antenna or antenna enclosure to the supporting structure.

Satisfied.

(9) The following additional requirements shall apply to wireless communications facilities located in the rights-of-way:

a. Each application to locate equipment at ground level on or, adjacent to, the exterior of a pole or tower and each proposal to locate elevated equipment (other than antennas) on or adjacent to the exterior of a tower or pole shall include engineering documentation demonstrating to the satisfaction of the city engineer that the facility cannot employ stealth design and that the proposed exterior location and configuration of equipment proposes the minimum equipment necessary to achieve needed function. In order to avoid the clustering of multiple items of approved ground

equipment or elevated equipment in a single area, only one equipment box may be located in any single location.

b. Where a registrant demonstrates that stealth design cannot be employed, the individual approved exterior equipment boxes shall not exceed 12 cubic feet in volume.

c. Wireless communications facilities in the rights-of-way must be spaced a minimum of 500 linear feet of right-of-way apart from each other except that no distance requirement shall apply to repurposed structures. This subsection may be waived upon a factual showing, supported by sworn testimony or matters subject to official notice, demonstrating to the satisfaction of the city, as determined by the design review board or historic preservation board, depending upon which has jurisdiction, that locating a specific wireless communications facility less than 500 feet from other wireless communications facilities either: (1) Better serves the city's interests in safe, aesthetic, efficient and effective management of the public rights-of-way than application of the 500 feet limitation; (2) is necessary to address a documented lack of coverage or capacity for one or more carriers; or (3) will help minimize the total number of wireless communication facilities necessary to serve a particular area. See subsection 104-6(c)(5).

d. The size and height of new wireless communications facility towers and poles in the rights-of-way shall be no greater than the maximum size and height of any other utility or light poles located in the same portion of the right-of-way within the city; provided however, that registrants proposing wireless communications facilities with antennas to be located on existing poles or repurposed structures may increase the height of the existing pole or repurposed structure up to six feet, if necessary, to avoid adversely affecting existing pole attachments; and provided further that the overall height above ground of any wireless communications facility shall not exceed 40 feet or exceed the existing height of an existing light pole in the city's right-of-way, which ever height is greater. Any repurposed structure within Lincoln Road Mall shall not exceed 60 feet, to replace the existing 60-foot light poles within the center of the pedestrian mall.

e. Wireless communications facilities installed on poles or towers that are not light poles, and repurposed structures that were not originally light poles, shall not be lit unless lighting is required to comply with FAA requirements.

f. Registrants shall not place advertising on wireless communications facilities installed in the rights-of-way, provided, however, that repurposed structures that lawfully supported advertising before being repurposed may continue to support advertising as otherwise permitted by law.

Partially Satisfied

(10) The city's action on proposals to place, construct or modify wireless communications facilities shall be subject to the standards and time frames set out in Florida Statutes § 365.172. 47 USC § 1455(a), and orders issued by the FCC, as they may be amended.
Satisfied

ANALYSIS

The applicant is proposing to install nine (9) telecommunication utility poles within the City's rights-of-way. The poles conceal the cellular components and include an integrated street light within the stand-alone utility pole. In some circumstances the antenna is mounted on top of existing poles; however, a power meter must be installed in close proximity. The poles are painted to match the surrounding utility poles.

As opposed to cellular companies locating antennas on large monopoles or lattice tower structures in and around the city, a small cell node network creates a grid of smaller scale antennas distributed more evenly throughout the city, usually installed to satisfy a deficiency of coverage and/or capacity in a dense urban setting. The system is intended to supplement existing wireless communications networks in the City by strengthening the signal between existing antenna towers providing cellular and digital communications signals to the modern digital network of smartphones, tablets and computers.

Staff would note that due to conditions that vary in our City, such as sidewalk width and existing street furniture, each site requires careful review and analysis so as not to negatively impact the quality of the architectural character or pedestrian experience. A joint effort between the applicant and staff is needed to ensure that the best location, in terms of both aesthetic appropriateness and visibility, is achieved while still meeting the radiofrequency objectives by providing adequate coverage for all applicable areas.

Pursuant to Federal Law, the City cannot render a decision against an application for a telecommunication facility based on perceived health impacts, provided the proposed equipment is in conformance with radio frequency ("RF") emissions limits established by the FCC. The primary area for City review is that of aesthetics of the network, pedestrian access, and sight lines.

