



TOWN OF MIAMI LAKES, FLORIDA

AGENDA PLANNING AND ZONING BOARD MEETING December 12, 2017 7:00 PM Government Center 6601 Main Street

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - A. Attached please see the minutes from the October 24 2017 Planning and Zoning Meeting.**
 - October 24 2017 Planning and Zoning Meeting**

5. Business Requiring Board Action

QUASI-JUDICIAL PUBLIC HEARINGS - Please be advised that the following items on the Board's agenda are quasi-judicial in nature. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Any person presenting documents to the Board should provide the Town Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk.

- B. In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Einstein Bros Bagels (the "Applicant")**

is requesting the following variance(s):

A variance from Section 13-1904(3) b.5 of the Town's Zoning Code to permit the business to have second exterior sign (which shall face NW 154 Street), where only one (1) sign per business is permitted.

- C. AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA RELATING TO GOVERNMENTAL FACILITIES; AMENDING DIVISION 24, ENTITLED "GP GOVERNMENTAL PROPERTY DISTRICT," OF ARTICLE IV, ZONING DISTRICT REGULATIONS, OF CHAPTER 13, LAND DEVELOPMENT CODE; ESTABLISHING PROVISIONS FOR THE REVIEW AND APPROVAL OF GOVERNMENTAL FACILITIES; PROVIDING FOR COMPLIANCE WITH STATE STATUTES; PROVIDING FOR ADOPTION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (Nelson Rodriguez)
- D. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, AMENDING THE TOWN'S CODE OF ORDINANCES AT CHAPTER 35, ARTICLE II, COMMUNICATIONS FACILITIES IN PUBLIC RIGHTS-OF-WAY; RELATING TO THE PLACEMENT OF UTILITIES OTHER THAN COMMUNICATION FACILITIES LOCATED WITHIN THE RIGHTS-OF-WAY, BOTH ABOVE AND BELOW GROUND; CREATING ARTICLE III, PROVIDING FOR REGULATIONS RELATING TO THE PLACEMENT OF COMMUNICATION FACILITIES, WIRELESS FACILITIES, PASS-THROUGH FACILITIES, AND OTHER SIMILAR FACILITIES, WITHIN THE TOWNS RIGHTS-OF-WAY, BOTH ABOVE AND BELOW GROUND; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR ORDINANCES IN CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (Rey)

6. Director's Report

7. Adjournment

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at www.miamilakes-fl.gov and is available at Town of Miami Lakes Town Hall, 6601 Main Street, Miami Lakes, FL 33014. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Town Hall at 305-364-6100 two days prior to the meeting.

Anyone wishing to appeal any decision made by the Miami Lakes Planning and Zoning Board with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes

the testimony and evidence upon which the appeal is to be based.



Town of Miami Lakes Memorandum

To: Honorable Chairman Rodriguez & Board members
From: Gina M. Inganzo, Town Clerk
Subject: Approval of Minutes
Date: 12/12/2017

Recommendation:

Attached please see the minutes from the October 24 2017 Planning and Zoning Meeting.

- October 24 2017 Planning and Zoning Meeting

ATTACHMENTS:

Description

October 24 2017 Minutes

MINUTES
Planning and Zoning Minutes
October 24, 2017
6:00 P.M.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order:

Chairman Jeffrey Rodriguez called the meeting to order at 6:04 p.m.

2. Roll Call:

The Deputy Town Clerk, Nicole Cuellar, called the roll with the following Board Members were present: Fred Senra, Robert Julia, Vice Chairman Raul de la Sierra and Chairman Jeffrey Rodriguez. Board Members: Ameli Padron-Fragetta joined the meeting late and Homero Cruz was absent.

3. Pledge of Allegiance/Moment of Silence:

Chairman Jeffrey Rodriguez led the Pledge of Allegiance and called for a moment of silence.

4. Approval of Minutes:

- July 18, 2017 LPA Meeting Minutes

Vice Chairman De la Sierra motioned to approve the minutes and Chairman Senra seconded the motion. All were in favor. Board Members Cruz and Padron-Fragetta were absent.

5. Business Requiring Board Action:

- B. AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO CHAPTER 13, LAND DEVELOPMENT CODE, AMENDING SECTIONS 13-870 AND 13-881, RELATING TO DEVELOPMENT APPROVAL PROCEDURES FOR BUILDING HEIGHTS EXCEEDING FIVE (5) STORIES IN THE TC, TOWN CENTER DISTRICT, REQUIRING SUCH DEVELOPMENT REQUESTS BE SUBJECT TO TOWN COUNCIL CONSIDERATION; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR ORDINANCES IN CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (Cid & Collazo)

Assistant Town Attorney, Lorenzo Cobiella, read the title of the Ordinance into the record.

Chairman Rodriguez then made a motion to move up items 5D and 5E. Vice Chairman De la Sierra seconded the motion, and all were in favor. Board Members Cruz and Padron-Fragetta were absent.

Planning Director, Darby Delsalle, presented and answered questioned posed by the Board Members.

Vice Chairman De la Sierra moved to approve the Ordinance with Town Council's recommendations and Board Member Fred Senra seconded the motion. The Deputy Town Clerk called the roll and the motion passed, 6-0, with Board Member Cruz being absent.

- C. AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO ARCHITECTURAL DESIGN STANDARDS; AMENDING CHAPTER 13, LAND DEVELOPMENT CODE; OF ARTICLE III, AMENDING SECTION 13-304(H) AND CREATING SECTION 13-311, ENTITLED, "DESIGN AND ARCHITECTURAL STANDARDS," TO ESTABLISH DESIGN AND ARCHITECTURAL REVIEW STANDARDS FOR MULTIFAMILY RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR ORDINANCES IN CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. (Mestre)

Chairman Rodriguez read the title of the Ordinance into the record.

Assistant Town Attorney, Lorenzo Cobiella, read the corrected title of the Ordinance into the record.

Planning Director, Darby Delsalle, presented the Ordinance and answered questions posed by the Board Members.

Senior Planner, Susana Alonso, provided a Power Point presentation and answered questions posed by the Board Members.

Board Member Julia motioned to approve item 5C and Vice Chairman De La Sierra seconded the motion. Deputy Town Clerk, Nicole Cuellar, called the roll and the motion passed, 6-0, with Board Member Cruz being absent.

- D. In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Ruben Arguelles (the "Applicant") is requesting the following variance(s):

1. A variance from Section 13-426(7) to allow a swimming pool to encroach by 10' waterward of the top of the slope or tie line.
2. A variance from Section 13-1605(c)(7) to allow a swimming pool waterward of the top of the slope or tie line.

Chairman Rodriguez read the title of the variance into the record and opened the public hearing.

Deputy Town Clerk, Nicole Cuellar, swore in anyone wishing to speak.

Senior Planner, Susana Alonso, presented item 5E and answered questions posed by the Board Members.

The Applicant, Rubin Arguelles, spoke on behalf of the variance and submitted copies of his architectural plan.

Chairman Rodriguez closed the public hearing.

Board Member Julia motioned to approve staff recommendation to add the final plans for the pool and Vice Chairman De La Sierra seconded the motion. The Deputy Town Clerk, Nicole Cuellar, called the roll and the motion passed, 5-1, with Board Member Padron Fragetta voting in opposition. Board Member Cruz was absent.

- E. In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Wilfredo and Mercedes Tome (the "Applicant") is requesting the following variance:
1. A variance from Section 13-1502(3) to reduce the required setback(s) of a proposed gazebo from the existing home.

Chairman Rodriguez read the title of the variance into the record and opened the public hearing.

Planning Director, Darby Delsalle, presented item 5E and answered questions posed by the Board Members.

Senior Planner, Susana Alonso, presented item 5E and answered questions posed by the Board Members.

Deputy Town Clerk, Nicole Cuellar, swore in the applicant.

The Applicant, Wilfredo Tome, spoke on behalf of the variance for the gazebo.

Attorney Chris Brown spoke, on behalf of the Perez's, against the variance for the gazebo.

Chairman Rodriguez closed the public hearing.

Board Member Julia motioned to approve item 5E consistent with staff's recommendation and Chairman Rodriguez seconded the motion. The Deputy Town Clerk, Nicole Cuellar, called the roll and the motion passed, 6-0. Board Member Cruz was absent.

- F. Chairman Rodriguez added item F and made a motion to change dates for the Board Meeting of November 21st to November 14th and December 19th to December 12th. Board Member Julia seconded the motion, and all were in favor. Board Member Cruz was absent.

6. Director's Reports

There was no Director's Report.

7. Adjournment:

There being no further business to come before the Board, the meeting adjourned at 7:45 P.M.

Approved this 12^h day of December 2017.

Jeffrey Rodriguez
Chairman

Attest:

Gina Inganzo
Town Clerk



Town of Miami Lakes Memorandum

To: Honorable Chairman Rodriguez and Members of the Planning Board
From: Darby Delsalle, AICP, Planning Director
Subject: Einstein Bros Sign Variance
Date: 12/12/2017

Recommendation:

Staff recommends approval for the proposal as shown in the attached plans, consisting of three pages, prepared by National Awning and Sign, signed and sealed on November 27, 2017 by Juan Orlando Gonzalez, PE, and stamped received on November 28th, 2017.

Background:

The Applicant is requesting a variance to allow an additional exterior sign to its northern façade facing NW 154th Street, where only one (1) sign per business is permitted. The sign proposed is 19.4 square feet, with 17-inch backlit black individual reverse channel letters. The applicant has already requested, permitted and installed a 11-sf sign on its western façade above its main entry door, which faces the interior of the mall in which the business is located.

ATTACHMENTS:

Description

Staff Report

Plans

Application



Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Planning and Zoning Board
From: Darby Delsalle, AICP
Director of Planning
Re:
HEARING NUMBER: VARH2017-0560
APPLICANT: Einstein Bros Bagels
FOLIO: 32-2015-037-0020
LOCATION: 7970 NW 154 ST
Miami Lakes, Florida, 33016
ZONING DISTRICT: BU-2
Date: November 29, 2017

A. Request

In accordance with the Town of Miami Lakes Land Development Code (the "Town's LDC"), Einstein Bros Bagels (the "Applicant") is requesting the following variance(s):

A variance from Section 13-1904(3) b.5 of the Town's Zoning Code to permit the business to have second exterior sign (which shall face NW 154 Street), where only one (1) sign per business is permitted.

B. Background

The Applicant is requesting a variance to allow an additional exterior sign to its northern façade facing NW 154th Street, where only one (1) sign per business is permitted. The sign proposed is 19.4 square feet, with 17-inch backlit black individual reverse channel letters. The applicant has already requested, permitted and installed a 11-sf sign on its western façade above its main entry door, which faces the interior of the mall in which the business is located.

C. Staff Recommendation

Staff recommends approval for the proposal as shown in the attached plans, consisting of three pages, prepared by National Awning and Sign, signed and sealed on November 27, 2017 by Juan Orlando Gonzalez, PE, and stamped received on November 28th, 2017.

D. Property Information and Permit History

Zoning District of Property: BU-2 Special Business District

Future Land Use Designation: Business Office

Subject Property:

The subject property is a 3,500-square foot restaurant within a 9,631-square foot building located in the Miami Lakes Business Park West Retail Plaza.

Surrounding Property:

	Future Land Use Category	Zoning District
North:	Residential Office	Residential Office (RO-13)
South:	Industrial Use	Industrial Conditional (IU-C)
East:	Industrial Use	Industrial Conditional (IU-C)
West:	Business Office	Special Business District (BU-2)

Subject Property Location Map



not to scale

Open Building Permit(s) / Open Code Compliance Violation(s) / Zoning History:

There are currently no open permits or code violations on this property.

E. Analysis

Subsection 13-305(f)1 of the Town LDC allows the Planning and Zoning Board to approve non-use variance request(s) on the basis of practical difficulty on part of the Applicant by a majority vote of the members of the Planning and Zoning Board present. In order to authorize any variance on the basis of practical difficulty, the Planning and Zoning Board members at the meeting shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the Land Development Code based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive.

a) The Town has received written support of the specifically identified variance requests from adjoining property owners.

Analysis: The Town has not received any written support or objection to this request from any adjacent neighbors at the time this report was prepared.

Finding: Not applicable.

b) The Variance would be compatible with development patterns in the Town.

Analysis: The sign that is proposed would be compatible with the established development patterns in the Business Districts. Similar variances have been previously approved for businesses similarly located.

Finding: Complies.

c) The essential character of the neighborhood would be preserved.

Analysis: See criteria “b” above. The requested variance is consistent with the character of the West Side neighborhood business District. Allowing the requested sign on the side of the building to inform patrons of the presence of the restaurant is consistent with urban design principles. The placement and size of the proposed sign would be in keeping with the established pattern for signage in the area.

Finding: Complies.

d) The Variance can be approved without causing substantial detriment to adjoining properties.

Analysis: See criteria “b” and “c”. The placement of the additional sign on the north side of the restaurant is consistent with established patterns in the area and would not cause substantial detriment to the adjoining properties. No negative impacts are expected.

Finding: Complies.

e) The Variance will do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief.

Analysis: See criteria “b”, “c” and “d”. The requested variance will provide a way-finding function for the patrons of the establishment by providing visibility for the side of the restaurant facing NW 154th Street. This sign follows the established pattern for signage in the Business districts and would complement the other

establishments. A variance authorizing this sign would do substantial justice to both the Applicant and the other establishments.

Finding: Complies.

- f) The plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome.**

Analysis: See criteria “b”, “c” and “d”. The restaurant has two (2) primary entrances one of which fronts on NW 154th street; the other that is located on the West façade of the building which faces the interior to the retail center. The western entrance does not lend its self to optimal visibility for travelers on NW 154th Street. This is particularly true of west bound Traffic. As such, “strict requirements of the Land Development Code” would hinder the business from announcing its presence from its primary street frontage.

Finding: Complies.

- g) The special conditions and circumstances which exist are the result of actions beyond the control of the applicant.**

Analysis: See criteria “b”, “c”, “d”, and “f”. There are special conditions or circumstances which exist that are the result of actions beyond the control of the Applicant.

Finding: Complies.

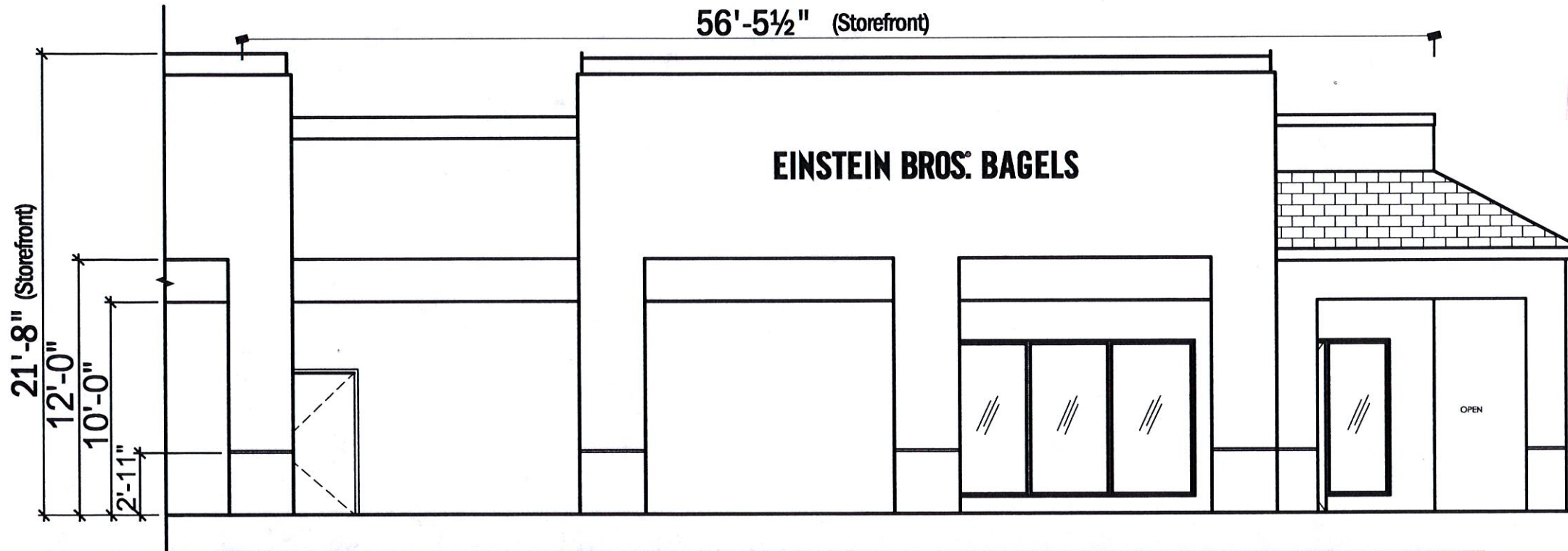
BUILDING NORTH ELEVATION

Scale: 1/8"=1'-0"

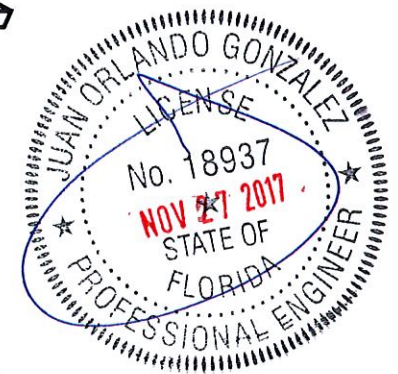
CONTRACTOR:
APR ELECTRIC
ER#13014093
8183 NW 8th St C-4
Miami, FL 33126

167"
 17"
EINSTEIN BROS.® BAGELS

SQ FT PROPOSED: 19.7



RECEIVED
 11/28/2017



NAS NATIONAL AWNING & SIGN

Design No.:	17-0037R2	Contact Information:
Date:	11/27/2017	Salesman: Todd Hefner
Sheet:	1 of 3	Designer: Trent Schultz
Location:	7970 NW 154th St.	P.817.625.4323 F.817.625.2123
City/State:	Miami Lakes, FL 33016	www.awningandsign.com

Final electrical connection note:
 Customer is responsible for retaining a licensed electrician to complete final connection.

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.

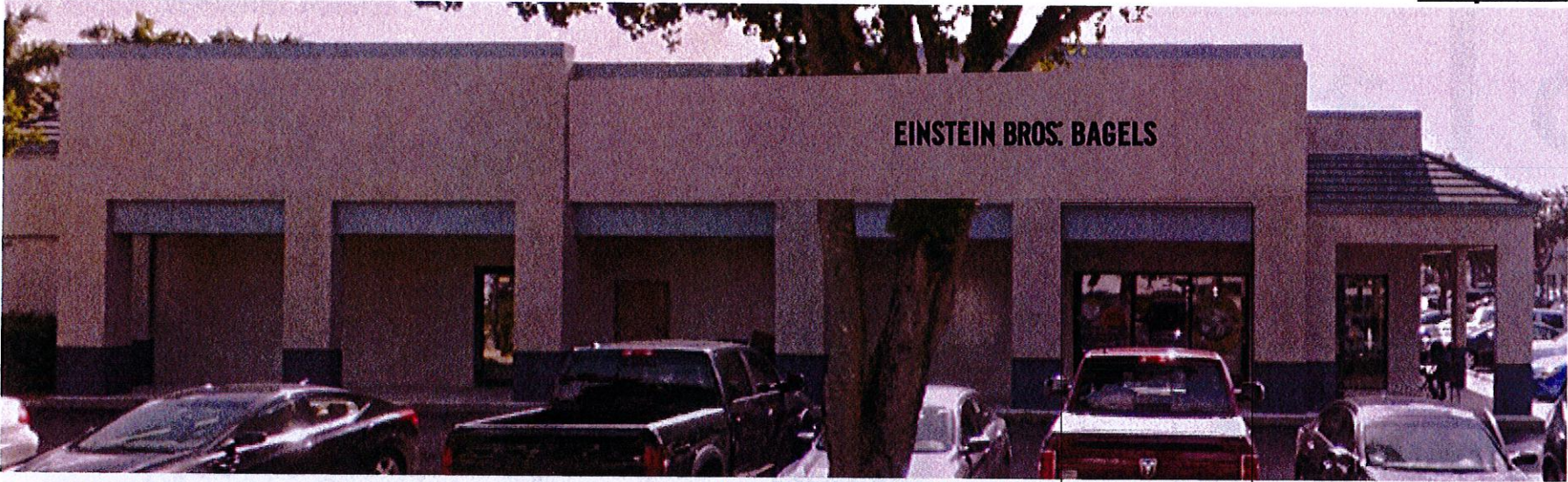
Juan O. Gonzalez
 Florida P.E. # 18937
 Certificate of Autho. #29539
 7516 N.W. 55 TH St. Miami, FL. 33166

In compliance with requirements of
 Florida Building Code. Design with loads for
 Components & Cladding FBC-1B 2014 1603.1.4/ASCE 7-10
 175 MPH 3 SECOND GUST CATEGORY C 47.5 PSF

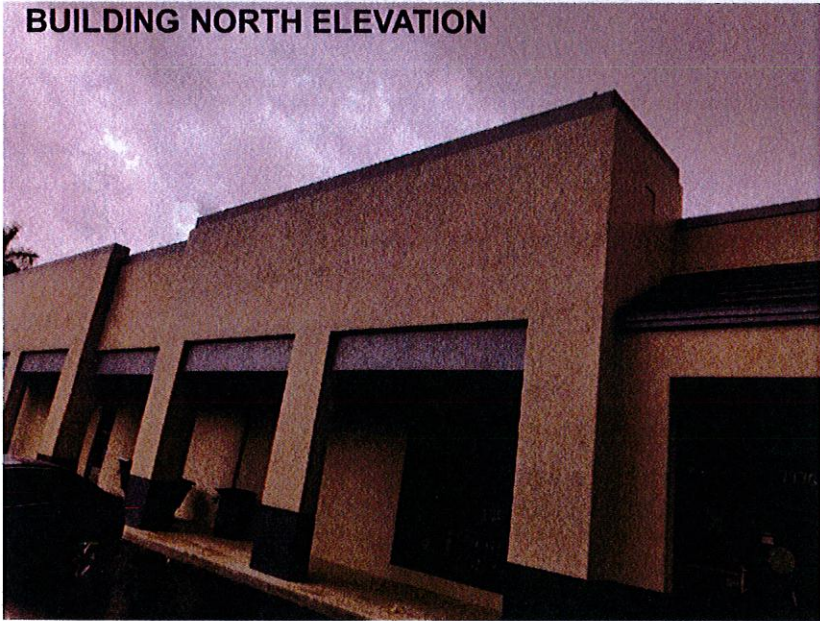
BUILDING NORTH ELEVATION

Proposed

CONTRACTOR:
APR ELECTRIC
ER#13014093
8183 NW 8th St C-4
Miami, FL 33126

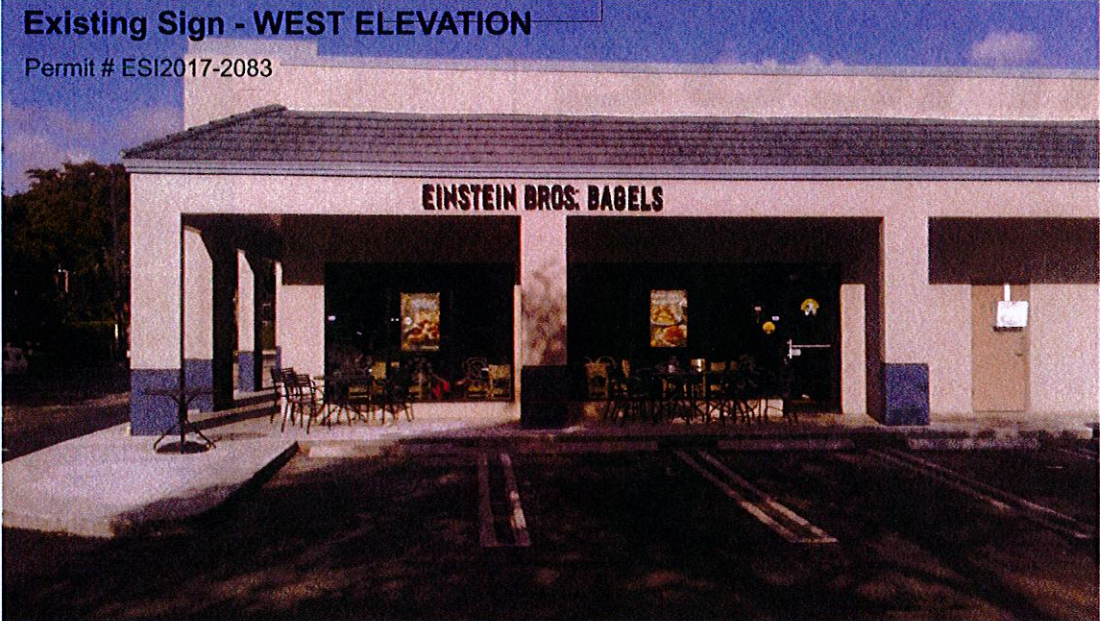


BUILDING NORTH ELEVATION



Existing Sign - WEST ELEVATION

Permit # ESI2017-2083



RECEIVED
11/28/2017



NAS NATIONAL AWNING & SIGN

Design No.:	17-0037R2	Contact Information:
Date:	11/27/2017	Salesman: Todd Hefner
Sheet:	2 of 3	Designer: Trent Schultz
Location:	7970 NW 154th St.	P.817.625.4323 F.817.625.2123
City/State:	Miami Lakes, FL 33016	www.awningandsign.com

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175 MPH 3 SECOND GUST CATEGORY C 47.5 PSF

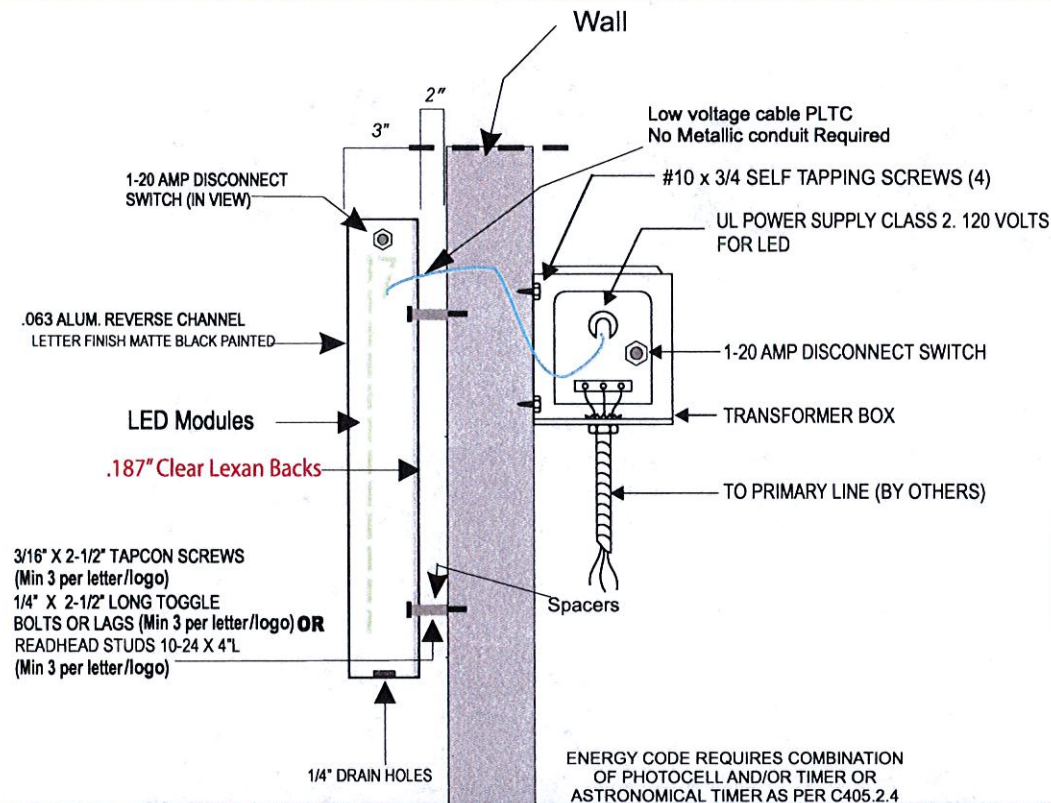
CONTRACTOR:
APR ELECTRIC
ER#13014093
8183 NW 8th St C-4
Miami, FL 33126

EINSTEIN BROS.® BAGELS

SQ FT PROPOSED: 19.7

ILLUMINATED REVERSE CHANNEL LETTER - NORTH ELEVATION

Scale: 1/2"=1'-0"



GENERAL NOTES:

- A) LED POWER UNITS 60 WATTS 0.8 AMPS
- B) ALL ELECT. COMPONENTS ARE U.L. LISTED
- C) 120 VOLTS W/#12 THWN WIRE
- D) EXTERNAL DISCONNECT SWITCH
- E) SIGN GROUNDING ACCORDING TO NEC 250 + BONDED
- F) DEDICATED 20 AMPS, CIRCUIT # ON ELECTRICAL PANEL
- G) PRIMARY WIRING IN NEC COMPLAINT CONDUIT
- H) PLTG UL LISTED SECONDARY WIRING PER NEC 600-32
- I) I HEREBY CERTIFY THAT THE EXISTING SERVICE AND PANEL HAVE ENOUGH CAPACITY TO ACCOMMODATE THE NEW/ADDED LOAD

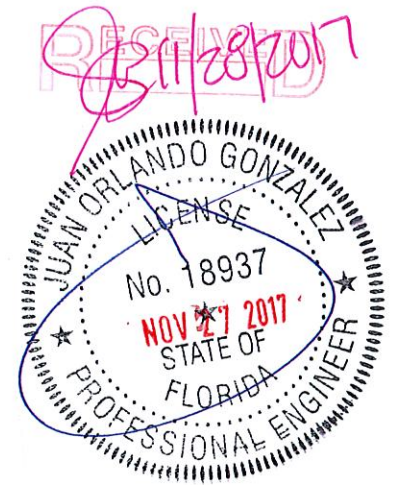
SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

CODES IN EFFECT AT THE TIME OF THIS PLAN SUBMISSION ARE NEC 2011 AND FBC 2014, 5TH EDITION.