On February 11, 2015 the City Commission adopted modifications to the City's telecommunications regulations. This Ordinance, among other things, regulates the acceptable locations for siting telecommunications equipment, including distance separations from existing and future antenna systems, distances from residential uses, encouragement of co-locating equipment onto single facilities whenever possible, and minimizing (or "stealthing") equipment as much as possible. Staff has determined that the subject application complies with the regulations contained within the subject telecommunications ordinance.

In 2017, the Florida Legislature enacted the Advanced Wireless Infrastructure Deployment Act (the "Act"), establishing a process for wireless providers to place "small wireless facilities" in municipal and county rights of way. The Legislature amended the Act substantially in 2019 to further facilitate the expansion of wireless networks in Florida. The Act establishes minimum requirements for the installation and maintenance of small wireless facilities and preempts local governments in multiple respects (e.g., registration, permit review, shot clocks to process applications, limits on fees, design requirements, collocation on existing poles, public notice, and judicial review). As it relates to this application, the City will evaluate, on a case-by-case basis, whether specific requirements in the City Code are now preempted by the Act.

Below are recommendations for each of the proposed locations of the small cell nodes:

1. DRB25-1127, 6526 Collins Avenue Right of Way
The proposal is for an integrated stealth pole with the antenna on top. The proposed location is not in line with existing utilities and could impede pedestrian flow by limiting clear pedestrian paths along the commercial corridor. Additionally, the site is across from residential buildings and may affect views towards Biscayne Bay.

Staff recommends that this pole be moved to the north side of the block, fronting 67th Street and placed in line with existing utility poles or collocated with existing lighting. Additionally, staff recommends that the proposed pole be painted to match existing light poles in the area.

2. DRB25-1128, 962 71st Street Right of Way
The proposal is for an integrated stealth pole with an antenna on top and the proposed location is in line with existing utilities along a commercial corridor. The uniqueness of the light fixtures in this area would not allow for the antennas to be incorporated onto existing poles.

Staff recommends that the proposed stealth pole be painted to match existing light poles in the area.

3. DRB25-1130, 1300 Normandy Drive Right of Way
The proposal is for an integrated stealth pole with an antenna on top. Since the proposed location is in a swale area that lacks sidewalks, no pedestrian paths are impacted or interrupted.

Staff recommends that the proposed stealth pole be painted to match existing light poles in the area.

4. DRB25-1131, 7140 Collins Avenue Right of Way
The proposal is for an integrated stealth pole with the antenna on top. The site is adjacent to residential buildings and may affect sight lines from the units in the residential building.

Staff recommends that this pole be moved to the north side of 72nd Street and placed in line with existing utility poles. Additionally, staff recommends that the proposed stealth pole be painted to match existing light poles in the area.

5. DRB25-1132, 6970 Collins Avenue Right of Way
The proposal is for an integrated stealth pole with the antenna on top. The proposed location is not in line with existing utilities and could impede pedestrian flow by limiting clear pedestrian paths along the commercial corridor. Additionally, the site is across from multistory residential buildings, as well as an office building, and may affect views from these structures.

Staff recommends that this pole be moved to the south side of the block, fronting 69th Street and placed in line with existing utility poles or collocated with existing lighting. Additionally, staff recommends that the proposed pole be painted to match existing light poles in the area.

6. DRB25-1133, 1108 Normandy Drive Right of Way

The proposal is for an integrated stealth pole with an antenna on top. The proposed location is in line with existing utilities along a commercial corridor and the uniqueness of the light fixtures in this area would not allow for the antennas to be incorporated onto existing poles.

Staff recommends that the proposed stealth pole be painted to match existing light poles in the area.

7. DRB25-1134, 887 2nd Street Right of Way
   The proposal is for an integrated stealth pole with an antenna on top. The proposed location is in line with existing utilities within a residential area and the uniqueness of the light fixtures in this area would not allow for the antennas to be incorporated onto existing poles.

   Staff recommends that the proposed stealth pole be painted to match existing light poles in the area.

8. DRB25-1135, 600 Alton Road Right of Way
   The proposal is for an integrated stealth pole with an antenna on top. The proposed location is in line with existing utilities along a commercial corridor. However, the pole is located in an area where the sidewalk narrows.

   Staff recommends that the pole be moved slightly north where there is a landscaped swale that can accommodate the pole without affecting the sidewalk. Alternatively, staff recommends that the antenna be collocated with existing lighting. Additionally, staff recommends that if a new pole is placed, that it be painted to match existing light poles in the area.

9. DRB25-1136, 1143 71st Street Right of Way
   The proposal is for an integrated stealth pole with an antenna on top. The proposed location is in line with existing utilities along a commercial corridor and the uniqueness of the light fixtures in this area would not allow for the antennas to be incorporated onto existing poles.

   Staff recommends that the proposed stealth pole be painted to match existing light poles in the area.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends that the applications be **approved** subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review criteria and Sea Level Rise criteria.

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: Approximately, 6526 Collins Avenue Right of Way

FILE NO: DRB25-1127

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.

O R D E R

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 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 new stand-alone small cell node utility pole shall **not be** approved as proposed. The applicant shall continue to explore the best location for the node/pole within the public-right-of-way to minimize said encroachment in order to limit the introduction of new “street furniture” and maintain clear pedestrian paths, subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.

b. The applicant shall explore installing a new stand alone utility pole along 67th Street in line with existing utility poles or collocated with existing lighting, either as part of a new pole or on an existing pole, subject to the review and 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 powder coated finished to match the colors of the nearest light poles and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

d. The applicant shall submit 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.

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 applicant shall replace the cobra head lighting fixture with the new City approved light fixture.

f. If applicable, 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)

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 so that should any new development or construction adjacent to the approved Node require the removal of this Node, this approval is subject 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.

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. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 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 _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 _____ day of _____ 20___ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL]

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of
the Design Review Board on _____ ( )

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.

O R D E R

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 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 new stand-alone small cell node utility pole shall **be** approved as proposed.

    b. The exterior of the steel pole shall be powder coated finished to match the colors of the nearest light poles and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

c. The applicant shall submit 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.

d. 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 applicant shall replace the cobra head lighting fixture with the new City approved light fixture.

e. If applicable, 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.

f. 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.

g. 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.

h. 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)

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 so that should any new development or construction adjacent to the approved Node require the removal of this Node, this approval is subject 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.

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. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 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 _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 _____ day of _____ 20___ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL]

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of
the Design Review Board on _____ ( )

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: Approximately, 1300 Normandy Drive Right of Way

FILE NO: DRB25-1130

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.

O R D E R

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 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 new stand-alone small cell node utility pole shall **be** approved as proposed.

    b. The exterior of the steel pole shall be powder coated finished to match the colors of the nearest light poles and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

c. The applicant shall submit 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.

d. 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 applicant shall replace the cobra head lighting fixture with the new City approved light fixture.

e. If applicable, 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.

f. 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.

g. 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.

h. 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)

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 so that should any new development or construction adjacent to the approved Node require the removal of this Node, this approval is subject 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.

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. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 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 _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 _____ day of _____ 20___ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL]

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of
the Design Review Board on _____ ( )

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: Approximately, 7140 Collins Avenue Right of Way

FILE NO: DRB25-1131

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.

O R D E R

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 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 new stand-alone small cell node utility pole shall **not be** approved as proposed. The applicant shall continue to explore the best location for the node/pole within the public-right-of-way to minimize said encroachment in order to limit the introduction of new “street furniture” and maintain clear pedestrian paths, subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.

b. The applicant shall explorer installing the new stand alone utility pole north of 72nd Street and in line with existing utility poles or collocated with existing lighting, either as part of a new pole or on an existing pole, subject to the review and 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 powder coated finished to match the colors of the nearest light poles and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

d. The applicant shall submit 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.

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 applicant shall replace the cobra head lighting fixture with the new City approved light fixture.

f. If applicable, 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)

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 so that should any new development or construction adjacent to the approved Node require the removal of this Node, this approval is subject 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.

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. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 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 _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 _____ day of _____ 20___ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL]

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of
the Design Review Board on _____ ( )

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: Approximately, 6970 Collins Avenue Right of Way

FILE NO: DRB25-1132

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.