PRIMARY, Photo cell or Timer BY OTHERS

Sign Company DOES NOT provide primary electrical to sign.



NAS NATIONAL AWNING & SIGN

Design No.:	17-0037R2	Contact Information:
Date:	11/27/2017	Salesman: Todd Hefner
Sheet:	3 of 3	Designer: Trent Schultz
Location:	7970 NW 154th St.	P.817.625.4323 F.817.625.2123
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Florida Building Code. Design with loads for
Components & Cladding FBC-1B 2014 1603.1.4/ASCE 7-10
175 MPH 3 SECOND GUST CATEGORY C 47.5 PSF



Planning, Zoning, and Code Compliance Department

PLANNING AND ZONING PUBLIC HEARING APPLICATION

YARH 0017-0500 File #

10/17/17 Date Received

_____ Date of Pre-application Meeting

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planning and Zoning Department staff is required prior to official application filing. Please call 305 364-6100 for an appointment.

1. **Name of Applicant** EINSTEIN BROS BAGELS
- If applicant is owner, give name exactly as recorded on deed.
 - If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
 - If applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address 7970 NW 154 ST

City MIAMI LAKES State FL ZIP 33016

Tel. # (during working hours) _____ Other _____

E-Mail: _____ Mobile #: _____

2. **Name of Property Owner** THE GRAHAM COMPANIES

Mailing Address 6843 MAIN ST

City MIAMI LAKES State FL ZIP 33014

Tel. # (during working hours) 305-821-1130 Other _____

3. **Contact Person** INGRID CAJIAO

Mailing Address 1607 NW 79 AVE

City MIAMI State FL ZIP 33126

Tel. # (during working hours) 305.316.4685 Other _____

E-Mail: INGRID@TCMSI.NET Mobile #: _____

4. **LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION**
- If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
 - If metes and bounds description, provide complete description (including section, township, and range).
 - Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

Folio: 3220220370020 SubDivision: MIAMI LAKES BUSINESS PARK WEST

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov



5. Address or location of property (including section, township, and range): _____
7970 NW 154 ST. MIAMI LAKES, FL 33016

6. Size of property: _____ x _____ Acres _____

7. Date subject property ☐ acquired or ☒ leased 1 day of July, 1996
Term of lease; 10 (current) years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")

Park Centre Shops

9. Is there an option to ☐ purchase or ☐ lease the subject property or property contiguous thereto? ☐ Yes ☐ No
If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification(s): COMMERCIAL CENTRAL Present land use classification(s): FINANCIAL INSTITUTION : OFFICE BUILDING

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided.
Be advised that all zone changes require concurrent site plan approval.

☐ District Boundary (Zone) Change(s):
Zoning Requested: _____

☐ Future Land Use Map (FLUM) Amendment:
Future Land Use Requested: _____

☐ Site Plan Approval _____

☒ Variance Second Illuminated Channel Letter - North Elevation

☐ Preliminary Plat Approval: _____

☐ Final Plat Approval: _____

☐ Modification of Previous Resolution/Plan/Ordinance _____

☐ Modification of Declaration or Covenant _____

12. Has a public hearing been held on this property within the last year and a half? ☐ Yes ☒ No

If yes, applicant's name _____ Date of Hearing _____

Nature of Hearing _____

Decision of Hearing _____ Resolution # _____

13. Is this hearing being requested as a result of a violation notice? ☐ Yes ☒ No

If yes, give name to whom violation notice was served _____

Nature of violation _____

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov



14. Are there any existing structures on the property? ☐ Yes ☐ No

If yes, briefly describe _____

15. Is there any existing use on the property? ☐ Yes ☐ No

If yes, what is the use and when was it established? _____

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov

**OWNERSHIP AFFIDAVIT
FOR
CORPORATION**

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: _____

3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Andrea Graham
Signature

Andrea Graham
Print Name

Reguline Milian
Signature

Jacqueline Milian
Print Name

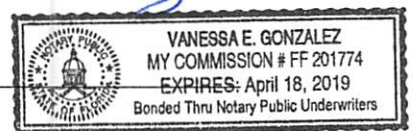
[Signature]

Shi Wyllie
President
The Graham Companies

Sworn to and subscribed before me on the 7th day of August, 2017. Affiant is personally known to me or has produced _____ as identification.

[Signature]
Notary
(Stamp/Seal)

My Commission Expires: _____



Witnesses:

Signature

Print Name

Signature

Print Name

Sworn to and subscribed before me on the _____ day of _____, 20____. Affiant is personally known to me or has produced _____ as identification.

Notary
(Stamp/Seal)

My Commission Expires: _____

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: The Graham Companies

NAME AND ADDRESS: _____ Percentage of Stock

<u>" See attached</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

TRUST / ESTATE NAME: _____

NAME AND ADDRESS: _____ Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS: _____ Percent of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**OWNER OR TENANT AFFIDAVIT
FOR
CORPORATION**

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.
2. The subject property is legally described as: _____

Einstein Store #3679- 7970 NW 154th Street - Miami Lakes, FL 33016

3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.
4. I, Dan E. Lee, as CLO, General Counsel & Secretary (title) of Einstein and Noah Corp. (name of corporate entity), being first duly sworn, depose and say that Einstein and Noah Corp. (name of corporate entity) is the owner / tenant (circle one) of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

_____ will represent me at the hearing.

Witnesses:

Signature

Print Name

Signature

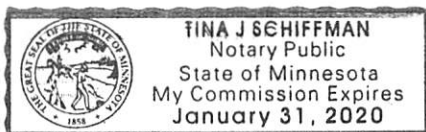
Print Name

Affiant:

Affiant's Signature

Print Name

Sworn to and subscribed before me on the 10th day of August, 2017. Affiant is personally known to me or has produced _____ as identification.



Notary
(Stamp/Seal)

My Commission Expires: 01/31/2020

**THE GRAHAM COMPANIES STOCKHOLDERS
RECORD DATE April 27, 2017**

	A		B		TOTAL	
	SHARES	%	SHARES	%	SHARES	%
WILLIAM A GRAHAM FAMILY						
CGW & EGM, Co-Tees, fbo Marital Trust, dtd 3/25/94	26,026.1000	18.92	34,922.2000	3.82	60,948.3000	5.8011
CGW & EGM, Co-Tees of the PCG Rev Trust u/d/t dtd 3/25/94	-	-	84,926.9247	9.30	84,926.9247	8.0835
GRAHAM-WYLLIE Family Trust Agreement	-	-	9,467.9092	1.04	9,467.9092	0.9012
CAROL G. WYLLIE	24.7600	0.02	123.7332	0.01	148.4932	0.0141
STUART S. WYLLIE	-	-	139.9363	0.02	139.9363	0.0133
CAROL G. WYLLIE 2012 Family Trust Agreement	9,000.0000	6.54	38,810.8200	4.25	47,810.8200	4.5507
STUART WYLLIE 2012 Family Trust Agreement	5,295.7600	3.85	12,369.0000	1.35	17,664.7600	1.6814
LAURA E. WYLLIE	-	-	11,739.7600	1.29	11,739.7600	1.1174
EGM, Tee, L. E. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	4,147.3773	0.45	4,962.5973	0.4723
PHILIP S. WYLLIE	-	-	4,805.9700	0.53	4,805.9700	0.4574
EGM, Tee, P. S. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	11,081.1673	1.21	11,896.3873	1.1323
CYNTHIA G. GORDON	6,815.0000	4.95	25,025.1760	2.74	31,840.1760	3.0306
BENJAMIN C. GORDON	4,341.0000	3.15	4,921.9725	0.54	9,262.9725	0.8817
KATHLEEN P. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1564
CGG, As Custodian for K. GORDON u/Co Unif Trs	1,902.1700	1.38	5,533.4279	0.61	7,435.5979	0.7077
CGW tee, Gordon Family Irrev Trust fbo KP GORDON, dtd 12/19/12	-	-	4,733.9496	0.52	4,733.9496	0.4506
LEE W. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1564
CGG, Tee, L. W. GORDON TR u/a/d 10/16/92	543.4800	0.39	9,379.4279	1.03	9,922.9079	0.9445
CGW, tee Gordon Family Irrev Trust fbo LW GORDON, dtd 12/19/12	-	-	4,733.9496	0.52	4,733.9496	0.4506
GRAHAM-MARTINEZ Family Trust Agreement	-	-	12,787.2284	1.40	12,787.2284	1.2171
ELIZABETH G MARTINEZ	-	-	92.3372	0.01	92.3372	0.0088
LUIS O. MARTINEZ	-	-	61.6605	0.01	61.6605	0.0059
ELIZABETH G. MARTINEZ 2012 Family Trust Agreement	6,485.9700	4.71	44,876.9200	4.92	51,362.8900	4.8888
LUIS O. MARTINEZ Family Trust	4,341.0000	3.15	8,717.3121	0.95	13,058.3121	1.2429
DANIEL L. MARTINEZ	-	-	5,629.9057	0.62	5,629.9057	0.5359
CGW, Tee, D. L. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,415.4516	0.70	8,288.6116	0.7889
ALISON J. MARTINEZ	-	-	5,402.1857	0.59	5,402.1857	0.5142
CGW, Tee, A. J. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,643.1715	0.73	8,516.3315	0.8106
MICHAEL A. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1564
CGW, Tee, M. A. MARTINEZ TR u/a/d 12/30/93	688.8350	0.50	12,349.4279	1.35	13,038.2629	1.2410
KATHRYN N. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1564
CGW, Tee, K. N. MARTINEZ TR u/a/d 12/30/93	688.8350	0.50	12,349.4279	1.35	13,038.2629	1.2410
JOAN G. GRAHAM	220.0000	0.16	1,565.0000	0.17	1,785.0000	0.1699
ANDREA L. GRAHAM	1,630.4300	1.18	13,787.2683	1.51	15,417.6983	1.4675
AG RECHICHI, tee of Trust fbo AG RECHICHI ctd u/A VIII of WEG Tst '99	3,407.5000	2.48	14,814.5132	1.62	18,222.0132	1.7344
AL Graham, tee of Trust fbo AL Graham Trust ctd u/A III of WEG Tst '01	-	-	1,362.0000	0.15	1,362.0000	0.1296
RECHICHI CHILDREN'S TRUST, fbo William M. Rechichi	-	-	444.9974	0.05	444.9974	0.0424
KRISTOPHER E. GRAHAM	-	-	11,516.8883	1.26	11,516.8883	1.0962
KE GRAHAM, tee of Trust fbo KE GRAHAM ctd u/A VIII of WEG Tst '99	3,407.5000	2.48	14,953.0828	1.64	18,360.5828	1.7476
CDY, tee, SG Younts Family Trust, fbo CD Younts, dtd 3/3/2010	-	-	2,047.8000	0.22	2,047.8000	0.1949
	80,195.1000	58.28	449,252.8000	49.20	529,447.9000	60.3936
D. ROBERT GRAHAM FAMILY						
D. ROBERT GRAHAM REVOC LIV TR 9/1/2000	28,718.5000	20.87	12,492.3954	1.37	41,210.8954	3.9225
ADELE K. GRAHAM REVOC LIV TR 9/1/2000	-	-	9,400.0000	1.03	9,400.0000	0.8947
GWENDOLYN GRAHAM PUBLIC SERVICE TRUST, E. Feathers Tee	950.0000	0.69	46,297.3557	5.07	47,247.3557	4.4971
STUART S. WYLLIE, Tee, MARK E. LOGAN TR	-	-	1,028.2933	0.11	1,028.2933	0.0979
STUART S. WYLLIE, Tee, SARAH G. LOGAN TR	-	-	1,028.2937	0.11	1,028.2937	0.0979
STUART S. WYLLIE, Tee, TIMOTHY G. LOGAN TR	-	-	1,028.2933	0.11	1,028.2933	0.0979
GLYNN G. McCULLOUGH	799.0000	0.58	35,203.2165	3.86	36,002.2165	3.4267
WILLIAM B. McCULLOUGH	-	-	2,365.4779	0.26	2,365.4779	0.2251
McCULLOUGH Family Trust fbo MELISSA G. McCULLOUGH	-	-	1,005.5441	0.11	1,005.5441	0.0957
McCULLOUGH Family Trust fbo WILLIAM G. McCULLOUGH	-	-	1,005.5441	0.11	1,005.5441	0.0957
McCULLOUGH Family Trust fbo CAROLINE A. McCULLOUGH	-	-	1,005.5438	0.11	1,005.5438	0.0957
ARVA G. GIBSON	950.0000	0.69	38,846.6000	4.25	39,796.6000	3.7879
THOMAS C. GIBSON	-	-	832.0000	0.09	832.0000	0.0792
THOMAS C. GIBSON, Tee, Gift Trust KENDALL C. GIBSON	-	-	1,879.9321	0.21	1,879.9321	0.1789
THOMAS C. GIBSON, Tee, Gift Trust ANSLEY S. GIBSON	-	-	1,879.9319	0.21	1,879.9319	0.1789
THOMAS C. GIBSON, Tee, Gift Trust ADELE E. GIBSON	-	-	1,879.9322	0.21	1,879.9322	0.1789
KENDALL G. ELIAS	950.0000	0.69	46,842.6010	5.13	47,792.6010	4.5490
L. ROBERT ELIAS III	-	-	6,013.7604	0.66	6,013.7604	0.5724
L. ROBERT ELIAS III, tee, Peyton Elias Trust und Elias Children's Trust	-	-	1,268.6423	0.14	1,268.6423	0.1208
L. ROBERT ELIAS III, tee, Lewis R Elias Trust und Elias Children's Trust	-	-	1,268.6423	0.14	1,268.6423	0.1208
	32,367.5000	23.52	212,572.0000	23.28	244,939.5000	23.3137
PHILIP L. GRAHAM FAMILY						
DONALD E. GRAHAM	7,222.3000	5.25	75,458.3000	8.26	82,680.6000	7.8697
WILLIAM W. GRAHAM, Tee, WWG 1969 Revoc Trust	8,472.2000	6.16	86,708.3000	9.50	95,180.5000	9.0594
STEPHEN M. GRAHAM	2,222.2000	1.62	30,458.4000	3.34	32,680.6000	3.1106
	17,916.7000	13.02	192,625.0000	21.10	210,541.7000	20.0397
MARY GRAHAM CROW FAMILY						
PHILIP G. CROW	-	-	3,251.7000	0.36	3,251.7000	0.3095
MARY YORK BEHNCKE	-	-	2,790.0000	0.31	2,790.0000	0.2656
	-	-	6,041.7000	0.66	6,041.7000	0.5751
FREDERICK S. BEEBE FAMILY						
WALTER H. BEEBE	751.0000	0.55	13,999.0000	1.53	14,750.0000	1.4039
MICHAEL BEEBE	596.0000	0.43	6,170.0000	0.68	6,766.0000	0.6440
	1,347.0000	0.98	20,169.0000	2.21	21,516.0000	2.0479
GERALD E. TOMS FAMILY						
THOMAS N. TOMS II	1,456.0000	1.06	9,949.8000	1.09	11,405.8000	1.0856
LOUIS B. TOMS	1,419.7000	1.03	9,733.3000	1.07	11,153.0000	1.0616
REVOCABLE TRUST AGREEMENT OF ELIZABETH BRINEGAR	1,413.0000	1.03	4,878.3000	0.53	6,291.3000	0.5988
MARGARET TOMS REVOCABLE TRUST	1,479.0000	1.07	5,309.7000	0.58	6,788.7000	0.6462
	5,767.7000	4.19	29,871.1000	3.27	35,638.8000	3.3922
ANDRE L. TEIXEIRA REV LIVING TRUST	-	-	2,500.0000	0.27	2,500.0000	0.2380
TOTAL SHARES OUTSTANDING	137,594.0000	100.00	913,031.6000	100.00	1,050,625.6000	100.0000
TREASURY STOCK	91,877.1000		1,154,697.3000		1,246,574.4000	
TOTAL SHARES ISSUED	229,471.1000		2,067,728.9000		2,297,200.0000	



Town of Miami Lakes Memorandum

To: Honorable Chairman Rodriguez and Members of the Planning Board
From: Darby Delsalle, AICP, Planning Director
Subject: Governmental Facilities
Date: 12/12/2017

Recommendation:

Based on the analysis provided in the Staff Analysis and Recommendation report, Staff recommends approval of the ordinance amending the Government Property Zoning, GP section of the Land Development Code, to remedy the specified deficiencies and to provide for communication facilities.

Background:

On October 6, 2015, the Town Council directed the Town Manager to explore amendments to the Town Code that would provide for a procedure to authorize the location of communication facilities on Town owned property. Site planning on governmentally controlled properties is provided by the GP, Government Property District, regulations which provide for the required review procedures. However, a close examination of the Code found three deficiencies that needed to be addressed. The first relates to an automatic rezoning provision which automatically changes the zoning of land upon the purchase or sale of a governmental entity. The second deficiency that the provisions do not provide for is a minor administrative site plan adjustment procedure as would be afforded to a privately held piece of land. Third, the permitted uses needs to be expanded to include communication facilities and other necessary uses that serve the Town's residents.

The attached ordinance remedies those deficiencies.

ATTACHMENTS:

Description

Staff Report

Ordinance



Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Honorable Chair and Members of the Local Planning Agency
From: Darby P. Delsalle, AICP, Planning Director
Subject: Government Property Zoning Update
Date: November 14, 2017

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA RELATING TO GOVERNMENTAL FACILITIES; AMENDING DIVISION 24, ENTITLED "GP GOVERNMENTAL PROPERTY DISTRICT," OF ARTICLE IV, ZONING DISTRICT REGULATIONS, OF CHAPTER 13, LAND DEVELOPMENT CODE; ESTABLISHING PROVISIONS FOR THE REVIEW AND APPROVAL OF GOVERNMENTAL FACILITIES; PROVIDING FOR COMPLIANCE WITH STATE STATUTES; PROVIDING FOR ADOPTION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (Nelson Rodriguez)

A. BACKGROUND

On October 6, 2015, the Town Council directed the Town Manager to explore amendments to the Town Code that would provide for a procedure to authorize the location of communication facilities on Town owned property. Site planning on governmentally controlled properties is provided by the GP, Government Property District, regulations which provide for the required review procedures. However, a close examination of the Code found three deficiencies that needed to be addressed. The first relates to an automatic rezoning provision which automatically changes the zoning of land upon the purchase or sale of a governmental entity. The second deficiency that the provisions do not provide for is a minor administrative site plan adjustment procedure as would be afforded to a privately held piece of land. Third, the permitted uses needs to be expanded to include communication facilities and other necessary uses that serve the Town's residents.

B. PROPOSED CHANGES

The following described elements are presented in the same order that they appear in the proposed ordinance.

Automatic Rezoning Provision Eliminated. The first deficiency of the Town's Code violates Florida Statute 166.041, which provides for specific procedures for municipalities adopting ordinances and resolutions, including unique notice procedures when a city is changing the zoning designation of land. The current code creates an automatic rezoning by virtue of a real estate transaction. Not only does that violate FS 166.041, the action is not necessary. The Town's existing land use categories within its Comprehensive Development Master Plan already provides for a broad range of governmental uses without the need for rezoning. The proposed amendment converts the action to a public hearing site plan. This amendment properly aligns the GP district with State Statute and the Town's Comprehensive Development Master Plan (CDMP).

Minor Administrative Site Plan Adjustment. The second adjustment to the GP district includes the provision of a minor administrative site plan adjustment procedure. Government properties will continue to require public hearing to ensure participation of the public in the siting of such facilities. However, if the Code is left unadjusted, every minor modification would require rehearing of that site plan by the council.

Permitted Uses. The third adjustment to the Code eliminates redundancy of permitted uses stated within the Code, and ensures the list of permitted uses is inclusive enough to provide the services demanded by the Town's residents. It also includes provisions for the siting of communication facilities.

C. STAFF RECOMMENDATION

Based on the analysis provided below and other factors contained in this report, Staff recommends approval of the ordinance amending the Government Property Zoning, GP section of the LDC to remedy the outlined deficiencies.

D. ANALYSIS

The Land Development Code provides that all proposed amendments to the LDC shall be evaluated by the Administrative Official, the Local Planning Agency and the Town Council, and that, in evaluating the proposed amendment, the criteria in Subsection 13-306(b) shall be considered. All portions of this report are hereby incorporated into all portions of this analysis. The following is a staff analysis of the criteria as applied to this ordinance.

1. Whether the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.

Analysis: See Section "A", Background and Section "B", Proposed Changes of this report. As presented in Sections "A" and "B", the proposed ordinance provides a site plan review procedure consistent with State Law that allows for site planning of government facilities that serve the public. The amendment also provides a provision to accommodate communication facilities as demand for such service continues to grow. The program, as proposed conforms to the following policy of CDMP below:

Policy 1.1.14: Discourage land use patterns indicative of urban sprawl in the Future Land Use Map and any amendment applications by encouraging

compact development, mixed use where appropriate and efficient use of public facility capacity and resources.

Policy 1.4.2: Work with county and regional utility service providers, as needed, to help locate suitable land for expansion or replacement of their operations and services.

Finding: Complies

2. Whether the proposal is in conformance with all applicable requirements of this Code of Ordinances, including this chapter.

Analysis: See Section “A”, Background and Section “B”, Proposed Changes of this report. The proposed ordinance conforms with the Town’s LDC’s. A review of the LDC’s found no conflicts. The amendment brings the Town’s code into alignment with State Statute and the Town’s CDMP.

Finding: Complies.

3. Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether such changes support or work against the proposed change in land use policy.

Analysis: See Section “A”, Background and Section “B”, Proposed Changes of this report. The current GP district was largely reflected of a dated code copied over from Miami-Dade County when the Town established its own LDC. This update properly aligns the GP district to the Town’s CDMP and State law.

Finding: Complies.

4. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land use.

Analysis: See Section “A”, Background and Section “B”, Proposed Changes of this report, and Criteria 1 and 3. The proposed ordinance properly aligns the GP code with the Town’s LDC.

Finding: Complies.

5. Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including schools, transportation, water and wastewater services, solid waste disposal, drainage, water supply, recreation, education, emergency services, and similar necessary facilities and services.

Analysis: The proposed ordinance does not impact the above systems.

Finding: Complies.

6. **Whether, and the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of any groundwater aquifers, wildlife habitats, and vegetative communities.**

Analysis: The proposed ordinance does not impact the above systems.

Finding: Complies.

7. **Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.**

Analysis: See Section “A”, Background and Section “B”, Proposed Changes of this report. The proposed ordinance properly aligns the GP provisions with the Town’s code and State law, while also ensuring the Town has at its capacity to site facilities need to serve its residents. This includes the ability to site communication facilities on Town property thus easing the burden from privately owned lands. The result is improved service delivery which contributes to increased property values.

Finding: Complies.

8. **Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.**

Analysis: See Section “A”, Background, Section “B”, Proposed Changes, and Criterion 7 of this report.

Finding: Complies.

9. **Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of this chapter.**

Analysis: See Section “A”, Background, Section “B”, Proposed Changes, and Criteria 1, 3, and 7 of this report. No portion of the proposed amendment is in conflict with the existing regulations of the LDC. The proposed ordinance provides an opportunity for to ensure the Town has the capacity to provide services demanded by its residents.

Finding: Complies.

10. **Other matters which the Local Planning Agency or the Town Council, in its legislative discretion, may deem appropriate.**

Analysis: See Summary Section and all portions of this analysis. The Local Planning Agency and the Town Council may consider other appropriate factors to determine whether the proposed FLUM amendment is appropriate and consistent with the public interest. The Analysis Section addressed the conditions suggested by the Planning and Zoning Board.

Finding: As determined by the Town Council.

ORDINANCE NO. 17-_____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA RELATING TO GOVERNMENTAL FACILITIES; AMENDING DIVISION 24, ENTITLED "GP GOVERNMENTAL PROPERTY DISTRICT," OF ARTICLE IV, ZONING DISTRICT REGULATIONS, OF CHAPTER 13, LAND DEVELOPMENT CODE; ESTABLISHING PROVISIONS FOR THE REVIEW AND APPROVAL OF GOVERNMENTAL FACILITIES; PROVIDING FOR COMPLIANCE WITH STATE STATUES; PROVIDING FOR ADOPTION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
(Nelson Rodriguez)

WHEREAS, on March 12, 2013, the Town adopted Ordinance No. 13-155, which among other provisions, provided for the siting, construction and review of governmental facilities on publicly owned land, and whereby through either purchase or sale of such land, said land is automatically rezoned as result of such transaction; and

WHEREAS, the adopted provisions, which were largely copied from the prior Miami-Dade County Code, do not provide for the standard zoning procedures when changing the permitted use of land; and

WHEREAS, it is generally accepted that government facilities are required to deliver the necessary services to ensure the general health, safety and welfare, of its citizens; and that such facilities are commonly located in a variety of zoning districts where such lands are available, or most practicable to ensure the delivery of such services; and

WHEREAS, to that end, and consistent with other governments in the practice of their service delivery, and as provided in large part by Chapter 13 of the Town's Code, an exclusive site plan review procedure is provided for to ensure the availability of needed facilities to deliver the services desired and demanded by Town residents; and

WHEREAS, the proposed ordinance clarifies the exclusive site plan procedure afforded to the Town, and deletes other outdated provisions; and

WHEREAS, on October 6, 2015, the Town Council directed the Town Manager to explore amendments to the Town Code that would provide for a procedure to authorize the location of telecommunication equipment and facilities on Town owned property; and

WHEREAS, the proposed ordinance makes such equipment and facilities possible, subject to notice and public hearing requirements before the Town Council; and

WHEREAS, the Administrative Official reviewed the proposed amendment and recommends approval, as set forth in the Staff Analysis and Recommendation dated November 14, 2017, and incorporated into this Ordinance by reference; and

WHEREAS, the Town Council appointed the Planning and Zoning Board as the Local Planning Agency (LPA) for the Town pursuant to Section 163.3174, Florida Statutes; and

WHEREAS, on November 14, 2017, after conducting a properly noticed public hearing, the Planning and Zoning Board, acting in its capacity as the Local Planning Agency, acted in accordance with state law, and in specific compliance with Section 163.3174, Florida Statutes and reviewed and recommended approval to the Miami Lakes Town Council; and

WHEREAS, on <DATE> ____, 2017, the Town Council after conducting a properly noticed public hearing adopted the item for First Reading; and

WHEREAS, on <DATE> ___, 2017, after conducting a properly noticed public hearing and considering the recommendations of the public, the Local Planning Agency, and the Administrative Official; the Town Council finds that the proposed amendment is consistent with the Town of Miami Lakes Comprehensive Plan and the criteria for evaluation of an amendment to the Land Development Code at section 13-306(b) of the Town Code; and

WHEREAS, to that end, the Town Council of the Town of Miami Lakes hereby finds and declares that adoption of this Ordinance is appropriate and advances the public interest.

THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES AS FOLLOWS:

Section 1. Recitals. Each of the above stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Amendment. Division 24, of Article IV of Chapter 13, entitled “GP Governmental Property District,” of the Town’s Land Development Code is hereby amended as provided at Exhibit A:

Section 3. Repeal of Conflicting Provisions. All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

Section 4. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Inclusion in the Town Code. It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall become and be made part of the

Town Code and that if necessary the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Article”, “Division” or other appropriate word.

Section 6. Effective Date. That this Ordinance shall be effective immediately upon its adoption on second reading.

The foregoing Ordinance was offered by Councilmember _____, who moved its adoption on first reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

FIRST READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on first reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Frank Mingo	_____
Councilmember Tim Daubert	_____
Councilmember Luis Collazo	_____
Councilmember Ceasar Mestre	_____
Councilmember Nelson Rodriguez	_____
Councilmember Marilyn Ruano	_____

Passed on first reading this _____ day of _____, 2017.

[THIS SPACE INTENTIONALLY LEFT BLANK]

SECOND READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on second reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Frank Mingo	_____
Councilmember Luis Collazo	_____
Councilmember Tim Daubert	_____
Councilmember Ceasar Mestre	_____
Councilmember Nelson Rodriguez	_____
Councilmember Marilyn Ruano	_____

Passed and adopted on second reading this _____ day of _____, 2017.

Manny Cid
MAYOR

Attest:

Gina Inguanzo
TOWN CLERK

Approved as to form and legal sufficiency:

Raul Gastesi, Jr.
Gastesi & Associates, P.A.
TOWN ATTORNEY

EXHIBIT A
ORDINANCE

CHAPTER 13 LAND DEVELOPMENT CODE

* * *

ARTICLE IV ZONING DISTRICT REGULATIONS

* * *

DIVISION 24 ~~GP-GF~~-GOVERNMENTAL FACILITIES ~~PROPERTY~~ DISTRICT

13-842. Uses permitted.

The Town Council may establish the uses listed in this Division without regard to the zoning or use classification of any particular site or location of any governmental facility on any lands leased or owned by a governmental entity within the Town's jurisdiction. The procedure to establish such facilities as provided in this Division shall be exclusive to the Town. ~~No land, body of water and/or structure shall be maintained, used or permitted to be used, and no structure shall be hereafter maintained, erected, constructed, moved, reconstructed or structurally altered or permitted to be erected, constructed, moved, reconstructed or structurally altered for any purpose in a GP District which is designed, arranged, or intended to be used or occupied for any purpose other than the following:~~

- (~~a~~) Public parks, playgrounds and buildings, and structures supplementary and incidental to such uses;
- (~~b~~) Fire stations;
- (~~c~~) Police stations;
- (~~d~~) Public auto inspection stations;
- (~~e~~) Public water and sewer treatment and distribution facilities;
- (~~f~~) Public libraries;
- (~~g~~) Public buildings and centers;
- (~~h~~) Public hospitals, nursing homes and health facilities;
- (~~i~~) Public auditoriums, arenas, museums, art galleries;
- (~~j~~) Maximum and minimum detention facilities;
- (~~k~~) Solid waste collection and disposal facilities;
- (~~l~~) Public maintenance and equipment yards;
- (~~m~~) Public bus stations and rapid transit stations and facilities;
- (~~n~~) Public airports and heliports;
- (~~o~~) Utilities, including telecommunication facilities;
- (~~p~~) Equipment yards, plant nurseries;
- (~~q~~) And other similar governmental uses or other facilities which serve the general health and welfare of the public.

13-843. ~~Designation of property.~~

~~All governmental property in the Town of Miami Lakes heretofore and hereafter purchased and/or designated for a governmental use shall be so noted in the public records and maps of the Department. If a specific governmental use or uses has or have been designated pursuant to Section 13-844 of the Code for a particular property, the public records and maps of the Department shall~~

so reflect said designation(s). All land subject to the permitted uses enumerated in Section 13-842 and owned in fee simple by a governmental entity shall be designated as governmental property. The designation GP shall be deemed an overlay zoning district and shall be in addition to any other zoning district by which the property is designated. If applicable, a GP District shall automatically revert to its other district classification if the property is no longer utilized as provided in Section 13-842 of the Code.

~~13-844. Exclusive procedure.~~

~~(a) The procedure provided herein shall be exclusive in the Town; provided, however, that unless a governmental facility is authorized as a designated permitted use in a zoning district, the Town Council shall not be bound by the procedures herein contained in constructing, erecting or operating any governmental facility listed below in the Town, and the Town Council may establish any governmental facility listed as follows where the Town Council may direct without regard to the zoning or use classification of any particular site or location: Public parks, playgrounds and buildings, and structures supplementary and incidental to such uses; domestic violence centers; fire stations; police stations; public auto inspection stations; public water and sewer treatment and distribution facilities; public libraries; public buildings and centers; public hospitals, nursing homes and health facilities; public auditoriums, arenas, museums, art galleries and convention halls; maximum and minimum detention facilities; solid waste collection and disposal facilities; public maintenance and equipment yards; public bus stations and Rapid Transit stations and facilities; and uses determined by the Town Council to be similar to those listed above.~~

~~(b) Exclusive site plan review procedure.~~

The site plan procedures in this Division shall be exclusive to the Town as further provided below:

~~(a)~~ Public hearing and notice required. The Town Council may only authorize the erection, construction and operation of the governmental facilities enumerated in this Division Subsection (a) above by resolution following public hearing. The said public hearing shall be held upon at least 15 days' notice of the time and place of such hearing published in a newspaper of general circulation in the Town, which publication shall include the time and place of hearing before the Town Council. A courtesy notice containing general information as to the date, time, and place of the hearing, the property location and general nature of the application may be mailed to the property owners of record, within a radius of 300 feet of the property described in the application, or such greater distance as the Director may prescribe; provided, however, that failure to mail or receive such courtesy notice shall not affect any action or proceeding taken hereunder. To provide additional notice to the public, the property shall be posted by a sign or signs indicating the action desired and the time and place of the public hearing thereon. Failure to post such property shall not affect any action taken hereunder. At the public hearing the Town Council shall consider, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, alternative locations for the facility and the nature of the impact of the facility on the surrounding property. After considering these said factors, the Town Council shall take such action as is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of the Town of Miami Lakes.

~~(b)(4)~~ In the event the Town Council authorizes the construction, erection, use or operation of a governmental facility in accordance with the procedures delineated above, or in the event

- the Council otherwise determines that ~~Town-owned~~ property should be utilized by the Town for a particular public purpose, the property shall be posted by a sign or signs conspicuously located thereon indicating the governmental facility or use authorized for the property. Such sign or signs may be removed upon the commencement of construction. The Town Manager or designee shall periodically check the property to ensure that the signs provided for in this subsection remain in existence and accurately depict the proposed use of the subject property. This subsection shall be construed as directory only and failure to comply with the provisions hereof shall not affect the validity of the Town Council's action authorizing the use of the property for the designated purposes.
- (c) Notice exemption. Any facility which is designated as or intended to be operated as a domestic violence center at the time of consideration, planning, erection, construction or acquisition, shall be exempt from the notice and public hearing provisions set forth in Subsection (b) above.
- (d) Minor site plan amendments. The Administrative Official, upon a determination that a requested site plan change of a previously approved governmental facility is minor, shall have the authority to review and approve, approve with modifications and/or conditions or deny the minor change or amendment, providing the amended site plan complies with the following:
- (1) Is compliant with the minimum requirements of this code;
 - (2) Does not increase the intensity of the project;
 - (3) Does not violate any conditions of the original approval;
 - (4) Does not increase the floor area of the project;
 - (5) Is compliant with concurrency requirements; and
 - (6) Satisfactorily addresses land use compatibility, buffering, screening, and landscaping.
- (e) Deferral. A council member may request a deferral of consideration of any item relating to the construction, erection, use or operation of a governmental facility for up to 30 days the first time the item appears on a council agenda or the first time the item is raised at a Town Council meeting if the proposed construction, erection, use or operation of the governmental facility affects that council member's district exclusively or primarily. Upon the council member's invoking this right, discussion upon that item shall cease and the council shall move to another item of business.
- (f) Issuance of permits upon appeal. Notwithstanding any contrary provisions of this Division, during an appeal of a development order for a government facility approved pursuant to this section, zoning approvals relating to that development order being appealed shall be issued upon the request of the applying government, providing that:
- (1) The applying government indicates in writing that it will conform as necessary to any subsequent changes mandated as a result of the appellate process by the court or by the Town Council; and
 - (2) That other applicable requirements of law are met.
- ~~(d) The procedure established by this chapter shall be the exclusive procedure when applicable to any airport zoning regulations, and no application for a district boundary change, change in zoning regulations, appeals of administrative decisions, special exceptions or unusual and new uses or variances shall be considered or granted by any Town Board unless the same is~~

~~provided for by this chapter and only by the procedure and method so provided; provided, however, the Town Council may change the zoning regulations without following the procedure provided therefore in this article; provided, however, that no such change will be made unless the written recommendation of the Director are first considered by the Town Council. No special permit shall be considered or granted by any Town Board.~~



Town of Miami Lakes Memorandum

To: Honorable Chairman Rodriguez and Members of the Planning Board
From: Darby P. Delsalle, AICP, Planning Director
Subject: Utility and Communication Facilities in the ROW
Date: 12/12/2017

Recommendation:

It is recommended the Town Council approve the resolution to extend the temporary moratorium on the approval of development orders relating to locating telecommunication equipment within the Town's rights-of-way for a period of six (6) months to allow staff time to prepare an amendment to the Town's Code of Ordinances reflective of the recently amended Florida Statutes which shall be presented to the Town Council for adoption prior to the expiration of the temporary moratorium.

Background:

On March 7, 2017, the Town Council imposed a six (6) month moratorium on the installation of the telecommunication equipment within the Town's rights-of-way. The action was taken in light of potential legislative changes being contemplated by the Florida House and Senate regarding such regulations. On June 23, 2017, the Governor of the State of Florida signed into law HB 865, titled the "Advanced Wireless Infrastructure Deployment Act." The bill, adopted by the State Legislature near the end of their 2017 legislative session, amended Section 337.401 of Florida Statute imposing upon local jurisdictions rules regarding the placement of small and micro wireless facilities within public rights-of-way. It is now incumbent upon the Town to update its regulations reflective of the changes that have occurred at the state level. This request for a six (6) month extension of the moratorium will afford staff the opportunity to thoroughly review the amended statutes, evaluate their implication, and prepare an ordinance to ensure our local codes comport with State Law. The remainder of this memorandum is a brief summary of the relevant new laws adopted by the State of Florida. Also attached are the key definitions related to the new statute and the permitting "shot clocks," (review time tables) outline therein ("Attachment A").

The drafting of the ordinance was conducted in an open manner that began with a Council Workshop held on March 13, 2017. Additional discussion was provided on July 25th, 2017 when the moratorium was extended six (6) months. The meeting was advertised and members of the utility and communication industry both attended and spoke. Staff shared drafts of the proposed ordinance on multiple occasions (10/18/2017, 10/27/2017, and 11/22/2017) and continued to meet with the utility and communication industry (3/28/17,

11/02/2017, and 11/22/2017) to discuss their concerns. The proposed ordinance is reflective of that effort. Florida Statute 337.401(7)-, attached herein ("Attachment B") does not permit municipalities to be more restrictive than that set forth by State Law, but provides for certain processes, clear definitions, and review criteria, to facilitate the placement of telecommunication facilities in the rights-of-way while considering the community's desires for these services and the industries needs in providing the utility.

The State Legislature introduced a negotiation period that provides the Town and the applicant an opportunity to collaboratively consider applications for telecommunication facilities within the public rights-of-way. An applicant may apply for a single building permit to address multiple locations (up to 30). Each location may be considered individually, and review and response times tracked accordingly. The statute now requires all correspondence, including those related to approvals and denials, issued by a local jurisdiction to the applicant, to be by electronic mail.

Specific statutory review criteria and design standards will govern the Town's basis for approval or denial in the Code once drafted and approved by the Town Council after a public hearing. Review criteria regarding stealth and concealment options, the distance between poles, pole height and collocation are provided below.

- Stealth and concealment options may be incorporated into the Town's code provided a waiver procedure is afforded the applicant where it can be demonstrated that such design is not (1) reasonably compatible or (2) imposes an excessive expense.
- Distance Separations between poles cannot be required, however within 14 days of an application, the Town may request relocation or an alternative pole, or other objective design standards. If such a request is made, the law allows for 30 days of negotiation with the applicant. If no agreement is reached, the Town must approve or deny within 90 days of the original application.
- Maximum pole height may be limited by the Town to the height of any pole in existence as of 07/01/2017, that is within 500' of the requested location. However, if no existing pole is within 500' of the proposed, the default height is 50'. Nevertheless, any antenna may be 10' feet higher than the pole to which it is attached.
- Collocation of additional antenna on a pole cannot be required by Town, nor can the town require multiple systems on a single antenna. Private pole antenna location requires consent of pole owner.

Finally, the amended Statute clarifies what is grounds for denial of application. Denial may be rendered if any of the conditions described in this memorandum are met and/or:

- Safe operation of Traffic Control Equipment is compromised.
- Site lines and clear zones for traffic and pedestrians are obstructed by the pole or equipment.
- ADA standards are violated
- Noncompliance with the 2010 editions of the FDOT Utility Accommodation Manual.
- Noncompliance with other applicable safety code.

ATTACHMENTS:

Description

Attachment A

Attachment B

Ordinance

ATTACHMENT A

HB 687

ADVANCED WIRELESS DEPLOYMENT ACT

Pertinent Definitions and Shot Clocks

PERTINENT DEFINITIONS

Micro wireless facility is a small wireless facility having dimensions no larger than 24 inches in length, 15 inches in width, 12 inches in height, and an exterior antenna, if any, no longer than 11 inches

Small wireless facility is a small wireless facility having dimensions no larger than 24 inches in length, 15 inches in width, and 12 inches in height and an exterior antenna, if any, no longer than 11 inches.

Wireless facility includes equipment at a fixed location what enable wireless communications between user equipment and a communications network, such as transceivers, antennas, wires, coaxial or fiber-optic cable, power supply, and equipment associated with wireless communications.

Wireless support structure is a freestanding structure, such as a monopole, a guyed or self-supporting tower or another existing or proposed structure designed to support or capable of supporting wireless facilities. Term does not include utility poles

SHOT CLOCK TIME TABLES

STANDARD REVIEW SHOT CLOCK



* Town and applicant may mutually agree to extend Application Review Period

DENIED APPLICATION PROCEDURE



Sliding Scale: Town must respond with 30 days of applicant's resubmittal

TOWN REQUEST FOR ALTERNATE LOCATION SHOT CLOCK



APPLICANT APPEAL OF STEALTH DESIGN



Sliding Scale: Town must respond with 45 days of Applicant's Appeal

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1
2 An act relating to utilities; amending s. 337.401,
3 F.S.; authorizing the Department of Transportation and
4 certain local governmental entities to prescribe and
5 enforce rules or regulations regarding the placing and
6 maintaining of certain voice or data communications
7 services lines or wireless facilities on certain
8 rights-of-way; providing a short title; providing
9 definitions; prohibiting an authority from
10 prohibiting, regulating, or charging for the
11 collocation of small wireless facilities in public
12 rights-of-way under certain circumstances; authorizing
13 an authority to require a registration process and
14 permit fees under certain circumstances; requiring an
15 authority to accept, process, and issue applications
16 for permits subject to specified requirements;
17 prohibiting an authority from requiring approval or
18 requiring fees or other charges for routine
19 maintenance, the replacement of certain wireless
20 facilities, or the installation, placement,
21 maintenance, or replacement of certain micro wireless
22 facilities; providing an exception; providing
23 requirements for the collocation of small wireless
24 facilities on authority utility poles; providing
25 requirements for rates, fees, and other terms related

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26 to authority utility poles; authorizing an authority
27 to apply current ordinances regulating placement of
28 communications facilities in the right-of-way for
29 certain applications; requiring an authority to waive
30 certain permit application requirements and small
31 wireless facility placement requirements; prohibiting
32 an authority from adopting or enforcing any regulation
33 on the placement or operation of certain
34 communications facilities and from regulating any
35 communications services or imposing or collecting any
36 tax, fee, or charge not specifically authorized under
37 state law; providing construction; requiring a
38 wireless provider to comply with certain
39 nondiscriminatory undergrounding requirements of an
40 authority; authorizing the authority to waive any such
41 requirements; authorizing a wireless infrastructure
42 provider to apply to an authority to place utility
43 poles in the public rights-of-way to support the
44 collocation of small wireless facilities; providing
45 application requirements; requiring the authority to
46 accept and process the application subject to certain
47 requirements; providing construction; authorizing an
48 authority to enforce certain local codes,
49 administrative rules, or regulations; authorizing an
50 authority to enforce certain pending local ordinances,

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51 administrative rules, or regulations under certain
52 circumstances, subject to waiver by the authority;
53 providing construction; providing an effective date.

54
55 Be It Enacted by the Legislature of the State of Florida:

56
57 Section 1. Paragraph (a) of subsection (1) of section
58 337.401, Florida Statutes, is amended, and subsection (7) is
59 added to that section, to read:

60 337.401 Use of right-of-way for utilities subject to
61 regulation; permit; fees.—

62 (1)(a) The department and local governmental entities,
63 referred to in this section and in ss. 337.402, 337.403, and
64 337.404 as the "authority," that have jurisdiction and control
65 of public roads or publicly owned rail corridors are authorized
66 to prescribe and enforce reasonable rules or regulations with
67 reference to the placing and maintaining across, on, or within
68 the right-of-way limits of any road or publicly owned rail
69 corridors under their respective jurisdictions any electric
70 transmission, voice ~~telephone~~, telegraph, data, or other
71 communications services lines or wireless facilities; pole
72 lines; poles; railways; ditches; sewers; water, heat, or gas
73 mains; pipelines; fences; gasoline tanks and pumps; or other
74 structures referred to in this section and in ss. 337.402,
75 337.403, and 337.404 as the "utility." The department may enter

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76 into a permit-delegation agreement with a governmental entity if
77 issuance of a permit is based on requirements that the
78 department finds will ensure the safety and integrity of
79 facilities of the Department of Transportation; however, the
80 permit-delegation agreement does not apply to facilities of
81 electric utilities as defined in s. 366.02(2).

82 (7)(a) This subsection may be cited as the "Advanced
83 Wireless Infrastructure Deployment Act."

84 (b) As used in this subsection, the term:

85 1. "Antenna" means communications equipment that transmits
86 or receives electromagnetic radio frequency signals used in
87 providing wireless services.

88 2. "Applicable codes" means uniform building, fire,
89 electrical, plumbing, or mechanical codes adopted by a
90 recognized national code organization or local amendments to
91 those codes enacted solely to address threats of destruction of
92 property or injury to persons, or local codes or ordinances
93 adopted to implement this subsection. The term includes
94 objective design standards adopted by ordinance that may require
95 a new utility pole that replaces an existing utility pole to be
96 of substantially similar design, material, and color or that may
97 require reasonable spacing requirements concerning the location
98 of ground-mounted equipment. The term includes objective design
99 standards adopted by ordinance that may require a small wireless
100 facility to meet reasonable location context, color, stealth,

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101 and concealment requirements; however, such design standards may
102 be waived by the authority upon a showing that the design
103 standards are not reasonably compatible for the particular
104 location of a small wireless facility or that the design
105 standards impose an excessive expense. The waiver shall be
106 granted or denied within 45 days after the date of the request.

107 3. "Applicant" means a person who submits an application
108 and is a wireless provider.

109 4. "Application" means a request submitted by an applicant
110 to an authority for a permit to collocate small wireless
111 facilities.

112 5. "Authority" means a county or municipality having
113 jurisdiction and control of the rights-of-way of any public
114 road. The term does not include the Department of
115 Transportation. Rights-of-way under the jurisdiction and control
116 of the department are excluded from this subsection.

117 6. "Authority utility pole" means a utility pole owned by
118 an authority in the right-of-way. The term does not include a
119 utility pole owned by a municipal electric utility, a utility
120 pole used to support municipally owned or operated electric
121 distribution facilities, or a utility pole located in the right-
122 of-way within:

123 a. A retirement community that:

124 (I) Is deed restricted as housing for older persons as
125 defined in s. 760.29(4)(b);

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126 (II) Has more than 5,000 residents; and
127 (III) Has underground utilities for electric transmission
128 or distribution.

129 b. A municipality that:

130 (I) Is located on a coastal barrier island as defined in
131 s. 161.053(1)(b)3.;

132 (II) Has a land area of less than 5 square miles;

133 (III) Has less than 10,000 residents; and

134 (IV) Has, before July 1, 2017, received referendum
135 approval to issue debt to finance municipal-wide undergrounding
136 of its utilities for electric transmission or distribution.

137 7. "Collocate" or "collocation" means to install, mount,
138 maintain, modify, operate, or replace one or more wireless
139 facilities on, under, within, or adjacent to a wireless support
140 structure or utility pole. The term does not include the
141 installation of a new utility pole or wireless support structure
142 in the public rights-of-way.

143 8. "FCC" means the Federal Communications Commission.

144 9. "Micro wireless facility" means a small wireless
145 facility having dimensions no larger than 24 inches in length,
146 15 inches in width, and 12 inches in height and an exterior
147 antenna, if any, no longer than 11 inches.

148 10. "Small wireless facility" means a wireless facility
149 that meets the following qualifications:

150 a. Each antenna associated with the facility is located

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151 inside an enclosure of no more than 6 cubic feet in volume or,
152 in the case of antennas that have exposed elements, each antenna
153 and all of its exposed elements could fit within an enclosure of
154 no more than 6 cubic feet in volume; and

155 b. All other wireless equipment associated with the
156 facility is cumulatively no more than 28 cubic feet in volume.
157 The following types of associated ancillary equipment are not
158 included in the calculation of equipment volume: electric
159 meters, concealment elements, telecommunications demarcation
160 boxes, ground-based enclosures, grounding equipment, power
161 transfer switches, cutoff switches, vertical cable runs for the
162 connection of power and other services, and utility poles or
163 other support structures.

164 11. "Utility pole" means a pole or similar structure that
165 is used in whole or in part to provide communications services
166 or for electric distribution, lighting, traffic control,
167 signage, or a similar function. The term includes the vertical
168 support structure for traffic lights but does not include a
169 horizontal structure to which signal lights or other traffic
170 control devices are attached and does not include a pole or
171 similar structure 15 feet in height or less unless an authority
172 grants a waiver for such pole.

173 12. "Wireless facility" means equipment at a fixed
174 location which enables wireless communications between user
175 equipment and a communications network, including radio

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transceivers, antennas, wires, coaxial or fiber-optic cable or other cables, regular and backup power supplies, and comparable equipment, regardless of technological configuration, and

equipment associated with wireless communications. The term includes small wireless facilities. The term does not include:

a. The structure or improvements on, under, within, or adjacent to the structure on which the equipment is collocated;

b. Wireline backhaul facilities; or

c. Coaxial or fiber-optic cable that is between wireless structures or utility poles or that is otherwise not immediately adjacent to or directly associated with a particular antenna.

13. "Wireless infrastructure provider" means a person who has been certificated to provide telecommunications service in the state and who builds or installs wireless communication transmission equipment, wireless facilities, or wireless support structures but is not a wireless services provider.

14. "Wireless provider" means a wireless infrastructure provider or a wireless services provider.

15. "Wireless services" means any services provided using licensed or unlicensed spectrum, whether at a fixed location or mobile, using wireless facilities.

16. "Wireless services provider" means a person who provides wireless services.

17. "Wireless support structure" means a freestanding structure, such as a monopole, a guyed or self-supporting tower,

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201 or another existing or proposed structure designed to support or
202 capable of supporting wireless facilities. The term does not
203 include a utility pole.

204 (c) Except as provided in this subsection, an authority
205 may not prohibit, regulate, or charge for the collocation of
206 small wireless facilities in the public rights-of-way.

207 (d) An authority may require a registration process and
208 permit fees in accordance with subsection (3). An authority
209 shall accept applications for permits and shall process and
210 issue permits subject to the following requirements:

211 1. An authority may not directly or indirectly require an
212 applicant to perform services unrelated to the collocation for
213 which approval is sought, such as in-kind contributions to the
214 authority, including reserving fiber, conduit, or pole space for
215 the authority.

216 2. An applicant may not be required to provide more
217 information to obtain a permit than is necessary to demonstrate
218 the applicant's compliance with applicable codes for the
219 placement of small wireless facilities in the locations
220 identified the application.

221 3. An authority may not require the placement of small
222 wireless facilities on any specific utility pole or category of
223 poles or require multiple antenna systems on a single utility
224 pole.

225 4. An authority may not limit the placement of small

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226 wireless facilities by minimum separation distances. However,
227 within 14 days after the date of filing the application, an
228 authority may request that the proposed location of a small
229 wireless facility be moved to another location in the right-of-
230 way and placed on an alternative authority utility pole or
231 support structure or may place a new utility pole. The authority
232 and the applicant may negotiate the alternative location,
233 including any objective design standards and reasonable spacing
234 requirements for ground-based equipment, for 30 days after the
235 date of the request. At the conclusion of the negotiation
236 period, if the alternative location is accepted by the
237 applicant, the applicant must notify the authority of such
238 acceptance and the application shall be deemed granted for any
239 new location for which there is agreement and all other
240 locations in the application. If an agreement is not reached,
241 the applicant must notify the authority of such nonagreement and
242 the authority must grant or deny the original application within
243 90 days after the date the application was filed. A request for
244 an alternative location, an acceptance of an alternative
245 location, or a rejection of an alternative location must be in
246 writing and provided by electronic mail.

247 5. An authority shall limit the height of a small wireless
248 facility to 10 feet above the utility pole or structure upon
249 which the small wireless facility is to be collocated. Unless
250 waived by an authority, the height for a new utility pole is

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251 limited to the tallest existing utility pole as of July 1, 2017,
252 located in the same right-of-way, other than a utility pole for
253 which a waiver has previously been granted, measured from grade
254 in place within 500 feet of the proposed location of the small
255 wireless facility. If there is no utility pole within 500 feet,
256 the authority shall limit the height of the utility pole to 50
257 feet.

258 6. Except as provided in subparagraphs 4. and 5., the
259 installation of a utility pole in the public rights-of-way
260 designed to support a small wireless facility shall be subject
261 to authority rules or regulations governing the placement of
262 utility poles in the public rights-of-way and shall be subject
263 to the application review timeframes in this subsection.