O R D E R

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 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 new stand-alone small cell node utility pole shall **not be** approved as proposed. The applicant shall continue to explore the best location for the node/pole within the public-right-of-way to minimize said encroachment in order to limit the introduction of new “street furniture” and maintain clear pedestrian paths, subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.

b. The applicant shall explorer installing the new stand alone utility pole north side of the block along 69th Street and in line with existing utility poles or collocated with existing lighting, either as part of a new pole or on an existing pole, subject to the review and 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 powder coated finished to match the colors of the nearest light poles and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

d. The applicant shall submit 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.

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 applicant shall replace the cobra head lighting fixture with the new City approved light fixture.

f. If applicable, 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)

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 so that should any new development or construction adjacent to the approved Node require the removal of this Node, this approval is subject 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.

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. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 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 _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 _____ day of _____ 20___ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL]

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of
the Design Review Board on _____ ( )

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: Approximately, 1108 Normandy Drive Right of Way

FILE NO: DRB25-1133

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.

O R D E R

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 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 new stand-alone small cell node utility pole shall **be** approved as proposed.

b. The exterior of the steel pole shall be powder coated finished to match the colors of the nearest light poles and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

c. The applicant shall submit 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.

d. 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 applicant shall replace the cobra head lighting fixture with the new City approved light fixture.

e. If applicable, 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.

f. 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.

g. 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.

h. 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)

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 so that should any new development or construction adjacent to the approved Node require the removal of this Node, this approval is subject 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.

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. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 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 _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 _____ day of _____ 20___ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
{NOTARIAL SEAL] Commission Number:

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of
the Design Review Board on _____ ( )

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: Approximately, 887 2nd Street Right of Way

FILE NO: DRB25-1134

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.

O R D E R

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 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 new stand-alone small cell node utility pole shall **be** approved as proposed.

    b. The exterior of the steel pole shall be powder coated finished to match the colors of the nearest light poles and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

c. The applicant shall submit 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.

d. 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 applicant shall replace the cobra head lighting fixture with the new City approved light fixture.

e. If applicable, 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.

f. 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.

g. 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.

h. 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)

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 so that should any new development or construction adjacent to the approved Node require the removal of this Node, this approval is subject 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.

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. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 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 _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 _____ day of _____ 20___ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
{NOTARIAL SEAL] Commission Number:

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of
the Design Review Board on _____ ( )

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: Approximately, 600 Alton Road Right of Way

FILE NO: DRB25-1135

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.

O R D E R

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 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 new stand-alone small cell node utility pole shall **not be** approved as proposed. The applicant shall continue to explore the best location for the node/pole within the public-right-of-way to minimize said encroachment in order to limit the introduction of new “street furniture” and maintain clear pedestrian paths, subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.

b. The applicant shall explorer installing the new stand alone utility pole to the north of the proposed site within the swale area and in line with existing utility poles or collocated with existing lighting, either as part of a new pole or on an existing pole, subject to the review and 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 powder coated finished to match the colors of the nearest light poles and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

d. The applicant shall submit 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.

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 applicant shall replace the cobra head lighting fixture with the new City approved light fixture.

f. If applicable, 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)

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 so that should any new development or construction adjacent to the approved Node require the removal of this Node, this approval is subject 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.

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. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 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 _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 _____ day of _____ 20___ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL]

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of
the Design Review Board on _____ ( )

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 11, 2025

PROPERTY: Approximately, 1143 71st Street Right of Way

FILE NO: DRB25-1136

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.

O R D E R

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 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 new stand-alone small cell node utility pole shall **be** approved as proposed.

    b. The exterior of the steel pole shall be powder coated finished to match the colors of the nearest light poles and the final exterior color selection shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

c. The applicant shall submit 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.

d. 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 applicant shall replace the cobra head lighting fixture with the new City approved light fixture.

e. If applicable, 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.

f. 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.

g. 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.

h. 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)

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 so that should any new development or construction adjacent to the approved Node require the removal of this Node, this approval is subject 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.

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. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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 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 _____.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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 _____ day of _____ 20___ by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL]

Approved As To Form:
City Attorney's Office: _____ ( )

Filed with the Clerk of
the Design Review Board on _____ ( )