264 7. Within 14 days after receiving an application, an
265 authority must determine and notify the applicant by electronic
266 mail as to whether the application is complete. If an
267 application is deemed incomplete, the authority must
268 specifically identify the missing information. An application is
269 deemed complete if the authority fails to provide notification
270 to the applicant within 14 days.

271 8. An application must be processed on a nondiscriminatory
272 basis. A complete application is deemed approved if an authority
273 fails to approve or deny the application within 60 days after
274 receipt of the application. If an authority does not use the 30-
275 day negotiation period provided in subparagraph 4., the parties

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276 may mutually agree to extend the 60-day application review
277 period. The authority shall grant or deny the application at the
278 end of the extended period. A permit issued pursuant to an
279 approved application shall remain effective for 1 year unless
280 extended by the authority.

281 9. An authority must notify the applicant of approval or
282 denial by electronic mail. An authority shall approve a complete
283 application unless it does not meet the authority's applicable
284 codes. If the application is denied, the authority must specify
285 in writing the basis for denial, including the specific code
286 provisions on which the denial was based, and send the
287 documentation to the applicant by electronic mail on the day the
288 authority denies the application. The applicant may cure the
289 deficiencies identified by the authority and resubmit the
290 application within 30 days after notice of the denial is sent to
291 the applicant. The authority shall approve or deny the revised
292 application within 30 days after receipt or the application is
293 deemed approved. Any subsequent review shall be limited to the
294 deficiencies cited in the denial.

295 10. An applicant seeking to collocate small wireless
296 facilities within the jurisdiction of a single authority may, at
297 the applicant's discretion, file a consolidated application and
298 receive a single permit for the collocation of up to 30 small
299 wireless facilities. If the application includes multiple small
300 wireless facilities, an authority may separately address small

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301 wireless facility collocations for which incomplete information
302 has been received or which are denied.

303 11. An authority may deny a proposed collocation of a
304 small wireless facility in the public rights-of-way if the
305 proposed collocation:

306 a. Materially interferes with the safe operation of
307 traffic control equipment.

308 b. Materially interferes with sight lines or clear zones
309 for transportation, pedestrians, or public safety purposes.

310 c. Materially interferes with compliance with the
311 Americans with Disabilities Act or similar federal or state
312 standards regarding pedestrian access or movement.

313 d. Materially fails to comply with the 2010 edition of the
314 Florida Department of Transportation Utility Accommodation
315 Manual.

316 e. Fails to comply with applicable codes.

317 12. An authority may adopt by ordinance provisions for
318 insurance coverage, indemnification, performance bonds, security
319 funds, force majeure, abandonment, authority liability, or
320 authority warranties. Such provisions must be reasonable and
321 nondiscriminatory.

322 13. Collocation of a small wireless facility on an
323 authority utility pole does not provide the basis for the
324 imposition of an ad valorem tax on the authority utility pole.

325 14. An authority may reserve space on authority utility

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poles for future public safety uses. However, a reservation of space may not preclude collocation of a small wireless facility. If replacement of the authority utility pole is necessary to accommodate the collocation of the small wireless facility and the future public safety use, the pole replacement is subject to make-ready provisions and the replaced pole shall accommodate the future public safety use.

15. A structure granted a permit and installed pursuant to this subsection shall comply with chapter 333 and federal regulations pertaining to airport airspace protections.

(e) An authority may not require approval or require fees or other charges for:

1. Routine maintenance;

2. Replacement of existing wireless facilities with wireless facilities that are substantially similar or of the same or smaller size; or

3. Installation, placement, maintenance, or replacement of micro wireless facilities that are suspended on cables strung between existing utility poles in compliance with applicable codes by or for a communications services provider authorized to occupy the rights-of-way and who is remitting taxes under chapter 202.

Notwithstanding this paragraph, an authority may require a right-of-way permit for work that involves excavation, closure

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351 of a sidewalk, or closure of a vehicular lane.

352 (f) Collocation of small wireless facilities on authority
353 utility poles is subject to the following requirements:

354 1. An authority may not enter into an exclusive
355 arrangement with any person for the right to attach equipment to
356 authority utility poles.

357 2. The rates and fees for collocations on authority
358 utility poles must be nondiscriminatory, regardless of the
359 services provided by the collocating person.

360 3. The rate to collocate small wireless facilities on an
361 authority utility pole may not exceed \$150 per pole annually.

362 4. Agreements between authorities and wireless providers
363 that are in effect on July 1, 2017, and that relate to the
364 collocation of small wireless facilities in the right-of-way,
365 including the collocation of small wireless facilities on
366 authority utility poles, remain in effect, subject to applicable
367 termination provisions. The wireless provider may accept the
368 rates, fees, and terms established under this subsection for
369 small wireless facilities and utility poles that are the subject
370 of an application submitted after the rates, fees, and terms
371 become effective.

372 5. A person owning or controlling an authority utility
373 pole shall offer rates, fees, and other terms that comply with
374 this subsection. By the later of January 1, 2018, or 3 months
375 after receiving a request to collocate its first small wireless

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376 facility on a utility pole owned or controlled by an authority,
377 the person owning or controlling the authority utility pole
378 shall make available, through ordinance or otherwise, rates,
379 fees, and terms for the collocation of small wireless facilities
380 on the authority utility pole which comply with this subsection.

381 a. The rates, fees, and terms must be nondiscriminatory
382 and competitively neutral and must comply with this subsection.

383 b. For an authority utility pole that supports an aerial
384 facility used to provide communications services or electric
385 service, the parties shall comply with the process for make-
386 ready work under 47 U.S.C. s. 224 and implementing regulations.
387 The good faith estimate of the person owning or controlling the
388 pole for any make-ready work necessary to enable the pole to
389 support the requested collocation must include pole replacement
390 if necessary.

391 c. For an authority utility pole that does not support an
392 aerial facility used to provide communications services or
393 electric service, the authority shall provide a good faith
394 estimate for any make-ready work necessary to enable the pole to
395 support the requested collocation, including necessary pole
396 replacement, within 60 days after receipt of a complete
397 application. Make-ready work, including any pole replacement,
398 must be completed within 60 days after written acceptance of the
399 good faith estimate by the applicant. Alternatively, an
400 authority may require the applicant seeking to collocate a small

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401 wireless facility to provide a make-ready estimate at the
402 applicant's expense for the work necessary to support the small
403 wireless facility, including pole replacement, and perform the
404 make-ready work. If pole replacement is required, the scope of
405 the make-ready estimate is limited to the design, fabrication,
406 and installation of a utility pole that is substantially similar
407 in color and composition. The authority may not condition or
408 restrict the manner in which the applicant obtains, develops, or
409 provides the estimate or conducts the make-ready work subject to
410 usual construction restoration standards for work in the right-
411 of-way. The replaced or altered utility pole shall remain the
412 property of the authority.

413 d. An authority may not require more make-ready work than
414 is required to meet applicable codes or industry standards. Fees
415 for make-ready work may not include costs related to preexisting
416 damage or prior noncompliance. Fees for make-ready work,
417 including any pole replacement, may not exceed actual costs or
418 the amount charged to communications services providers other
419 than wireless services providers for similar work and may not
420 include any consultant fee or expense.

421 (g) For any applications filed before the effective date
422 of ordinances implementing this subsection, an authority may
423 apply current ordinances relating to placement of communications
424 facilities in the right-of-way related to registration,
425 permitting, insurance coverage, indemnification, performance

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bonds, security funds, force majeure, abandonment, authority liability, or authority warranties. Permit application requirements and small wireless facility placement requirements, including utility pole height limits, that conflict with this subsection shall be waived by the authority.

(h) Except as provided in this section or specifically required by state law, an authority may not adopt or enforce any regulation on the placement or operation of communications facilities in the rights-of-way by a provider authorized by state law to operate in the rights-of-way and may not regulate any communications services or impose or collect any tax, fee, or charge not specifically authorized under state law. This paragraph does not alter any law regarding an authority's ability to regulate the relocation of facilities.

(i) A wireless provider shall, in relation to a small wireless facility, utility pole, or wireless support structure in the public rights-of-way, comply with nondiscriminatory undergrounding requirements of an authority that prohibit above-ground structures in public rights-of-way. Any such requirements may be waived by the authority.

(j) A wireless infrastructure provider may apply to an authority to place utility poles in the public rights-of-way to support the collocation of small wireless facilities. The application must include an attestation that small wireless facilities will be collocated on the utility pole or structure

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451 and will be used by a wireless services provider to provide
452 service within 9 months after the date the application is
453 approved. The authority shall accept and process the application
454 in accordance with subparagraph (d)6. and any applicable codes
455 and other local codes governing the placement of utility poles
456 in the public rights-of-way.

457 (k) This subsection does not limit a local government's
458 authority to enforce historic preservation zoning regulations
459 consistent with the preservation of local zoning authority under
460 47 U.S.C. s. 332(c)(7), the requirements for facility
461 modifications under 47 U.S.C. s. 1455(a), or the National
462 Historic Preservation Act of 1966, as amended, and the
463 regulations adopted to implement such laws. An authority may
464 enforce local codes, administrative rules, or regulations
465 adopted by ordinance in effect on April 1, 2017, which are
466 applicable to a historic area designated by the state or
467 authority. An authority may enforce pending local ordinances,
468 administrative rules, or regulations applicable to a historic
469 area designated by the state if the intent to adopt such changes
470 has been publicly declared on or before April 1, 2017. An
471 authority may waive any ordinances or other requirements that
472 are subject to this paragraph.

473 (l) This subsection does not authorize a person to
474 collocate or attach wireless facilities, including any antenna,
475 micro wireless facility, or small wireless facility, on a

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476 privately owned utility pole, a utility pole owned by an
477 electric cooperative or a municipal electric utility, a
478 privately owned wireless support structure, or other private
479 property without the consent of the property owner.

480 (m) The approval of the installation, placement,
481 maintenance, or operation of a small wireless facility pursuant
482 to this subsection does not authorize the provision of any
483 voice, data, or video communications services or the
484 installation, placement, maintenance, or operation of any
485 communications facilities other than small wireless facilities
486 in the right-of-way.

487 (n) This subsection does not affect provisions relating to
488 pass-through providers in subsection (6).

489 (o) This subsection does not authorize a person to
490 collocate or attach small wireless facilities or micro wireless
491 facilities on a utility pole, unless otherwise permitted by
492 federal law, or erect a wireless support structure in the right-
493 of-way located within a retirement community that:

494 1. Is deed restricted as housing for older persons as
495 defined in s. 760.29(4)(b);

496 2. Has more than 5,000 residents; and

497 3. Has underground utilities for electric transmission or
498 distribution.

499
500 This paragraph does not apply to the installation, placement,

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501 maintenance, or replacement of micro wireless facilities on any
502 existing and duly authorized aerial communications facilities,
503 provided that once aerial facilities are converted to
504 underground facilities, any such collocation or construction
505 shall be only as provided by the municipality's underground
506 utilities ordinance.

507 (p) This subsection does not authorize a person to
508 collocate or attach small wireless facilities or micro wireless
509 facilities on a utility pole, unless otherwise permitted by
510 federal law, or erect a wireless support structure in the right-
511 of-way located within a municipality that:

512 1. Is located on a coastal barrier island as defined in s.
513 161.053(1)(b)3.;

514 2. Has a land area of less than 5 square miles;

515 3. Has fewer than 10,000 residents; and

516 4. Has, before July 1, 2017, received referendum approval
517 to issue debt to finance municipal-wide undergrounding of its
518 utilities for electric transmission or distribution.

519
520 This paragraph does not apply to the installation, placement,
521 maintenance, or replacement of micro wireless facilities on any
522 existing and duly authorized aerial communications facilities,
523 provided that once aerial facilities are converted to
524 underground facilities, any such collocation or construction
525 shall be only as provided by the municipality's underground

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526 | utilities ordinance.

527 | (q) This subsection does not authorize a person to
528 | collocate small wireless facilities or micro wireless facilities
529 | on an authority utility pole or erect a wireless support
530 | structure in a location subject to covenants, conditions,
531 | restrictions, articles of incorporation, and bylaws of a
532 | homeowners' association. This paragraph does not apply to the
533 | installation, placement, maintenance, or replacement of micro
534 | wireless facilities on any existing and duly authorized aerial
535 | communications facilities.

536 | Section 2. This act shall take effect July 1, 2017.

ORDINANCE NO. 17-__

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, AMENDING THE TOWN'S CODE OF ORDINANCES AT CHAPTER 35, ARTICLE II, COMMUNICATIONS FACILITIES IN PUBLIC RIGHTS-OF-WAY; RELATING TO THE PLACEMENT OF UTILITIES OTHER THAN COMMUNICATION FACILITIES LOCATED WITHIN THE RIGHTS-OF-WAY, BOTH ABOVE AND BELOW GROUND; CREATING ARTICLE III, PROVIDING FOR REGULATIONS RELATING TO THE PLACEMENT OF COMMUNICATION FACILITIES, WIRELESS FACILITIES, PASS-THROUGH FACILITIES, AND OTHER SIMILAR FACILITIES, WITHIN THE TOWN'S RIGHTS-OF-WAY, BOTH ABOVE AND BELOW GROUND; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR ORDINANCES IN CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the provision of communications services and other utilities to residents of and visitors to the Town of Miami Lakes (the "Town") is both an important amenity and a necessity of public and private life in the Town; and

WHEREAS, the demand for communications services has grown in recent years, and continues to grow exponentially, requiring the continual upgrading of communications facilities and services to satisfy a growing demand; and

WHEREAS, Section 337.401 of Florida Statutes states that since both Federal and State Law require the nondiscriminatory treatment to providers of all communications services it is the intent of the State Legislature that municipalities treat providers of communication services in a nondiscriminatory and competitively neutral manner when imposing rules or regulations governing the placement or maintenance of communications facilities in the Town's rights-of-way; and

WHEREAS, rules and regulations imposed by a municipality relating to communication service providers that desire to place or maintain communications facilities in the Town's rights-of-way must be generally nondiscriminatory and competitively neutral and, notwithstanding any other law, may not require providers of communications services to apply for or enter into an individual license, franchise, or other agreement with the Town as a condition of placing or maintaining communications facilities in the Town's rights-of-way; and

WHEREAS, Section 337.401(3)(g) of Florida Statutes provides that a municipality may not use its authority over the placement of facilities in its rights-of-way as a basis for asserting or exercising regulatory control over a provider of communications services regarding matters within the exclusive jurisdiction of the Florida Public Service Commission or the Federal Communications Commission, including, but not limited to, the operations, systems, qualifications, services, service quality, service territory, and prices of a provider of communications services; and

WHEREAS, the Florida legislature, during their 2017 legislative session, adopted Florida Statutes 337.401(7), titled the "Advanced Wireless Communications Act," which detail a municipality's regulatory authority to regulate wireless facilities within its rights-of-ways; and

WHEREAS, it is the Town's intent to exercise its authority over communication service providers, communication facility providers and pass-through providers' placement and maintenance of facilities in its rights-of-way; and

WHEREAS, it is also the Town's intent to treat each such provider in a reasonable, nondiscriminatory, and competitively neutral manner in exercising such authority; which authority is limited to only those matters necessary to manage the its rights-of-way; and

WHEREAS, the Town's rights-of-way are essential for the travel of persons and the transport of goods throughout the Town; and are a unique and physically limited resource requiring proper management by the Town in order to maximize efficiency, minimize costs to Town taxpayers for the foregoing uses, reasonably balance the potential inconvenience to and negative effects upon the public from the placement and maintenance of communications facilities in the rights-of-way against the substantial benefits that accrue from such placement and maintenance, and promote the public health, safety and general welfare; and

WHEREAS, it is the further intent of the Town to exercise its authority to adopt reasonable rules and regulations to the fullest extent allowed by Federal and State law; and

WHEREAS, the Town has reviewed its ordinances and has received input from representatives of the communications service industry, and as a result of the foregoing has concluded that Town's Code of Ordinances must be updated and amended in order to conform with Federal and State laws and rules, regarding the placement and maintenance of new, existing, and expanded communications facilities in the Town's rights-of-way; and

WHEREAS, adoption of the following ordinance is necessary to satisfy the above objectives; and

WHEREAS, the Town Council believes it is in the best interest of the Town to adopt this ordinance amending Chapter 35, Article II and Creating Chapter 35, Article III for inclusion the Town's Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA AS FOLLOWS:

Section 1. Recitals. Each of the above stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. After considering Staff's report, both submitted in writing and presented orally and the public comment, the Town Council finds that the proposed amendment is consistent with the Town of Miami Lakes Comprehensive Plan Code.

Section 3. Approval. The Town Council hereby adopts the amendment as provided at Exhibit "A," and as incorporated herein.

Section 4. Repeal of Conflicting Provisions. All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Inclusion in the Town Code. It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall be included in the Town Code.

Section 7. Effective date. This Ordinance shall become effective immediately upon adoption.

FIRST READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on first reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Frank Mingo	_____
Councilmember Luis Collazo	_____
Councilmember Tim Daubert	_____
Councilmember Ceasar Mestre	_____
Councilmember Nelson Rodriguez	_____
Councilmember Marilyn Ruano	_____

Passed on first reading this _____ day of _____, 2017.

SECOND READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on second reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Frank Mingo	_____
Councilmember Luis Collazo	_____
Councilmember Tim Daubert	_____
Councilmember Ceasar Mestre	_____
Councilmember Nelson Rodriguez	_____
Councilmember Marilyn Ruano	_____

Passed and adopted on second reading this _____ day of _____, 2017.

Manny Cid
Mayor

Attest:

Gina M. Inguanzo
Town Clerk

Approved as to form and legal sufficiency:

Raul Gastesi, Jr.
Gastesi & Associates, P.A.
Town Attorney

EXHIBIT A
PROPOSED ORDINANCE

ARTICLE II. – ~~COMMUNICATIONS~~ UTILITY FACILITIES IN PUBLIC RIGHTS-OF-WAY

DIVISION 1. Generally.

Sec. 35-25 Intent and Purpose.

It is the intent of the Town of Miami Lakes to promote the public health, safety and general welfare by: providing regulations governing the placement or maintenance of utilities, other than Communications Facilities, in the Town's Public Rights-of-way; adopting and administering reasonable rules and regulations not inconsistent with State and Federal law, as each may be amended from time to time, and other Federal and State law; establishing reasonable rules and regulations necessary to manage the placement or maintenance of utilities, in the Town's Public Rights-of- way by all utility providers; minimizing disruption to the Town's Public Rights-of-way; establishing reasonable rules and regulations necessary to manage the placement or maintenance of utilities; and minimizing disruption to the Town's Public Rights-of-way. In regulating its Public Rights-of-way, the Town shall be governed by and shall comply with all applicable Federal and State Laws.

Persons seeking to place or maintain Utilities, in the Town's Public Rights-of-way shall comply with the provisions of this Article or as may otherwise be addressed in a Franchise Agreement pursuant to this Article. Persons seeking to place or maintain Utilities on private real- property or other real- property to which the Town, Miami-Dade County, the School District of Miami-Dade County, the South Florida Water Management District, the State of Florida or the Federal Government own a fee simple or leasehold interest in real property, located within the municipal boundaries of the Town shall comply with the provisions of the Chapter 13, Land Development Code (LDC), to the extent it applies.

35-265. - Definitions.

For purposes of this ~~Article~~ article the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Words not otherwise defined in this section or in any permit that may be granted pursuant to this article shall be given the meaning set forth in the Communications Act of 1934, 47 USC 151 et seq., as amended (collectively the "Communications Act"), and if not defined in the Communications Act, as defined by Florida Statutes; and, if not defined by Florida Statutes, shall be construed to mean the common and ordinary meaning.

Abandonment, or Abandoned means 90 or more consecutive days with the absence of any active user of a Facility. An Abandoned utility shall be removed or cured as required by this Article. This term shall not include cessation of all use of a Facility within a physical structure where the physical structure continues to be used for some purpose or use accessory to the utility. The term shall also exclude the temporary cessation of the provision of Facility where the Utility intends to re-establish the provision of Facility's services in the future. The temporary cessation with intent to re-activate must be documented to the satisfaction of the Town Public Works Director. ~~means the permanent cessation of all uses of a communications facility, provided that this term shall not include cessation of all use of a communication facility within a physical~~

~~structure where the physical structure continues to be used. By way of example, and not limitation, cessation of all use of a cable within a conduit, where the conduit continues to be used, shall not be an "abandonment" of a communications facility in the public rights-of-way.~~

Applicable Codes means uniform building, fire electrical, plumbing, or mechanical codes adopted a recognized national code organization or local amendments to those codes enacted solely to address threats of destruction of property or injury to persons, or local codes ordinances adopted to implement this Article. The term includes objective design standards provided in this Article that may require a new utility pole that replaces an existing utility pole to be of substantially similar design, material, and color or that may require reasonable spacing requirements concerning the location of ground-mounted equipment. The term includes objective design standards provided in this Article that may require a small wireless facility to meet reasonable location context, color, stealth, and concealment requirements; however, such design standards may be waived upon a showing that the design standards are not reasonably combative for the particular location of the small wireless facility or that the design standards impose an excessive expense. The waiver shall be granted or denied within 45 days after the date of the request.

Communications Facility or Communications System means any permanent or temporary plant, equipment and property, including, but not limited to, cables, wires, conduits, ducts, fiber optics, poles, Antennas, converters, splice boxes, cabinets, hand holes, manholes, vaults, drains, surface location markers, appurtenances and other equipment or pathway placed or maintained or to be placed or maintained in the public rights-of-way of the Town and used or capable of being used to transmit, convey, route, receive, distribute, provide or offer Communication Services. Pursuant to F.S. § 337.401(6)(c), Communication Facility for purposes of this article shall not include communications facilities owned, operated or used by electric utilities or regional transmission organizations exclusively for internal communications purposes.

~~*Communications Services* means the transmission, conveyance or routing of voice, data, audio, video or any other information or signals to a point, or between or among points, by or through any electronic, radio, satellite, cable, optical, microwave or other medium or method now in existence or hereafter devised, regardless of the protocol used for such transmission or conveyance. For the purpose of this article, cable service, as defined in F.S. § 202.11(2), is not included in this definition and cable service providers or providers of service via an open video system may be subject to other ordinances of the Town and shall require separate authorization from the Town.~~

~~*Communications Services Provider* means any person making available or providing communications services through the placement or maintenance of a communications facility in public rights-of-way.~~

Emergency means situations of a serious nature, developing suddenly and unexpectedly, and demanding immediate action that will affect public safety, disruption of utility service, or damage to the Rights-of-Way, and conditions that affects the public's health, safety or welfare.

Facility or Facilities means any tangible thing located in any Public Rights-of-way used to deliver the services of a Utility.

~~*FCC* means the Federal Communications Commission.~~

Florida Building Code means the Florida Building Code promulgated under Chapter 553, *Florida Statutes* and includes the Miami-Dade County Amendments thereto as both may be amended from time to time.

In Public Rights-of-Way or In the Public Rights-of-Way means over, above, in, on or under the Public Rights-of-way within the Town over which the Town has jurisdiction, control and authority to regulate. The term also includes those Rights-of-way over which the County or State has

jurisdiction and authority under the Florida Transportation Code, Chapter 334, Florida Statutes, as same may be amended from time to time, but where the County or State or both have delegated to the Town the authority to regulate the registration, permitting, placement, installation and maintenance of Facilities in accordance with Chapter 35 of the Town Code of Ordinances. means in, on, over, under or across the public rights-of-way.

LDC. means the, Chapter 13 of the Town of Miami Lakes Code of Ordinances, titled “Land Development Code.

Occupant means electric, gas (natural, manufactured or similar gaseous substance), water or sewer utility, or other similar type of entity that places or maintains facilities of whatever type in the Town's Public Roads or Public Rights-of-Way.

Permit means the Public Right-of-way permit that must be obtained before a Person may construct in the Public Right-of-way and shall include, but not be limited to Town Right-of-Way engineering and construction permits issued by the Town Public Works Director.

Person means any individual, firm, association, joint venture, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, organization or legal entity of any kind, successor, assignee, transferee, personal representative and all other groups or combinations, but shall not include the Town to the extent permitted by applicable law.

Place or Maintain or Placement or Maintenance or Placing or Maintaining means to erect, construct, install, maintain, place, repair, extend, expand, remove, occupy, locate or relocate. A ~~communications services provider~~ Utility that owns or exercises physical control over ~~communications facilities~~ Facilities in public rights-of-way, such as the physical control to maintain and repair, is "placing or maintaining" the facilities. A party providing service only through resale or only through use of a third party's unbundled network elements is not "placing or maintaining" the ~~communications facilities~~ Facilities through which such service is provided.

Public Rights-of-Way means a public right-of-way, public utility easement, highway, street, bridge, tunnel, pier, waterway, dock, wharf, court, lane, path or alley or any other property for which the Town has jurisdiction and control and may lawfully grant access to such property pursuant to applicable law, and includes the surface, the air space over the surface and the area below the surface to the extent the Town holds a property interest therein. Public Rights-of-Way shall not include:

- (1) Private property;
- (2) Any real or personal Town property except as described above; or
- (3) Town buildings, fixtures, poles, conduits, facilities or other structures or improvements, regardless of whether they are situated in the Public Rights-of-Way.

Registrant or Facility Owner means a ~~communications services provider~~ Utility or other person that has registered with the Town in accordance with the provisions of this article.

Registration and Register means the process described in this article whereby a Utility ~~Communication Services Provider~~, provides certain information to the Town by which it is determined whether the Person will be authorized to obtain Permits to Place or Maintain Facilities within the Town's Public Rights-of-Way.

Town means the Town of Miami Lakes, Florida, an incorporated municipality of the State of Florida, in its present form or in any later reorganized, consolidated or enlarged form.

User means electric, gas (natural, manufactured or similar gaseous substance), water or sewer utility, ~~cable television~~ or other similar type of entity that places or maintains facilities of whatever type in the Town's Public Roads or Public Rights-of-Way.

Utility means any Person or entity that is an electric, gas, water, steam waste, disposal, or similar service consumed by the public, and who owns or operates appurtenant facilities or equipment that are situated with the Public Rights-of-way for transmission of such Utility's goods, commodities or services.

Utility Pole means a pole or similar structure that is used in whole or in part to provide for electric distribution, lighting, traffic control, signage, or a similar function. The term includes the vertical support structure for traffic lights but does not include a horizontal structure to which signal lights or other traffic control devices are attached and does not include a pole or similar structure.

Utility Service or Services shall mean those services that are provided by a Utility other than those classified as a communication facility or service.

~~35-26. Intent and purpose:~~

~~(a) It is the intent of the Town and the purpose of this article to promote the public health, safety and general welfare by:~~

- ~~(1) Providing for the placement and maintenance of communications facilities in the public rights-of-way within the Town;~~
- ~~(2) Adopting and administering reasonable rules and regulations consistent with State and Federal law, including F.S. § 337.401 and the Town's home-rule authority, and in accordance with the provisions of the Federal Telecommunications Act of 1996 and other Federal and State law;~~
- ~~(3) Establishing reasonable rules and regulations necessary to manage the placement and maintenance of communications facilities in the public rights-of-way by all communications services providers after the effective date of the ordinance from which this article is derived; and~~
- ~~(4) Minimizing disruption to the public rights-of-way.~~

~~In regulating its public rights-of-way, the Town shall be governed by and shall comply with all applicable Federal and State laws.~~

~~(b) It is the intent of the Town that this article will not preempt the Town's authority to require a franchise from users and/or occupants, other than communications service providers, of the Town's public roads and/or public rights-of-way. It is the intent of the Town to require users and/or occupants, other than communications service providers, of the Town's public rights-of-way to obtain a separate franchise before placing or maintaining facilities in the Town's public rights-of-way.~~

DIVISION 2. Registration.

35-27. - Registration for placing or maintaining, utilities ~~communications facilities~~ in public rights-of-way.

(a) Registration. A Utility, Communications Service provider that desires to place or maintain a communications facility Facility in public rights-of-way in the Town shall first register with the Town in accordance with this Division ~~article~~. Subject to the terms and conditions prescribed in this Division ~~article~~, a registrant may place or maintain a Facility.

~~Communications Facility~~ in public rights-of-way. A ~~Utility Communications Services Provider~~ with an existing ~~facility~~ Facility in the public rights-of-way of the Town as of the effective date of the ordinance from which this ~~Division article~~ is derived has 120 days from the effective date of the ordinance from which this ~~Division article~~ is derived to comply with the terms of this ~~Division article~~, including, but not limited to, registration, or shall be in violation thereof.

- (b) No property right arises from Registration. A registration shall not convey any title, equitable or legal, in the public rights-of-way. Registration under this article governs only the placement or maintenance of Facility in Public Rights-of-Way. Registration does not excuse a Utility, Communications or advanced wireless infrastructure services provider from obtaining appropriate access or pole attachment agreements before locating its ~~facilities~~ Facilities on the Town's or another person's ~~facilities~~ Facilities. Registration does not excuse a ~~communications services provider~~ Utility from complying with all applicable law, including Town ordinances, codes or regulations, including this article.
- (c) Registration is non-exclusive. Registration does not in and of itself establish a right to Place or Maintain, or establish priority for the Placement or Maintenance of a Facility, in the Town's Public Rights-of-way, but shall establish for the Registrant a right to apply for a Permit, if permitting is required by the Town. Registrations are expressly subject to any further amendment to or replacement of this Article and further subject to any additional Town ordinances or regulations, as well as any State or federal laws that may be enacted.
- (de) Content of Registration. Each ~~Utility, Communications services provider~~ that desires to place or maintain a ~~Communications Facility~~ Facility in Public Rights-of-Way in the Town shall file an original registration along with two complete copies with the Town that shall include the following information:
- (1) Name of the applicant;
 - (2) Name, address, telephone number, e-mail address and mobile phone number of the applicant's primary contact person in connection with the registration. Additionally, the applicant shall provide emergency contact information. The primary contact person shall be able to provide information regarding the registrant's Utility, Communications facilities in the public rights-of-way, and shall be able to accept and coordinate any damage claims. The registrant shall also provide a secondary contact person enabling the Town to contact appropriate registrant's personnel in emergency situations, including, but not limited to, when registrant's construction or equipment has caused damage to other property. The registrant shall also provide the Town with a current telephone number for the secondary contact person which shall be available and monitored 24 hours per day, every day, by the registrant, to be utilized by the Town in case of an emergency. Such information shall be updated as necessary by the registrant to provide the Town with current and accurate information;
 - (3) Evidence of the insurance coverage required under this article and acknowledgment that the registrant has received and reviewed a copy of this article;
 - (4) A copy of Federal or State certification authorizing the applicant to provide Utility, Communications services, if any;
 - (5) If the applicant is a corporation and does not submit a State certification pursuant to Subsection (c)(4) of this section, proof of authority to do business in the State of Florida, which may be satisfied by the number of the corporate certification or other means; and
 - (6) A security fund in accordance with this article.

- (e) Review and reporting. The Town Manager or designee shall review the information submitted by the Applicant. If the Applicant submits information in accordance with Subsection (de) of this section, the Registration shall be effective and the Town shall notify the applicant of the effectiveness of Registration in writing. The Applicant may not apply for a permit to place or maintain Utility, Communications facilities ~~Facilities~~ in the Public Rights-of-Way under this article unless and until it has been notified that its application is complete and effective. If the Town determines that the information has not been submitted in accordance with Subsection (c) of this section, the Town shall notify the applicant in writing of the noneffectiveness of registration and reasons for the noneffectiveness. ~~The Town shall so notify an Applicant within 30 days after receipt of registration information from the Applicant.~~
- (fe) Cancellation. A registrant may cancel a registration upon written notice to the Town that the registrant will no longer place or maintain any Facility ~~communications facilities~~ in public rights-of-way and will no longer need to obtain permits to perform work in the public rights-of-way. A registrant cannot cancel a registration if the registrant continues to place or maintain a Facility Communication Facility in public rights-of-way.
- (f) ~~Registration shall be nonexclusive. Registration shall not establish any right or priority to place or maintain a communications facility in any particular area in public rights-of-way within the Town. Registrations are expressly subject to any future amendment to or replacement of this article and further subject to any additional Town ordinances, as well as any State or Federal laws that may be enacted.~~
- (fg) Annual Renewal. A registrant shall ~~renew~~ update its registration with the Town by April 1 of ~~each even-numbered~~ years in accordance with the registration requirements in this article; except that a registrant that initially registers during the even-numbered year when renewal would be due, or the odd-numbered year immediately preceding such even-numbered year, shall not be required to renew until the next even-numbered year. Within 30 days of any change in the information required to be submitted pursuant to Subsection of this section, a registrant shall provide updated information to the Town. If no information in the then-existing registration has changed, the renewal may state that no information has changed. Failure to renew a registration may, at the Town's discretion, result in the Town restricting the issuance of additional permits until the ~~communications services provider~~ Utility has complied with the registration requirements of this article.
- (h) Permit Required. ~~In accordance with applicable Town ordinances, codes or regulations and this article, a permit shall be required of a Communications services provider that desires to place or maintain a Communications Facility in Public Rights of Way. An effective registration shall be a condition precedent of obtaining a Permit.~~
- (hi) Compensation. ~~Except as may be provided for in a separate franchise agreement, a~~ A Registrant that places or maintains a Communications Facilities Facility in the public rights-of-way shall be required to pay compensation to the Town as required by applicable law and ordinances of the Town. A Registrant that places or maintains a Facility Communications Facilities in the public rights-of-way, ~~other than a Registrant that provides communications services as defined in F.S. § 202.012(3), within the Town,~~ shall pay to the Town the fees required by Florida Law and the Town's ordinances and resolutions. Such registrants shall pay such amounts initially before obtaining permits and then annually thereafter in accordance with the Town's requirements.

- (i) Failure to Register. A Registrant shall bear the responsibility to maintain his registration updated with the Town at all times. A Registrant's failure to Register, or renew Registration may result in the suspension of any open Permits and Civil Penalties.

Sec. 35-28. Insurance.

- (a) General. A Registrant shall provide, pay for and maintain satisfactory to the Town the types of insurance described herein. All insurance shall be from responsible companies duly authorized to do business in the State of Florida and having an A.M. Best A-VII or better rating. All liability policies shall provide that the Town is an additional insured as to the activities under this Article. The required coverages must be evidenced by properly executed certificates of insurance forms. The certificates must be signed by the authorized representative of the insurance company and shall be filed and maintained with the Town annually. Thirty (30) days advance written notice by registered, certified or regular mail or facsimile as determined by the Town must be given to the Town's Risk Manager of any cancellation, intent not to renew or reduction in the policy coverages. The insurance requirements may be satisfied by evidence of self-insurance or other types of insurance acceptable to the Town.
- (b) Insurance Coverage and Limits of Insurance Coverage. The insurance coverage and limits of coverage of insurance required shall be not less than the following:
- (1) Worker's compensation and employer's liability insurance. Requirements as spelled out in Florida Chapter 440.
- (2) Comprehensive general liability. Commercial general liability occurrence form, including premises/operations, independent contractor's contractual liability, product/completed operations; X, C, U coverage; and personal injury coverage for limits of no less than one million dollars (\$1,000,000) per occurrence, combined single limit and two million dollars (\$2,000,000) in the aggregate.
- (3) Commercial Automobile liability. Commercial automobile liability coverage for all owned, non-owned and hired vehicles involved in operations under this Article XII for limits of no less than one million dollars (\$1,000,000) per occurrence combined single limit each accident.
- (4) Commercial excess or umbrella liability. Commercial excess or umbrella liability coverage may be used in combination with primary coverage to achieve the required limits of liability.
- (c) Proof of Insurance. Upon the effective date of the Registration, the Registrant shall submit to the Town proof that it has obtained the insurance required under this Section 35-35, including a certificate of insurance signed by the insurance agent.
- (d) Authority to decrease limits. The Town shall have the authority to increase or decrease the policy limits set forth above and shall provide each Registrant with at least thirty (30) days advance written notice of such change. Within thirty (30) days from receipt of a notice to increase its policy limits, the Registrant shall submit to the Town proof of such increased coverage.
- (e) Duration. The coverage provided herein shall be for a period not less than the period for which the indemnification obligations under Town Code Section 35-29 hereof are imposed.
- (f) Abandonment. Failure to maintain required coverage shall be deemed an Abandonment. Failure to maintain all the required insurance coverage shall be deemed an Abandonment of all of the Facilities of the Registrant.

35-29. Indemnification.

- (a) Liability. By reason of the acceptance of a Registration under this Article or the grant of a Permit under this Article, the Town does not assume any liability:
- (1) For injuries to persons, damage to property, or loss of service claims by parties other than the Registrant or the Town;
 - (2) For claims or penalties of any sort resulting from the installation, presence, maintenance, or operation of Facilities by Registrants or activities of Registrants.
- (b) Hold harmless. By registering with the Town, a Registrant agrees, or by applying for and accepting a Permit under this Article, a Permittee is required, to defend, indemnify, and hold the Town whole and harmless from all costs, liabilities, and claims for damages of any kind arising out of the construction, presence, installation, maintenance, repair or operation of its Facilities, whether any act or omission complained of is authorized, allowed, or prohibited by a Permit, inspection of plans or work by the Town. This section is not, as to third parties, a waiver of any defense or immunity otherwise available to the Registrant or to the Town; and the Registrant, in defending any action on behalf of the Town, shall be entitled to assert in any action every defense or immunity that the Town could assert in its own behalf. Nothing herein shall be construed as a waiver of the protections, limitations and immunities provided in Section 768.28, Florida Statutes, as same may be amended from time to time. The provisions of this Section 35-36 include, but are not limited to, the Town's reasonable attorneys' fees incurred in defending against any such claim, suit or proceeding(s).
- (c) Notification of issues. The Town agrees to notify the Registrant, in writing, within a reasonable time of the Town receiving notice, of any issue it determines may require indemnification.
- (d) Limitations. This indemnification obligation is not limited in any way by a limitation of the amount or type of damages or compensation payable by or for the registrant under workers' compensation, disability or other employee benefit acts, or the acceptance of insurance certificates required under this article, or the terms, applicability or limitations of any insurance held by the Registrant.
- (e) Investigation by registrant. The Registrant shall investigate, handle, respond to, provide defense for, and defend any such claims at its sole expense and shall bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by the Town, the Registrant shall assume and defend not only itself but also the Town in connection with any such claims and any such defenses shall be at no cost or expense whatsoever to the Town provided that the Town (exercisable by the Town Attorney), shall retain the right to select counsel of its own choosing.
- (f) Waiver rights. The Town does not and shall not waive any rights against the Registrant which it may have by reason of this indemnification, or because of the acceptance by, or the Registrant's deposit with the Town of any of the insurance policies required by this Article for Registration.
- (g) Damages. This indemnification by the Registrant shall apply to all damages and claims for damages of any kind suffered regardless of whether such insurance policies shall have been determined to be applicable to any such damages or claims for damages.
- (h) Defense and immunity. Nothing contained in this Section shall be construed or interpreted:
- (1) as denying to either party any remedy or defense available to such party under the laws of the State of Florida; or
 - (2) as a waiver of sovereign immunity beyond the waiver provided in Section 768.28, Florida Statutes as same may be amended from time to time.

- (i) Term. The indemnification requirements under this Section and this Article shall survive and be in full force and effect for a period of five (5) years after the termination or cancellation of a Registration.

35-30. - Force majeure. In the event a registrant's performance of or compliance with any of the provisions of this article is prevented by a cause or event not within the registrant's control, such inability to perform or comply shall be deemed excused and no penalties or sanctions shall be imposed as a result; provided, however, that such owner uses all practicable means to expeditiously cure or correct any such inability to comply. For purposes of this article, causes or events not within a registrant's control shall include, without limitation, acts of God, floods, earthquakes, landslides, hurricanes, fires and other natural disasters, acts of public enemies, riots or civil disturbances, sabotage, strikes and restraints imposed by order of a governmental agency or court. Causes or events within a registrant's control, and thus not falling within this section, shall include, without limitation, registrant's financial inability to perform or comply, economic hardship, and misfeasance, malfeasance or nonfeasance by any of a registrant's directors, officers, employees, contractors or agents.

35-31. - Termination of registration.

(a) Involuntary Termination. The involuntary termination of a previously effective registration may only be accomplished by an action of the Town Manager and such action may be appealed to the Town Council. The Town may declare the registration terminated and revoke and cancel all privileges granted under that registration if:

- (1) A Federal or Florida authority suspends, denies or revokes a registrant's certification or license to provide communications service;
- (2) The Registrant's placement and maintenance of the Public Rights-of-Way or other roads or property within the Town presents an extraordinary danger to the general public or other users of the public rights-of-way; or
- (3) The registrant voluntarily abandons all of its communications facilities in Public Rights-of-Way.

(b) Notification. Prior to such termination for any of the reasons set forth in this section, the Town Manager or his designee shall notify the registrant in writing, setting forth the matters pertinent to such reasons and describing the proposed action of the Town with respect thereto. The registrant shall have 60 days after receipt of such notice within which to cure the violation.

(c) In the event of a vote by the Town Council to terminate the registration, the registrant shall, within 30 days following such termination, provide an acceptable plan for transferring ownership of the Facilities to another Person in accordance with this Article or shall remove or abandon the Facilities and take such steps as are necessary to render every portion of the Facilities remaining in the public rights-of-way safe. If the registrant has either abandoned its Facilities or chooses to abandon its Facilities, the Town may:

- (1) Require the registrant or the registrant's bonding company to remove some or all of the Facilities from the public rights-of-way and restore the public rights-of-way to its condition immediately prior to the removal;
- (2) Require that some or all of the Facilities be removed, and the public rights-of-way restored to their original condition at the registrant's expense, using Town employees, agents or contractors, and charge any and all costs to the registrant and require reimbursement; or
- (3) Utilize or allow other persons to utilize the registrant's abandoned Facilities.

(d) *Survival of obligations.* The obligations of the registrant hereunder shall survive the termination of a registration. In the event of a declaration of termination of registration, this provision does not permit the Town to cause the removal of any Facilities that are used to provide another service for which the registrant holds a valid certification or license with the governing Federal or State agency, where required, and is properly registered with the Town, for such certificated service, where required.

35-32. - Transfer of control, sale, or assignment of assets.

(a) *Transfer of control, sale, or assignment of assets.* If a Registrant transfers, sells or assigns its Registration or its Facilities in the Public Rights-of-Way, incident to a transfer, sale or assignment of the registrant's assets, the transferee, buyer or assignee shall be obligated to comply with the terms of this article. Written notice of any such transfer, sale or assignment shall be provided to the Town within 20 days of the effective date of the transfer, sale or assignment. If the transferee, buyer or assignee is a current registrant, then the transferee, buyer or assignee is not required to re-register. If the transferee, buyer or assignee is not a current registrant, then the transferee, buyer or assignee shall register as provided herein within 60 days of the transfer, sale or assignment. If permit applications are pending in the registrant's name, the transferee, buyer or assignee shall notify the Town that the transferee, buyer or assignee is the new applicant.

(b) *Subordination.* Any mortgage, pledge, lease or other encumbrance on the Facilities shall be subject and subordinate to the rights of the Town under this Article and Applicable Law.

35-33. - Conditional use of public rights-of-way.

(a) *Authorization required.* In the event a registrant desires to use its existing Facilities or to construct new Facilities for the purpose of providing other utility or nonutility services to existing or potential consumers or resellers, for providing any other services other than the provision of Utility Services or for providing any other use to existing or potential consumers, a registrant shall seek such additional and separate authorization from the Town for such activities as may be required by applicable law.

(b) *Towns rights.* To the extent that any person or registrant leases or otherwise uses the Facilities of a Person that is duly registered or otherwise authorized to place or to maintain Facilities in the public rights-of-way of the Town, such person or registrant shall make no claim, nor assert any right, which will impede the lawful exercise of the Town's rights, including requiring the removal of such Facilities from the public rights-of-way of the Town, regardless of the effect on a registrant's ability to place or maintain its own Facilities in public rights-of-way of the Town.

DIVISION 3. Franchise Agreement for Utilities.

35-34~~28~~. - Requirement for franchise for other users or occupants of the public rights-of-way.

(a) *Franchise or other agreement required.* Other users and/or occupants of the Town's public roads and/or public rights-of-way other than communications service providers shall be required to obtain a franchise or other agreement from the Town prior to performing construction or placing facilities in the Town's public rights-of-way, or obtaining a permit from the Town to perform construction or to place facilities in the Town's public rights-of-way or other roads or property within the Town. The terms set out in this article, to be included in such

franchises or agreements, are minimum standards and shall not be construed as prohibiting the Town from including any and all other terms, conditions and/or other requirements the Town so desires in any franchise or agreement. Such users and/or occupants shall enter into a franchise agreement or other agreement approved by the Town Council.

- (b) *Franchise application.* Any user and/or occupant other than a communications service provider, including governmental units, desiring to place or maintain facilities in the Town's public rights-of-way shall file an application with the Town requesting that the Town enter into a franchise agreement with said user and/or occupant. The application shall include, at a minimum, the following information:
- (1) Identity of the user and/or occupant, address and telephone number and primary contact person; and
 - (2) A statement of whether the applicant presently serves any customers at retail within the jurisdictional limits of the Town at the time of the application or whether the applicant simply intends to lease its facilities to other users and/or occupants who will be providing direct service to retail customers within the jurisdictional limits of the Town.
- (c) *Application fee.* Each application requesting the Town to enter into a franchise agreement shall be accompanied by an initial nonrefundable application fee in the amount established by resolution. The fee amount shall approximate the Town's costs and expenses incurred in connection with processing the application. All reasonable expenses incurred by the Town in processing the application, including, but not limited to, consulting and legal costs, shall be offset from the filing fee.
- (d) *Cost recovery.* If the Town's expenses, as referenced in Subsection (c) of this section, exceed the amount of the application fee, the applicant shall pay the difference within 30 days of the date it receives notice of such additional expenses. If the additional fees are not received by the Town within 30 days of the date of notice, the Town shall notify such applicant, and the applicant shall pay an additional late fee at the rate of 18 percent per annum of the amount unpaid or underpaid; provided, however, that such rate does not exceed the maximum amount allowed under the applicable law. In such case, the rate will be the maximum allowed by law. If the Town does not receive said fee in total within 60 days of the date of notice, the Town shall notify the applicant in writing and may, in the Town's sole discretion, refuse in good faith to execute the franchise agreement, or may terminate in good faith the franchise agreement without any penalty and/or liability.
- (e) *Construction bond.* All franchise agreements between the Town and any user and/or occupant shall contain a provision for a construction bond in an amount to be determined by the Town Manager, which shall be established in the Town's favor to secure the restoration of the public rights-of-way and to ensure the faithful performance of the construction or other work in the public rights-of-way. The form of the bond and the terms thereto shall be approved by the Town Attorney.
- (f) *Security fund.* All franchise agreements between the Town and any user and/or occupant shall contain a provision for a security fund, which shall be required to be kept on file with the Town in the form of an annual bond, letter of credit or cash deposit in the minimum amount of \$50,000.00. The form of the bond or other guarantee and the terms thereto shall be approved by the Town Attorney.

DIVISION 4. Permitting and Placement of Facilities in the Public Rights-of-Way.

35-3529. - Placement or maintenance of Utilities facilities in public rights-of-way, in general.

- (a) Compliance. Registrants and users and/or occupants agree at all times to comply with and abide by all applicable provisions of Federal and State law and Town ordinances, codes and regulations in placing or maintaining Facilities in public rights-of-way.
- (b) Permit Required. A Registrant shall not commence to place or, maintain a Facility in a Town Public Right-of-way until all applicable Permits, if required, have been issued, except in the case of routine maintenance or an emergency as provided for in this Article. In such cases deemed an emergency situation by the Public Works Director, the Registrant shall apply for Permits within 15 days of the incident or repair, whichever comes sooner. ~~No person shall commence to place or to maintain communications facilities or other facilities or to perform construction in the public rights-of-way or other roads or property within the Town until the Town or other appropriate authority has issued all applicable permits, except in the case of an emergency. The term "emergency" means a condition that affects the public's health, safety or welfare, which includes an unplanned out of service condition of a preexisting service.~~ Registrants and users and/or occupants shall provide prompt notice to the Town of the placement or maintenance of a ~~facility~~ Facility in public rights-of-way in the event of an emergency. The Registrant acknowledges that as a condition of granting a permit(s), the Town may impose reasonable conditions governing the Placement or Maintenance of a Facility in the Town's Public rights-of-way related to the public, health, safety and welfare as permitted and set forth in Section 337.401 of Florida Statutes as same may be amended from time to time; however, no such imposed conditions shall prohibit or otherwise adversely impact the provision of Utility Services. Permits shall apply only to the areas of the Town's Public Rights-of-way specifically identified in the Permit. As a condition of granting such permits, the Town may impose reasonable rules or regulations governing the placement or maintenance of facilities in public rights-of-way or other roads or property within the Town. Permits shall apply only to the areas of public rights-of-way or other roads or property within the Town specifically identified in the permit. The Town may issue a blanket permit to cover certain activities, such as routine maintenance and repair activities, that may otherwise require individual permits or may impose lesser requirements. All applicants for Facility work within the Rights-of-Way shall pay applicable building and/or public works permit fees as provided by Town Ordinance or as may be required by State Law.
- (c) Required information. As part of any permit application to place a new or to replace an existing ~~communications facility or other facility~~ Facility in public rights-of-way or other roads or property within the Town, the applicant shall provide information concerning the ~~communications facility or other facility~~ Facility that sets forth the following, as required by the Town Manager:
 - (1) An engineering plan signed and sealed by a Florida Registered Professional Engineer, or prepared by a person who is exempt from such registration requirements as provided in Section 471.003 of Florida Statutes, identifying the location of the proposed facility, and including:
 - a. A description of any facility to be installed;
 - b. The facility's ~~length~~ length-dimensions in feet;
 - c. Site plan indicating where ~~Where~~ the facility is to be located with electronic geocoded data; and
 - d. Ability to demonstrate compliance with the Florida Building Code, for wind load requirements; and

- e For new Utilities, or any excavation work, a geotechnical report for the existing soil conditions, or a soil statement by a Florida licensed professional engineer, attesting to the soil conditions.
- (2) ~~A description of the manner in which the communications facility or other facility will be installed, i.e., anticipated construction methods and/or techniques;~~
- (3) ~~A traffic maintenance plan for any disruption of the public rights-of-way or other roads or property within the Town;~~
- (42) Plans and information, Information as required by this Article, on the ability of the public rights-of-way to accommodate the proposed Facility ~~communications facility or other facility, if available; such information shall be provided without certification as to correctness, to the extent obtained from other persons with communications facilities or other facilities in the public rights-of-way;~~
- (53) If appropriate, given the Facility ~~communications facility or other facility~~ proposed, an estimate of the cost of restoration to the public rights-of-way;
- (64) The timetable for construction of the project or each phase thereof, and the areas of the Town which will be affected;
- (7) ~~The use of door hangers to notify residents living within a 300-foot radius of the project; and~~
- (58) A full color photo-simulation showing the proposed new Facility installed in accordance with the application from the point of view of properties Adjacent to the proposed site;
- (6) A description of the type of Facility and the manner in which the Facility will be installed and/or modified (i.e. anticipated construction methods or techniques).
- (7) A temporary sidewalk closure plan, if appropriate given the Facility proposed, to accommodate Placement or Maintenance of the Facility.
- (8) A temporary traffic lane closure and management of traffic (MOT) plan, if appropriate given the Facility proposed, to accommodate installation and/or modification of the Facility.
- (9) Restoration plan given the Facility proposed, and an estimate of the cost of restoration of the Town's Public Rights-of-way in the event the Facility is Abandoned.
- (10) A proposed timetable for Placement or Maintenance of the proposed Facility or each phase of the Placement or Maintenance thereof, and the intended areas of the Town to be served by the Facility.
- (11) Registrants shall not place or maintain signage on Facilities in Town Public Rights-of-way, unless otherwise required by federal or State law; however, that Existing Structures that lawfully supported signage before being Repurposed may continue to support signage as otherwise permitted by law or Town Code, as same may be amended from time to time.
- (12) Such additional information requested by the Town that the Town finds reasonably necessary to review the permit application to ensure continued level of service delivery of its Rights-of-Way.
- (d) Public accessibility, safety, and sufficiency of spacing. ~~The Town shall have the power to prohibit or to limit the placement of new or existing telecommunication facilities or other facilities in that area of the public rights of way, or to safely accommodate additional installations at any location, or for the protection of existing communication facilities or other facilities public rights-of-way or to accommodate Town plans for public improvements or~~

~~projects that the Town determines are in the public's interest or to the extent permitted by applicable law, afforded by Florida Law to regulate Facilities to ensure that they meet Town requirements for public accessibility, safety and sufficiency of spacing, to ensure compliance with State of Florida and local laws and ordinances. In determining whether to permit and reasonably limit, or impose conditions or prohibit a Facility to be placed or located within the Town's Public Rights-of-way, the Town Public Works Director shall consider the following standards and minimum requirements in his review and consideration of a Permit application and imposition of reasonable Permit conditions:~~

- ~~(1) Sufficiency of space to accommodate present and pending applications for use of the Town's Public Rights-of-way. The sufficiency of space to accommodate all of the present and pending applications to place Facilities and pending or planned applications to Place and Maintain Facilities in that area of the Town's Public Rights-of-way; and~~
- ~~(2) Sufficiency of space to accommodate the Town's need for projected public improvements. The sufficiency of space to accommodate Town plans for public improvements or projects adopted as part of its community investment capital improvements plan that the Town determines in the best interest of the public; and~~
- ~~(3) Impact on traffic and traffic safety. The impact on traffic and traffic safety; and~~
- ~~(4) Impact on Existing Facilities. The impact upon existing Facilities in the Town's Public Rights-of-way; and~~
- ~~(5) Distance separation from edge of pavement. No new Facility shall be constructed, operated or maintained in the Town's Public Rights-of-way in violation of the State of Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, (Commonly known as the "Florida Green Book" and for the Minimum Width of Clear Zones. In accordance with The Florida Green Book, the Town Public Works Director shall have the authority to reduce the minimum offset where that offset cannot be reasonably obtained, and other alternatives are deemed impractical; and~~
- ~~(6) Distance separation from sidewalk. No newly installed Facility shall be Placed or Maintained in the Town's Public Rights-of-way within one (1) foot of a sidewalk that is five (5) feet or less in width. Co-location on an Existing Structures is exempt from this requirement; and~~
- ~~(7) Installation at outermost boundary of Town's Public Rights-of-way. Where a superior site design results from placement of a Facility at or near the outermost boundary of the Town's Public Right-of-way, the farthest distance practicable from the centerline thereof and edge of pavement is encouraged. To the extent that the location of the sidewalk within the Town's Public Right-of-way precludes achievement of a superior site design or otherwise precludes compliance with all other requirements of this Article, then the Town Public Works Director or Registrant may propose, and the Registrant may include in the Permit application a proposed re-routing of the sidewalk at its own expense, in order to achieve such superior site design or otherwise meet other requirement of this Article.~~
- ~~(e) *Undergrounding of facility.* All communications facilities and other facilities shall be placed and maintained so as not to interfere unreasonably with the use of the public rights-of-way by the public and so as not to cause unreasonable interference with the rights and convenience of property owners who adjoin any of the public rights-of-way. A Registrant or other user shall endeavor, to the greatest extent possible, to place all communications facilities or other facilities—Facilities underground. The Town may require the use of trenchless technology (i.e.,~~

directional bore method) for the installation of ~~communications facilities or other facilities~~ in the public rights-of-way as well as joint trenching ~~or the collocation of communications facilities or other facilities~~ Facilities in existing conduit. The registrant or user shall be solely liable for the displacement, damage or destruction of any property, irrigation system or landscaping as a result of the placement or maintenance of its ~~communications facility or other facility~~ Facility within the public rights-of-way. The appropriate Town official may issue such rules and regulations concerning the placement or maintenance of a facility in public rights-of-way as may be consistent with this article and other applicable Federal and State laws or regulations.

- (f) Notification of adjacent property owners. Prior to the commencement of any work by the applicant pertaining to the placement and maintenance of ~~communications facilities or other facilities~~ Facilities within the public rights-of-way or other roads or property within the Town, the Town Manager or designee may require the applicant to issue notice of the work to property owners who adjoin such affected area (the "Notification Area"). The notification area may be expanded at the Town's discretion and notice shall be ~~effected~~ affected in a manner deemed appropriate by the Town Manager or designee.
- ~~(g) Safety. All safety practices required by applicable law or accepted industry practices and standards shall be used during the placement or maintenance of facilities.~~
- ~~(gh)~~ Repair of damages. A person placing or maintaining ~~facilities~~ Facilities in the public rights-of-way or other roads or property within the Town shall, at its own expense, restore the public rights-of-way, or any other adjacent property that has been damaged by work on the project, to at least its original condition before such work was initiated, subject to the Town's satisfaction upon inspection. Restoration shall include, among other things, the removal of all markings placed by users on the right-of-way, unless they are required to remain pursuant to State law. A registrant or user shall warrant restoration of the public rights-of-way or other roads or property within the Town for a period of 12 months after completion of such restoration. If the registrant or user fails to make such restoration within 30 calendar days after completion of construction, or such other time as may be required by the Town, the Town may, after written notice to the registrant or user, perform such restoration using Town employees, agents or contractors, and charge all costs of the restoration against the registrant or user in accordance with Florida Law and require reimbursement within 30 days after the submission of the bill by the Town to the registrant or user.
- ~~(hi)~~ Removal or relocation. Removal or relocation at the direction of the Town of a person's ~~facility~~ Facility in the public rights-of-way shall be governed by Florida Law
- (ij) Property right not created. A permit from the Town constitutes authorization to undertake only certain activities in public rights-of-way in accordance with this article, and does not create a property right or grant authority to impinge upon the rights of others who may have an interest in the public rights-of-way.
- ~~(jk) Industry practice. A registrant and user shall maintain its communications facility and other facility in public rights-of-way in a manner consistent with accepted industry practice and applicable law.~~
- ~~(jl)~~ Underground safety act. In connection with excavation in the public rights-of-way, a registrant and user shall, where applicable, comply with the Underground Facility Damage Prevention and Safety Act set forth in Section 556 of Florida Statutes.
- ~~(km)~~ Maintenance. A registrant and user shall place or maintain a ~~communications facility and other facility~~ Facility in public rights-of-way in compliance with all applicable standards as

established by all local, State or Federal law and in conformance with the Town Code. A registrant and user shall use and exercise due caution, care and skill in performing work in the public rights-of-way and shall take all reasonable steps to safeguard work site areas.

- (~~ln~~) Coordination or work. In the interest of the public's health, safety and welfare, upon request of the Town, a registrant or user shall coordinate placement or maintenance activities under a permit with any other work, construction, installation or repairs that may be occurring or scheduled to occur within a reasonable timeframe in the subject public rights-of-way or other roads or property within the Town. The Town may require a registrant or user to alter reasonably its placement or maintenance schedule for permitted work as necessary so as to minimize disruptions and disturbance in the public rights-of-way or other roads or property within the Town. The Town may provide a more definite time frame based on specific Town construction or maintenance schedules.
- (~~me~~) Existing facilities. A registrant or user shall not place or maintain its ~~communications facilities or other facilities~~ Facilities so as to interfere, displace, damage or destroy any facilities, including, but not limited to, sewers, gas or water mains, storm drains, pipes, cables or conduits of the Town or any other person's ~~facilities~~ Facilities lawfully occupying the public rights-of-way or other roads or property within the Town. The Registrant or user shall report to the Town any damage to existing Facilities and notify the Facility owner.
- (~~np~~) Conditions of rights-of-way. The Town makes no warranties or representations regarding the fitness, suitability or availability of public rights-of-way for the facilities, and any performance of work or costs incurred by the registrant or user or provision of services shall be at registrant's or user's sole risk. Nothing in this article shall affect the Town's authority to add, vacate or abandon public rights-of-way and the Town makes no warranties or representations regarding the availability of any added, vacated or abandoned public rights-of-way for facilities.
- (~~oq~~) Inspections. The Town shall have the right to make such inspections of ~~communications facilities and other facilities~~ Facility placed or maintained in public rights-of-way as it finds necessary to ensure compliance with this article. In the event the Town determines that a violation exists with respect to a registrant's or user's placement or maintenance of ~~communications facilities or other facilities~~ Facilities in the public rights-of-way that is not considered to be an emergency or danger to the public health, safety or welfare, the Town will provide the registrant or user no less than three days' written notice setting forth the violation and requesting correction. Nothing herein shall limit the authority of the Town Manager, building official or their designee from taking appropriate action to address an imminent and immediate health or safety hazard.
- (~~pf~~) Emergency. In an emergency, as determined by the Town Manager, building official, Public Works Director, or their designee, where the installation, use or maintenance of any ~~communications facility or other facility~~ Facility poses an imminent and immediate health or safety hazard to pedestrians or vehicles, the Town shall, where feasible, give telephonic notice to the owner of the ~~communications facility or other facility~~ Facility of the nature of the emergency and afford the owner the opportunity to remove or otherwise relocate the ~~facility~~ Facility. Where telephonic notice is not feasible or where the owner fails to address the emergency hazard, the Town Manager, building official or their designee may summarily and temporarily remove or relocate such ~~facility~~ Facility, but only to the extent necessary to avoid the health or safety hazard at issue. Immediately following removal or relocation of any ~~facility~~ Facility under these emergency procedures, the Town shall provide the owner of the ~~facility~~ Facility

Facility with written notice of the action by certified mail, return receipt requested. If the Town removes such ~~facility~~ Facility, the owner of such facility shall have 30 days after receipt of such written notice by the Town to claim the ~~facility~~ Facility, or the Town may dispose of such ~~facility~~ Facility.

- (s) ~~*Plans.*~~ A permit application to place a new or replace an existing communications facility or other facility in the public rights of way shall include plans showing the location of the proposed installation of communications facilities or other facilities in the public rights of way. If the plans so provided require revision based upon actual installation, the registrant or user shall promptly provide revised plans, or "as-builts," upon completion of any installation or construction. The plans shall be in a digitized format showing the two-dimensional location of the communications facilities or other facilities based on the Town's Geographical Database, or other format acceptable to the Town. Upon the Town's request, a registrant or user shall submit such as-builts in the format acceptable to the Town, showing the location of its facilities in the public rights of way. The registrant or user shall provide such plans at no cost to the Town. The Town shall maintain the confidentiality of such plans and any other information provided in accordance with Section 202.195 of Florida Statutes.
- (t) ~~*Town Rights.*~~ The Town reserves the right to place and maintain, and permit to be placed or maintained, sewer, gas, water, electric, storm drainage, communications, and other facilities, cables or conduit, and to do, and to permit to be done, any underground and overhead installation or improvement that may be deemed necessary or proper by the Town in public rights of way occupied by the registrant or the user. A registrant or user shall allow Town communication facilities or other facilities to be collocated within Town's public rights of way through the use of a joint trench during the registrant's or user's construction project. Such joint trench projects shall be negotiated in good faith by separate agreement between the registrant or user and the Town and may be subjected to other Town rights of way requirements. The Town further reserves without limitation the right to alter, change, or cause to be changed, the grading, installation, relocation or width of the public rights of way within the limits of the Town and within said limits as same may from time to time be altered.

~~35-30.—Suspension of permits.~~

- (a) ~~Subject to this section and to providing reasonable notice and an opportunity to cure, the Town may suspend a permit issued to any registrant or user or may deny an application for a subsequent permit made by a registrant or user for work in the public rights of way or other roads or property within the Town for one or more of the following reasons:~~
- ~~(1) Failure to satisfy permit conditions, or conditions set forth in this article or other applicable Town ordinances, codes or regulations governing placement or maintenance of communications facilities or other facilities in public rights of way or other roads or property within the Town, including without limitation, failure to take reasonable safety precautions to alert the public of work at the work site, or to restore any public rights of way or adjacent property;~~
 - ~~(2) Misrepresentation or fraud by the registrant in a registration or by a registrant or user in a permit application;~~
 - ~~(3) Failure to properly renew, a registration;~~
 - ~~(4) Ineffectiveness of a registration; or~~
 - ~~(5) Failure to relocate or to remove facilities as may be lawfully required by the Town.~~

- ~~(b) After the suspension or denial of a permit pursuant to this section, the Town shall provide written notice of the reason to the registrant or user.~~

~~35-31.— Appeals.~~

- ~~(a) Final written decisions of the Town Manager or designee suspending or denying a permit, denying an application for a registration or denying an application for renewal of a registration are subject to appeal. An appeal must be filed with the Town Manager within 30 days of the date of the final written decision to be appealed. Any appeal not timely filed as set forth in this section shall be waived. The Town Council shall hear or shall appoint a Hearing Officer to consider the appeal. The hearing shall occur within 30 days of the receipt of the appeal, unless waived by the registrant or user, and a written decision shall be rendered within 30 days of the hearing. Upon correction of any grounds that gave rise to a suspension or denial, the suspension or denial shall be lifted.~~
- ~~(b) Nothing in this section shall affect or limit the remedies the Town has available under applicable law.~~

~~35-32.— Conditional use of public rights of way.~~

- ~~(a) In the event a registrant desires to use its existing communications facilities or to construct new communications facilities for the purpose of providing other utility or nonutility services to existing or potential consumers or resellers, for providing any other services other than the provision of communications services or for providing any other use to existing or potential consumers, a registrant shall seek such additional and separate authorization from the Town for such activities as may be required by applicable law.~~
- ~~(b) To the extent that any person or registrant leases or otherwise uses the communications facilities or other facilities of a person that is duly registered or otherwise authorized to place or to maintain facilities in the public rights of way of the Town, such person or registrant shall make no claim, nor assert any right, which will impede the lawful exercise of the Town's rights, including requiring the removal of such communications facilities or other facilities from the public rights of way of the Town, regardless of the effect on a registrant's ability to place or maintain its own communications facilities in public rights of way of the Town.~~

~~35-33.— Termination of registration.~~

- ~~(a) The involuntary termination of a previously effective registration may only be accomplished by an action of the Town Manager and such action may be appealed to the Town Council. The Town may declare the registration terminated and revoke and cancel all privileges granted under that registration if:~~
- ~~(1) A Federal or Florida authority suspends, denies or revokes a registrant's certification or license to provide communications service;~~
 - ~~(2) The registrant's placement and maintenance of the public rights of way or other roads or property within the Town presents an extraordinary danger to the general public or other users of the public rights of way; or~~
 - ~~(3) The registrant abandons all of its communications facilities in public rights of way.~~
- ~~(b) Prior to such termination for any of the reasons set forth in this section, the Town Manager or his designee shall notify the registrant in writing, setting forth the matters pertinent to such reasons and describing the proposed action of the Town with respect thereto. The registrant~~

~~shall have 60 days after receipt of such notice within which to cure the violation, or within which to present a plan, satisfactory to the Town Council, to accomplish the same.~~

~~(c) In the event of a vote by the Town Council to terminate the registration, the registrant shall, within 30 days following such termination, provide an acceptable plan for transferring ownership of the communications facilities to another person in accordance with this article or shall remove or abandon the communications facilities and take such steps as are necessary to render every portion of the communications facilities remaining in the public rights-of-way safe. If the registrant has either abandoned its communications facilities or chooses to abandon its communications facilities, the Town may:~~

~~(1) Require the registrant or the registrant's bonding company to remove some or all of the communications facilities from the public rights-of-way and restore the public rights-of-way to its condition immediately prior to the removal;~~

~~(2) Require that some or all of the communications facilities be removed and the public rights-of-way restored to their original condition at the registrant's expense, using Town employees, agents or contractors, and charge any and all costs to the registrant and require reimbursement; or~~

~~(3) Utilize or allow other persons to utilize the registrant's abandoned communications facilities.~~

~~(d) The obligations of the registrant hereunder shall survive the termination of a registration. In the event of a declaration of termination of registration, this provision does not permit the Town to cause the removal of any communications facilities that are used to provide another service for which the registrant holds a valid certification or license with the governing Federal or State agency, where required, and is properly registered with the Town, for such certificated service, where required.~~

~~35-34. Transfer or control, sale or assignment of assets:~~

~~(a) If a registrant transfers, sells or assigns its registration or its communications facilities in the public rights-of-way, incident to a transfer, sale or assignment of the registrant's assets, the transferee, buyer or assignee shall be obligated to comply with the terms of this article. Written notice of any such transfer, sale or assignment shall be provided to the Town within 20 days of the effective date of the transfer, sale or assignment. If the transferee, buyer or assignee is a current registrant, then the transferee, buyer or assignee is not required to re-register. If the transferee, buyer or assignee is not a current registrant, then the transferee, buyer or assignee shall register as provided herein within 60 days of the transfer, sale or assignment. If permit applications are pending in the registrant's name, the transferee, buyer or assignee shall notify the Town that the transferee, buyer or assignee is the new applicant.~~

~~(b) Any mortgage, pledge, lease or other encumbrance on the communications facilities shall be subject and subordinate to the rights of the Town under this article and applicable law.~~

~~35-35. Insurance:~~

~~(a) *Required.* Registrant shall provide, pay for and maintain satisfactory to the Town the types of insurance described herein. All insurance shall be from responsible companies duly authorized to do business in the State of Florida and having a rating in Best's Insurance Guide of A or better, or having a rating acceptable to the Town. All liability policies shall provide that the Town is an additional insured in the endorsement. The required coverages must be evidenced by properly executed Certificates of Insurance forms. The Certificates must be signed by the~~

~~authorized representative of the insurance company and shall be filed and maintained with the Town annually. Thirty days' advance written notice by registered or certified mail must be given to the Town of any cancellation, intent not to renew or reduction in the policy coverages. The insurance requirements may be satisfied by evidence of self insurance or other types of insurance acceptable to the Town. In addition to the Certificate of Insurance, the registrant shall provide a copy of the insurance policy, if requested by the Town.~~

- ~~(b) *Limits.* The limits of coverage of insurance required shall be not less than the following:~~
- ~~(1) Worker's Compensation and Employer's Liability Employer's Liability—\$500,000.00 limit each accident, \$500,000.00 limit per each employee;~~
 - ~~(2) Comprehensive General Liability Bodily Injury and Property Damage—\$3,000,000.00 combined single limit each occurrence. Said coverage shall not exclude Contractual Liability, Products/Completed Operations, Independent or Contractors;~~
 - ~~(3) Automobile Liability, Bodily Injury and Property Damage—\$3,000,000.00 combined single limit each accident.~~
- ~~(c) *Umbrella or Excess Liability.* Registrant may satisfy the minimum limits required above for Commercial General Liability, Business Auto Liability and Employer's Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for Commercial General Liability, Business Auto Liability or Employer's Liability. The Town shall be specifically endorsed as an "Additional Insured" on the Umbrella or Excess Liability, unless the Certificate of Insurance states the Umbrella or Excess Liability provides coverage on a "Follow Form" basis.~~
- ~~(d) *Self insurance.* The registrant may satisfy the insurance requirements and conditions of this section under a self insurance plan and/or retention if approved in advance by the Town in its sole discretion.~~
- ~~(e) *Right to review.* The Town reserves the right to review, modify, reject or accept any required policies of insurance or self insurance, including limits, coverages or endorsements, herein from time to time throughout the life of this section. The Town reserves the right, but not the obligation, to review and reject any insurer or self insurer providing coverage because of its poor financial condition or failure to operate legally.~~
- ~~(f) *Town maintains certain rights.* This section shall not be construed to affect in any way the Town's rights, privileges and immunities as set forth in F.S. § 768.28. Insurance under this section shall run continuously with the presence of the registrant's communications facilities in the public rights of way and any termination or lapse of such insurance shall be a violation of this section and subject to the remedies as set forth herein. Notwithstanding the foregoing, the Town may, in its sole discretion, require increased or decreased levels of insurance for any other object placed in the public rights of way by way of individual agreements.~~

~~35-36. Indemnification.~~

~~A registrant shall, at its sole cost and expense, indemnify, hold harmless and defend the Town, its officials, boards, members, agents and employees, against any and all claims, suits, causes of action, proceedings, judgments for damages or equitable relief, and costs and expenses incurred by the Town arising out of the placement or maintenance of its communications facilities in public rights of way, regardless of whether the act or omission complained of is authorized, allowed or prohibited by this article; provided, however, that a registrant's obligation hereunder shall not extend to any damages caused solely by the gross negligence or wanton or willful acts of the Town. This provision includes, but is not limited to, the Town's reasonable attorneys' fees incurred in~~

~~defending against any such claim, suit or proceedings. The Town agrees to notify the registrant, in writing, within a reasonable time of the Town receiving notice, of any issue it determines may require indemnification. Nothing in this section shall prohibit the Town from participating in the defense of any litigation by its own counsel and at its own cost if in the Town's reasonable belief there exists or may exist a conflict, potential conflict or appearance of a conflict. Nothing contained in this section shall be construed or interpreted:~~

- ~~(1) As denying to either party any remedy or defense available to such party under the laws of the State of Florida;~~
- ~~(2) As consent by the Town to be sued; or~~
- ~~(3) As a waiver of sovereign immunity beyond the waiver provided in F.S. § 768.28.~~

35-367. - Construction bond.

- (a) Bond required. Where applicable, ~~prior~~ Prior to performing any permitted work in the public rights-of-way, the registrant shall establish in the Town's favor a construction bond to secure the restoration of the public rights-of-way and to ensure the registrant's faithful performance of the construction or other work in the public rights-of-way. Notwithstanding the foregoing, a construction bond hereunder shall only be required to the extent that the cost of the restoration exceeds the amount recoverable against the security fund as provided herein.
- (b) Failure to compete work. In the event a registrant subject to such a construction bond fails to complete the work in accordance with the provisions of the permit and this ~~article~~ Article, there shall be recoverable, jointly and severally from the principal and surety of the bond, any damages or loss suffered by the Town as a result, including the full amount of any compensation, indemnification or cost of removal or abandonment of any property of the registrant, or the cost of completing the work, plus a reasonable allowance for attorney's fees, up to the full amount of the bond.
- (c) Release. No less than 12 months after completion of the construction and satisfaction of all obligations in accordance with the bond, the registrant may request the Town to remove the requirement to continue the construction bond, and the Town shall release the bond within 30 days of the date of final approval of said request. Notwithstanding, the Town may require a new bond for any subsequent work performed in the public rights-of-way.
- (d) Bond Rating. The construction bond shall be issued by a surety having a minimum rating of A-1 in Best's Key Rating Guide, Property/Casualty Edition; shall be subject to the approval of the Town Attorney; and shall provide that:
"Unless released by the Town, this bond may not be canceled, or allowed to lapse, until 60 days after receipt by the Town, by certified mail, return receipt requested, of a written notice from the issuer of the bond of intent to cancel or not to renew."
- (e) Rights reserved. The rights reserved by the Town with respect to any construction bond established pursuant to this section are in addition to all other rights and remedies the Town may have under this section, or at law or in equity, and no action, proceeding or exercise of a right with respect to the construction bond will affect any other right the Town may have.

~~35-38. - Security Fund.~~

~~At the time of registration and as a condition of receiving its first permit to place or to maintain a communications facility in public rights-of-way after the effective date of the ordinance from which this article is derived, the registrant shall be required to file with the Town a security fund in the form of an annual bond or cash deposit in the sum of \$50,000.00. If the registrant files a~~

~~bond, it shall have as a surety a company that is qualified to do business in the State of Florida, that has a minimum rating of AAA in Best's Key Rating Guide, Property/Casualty Edition and shall be subject to the approval of the Town Attorney. The security fund shall be conditioned on the full and faithful performance by the registrant of all requirements, duties and obligations imposed upon the registrant by the provisions of this article. The bond or other guarantee shall be furnished annually or as frequently as necessary to provide a continuing guarantee of the registrant's full and faithful performance at all times. In the event a registrant fails to perform its duties and obligations imposed upon the registrant by the provisions of this article, there shall be recoverable, jointly and severally from the principal and surety of the bond, any damages or loss suffered by the Town as a result, including the full amount of any compensation, indemnification or cost of removal or abandonment of any property of the registrant, plus a reasonable allowance for attorneys' fees, up to the full amount of the security fund.~~

DIVISION 5 Enforcement and Appeals

35-379. - Enforcement remedies of Permit Obligations; Suspension and Revocation of Permits.

- (a) A violation of this article or any resolution adopted pursuant to this article may be enforced pursuant to Section 8-10 and by issuance of a uniform civil violation notice, citation, summons, or notice to appear in county court, or by filing an action in civil court for injunctive relief. ~~This article.~~ Article is supplemental and nothing contained herein shall prohibit the Town from enforcing this ~~article~~ Article by any other lawful means.
- (b) Failure of the Town to enforce any requirements of this article shall not constitute a waiver of the Town's right to enforce the article with respect to that violation or subsequent violations of the same type or to seek appropriate enforcement remedies.
- (c) The Town Manager or his designee is authorized to give any notice required by law.
- (d) The Town Public Works Director may order the suspension of placement and maintenance work under a permit and ultimately may revoke any Permit, without refunding any fees, in the event of a substantial breach of the terms and conditions of any applicable statute, ordinance, rule or regulation or any condition of the permit. The types of substantial breach by Permittee may include, but are not limited to:
- (1) The violation of any material provision of the Permit;
 - (2) An evasion or attempt to evade any material provision of the Permit or the perpetration or attempt to perpetrate any fraud or deceit upon the Town or its citizens;
 - (3) Any material misrepresentation of fact in the process of Permittee's request for a Permit or Registration;
 - (4) The failure to maintain the required performance bond or insurance;
 - (5) The failure to properly restore the Town's Public Rights-of-way;
 - (6) The failure to correct within the specified time an order issued by the Town Engineer;
 - (7) The failure to Register, Re-Register, or provide notice of any transfer in accordance with this Article;
 - (8) The failure to relocate or remove Facilities pursuant to this Article and Sections 337.402, 337.403 and 337.404, Florida Statutes (2016) as same may be amended from time to time.
 - (9) The failure to report to the Town and Facility owner any damages caused to a facility during the execution of the work.
- (e) If the Town Public Works Director determines that the Permittee has committed a substantial breach of a term or condition of the Permit, the Town Public Works Director shall make a

written demand upon the Permittee to remedy such violation. The demand shall state that the continued violation(s) may be cause for revocation of the Permit. Further, a substantial breach as stated above will allow the Town Public Works Director, at his or her discretion, to place additional or revised conditions on the Permit.

- (f) Within thirty (30) calendar days of receiving notification of the breach, the Permittee shall contact the Town Public Works Director with a plan, acceptable to the Town Public Works Director, for its correction. The Town shall provide additional time as reasonably necessary for a Permittee to establish a plan acceptable to the Town Public Works Director taking into account the nature and scope of the alleged breach. The Permittee's failure to so contact the Town Public Works Director, or the Permittee's failure to submit an acceptable plan, or the Permittee's failure to reasonably implement the approved plan, shall be cause for revocation of the Permit. Further, the Permittee's failure to contact the Town Public Works Director, or the Permittee's failure to submit an acceptable plan, or Permittee's failure to implement the approved plan, shall be cause for the Permittee to be placed on probation for one full year.
- (g) The Town Public Works Director may establish a list of conditions for any Permit which, if breached, will be cause for the Permittee to be placed on probation for one full year, such as, but not limited to, working out of the allotted time period or working on a Town Public Right-of-way significantly outside the scope of the Permit. These conditions shall be stated on the Permit.
- (h) If a Permittee, while on probation, commits a breach as outlined above, the Permittee's Permit may be revoked, and the Permittee may not be allowed to obtain further Permits for one full year, except for emergency repairs and service requirements as mandated by State or federal regulations.
- (i) If a Permit is revoked, the Permittee shall reimburse the Town for the Town's reasonable costs, including restoration costs and the cost of collection and reasonable attorneys' fees incurred in connection with such revocation.
- (j) The Town Public Works Director may cause an immediate stop work order where the Permittee's construction poses a serious threat to the health, safety or welfare of the public until such time as such serious threat has been abated.

35-38 - Appeals.

- (a) Final written decisions of the Town Manager or designee suspending or denying a permit, denying an application for a registration or denying an application for renewal of a registration are subject to appeal. An appeal must be filed with the Town Manager within 30 days of the date of the final written decision to be appealed. Any appeal not timely filed as set forth in this section shall be waived. The Town Council shall hear consider the appeal. The hearing shall occur within 30 days of the receipt of the appeal, unless waived by the registrant or user, and a written decision shall be rendered within 30 days of the hearing.
- (b) The Town Council shall conduct a de novo hearing on the record and shall determine if:
 - (1) There was a departure from the essential requirements of the law in the proceedings appealed; or
 - (2) Competent, substantial evidence does not exist to support the decision.
- (c) If the Town Council determines that there was not a departure from the essential requirements of the law or that competent substantial evidence exists to support the decision of the Town Manager, then the decision of the Town Manager shall be upheld, otherwise it shall be overturned.

- (d) Appeal from a final decision by the Town Council shall be to the Circuit Court by filing a petition for writ of certiorari within thirty (30) days of the decision, pursuant to court rules. Any such appeal is voluntary, and in the absence of taking such appeal, the decision of the Town Council shall be deemed to be final. If an appeal is taken, however, the decision of the Town Council is no longer deemed to be final but instead is tolled pending the appeal
- (e) Nothing in this section shall affect or limit the remedies the Town has available under applicable law.

35-3940. - Reports and records.

- (a) A registrant shall provide the following documents to the Town as received or filed:
- (1) Any pleadings, petitions, notices and documents which may directly impact the obligations under this article and which are reasonably necessary for the Town to protect its interests under this article; and
 - (2) Any request for protection under bankruptcy laws, or any judgment related to a declaration of bankruptcy.
- (b) Nothing in this subsection shall affect the remedies a registrant has available under applicable law.
- (c) The Town shall keep any documentation, books and records of the registrant confidential to the extent required by Florida Statutes.

DIVISION 6 Abandonment of a Facility and Reservation of Rights

35-401. - Abandonment of a Facility ~~communications or other facility~~.

- (a) Upon determination by a registrant that one or more of its Facilities in a Town Public Right-of-way is to be abandoned, the Registrant shall notify the Town no later than 90 days from such determination, or no later than 30 days following such abandonment, whichever is sooner. Upon abandonment of a communications facility owned by a registrant in the public rights-of-way, the registrant shall notify the Town of such abandonment within 90 days.
- (b) The Town may direct the registrant by written notice to remove all or any portion of such abandoned ~~communications facility~~ Facility at the registrant's sole expense if the Town determines that the abandoned ~~communications facility's~~ Facility's presence interferes with the public health, safety or welfare, which shall include, but shall not be limited to, a determination that such ~~communications facility~~ Facility:
- (1) Compromises safety at any time for any public rights-of-way user or during construction or maintenance in public rights-of-way;
 - (2) Prevents another person from locating ~~facilities~~ Facilities in the area of public rights-of-way where the abandoned ~~communications facility~~ Facility is located when other alternative locations are not reasonably available; or
 - (3) Creates a maintenance condition that is disruptive to the use of any public rights-of-way.
- In the event of Subsection (b)(2) of this section, the Town may require the third person to coordinate with the registrant that owns the existing ~~communications facility~~ Facility for joint removal and placement, where agreed to by the registrant.
- (c) In the event that the Town does not direct the removal of the abandoned ~~communications facility~~ Facility, the registrant, by its notice of abandonment to the Town, shall be deemed to consent to the alteration or removal of all or any portion of the ~~communications facility~~ Facility by the Town or another person at such third party's cost.

- (d) If the registrant fails to remove all or any portion of an abandoned ~~communications facility~~ Facility as directed by the Town within a reasonable time period as may be required by the Town under the circumstances, the Town may perform such removal and charge the cost of the removal against the registrant.
- (e) In the event the Abandoned Facility is subject to a pole attachment agreement, then the obligation to remove the Abandoned Facility shall be in compliance with the federal Pole Attachment Act (47 USC Section 224), as same may be amended from time to time.

~~35-42. Force majeure.~~

~~In the event a registrant's performance of or compliance with any of the provisions of this article is prevented by a cause or event not within the registrant's control, such inability to perform or comply shall be deemed excused and no penalties or sanctions shall be imposed as a result; provided, however, that such owner uses all practicable means to expeditiously cure or correct any such inability to comply. For purposes of this article, causes or events not within a registrant's control shall include, without limitation, acts of God, floods, earthquakes, landslides, hurricanes, fires and other natural disasters, acts of public enemies, riots or civil disturbances, sabotage, strikes and restraints imposed by order of a governmental agency or court. Causes or events within a registrant's control, and thus not falling within this section, shall include, without limitation, registrant's financial inability to perform or comply, economic hardship, and misfeasance, malfeasance or nonfeasance by any of a registrant's directors, officers, employees, contractors or agents.~~

~~35-41~~43. - Reservation of rights.

- (a) The Town reserves the right to amend this article as it shall find necessary in the lawful exercise of its police powers.
- (b) This article shall be applicable to all ~~communications facilities~~ Facility placed in the public rights-of-way on or after the effective date of the ordinance from which this article is derived and shall apply to all existing ~~communications facilities~~ Facilities placed in the public rights-of-way prior to the effective date of the ordinance from which this article is derived, to the full extent permitted by State and Federal law.

Sec. 35-42. No liability or warranty.

Nothing contained in this Article shall be construed to make or hold the Town responsible or liable for any damage to persons or any property whatsoever, from any cause whatsoever, arising from the use, operation or condition of the Registrant's Facilities by reason of any inspection or re-inspection authorized herein or failure to inspect or re-inspect. Nor shall the issuance of any Permit or the approval or disapproval of any Placement or Maintenance of the Registrant's Facilities as authorized herein constitute any representation, guarantee or warranty of any kind by, or create any liability upon the Town or any official, agent or employee thereof. Additionally, the Town shall not be responsible for any relocation costs incurred by any Registrant due to the Town's or any other Person's work in the Town's Public Rights-of-way.

ARTICLE III. COMMUNICATION FACILITIES IN PUBLIC RIGHTS-OF-WAY

DIVISION 1. Generally.

Sec. 35-43 Intent and Purpose.

It is the intent of the Town of Miami Lakes to promote the public health, safety and general welfare by: providing regulations governing the placement or maintenance of Communication Facilities in the Town's Public Rights-of-way; adopting and administering reasonable rules and regulations not inconsistent with State and Federal law, and Orders issued by the FCC, as each may be amended from time to time; establishing reasonable rules and regulations necessary to manage the placement or maintenance of Communication Facilities in the Town's Public Rights-of-way by all Communications Service Providers; minimizing disruption to the Town's Public Rights-of-way; promoting and encouraging Colocation of Telecommunication Facilities on existing, modified or replacement structures within the Town's Public Rights-of-way as a primary option generally preferred over the construction of new Communication Facilities that will either eliminate or reduce the need for the erection of new Communication Facilities; avoiding potential damage to the Town's Public Rights-of-way caused by Communication Facilities by ensuring that such Communication Facilities are soundly and carefully designed, constructed, modified and maintained; establishing reasonable rules and regulations necessary to manage the placement or maintenance of Communications Facilities in the Town's Public Rights-of-way by Communication Service Providers, Communications Facilities Providers, or Pass-Through Providers; and minimizing disruption to the Town's Public Rights-of-way. In regulating its Public Rights-of-way, the Town shall be governed by and shall comply with all applicable Federal and State Laws.

Persons seeking to place or maintain Communication Facilities in the Town's Public Rights-of-way shall comply with the provisions of this Article. Persons seeking to place or maintain Communication Facilities on private real- property or other real- property to which the Town, Miami-Dade County, the School District of Miami-Dade County, the South Florida Water Management District, the State of Florida or the Federal Government own a fee simple or leasehold interest in real property, located within the municipal boundaries of the Town shall comply with the provisions of the Chapter 13, Land Development Code (LDC), to the extent it applies.

35-44. - Definitions.

For purposes of this article the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Words not otherwise defined in this section or in any permit that may be granted pursuant to this article shall be given the meaning set forth in the Communications Act of 1934, 47 USC 151 et seq., as amended, and any Orders issued by the FCC (collectively the "Communications Act"), and if not defined in the Communications Act, as defined by Florida Statutes, specifically definitions as found in section 337 of Florida Statutes; and, if not defined by Florida Statutes, shall be construed to mean the common and ordinary meaning or other applicable local, State, or Federal Law.

Abandonment, or Abandoned means 90 or more consecutive days with the absence of any active Communication Service Provider on a Communications Facility. An Abandoned Communication Facility shall be removed or cured as required by this Article. This term shall not include cessation of all use of a Communication Facility within a physical structure where the physical structure continues to be used for some purpose or use accessory to the Communications

Facility. If the Communication Facility is attached to an Existing Structure that has an independent function, such as a light pole, intersection signal, pedestrian signal, utility pole or the like, said Abandonment of the Communication Facility requires removal of the Communication Facility only and does not require the removal of the Existing Structure. The term shall also exclude the temporary cessation of the provision of Communication Services where the Provider intends to re-establish the provision of Communication Services in the future. For example, cable drops to homes that are deactivated based on competitive alternatives, but are maintained for when the customer re-activates service shall not be Abandonment of a Communication Facility. The temporary cessation with intent to re-activate must be documented to the satisfaction of the Town Public Works Director. Any Communication Facility that is not registered by a Communication Facility Provider, shall be considered Abandoned.

Applicable Codes means uniform building, fire electrical, plumbing, or mechanical codes adopted a recognized national code organization or local amendments to those codes enacted solely to address threats of destruction of property or injury to persons, or local codes ordinances adopted to implement this Article. The term includes objective design standards provided in this Article that may require a new utility pole that replaces an existing utility pole to be of substantially similar design, material, and color or that may require reasonable spacing requirements concerning the location of ground mounted equipment. The term includes objective design standards provided in this Article that may require a small wireless facility to meet reasonable location context, color, stealth, and concealment requirements; however, such design standards may be waived upon a showing that the design standards are not reasonably combative for the particular location of the small wireless facility or that the design standards impose an excessive expense. The waiver shall be granted or denied within 45 days after the date of the request.

Communications Facility Pole means a pole-like structure either designed primarily as a Communications Facility or used as a Communications Facility. A Utility Pole is not a Communications Facility Pole for purposes of the Article. This term does not include infrastructure owned by an Electric Utility that is not used for Communication Services.

Communications Facility or Communications System means any permanent or temporary plant, equipment and property, including, but not limited to, cables, wires, conduits, ducts, fiber optics, poles, Antennas, wireless facilities, converters, splice boxes, cabinets, hand holes, manholes, vaults, drains, surface location markers, appurtenances and other equipment or pathway placed or maintained or to be placed or maintained in the public rights-of-way of the Town and used or capable of being used to transmit, convey, route, receive, distribute, provide or offer Communication Services. Pursuant to F.S. § 337.401, Communication Facility for purposes of this article shall not include communications facilities owned, operated or used by electric utilities or regional transmission organizations exclusively for internal communications purposes.

Communications Services means the transmission, conveyance or routing of voice, data, audio, video or any other information or signals, including Video Services, to a point, or between or among points, by or through any electronic, radio, satellite, cable, optical, microwave, or other medium or method now in existence or hereafter devised, regardless of the protocol used for such transmission or conveyances in accordance with Section 202.11, Florida Statutes as same may be amended from time to time. The term includes such transmission, conveyance, or routing in which computer processing applications are used to act on the form, code, or protocol of the content for purposes of transmission, conveyance, or routing without regard to whether such service is referred to a voice-over-internet-protocol services or is classified by the Federal Communications Commission as enhanced or value-added to a point, or between or among points, by or through

any electronic, radio, satellite, cable, optical, microwave or other medium or method now in existence or hereafter devised, regardless of the protocol used for such transmission or conveyance. For the purpose of this article, cable service, as defined in F.S. § 202.11(2), is not included in this definition and cable service providers or providers of service via an open video system may be subject to other ordinances of the Town and shall require separate authorization from the Town.

Communications Services Tax means the local communications services tax authorized to be levied and collected by counties and municipalities upon chargers for Communications Services, pursuant to Section 202.20, Florida Statutes as same may be amended from time to time.

Electric Utility means any municipal electric utility, investor-owned electric utility, or rural electric cooperative which owns, maintains, or operates an electric generation, transmission, or distribution system as defined in F.S. 366.02, as amended.

Emergency means situations of a serious nature, developing suddenly and unexpectedly, and demanding immediate action that will affect public safety, disruption of utility service, or damage to the Rights-of-Way, and conditions that affects the public's health, safety or welfare.

Facility or Facilities means any tangible thing located in any Public Rights-of-way used to deliver Communications Services

FCC means the Federal Communications Commission.

Florida Building Code means the Florida Building Code promulgated under Chapter 553, Florida Statutes and includes the Miami-Dade County Amendments thereto as both may be amended from time to time.

In Public Rights-of-Way or In the Public Rights-of-Way means over, above, in, on or under the Public Rights-of-way within the Town over which the Town has jurisdiction, control and authority to regulate. The term also includes those Rights-of-way over which the County or State has jurisdiction and authority under the Florida Transportation Code, Chapter 334, Florida Statutes, as same may be amended from time to time, but where the County or State or both have delegated to the Town the authority to regulate the registration, permitting, placement, installation and maintenance of Communications Facilities in accordance with Chapter 35 of the Town Code of Ordinances.

LDC means the, Chapter 13 of the Town of Miami Lakes Code of Ordinances, titled "Land Development Code.

Order, as used in the definition of "Wireless Service Provider," shall mean as amended from time to time Order's promulgated by the FCC.

Micro Wireless Facility is a small wireless facility having dimensions no larger than 24 inches in length, 15 inches in width, 12 inches in height, and an exterior antenna, if any, no longer than 11 inches.

Pass-Through Provider means any Person who places or maintains a Communications Facility in the Town's Public Rights-of-way that levies a tax pursuant to chapter 202 of Florida Statutes, as may be amended from time to time, and who does not remit taxes imposed by the Town pursuant to Chapter 202, Florida Statutes as same may be amended from time to time.

Permit means the Public Right-of-way permit that must be obtained before a Person may construct in the Public Right-of-way and shall include, but not be limited to Town Right-of-Way engineering and construction permits issued by the Town Public Works Director.

Person means any individual, firm, association, joint venture, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, organization or legal entity of any kind, successor, assignee, transferee, personal representative and all other groups or combinations, but shall not include the Town to the extent permitted by applicable law.

Pole Attachment means any attachment of a Communications Facility by a provider of Communication Services to an existing structure within a Public Right-of-way.

Public Rights-of-Way means a public right-of-way, public utility easement, highway, street, bridge, tunnel, pier, waterway, dock, wharf, court, lane, path or alley or any other property for which the Town has jurisdiction and control and may lawfully grant access to such property pursuant to applicable law, and includes the surface, the air space over the surface and the area below the surface to the extent the Town holds a property interest therein. Public Rights-of-Way shall not include:

- (1) Private property;
- (2) Any real or personal Town property except as described above; or
- (3) Town buildings, fixtures, poles, conduits, facilities or other structures or improvements, regardless of whether they are situated in the Public Rights-of-Way.

Registrant or Facility Owner means a communications services provider or other person that has registered with the Town in accordance with the provisions of this article.

Registration and Register means the process described in this article whereby a Communication Services Provider, Communication Facility Provider, Pass-Through Provider provides certain information to the Town by which it is determined whether the Person will be authorized to obtain Permits to place or maintain Facilities within the Town's Public Rights-of-Way.

Small Wireless Facility means a Wireless Facility that meets the following qualifications:

- (1) Each Antenna associated with the facility is located inside an enclosure of no more than 6 cubic feet in volume, or in the case of Antennas that have exposed elements, each antenna and all of its exposed elements could fit within an enclosure of no more than 6 cubic feet in volume; and
- (2) All other wireless equipment associated with the facility is cumulatively no more than 28 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation boxes, ground-based enclosures, grounding equipment, power transfer switches, cutoff switches, vertical cable runs for the connection of power and other services, and utility poles or support structures.

Stealth Design means a method of camouflaging any tower, antenna or other Communications Facility, including, but not limited to, supporting electrical or mechanical equipment, which is designed to enhance compatibility with adjacent land uses and be as visually unobtrusive as possible. Stealth Design may include a Repurposed Structure or a Wrap.

Town means the Town of Miami Lakes, Florida, an incorporated municipality of the State of Florida, in its present form or in any later reorganized, consolidated or enlarged form.

Utility Pole means a pole or similar structure that is used in whole or in part to provide for Communication Facility, electric distribution, lighting, traffic control, signage, or a similar function. The term includes the vertical support structure for traffic lights but does not include a horizontal structure to which signal lights or other traffic control devices are attached and does not include a pole or similar structure 15 feet in height or less unless the authority grants a waiver for such pole.

Wireless Facility means equipment at a fixed location which enable wireless communications between user equipment and a communications network, including radio transceivers, antennas, wires, coaxial or fiber-optic cable or other cables, regular and backup power supplies, and

comparable equipment, regardless of technological configuration, and equipment associated with the wireless communication. The term includes small wireless facilities. The term does not include:

- (1) The structure or improvements on, under, within, or adjacent to the structure on which the equipment is collocated;
- (2) Wireline backhaul facilities; or
- (3) Coaxial or fiber-optic cable that is between wireless structure or utility poles or that is otherwise not immediately adjacent to or directly associated with a particular antenna.

Wireless infrastructure provider means a person who has been certificated to provide telecommunications service in the state and who builds or installs wireless communication transmission equipment, wireless facilities, or wireless support structures but is not a wireless services provider.

DIVISION 2. Registration.

35-45. - Registration for placing or maintaining Communications Facilities in Public Rights-of-Way.

- (a) Registration. A Communications Service Provider, Communication Facility Provider, or Pass-Through Provider that desires to place or maintain a Communications Facility in public rights-of-way in the Town shall first register with the Town in accordance with this Division. Subject to the terms and conditions prescribed in this Division, a registrant may place or maintain a Communications Facility in public Rights-of-Way. A Communications Services Provider, Communication Facility Provider, or Pass-Through Provider with an existing Facility in the public rights-of-way of the Town as of the effective date of the ordinance from which this Division is derived has 120 days from the effective date of the ordinance from which this Division is derived to comply with the terms of this Division, including, but not limited to, registration, or shall be in violation thereof.
- (b) No property right arises from Registration. A registration shall not convey any title, equitable or legal, in the public rights-of-way. Registration under this article governs only the placement or maintenance of Communication Facilities in Public Rights-of-Way. Registration does not excuse a Communications Services Provider, Communication Facility Provider, or Pass-Through Provider from obtaining appropriate access or pole attachment agreements before locating its Facilities on the Town's or another person's Facilities. Registration does not excuse a Communications Services Provider, Communication Facility Provider, or Pass-Through Provider from complying with all applicable law, including Town ordinances, codes or regulations, including this article, Federal or State laws, Regulations or Orders.
- (c) Registration is non-exclusive. Registration does not in and of itself establish a right to place or maintain, or establish priority for the Placement or Maintenance of a Communications Facility in the Town's Public Rights-of-way, but shall establish for the Registrant a right to apply for a Permit, if permitting is required by the Town. Registrations are expressly subject to any further amendment to or replacement of this Article and further subject to any additional Town ordinances or regulations, as well as any State or federal laws that may be enacted.
- (de) Content of Registration. Each Communications Services Provider, Communication Facility Provider, or Pass-Through Provider that desires to place or maintain a Communications Facility in Public Rights-of-Way in the Town shall, annually, file an original

registration along with two complete copies with the Town that shall include the following information:

- (1) Name of the applicant;
- (2) Name, address, telephone number, e-mail address and mobile phone number of the applicant's primary contact person in connection with the registration. Additionally, the applicant shall provide emergency contact information. The primary contact person shall be able to provide information regarding the registrant's Communications Facilities in the public rights-of-way, and shall be able to accept and coordinate any damage claims. The registrant shall also provide a secondary contact person enabling the Town to contact appropriate registrant's personnel in emergency situations, including, but not limited to, when registrant's construction or equipment has caused damage to other property. The registrant shall also provide the Town with a current telephone number for the secondary contact person which shall be available and monitored 24 hours per day, every day, by the registrant, to be utilized by the Town in case of an emergency. Such information shall be updated as necessary by the registrant to provide the Town with current and accurate information;
- (3) Evidence of the insurance coverage required under this article and acknowledgment that the registrant has received and reviewed a copy of this article;
- (4) A copy of Federal or State certification authorizing the applicant to provide Communications Services, if any;
- (5) If the applicant is a corporation and does not submit a State certification pursuant to Subsection (c)(4) of this section, proof of authority to do business in the State of Florida;
- (e) *Review and reporting.* The Town Manager or designee shall review the information submitted by the Applicant. If the Applicant submits information in accordance with Subsection (d) of this section, the Registration shall be effective, and the Town shall notify the applicant of the effectiveness of Registration by electronic mail. The Applicant may not apply for a permit to place or maintain Communication Facilities in the Public Rights-of-Way under this Article unless and until it has been notified that its application is complete and effective. If the Town determines that the information has not been submitted in accordance with Subsection (c) of this section, the Town shall notify the applicant by electronic mail of the non-effectiveness of registration and reasons for the non-effectiveness. The Town shall so notify an Applicant within 30 days after receipt of registration information from the Applicant.
- (f) *Cancellation.* A registrant may cancel a registration upon written notice to the Town that the registrant will no longer place or maintain any Communications Facilities in public rights-of-way and will no longer need to obtain permits to perform work in the public rights-of-way. A registrant cannot cancel a registration if the registrant continues to place or maintain a Communication Facility in public rights-of-way.
- (g) *Annual Renewal.* A Registrant shall update its registration with the Town by April 1 of each year in accordance with the registration requirements in this Article and shall include Annual payment at the time of registration. Within 30 days of any change in the information required to be submitted pursuant to Subsection of this section, a Registrant shall provide updated information to the Town. If no information in the then-existing registration has changed, the renewal may state that no information has changed. Failure to renew a registration may, at the Town's discretion, result in the Town restricting the issuance of additional permits until the Registrant has complied with the registration requirements of this Article. Failure to renew

registration shall mean all facilities identified in prior registrations and all facilities not registered, shall be subject to subject to the procedures set forth in Section 35-49.

- (h) *Annual Payment.* A Registrant that places or maintains Communication Facilities in the public rights-of-way shall be required to pay to the Town the fees permitted by Florida Law of \$150 per Town pole facility upon which a small wireless facility is collocated and \$500 per linear mile of passthrough facility as be amended by the State. Such registrants shall pay such amounts before obtaining any permits and then annually thereafter in accordance with the Town's requirements. Failure to adhere to this section may result in the involuntary termination of Registrant's Registration and forfeiture of their equipment.
- (i) *Failure to Register:* A Registrant shall bear the responsibility to maintain his registration updated with the Town at all times. A Registrant's failure to Register, or renew Registration may result in the suspension of any open Permits and Civil Penalties subject to the procedures set forth in Section 35-49.

Sec. 35-46. Insurance.

- (a) *General.* A Registrant shall provide, pay for and maintain satisfactory to the Town the types of insurance described herein. All insurance shall be from responsible companies duly authorized to do business in the State of Florida and having an A.M. Best A-VII or better rating. All liability policies shall provide that the Town is an additional insured as to the activities under this Article. The required coverages must be evidenced by properly executed certificates of insurance forms. The certificates must be signed by the authorized representative of the insurance company and shall be filed and maintained with the Town annually. Thirty (30) days advance written notice by registered, certified or regular mail or facsimile as determined by the Town must be given to the Town's Risk Manager of any cancellation, intent not to renew or reduction in the policy coverages. The insurance requirements may be satisfied by evidence of self-insurance or other types of insurance acceptable to the Town.
- (b) *Insurance Coverage and Limits of Insurance Coverage.* The insurance coverage and limits of coverage of insurance required shall be not less than the following:
- (1) *Worker's compensation and employer's liability insurance.* Requirements as spelled out in Florida Chapter 440.
- (2) *Comprehensive general liability.* Commercial general liability occurrence form, including premises/operations, independent contractor's contractual liability, product/completed operations; X, C, U coverage; and personal injury coverage for limits of no less than one million dollars (\$1,000,000) per occurrence, combined single limit and two million dollars (\$2,000,000) in the aggregate.
- (3) *Commercial Automobile liability.* Commercial automobile liability coverage for all owned, non-owned and hired vehicles involved in operations under this Article XII for limits of no less than one million dollars (\$1,000,000) per occurrence combined single limit each accident.
- (4) *Commercial excess or umbrella liability.* Commercial excess or umbrella liability coverage may be used in combination with primary coverage to achieve the required limits of liability.
- (c) *Proof of Insurance.* Upon the effective date of the Registration, the Registrant shall submit to the Town proof that it has obtained the insurance required under this Article, including a certificate of insurance signed by the insurance agent.

- (d) Duration. The coverage provided herein shall be for a period not less than the period for which the indemnification obligations under this Article hereof are imposed.
- (e) Abandonment. Failure to maintain required coverage shall be deemed an Abandonment. Failure to maintain all the required insurance coverage shall be deemed an Abandonment of all of the Communications Facilities of the Registrant subject to the procedures set forth in Section 35-49.

35-47. Indemnification.

- (a) Liability. By reason of the acceptance of a Registration under this Article or the grant of a Permit under this Article, the Town does not assume any liability:
 - (1) For injuries to persons, damage to property, or loss of service claims by parties other than the Registrant or the Town;
 - (2) For claims or penalties of any sort resulting from the installation, presence, maintenance, or operation of Facilities by Registrants or activities of Registrants.
- (b) Hold harmless. By registering with the Town, a Registrant agrees, or by applying for and accepting a Permit under this Article, a Permittee is required, to defend, indemnify, and hold the Town whole and harmless from all costs, liabilities, and claims for damages of any kind arising out of the construction, presence, installation, maintenance, repair or operation of its Communications Facilities, whether any act or omission complained of is authorized, allowed, or prohibited by a Permit, inspection of plans or work by the Town. This section is not, as to third parties, a waiver of any defense or immunity otherwise available to the Registrant or to the Town; and the Registrant, in defending any action on behalf of the Town, shall be entitled to assert in any action every defense or immunity that the Town could assert in its own behalf. The provisions of this Section include, but are not limited to, the Town's reasonable attorneys' fees incurred in defending against any such claim, suit or proceeding(s).
- (c) Notification of issues. The Town agrees to notify the Registrant, in writing, within a reasonable time of the Town receiving notice, of any issue it determines may require indemnification.
- (d) Limitations. This indemnification obligation is not limited in any way by a limitation of the amount or type of damages or compensation payable by or for the registrant under workers' compensation, disability or other employee benefit acts, or the acceptance of insurance certificates required under this article, or the terms, applicability or limitations of any insurance held by the Registrant.
- (e) Investigation by registrant. The Registrant shall investigate, handle, respond to, provide defense for, and defend any such claims at its sole expense and shall bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by the Town, the Registrant shall assume and defend not only itself but also the Town in connection with any such claims and any such defenses shall be at no cost or expense whatsoever to the Town, provided, however, that a registrant's obligation hereunder shall not extend to any damages caused solely by the negligence, gross negligence or wanton or willful acts of the Town, its employees, agents, contractors, subcontractors or invitees. The Town (exercisable by the Town Attorney), shall retain the right to select counsel of its own choosing.
- (f) Waiver rights. The Town does not and shall not waive any rights against the Registrant which it may have by reason of this indemnification, or because of the acceptance by, or the Registrant's deposit with the Town of any of the insurance policies required by this Article for Registration.

- (g) Damages. This indemnification by the Registrant shall apply to all damages and claims for damages of any kind suffered, excepting any damages caused by the negligence, gross negligence or intentional acts of the Town, its employees, agents or contractors regardless of whether such insurance policies shall have been determined to be applicable to any such damages or claims for damages.
- (h) Defense and immunity. Nothing contained in this Section shall be construed or interpreted:
- (1) as denying to either party any remedy or defense available to such party under the laws of the State of Florida; or
 - (2) as a waiver of sovereign immunity beyond the waiver provided in Section 768.28, Florida Statutes as same may be amended from time to time.
- (i) Term. The indemnification requirements under this Section and this Article shall survive and be in full force and effect for a period of five (5) years after the termination or cancellation of a Registration.

35-48. - Force majeure. In the event a Registrant's performance of or compliance with any of the provisions of this article is prevented by a cause or event not within the Registrant's control, such inability to perform or comply shall be deemed excused and no penalties or sanctions shall be imposed as a result; provided, however, that such owner uses all practicable means to expeditiously cure or correct any such inability to comply. For purposes of this article, causes or events not within a registrant's control shall include, without limitation, acts of God, floods, earthquakes, landslides, hurricanes, fires and other natural disasters, acts of public enemies, riots or civil disturbances, sabotage, strikes and restraints imposed by order of a governmental agency or court. Causes or events within a registrant's control, and thus not falling within this section, shall include, without limitation, registrant's financial inability to perform or comply, economic hardship, and misfeasance, malfeasance or nonfeasance by any of a registrant's directors, officers, employees, contractors or agents.

35-49. - Termination of registration.

- (a) Involuntary Termination. The involuntary termination of a previously effective registration may only be accomplished by an action of the Town Manager and such action may be appealed to the Town Council. The Town may declare the registration terminated and revoke and cancel all privileges granted under that registration if:
- (1) A Federal or Florida authority suspends, denies or revokes a registrant's certification or license to provide Communications Service;
 - (2) The Registrant's placement and maintenance of the Public Rights-of-Way or other roads or property within the Town presents an extraordinary danger to the general public or other users of the public rights-of-way; or
 - (3) The registrant voluntarily abandons all of its Communications Facilities in Public Rights-of-Way.
- (4) The registrant fails to update their information with the Town as set forth in this Ordinance.
- (b) Notification. Prior to such termination for any of the reasons set forth in this section, the Town Manager or his designee shall notify the registrant in writing, setting forth the matters pertinent to such reasons and describing the proposed action of the Town with respect thereto. The registrant shall have 60 days after receipt of such notice within which to cure the violation.
- (c) In the event of a vote by the Town Council to terminate the registration, the registrant shall, within 30 days following such termination, provide an acceptable plan for transferring

ownership of the Communications Facilities to another person in accordance with this Article or shall remove or Abandon the Communications Facilities and take such steps as are necessary to render every portion of the Communications Facilities remaining in the public rights-of-way safe. If the registrant has either Abandoned its Communications Facilities or chooses to Abandon its Communications Facilities, the Town may:

- (1) Require the registrant or the registrant's bonding company to remove some or all of the Communications Facilities from the public rights-of-way and restore the public rights-of-way to its condition immediately prior to the removal;
 - (2) Require that some or all of the Communications Facilities be removed, and the public rights-of-way restored to their original condition at the registrant's expense, using Town employees, agents or contractors, and charge any and all costs to the registrant and require reimbursement; or
 - (3) Utilize or allow other persons to utilize the registrant's Abandoned Communications Facilities.
- (d) *Survival of obligations.* The obligations of the registrant hereunder shall survive the termination of a registration. In the event of a declaration of termination of registration, this provision does not permit the Town to cause the removal of any Communications Facilities that are used to provide another service for which the registrant holds a valid certification or license with the governing Federal or State agency, where required, and is properly registered with the Town, for such certificated service, where required.

35-50. - Transfer of control, sale, or assignment of assets.

- (a) *Transfer of control, sale, or assignment of assets.* If a Registrant transfers, sells or assigns its Registration or its Communications Facilities in the Public Rights-of-Way, incident to a transfer, sale or assignment of the registrant's assets, the transferee, buyer or assignee shall be obligated to comply with the terms of this article. Written notice of any such transfer, sale or assignment shall be provided to the Town within 20 days of the effective closing date of the transfer, sale or assignment. If the transferee, buyer or assignee is a current registrant, then the transferee, buyer or assignee is not required to re-register. If the transferee, buyer or assignee is not a current registrant, then the transferee, buyer or assignee shall register as provided herein within 60 days of the transfer, sale or assignment. If permit applications are pending in the registrant's name, the transferee, buyer or assignee shall notify the Town that the transferee, buyer or assignee is the new applicant.
- (b) *Subordination.* Any mortgage, pledge, lease or other encumbrance on the Communications Facilities shall be subject and subordinate to the rights of the Town under this article and Applicable Law.

35-51. - Security Fund. At the time of registration and as a condition of receiving its first permit to place or to maintain a Communications Facility in public rights-of-way after the effective date of the ordinance from which this Article is derived, the registrant shall be required to file with the Town a security fund in the form of an annual bond or cash deposit in the sum of \$50,000.00, or a corporate guarantee for substantially the same amount and in a form that is legally acceptable to the Town. If the registrant files a bond, it shall have as a surety a company that is qualified to do business in the State of Florida, that has a minimum rating of AAA in Best's Key Rating Guide, Property/Casualty Edition and shall be subject to the approval of the Town Attorney. The security fund shall be conditioned on the full and faithful performance by the registrant of all requirements,

duties and obligations imposed upon the registrant by the provisions of this Article. The bond or other guarantee shall be furnished annually or as frequently as necessary to provide a continuing guarantee of the registrant's full and faithful performance at all times. In the event a registrant fails to perform its duties and obligations imposed upon the registrant by the provisions of this Article, there shall be recoverable, jointly and severally from the principal and surety of the bond, any damages or loss suffered by the Town as a result, including the full amount of any compensation, indemnification or cost of removal or Abandonment of any property of the registrant, plus a reasonable allowance for attorneys' fees, up to the full amount of the security fund.

DIVISION 3. Permitting and Placement of Communication Facilities in the Public Rights-of-Way.

35-52. - Placement or maintenance of Communications Facilities, in public rights-of-way, in general, excluding Small Wireless Facilities.

(a) *Compliance.* Registrants and users and/or occupants agree at all times to comply with and abide by all applicable provisions of Federal and State law and Town ordinances, codes and regulations in placing or maintaining communications facilities in public rights-of-way.

(b) *Permit Required.* A Registrant shall not commence to place or maintain a Communications Facility in a Town Public Right-of-way until all applicable Permits, if required, have been issued, except in the case of routine maintenance or an emergency as provided for in this Article. In such cases deemed an emergency situation by the Public Works Director, the Registrant shall apply for Permits within 15 days of the incident or repair, whichever comes sooner. Registrants and users and/or occupants shall provide prompt notice to the Town of the placement or maintenance of a facility in public rights-of-way in the event of an emergency. The Registrant acknowledges that as a condition of granting a permit(s), the Town may impose reasonable conditions governing the Placement or Maintenance of a Communications Facility in the Town's Public rights-of-way related to the public, health, safety and welfare as permitted and set forth in Section 337.401 of Florida Statutes as same may be amended from time to time; however, no such imposed conditions shall prohibit or otherwise adversely impact the provision of Communications Services. Permits shall apply only to the areas of the Town's Public Rights-of-way specifically identified in the Permit. The Town may issue a blanket permit to cover certain activities, such as routine maintenance and repair activities, that may otherwise require individual permits or may impose lesser requirements. This subsection does not authorize a person to collocate or attach wireless facilities, including any antenna, micro wireless facility, or small wireless facility, on a privately owned utility pole, a utility pole owned by an electric cooperative or a municipal electric utility, a privately owned wireless support structure, or other private property without the consent of the property owner.

(c) *Required information.* As part of any permit application to place a new or to replace an existing Communications Facility in public rights-of-way or other roads or property within the Town, the applicant shall provide information concerning the Communications Facility that sets forth the following, as required by the Town Manager:

(1) An engineering plan signed and sealed by a Florida Registered Professional Engineer, or prepared by a person who is exempt from such registration requirements as provided in Section 471.003 of Florida Statutes, identifying the location of the proposed facility, and including:

a. A description of any facility to be installed;

b. The facility's dimensions in feet;

- c. Site plan indicating where the facility will be located with electronic geodata; and
- d. Ability to demonstrate compliance with the Florida Building Code, for wind load requirements; and
- e. For new Communication Facility Poles, Wireless Support Structures, or any excavation work, a geotechnical report for the existing soil conditions, or a soil statement by a Florida licensed professional engineer, attesting to the soil conditions.
- (2) Plans and information, as required by this Article, on the ability of the public rights-of-way to accommodate the proposed Communications Facility;
- (3) If appropriate, given the Communications Facility, an estimate of the cost of restoration to the public rights-of-way;
- (4) The timetable for construction of the project or each phase thereof, and the areas of the Town which will be affected;
- (5) A full color photo-simulation showing the proposed new Communication Facility Poles and Wireless Support Structures installed in accordance with the application from the point of view of properties Adjacent to the proposed site;
- (6) A description of the type of Communication Facility and the manner in which the Communication Facility will be installed and/or modified (i.e. anticipated construction methods or techniques) to include:
 - (a) A description of Stealth Design to be utilized. Additionally, each application for a Permit to place a Communications Facility Pole in the Town's Public Rights-of-way shall include photographs showing the location and condition of the Surrounding Neighborhood, and a description of the Stealth Design techniques proposed to minimize the visual impact of the Communications Facility Pole or Wireless Support Structure and graphic depictions accurately representing the visual impact of the Communications Facility Pole or Wireless Support Structure when viewed from the street and from Adjacent properties.
 - (b) Alternatively, a signed and sealed statement from a Florida state licensed professional engineer that Stealth Design cannot be utilized on any particular Communication Facility and providing documentation demonstrating to the satisfaction of the Town Public Works Director that the proposed Communications Facility cannot employ Stealth Design and the proposed exterior location and configuration of equipment proposed are the minimum equipment necessary to achieve the needed function.
- (7) A temporary sidewalk closure plan, if appropriate given the Communication Facility proposed, to accommodate Placement or Maintenance of the Communication Facility.
- (8) A temporary traffic lane closure and management of traffic (MOT) plan, if appropriate given the Communication Facility proposed, to accommodate installation and/or modification of the Communication Facility.
- (9) Restoration plan given the Communication Facility proposed, and an estimate of the cost of restoration of the Town's Public Rights-of-way in the event the Communication Facility is Abandoned
- (10) A proposed timetable for Placement or Maintenance of the proposed Communication Facility or each phase of the Placement or Maintenance thereof, and the intended areas of the Town to be served by the Communication Facility.
- (11) Registrants shall not place or maintain signage on Communication Facilities in Town Public Rights-of-way, unless otherwise required by federal or State law; however, that Existing Structures that lawfully supported signage before being Repurposed may continue

- to support signage as otherwise permitted by law or Town Code, as same may be amended from time to time.
- (12) Communications Facilities not requiring FAA painting or marking shall have an exterior hard durable finish which enhances compatibility with adjacent uses, as approved by the Town Public Works Director.
- (13) A Communication Facility shall not have any type of lighted signal, lights, or illuminations unless required by an applicable federal, State, or local rule, regulation, the FAA or law; provided, however, the Town may require the installation of an LED street light on a new Communications Facility Pole or Wireless Support Structure or an Existing Structure functioning as a light pole.
- (14) Such additional information or studies requested by the Town that the Town finds reasonably necessary to review the permit application to ensure continued level of service delivery of its Rights-of-Way.
- (d) Public accessibility, safety, and sufficiency of spacing. The Town shall have the power afforded by Florida Law to regulate Facilities to ensure that they meet Town requirements for public accessibility, safety and sufficiency of spacing, to ensure compliance with State of Florida and local laws and ordinances. In determining whether to permit and reasonably limit, or impose conditions or prohibit a Communications Facility to be placed or located within the Town's Public Rights-of-way, the Town Public Works Director shall consider the following standards and minimum requirements in his review and consideration of a Permit application and imposition of reasonable Permit conditions:
- (1) Sufficiency of space to accommodate present and pending applications for use of the Town's Public Rights-of-way. The sufficiency of space to accommodate all of the present and pending applications to place Communications Facilities and pending or planned applications to Place and Maintain Facilities in that area of the Town's Public Rights-of-way; and
- (2) Sufficiency of space to accommodate the Town's need for projected public improvements. The sufficiency of space to accommodate Town plans for public improvements or projects adopted as part of its community investment capital improvements plan that the Town determines in the best interest of the public; and
- (3) The impact on traffic and traffic safety; and
- (4) Impact on Existing Facilities. The impact upon existing Facilities in the Town's Public Rights-of-way; and
- (5) Distance separation from edge of pavement. No new Communication Facility shall be constructed, operated or maintained in the Town's Public Rights-of-way in violation of the State of Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, (commonly known as the "Florida Green Book") and for the Minimum Width of Clear Zones. In accordance with the Florida Green Book, the Public Works Director shall have the authority to reduce the minimum offset where that offset cannot be reasonably obtained and other alternatives are deemed impractical; and
- (6) Distance separation from sidewalk. No newly installed Communication Facility shall be Placed or Maintained in the Town's Public Rights-of-way within one (1) foot of a sidewalk that is five (5) feet or less in width. Co-location on an Existing Structures is exempt from this requirement; and

- (7) Installation at outermost boundary of Town's Public Rights-of-way. Where a superior site design results from Placement of a Communication Facility at or near the outermost boundary of the Town's Public Right-of-way, the farthest distance practicable from the centerline thereof and edge of pavement is encouraged. To the extent that the location of the sidewalk within the Town's Public Right-of-way precludes achievement of a superior site design or otherwise precludes compliance with all other requirements of this Article, then the Town Public Works Director or Registrant may propose and the Registrant may include in the Permit application a proposed re-routing of the sidewalk at its own expense, in order to achieve such superior site design or otherwise meet other requirement of this Article.
- (e) Undergrounding of facility. A Registrant or other user shall endeavor, to the greatest extent possible, to place all Communications Facilities underground. The Town may require the use of trenchless technology (i.e., directional bore method) for the installation of Communications Facilities in the public rights-of-way as well as joint trenching or the collocation of Communications Facilities in existing conduit. The registrant or user shall be solely liable for the displacement, damage or destruction of any property, irrigation system or landscaping as a result of the placement or maintenance of its Communications Facility within the public rights-of-way. The appropriate Town official may issue such rules and regulations concerning the placement or maintenance of a Communication Facility in public rights-of-way as may be consistent with this article and other applicable Federal and State laws or regulations.
- (f) Notification of adjacent property owners. Prior to the commencement of any work by the applicant pertaining to the placement and maintenance of Communications within the public rights-of-way or other roads or property within the Town, the Town Manager or designee may require the applicant to issue notice of the work to property owners who adjoin such affected area (the "Notification Area"). The notification area may be expanded at the Town's discretion and notice shall be effected in a manner deemed appropriate by the Town Manager or designee.
- (g) Repair of damages. A person placing or maintaining Communication Facilities in the public rights-of-way or other roads or property within the Town shall, at its own expense, restore the public rights-of-way, or any other adjacent property that has been damaged by work on the project, to at least its original condition before such work was initiated, subject to the Town's satisfaction upon inspection. Restoration shall include, among other things, the removal of all markings placed by users on the right-of-way, unless they are required to remain pursuant to State law. A registrant or user shall warrant restoration of the public rights-of-way or other roads or property within the Town for a period of 12 months after completion of such restoration. If the registrant or user fails to make such restoration within 30 calendar days after completion of construction, or such other time as may be required by the Town, the Town may, after written notice to the registrant or user, perform such restoration using Town employees, agents or contractors, and charge all costs of the restoration against the registrant or user in accordance with Florida Law and require reimbursement within 30 days after the submission of the bill by the Town to the registrant or user.
- (h) Removal or relocation. Removal or relocation at the direction of the Town of a Person's Communication Facility in the public rights-of-way shall be governed by Florida Law
- (i) Property right not created. A permit from the Town constitutes authorization to undertake only certain activities in public rights-of-way in accordance with this Article, and does not create a property right or grant authority to impinge upon the rights of others who may have an interest in the public rights-of-way.

- (j) Underground safety act. In connection with excavation in the public rights-of-way, a registrant and user shall, where applicable, comply with the Underground Facility Damage Prevention and Safety Act set forth in Section 556 of Florida Statutes.
- (k) Maintenance. A registrant and user shall place or maintain a Communications Facility in public rights-of-way in compliance with all applicable standards as established by all local, State or Federal law and in conformance with Applicable Codes and the Town Code. A registrant and user shall use and exercise due caution, care and skill in performing work in the public rights-of-way and shall take all reasonable steps to safeguard work site areas.
- (l) Coordination or work. In the interest of the public's health, safety and welfare, upon request of the Town, a registrant or user shall coordinate placement or maintenance activities under a permit with any other work, construction, installation or repairs that may be occurring or scheduled to occur within a reasonable timeframe in the subject public rights-of-way or other roads or property within the Town. The Town may require a registrant or user to alter reasonably its placement or maintenance schedule for permitted work as necessary so as to minimize disruptions and disturbance in the public rights-of-way or other roads or property within the Town. The Town may provide a more definite time frame based on specific Town construction or maintenance schedules.
- (m) Existing facilities. A registrant or user shall not place or maintain its Communications Facilities so as to interfere, displace, damage or destroy any Communication Facilities, including, but not limited to, sewers, gas or water mains, storm drains, pipes, cables or conduits of the Town or any other person's facilities lawfully occupying the public rights-of-way or other roads or property within the Town. The Registrant or user shall report to the Town any damage to existing Facilities and notify the Facility owner.
- (n) Conditions of rights-of-way. The Town makes no warranties or representations regarding the fitness, suitability or availability of public rights-of-way for the facilities, and any performance of work or costs incurred by the registrant or user or provision of services shall be at registrant's or user's sole risk. Nothing in this article shall affect the Town's authority to add, vacate or abandon public rights-of-way and the Town makes no warranties or representations regarding the availability of any added, vacated or abandoned public rights-of-way for facilities.
- (o) Inspections. The Town shall have the right to make such visual inspections of Communications Facilities placed or maintained in public rights-of-way as it finds necessary to ensure compliance with this article. In the event the Town determines that a violation exists with respect to a registrant's or user's placement or maintenance of Communications Facilities in the public rights-of-way that is not considered to be an emergency or danger to the public health, safety or welfare, the Town will provide the registrant or user no less than three days' written notice setting forth the violation and requesting correction. During the inspection, Town staff, employees or contractors shall not attempt to open, tamper, manipulate any equipment attached. Nothing herein shall limit the authority of the Town Manager, building official or their designee from taking appropriate action to address an imminent and immediate health or safety hazard.
- (p) Emergency. In an emergency, as determined by the Town Manager, Building Official, Public Works Director, or their designee, where the installation, use or maintenance of any Communications Facility poses an imminent and immediate health or safety hazard to pedestrians or vehicles, the Town shall, where feasible, give telephonic notice to the owner of the Communications Facility of the nature of the emergency and afford the owner the opportunity to remove or otherwise relocate the Communication Facility. Where telephonic

notice is not feasible or where the owner fails to address the emergency hazard, the Town Manager, building official or their designee may summarily and temporarily remove or relocate such Communication Facility, but only to the extent necessary to avoid the health or safety hazard at issue. Immediately following removal or relocation of any Communication Facility under these emergency procedures, the Town shall provide the owner of the facility with written notice of the action by certified mail, return receipt requested. If the Town removes such facility, the owner of such Communication Facility shall have 30 days after receipt of such written notice by the Town to claim the Communication Facility, or the Town may dispose of such Communication Facility.

35-53. Review of Communication Facility Poles, Utility Poles, Small Wireless Facilities in the Rights-of-Way.

(a) Purpose and Scope.

1. The purpose of this section is to provide appropriate local regulations in the review, permitting, and issuance of wireless facilities pursuant to Section 337.401(7), Florida Statutes, entitled the “Advanced Wireless Infrastructure Deployment Act.” Notwithstanding any other provision to the contrary, the provisions identified herein and as referenced elsewhere in this Article, shall provide for the full scope of regulatory authority, as authorized by the Florida Statutes, in the regulation of, Small Wireless Facilities within the jurisdiction of the Town.
2. The approval of the installation, placement, maintenance, or operation of a wireless facility pursuant to this subsection does not authorize the provision of any voice, data, or video communications services or the installation, placement, maintenance, or operation of any communications facilities other than small wireless facilities in the right-of-way.
3. This subsection does not affect provisions relating to Pass-Through Providers in this Article and at Section 337.401(6) Florida Statutes.
4. This subsection does not authorize a person to collocate Small Wireless Facilities or Micro Wireless Facilities on an authority Utility Pole, place Small Wireless Facilities, or erect a wireless support structure in a location subject to covenants, conditions, restrictions, articles of incorporation, and bylaws of a homeowners’ association.
5. This subsection does not apply to the installation, placement, maintenance, or replacement or routine maintenance of Micro Wireless facilities or replacement of existing wireless facilities with wireless facilities that are substantially similar or of the same or smaller size.

(b) Electronic mail. All correspondence with the applicant, including but not limited to, plan review comments, requests for additional information, and permit/registration status, whether for submittal of registration or for building permit, shall be by electronic mail.

(c) Process, review and issuance of permits. The Town shall accept applications for permits and shall process and issue permits subject to the following requirements:

1. The Town may not directly or indirectly require an applicant to perform services unrelated to the collocation for which approval is sought, such as in-kind contributions to the authority, including reserving fiber, conduit, or pole space for the authority.
2. An applicant may not be required to provide more information to obtain a permit than is necessary to demonstrate the applicant’s compliance with applicable codes for the placement of Wireless Facilities in the locations identified the application.
3. The Town may not require the placement of wireless facilities on any specific utility pole or category of poles or require multiple antenna systems on a single utility pole.

4. The Town may not limit the placement of Wireless Facilities by minimum separation distances. However, within 14 days after the date of filing the application, an authority may request that the proposed location of a Wireless Facility be moved to another location in the right-of-way and placed on an alternative authority Utility Pole or support structure or may place a new Utility Pole. The authority and the applicant may negotiate the alternative location, including any objective design standards and reasonable spacing requirements for ground-based equipment, for 30 days after the date of the request. At the conclusion of the negotiation period, if the alternative location is accepted by the applicant, the applicant must notify the authority of such acceptance and the application shall be deemed granted for any new location for which there is agreement and all other locations in the application. If an agreement is not reached, the applicant must notify the authority of such nonagreement and the authority must grant or deny the original application within 90 days after the date the application was filed. A request for an alternative location, an acceptance of an alternative location, or a rejection of an alternative location must be in writing and provided by electronic mail.
5. The Town shall limit the height of a Wireless Facility to 10 feet above the utility pole or structure upon which the wireless facility is to be collocated. Unless waived by the Town, the height for a new utility pole is limited to the tallest existing utility pole as of July 1, 2017, located in the same right-of-way, other than a utility pole for which a waiver has previously been granted, measured from grade in place within 500 feet of the proposed location of the Wireless Facility. If there is no Utility Pole within 500 feet, the authority shall limit the height of the Utility Pole to 50 feet.
6. Except as provided in subparagraphs 4. and 5., the installation of a Utility Pole in the public rights-of-way designed to support a Wireless Facility shall be subject to the Town's rules or regulations governing the placement of utility poles in the public rights-of-way and shall be subject to the application review timeframes in this subsection.
7. Within 14 days after receiving an application, the Town must determine and notify the applicant by electronic mail as to whether the application is complete. If an application is deemed incomplete, the Town must specifically identify the missing information. An application is deemed complete if the authority fails to provide notification to the applicant within 14 days.
8. An application must be processed on a nondiscriminatory basis. A complete application is deemed approved if the Town fails to approve or deny the application within 60 days after receipt of the application. If the Town does not use the 30-day negotiation period provided in subparagraph 4., the parties may mutually agree to extend the 60-day application review period. The Town shall grant or deny the application at the end of the extended period. A permit issued pursuant to an approved application shall remain effective for one (1) year unless extended by the authority.
9. The Town must notify the applicant of approval or denial by electronic mail. The Town shall approve a complete application unless it does not meet the Town's Applicable Codes. If the application is denied, the Town shall specify in writing the basis for denial, including the specific code provisions on which the denial was based, and send the documentation to the applicant by electronic mail on the day the Town denies the application. The applicant may cure the deficiencies identified by the Town and resubmit the application within 30 days after notice of the denial is sent to the applicant. The Town shall approve or deny the

revised application within 30 days after receipt or the application is deemed approved. Any subsequent review shall be limited to the deficiencies cited in the denial.

10. An applicant seeking to collocate wireless facilities within the Town may, at the applicant's discretion, file a consolidated application and receive a single permit for the collocation of up to 30 Wireless Facilities. If the application includes multiple Wireless Facilities, the Town may separately address Wireless Facility collocations for which incomplete information has been received or which are denied.

11. The Town may deny a proposed collocation of a Wireless Facility in the public rights-of-way if the proposed collocation:

- a. Materially interferes with the safe operation of traffic control equipment.
- b. Materially interferes with sight lines or clear zones for transportation, pedestrians, or public safety purposes.
- c. Materially interferes with compliance with the Americans with Disabilities Act or similar federal or state standards regarding pedestrian access or movement.
- d. Materially fails to comply with the latest edition of the Florida Department of Transportation Utility Accommodation Manual.
- f. Fails to comply with applicable codes.

12. The Town may reserve space on Town utility poles for future public safety uses. However, a reservation of space may not preclude collocation of a Wireless Facility. If replacement of the Town utility pole is necessary to accommodate the collocation of the Wireless Facility and the future public safety use, the pole replacement is subject to make-ready provisions and the replaced pole shall accommodate the future public safety use.

13. A structure granted a permit and installed pursuant to this subsection shall comply with Chapter 333, Florida Statutes, and federal regulations pertaining to airport airspace protections.

(d) The Town shall not require approval or require fees or other charges for:

1. Routine maintenance;
2. Replacement of existing wireless facilities with Wireless Facilities that are substantially similar or of the same or smaller size; or
3. Installation, placement, maintenance, or replacement of Micro Wireless Facilities that are suspended on cables strung between existing utility poles in compliance with applicable codes by or for a communications services provider authorized to occupy the rights-of-way and who is remitting taxes under chapter 202.

Notwithstanding this paragraph, an authority may require a right-of-way permit for work that involves excavation, closure of a sidewalk, or closure of a vehicular lane.

(e) Collocation of Wireless Facilities on Utility Poles is subject to the following requirements:

1. The Town shall not enter into an exclusive arrangement with any person for the right to attach equipment to authority utility poles.
2. The rates and fees for collocations on authority utility poles must be nondiscriminatory, regardless of the services provided by the collocating person.
3. The rate to collocate wireless facilities on a Town utility pole shall be \$150 per pole annually.
4. Agreements between the Town and wireless providers that are in effect on July 1, 2017, and that relate to the collocation of wireless facilities in the right-of-way, including the collocation of Wireless Facilities on authority utility poles, remain in effect, subject to applicable termination provisions. The wireless provider may accept the rates, fees, and

- terms established under this subsection for Wireless Facilities and Utility Poles that are the subject of an application submitted after the rates, fees, and terms become effective.
5. A person owning or controlling an Authority Utility Pole shall offer rates, fees, and other terms that comply with this subsection. By the later of January 1, 2018, or 3 months after receiving a request to collocate its first Wireless Facility on a Utility Pole owned or controlled by an Authority, the person owning or controlling the authority Utility Pole shall make available, through ordinance or otherwise, rates, fees, and terms for the collocation of Wireless Facilities on the Authority Utility Pole which comply with this subsection.
- a. The rates, fees, and terms must be nondiscriminatory and competitively neutral and must comply with this subsection.
- b. For a Town Utility Pole that supports an aerial facility used to provide Communications Services or electric service, the parties shall comply with the process for make-ready work under 47 U.S.C. s. 224 and implementing regulations. The good faith estimate of the person owning or controlling the pole for any make-ready work necessary to enable the pole to support the requested Collocation must include pole replacement if necessary.
- c. For a Town Utility Pole that does not support an aerial facility used to provide communications services or electric service, the authority shall provide a good faith estimate for any make-ready work necessary to enable the pole to support the requested Collocation, including necessary pole replacement, within 60 days after receipt of a complete application. Make-ready work, including any pole replacement, must be completed within 60 days after written acceptance of the good faith estimate by the applicant. Alternatively, the Town may require the applicant seeking to Collocate a Wireless Facility to provide a make-ready estimate at the applicant's expense for the work necessary to support the Wireless Facility, including pole replacement, and perform the make-ready work. If pole replacement is required, the scope of the make-ready estimate is limited to the design, fabrication, and installation of a Utility Pole that is substantially similar in color and composition. The Town may not condition or restrict the manner in which the applicant obtains, develops, or provides the estimate or conducts the make-ready work subject to usual construction restoration standards for work in the right-of-way. The replaced or altered utility pole shall remain the property of the Authority.
- d. The Town shall not require more make-ready work than is required to meet applicable codes or industry standards. Fees for make-ready work may not include costs related to preexisting damage or prior noncompliance. Fees for make-ready work, including any pole replacement, may not exceed actual costs or the amount charged to Communications Services providers other than wireless services providers for similar work and may not include any consultant fee or expense.
- (f) A wireless provider shall, in relation to a wireless support structure in the public rights-of-way, comply with nondiscriminatory undergrounding requirements of the Town. Any such requirements may be waived by the Town Manager.
- (g) A wireless infrastructure provider may apply to the Town to place utility poles in the public rights-of-way to support the collocation of Wireless Facilities. The application must include an attestation that Wireless Facilities will be collocated on the Utility Pole or structure and will be used by a wireless services provider to provide service within 9 months after the date the application is approved. The Town shall accept and process the application in accordance with

section 35-51(c)6, and any applicable codes and other local codes governing the placement of Utility Poles in the public rights-of-way.

DIVISION 4 Enforcement and Appeals

35-54. - Enforcement remedies of Permit Obligations; Suspension and Revocation of Permits.

- (a) A violation of this article or any resolution adopted pursuant to this article may be enforced pursuant to Section 8-10 and by issuance of a uniform civil violation notice, citation, summons, or notice to appear in County Court, or by filing an action in civil court for injunctive relief. This Article is supplemental, and nothing contained herein shall prohibit the Town from enforcing this Article by any other lawful means.
- (b) Failure of the Town to enforce any requirements of this article shall not constitute a waiver of the Town's right to enforce the Article with respect to that violation or subsequent violations of the same type or to seek appropriate enforcement remedies.
- (c) The Town Manager or his designee is authorized to give any notice required by law.
- (d) The Town Public Works Director may order the suspension of placement and maintenance work under a permit and ultimately may revoke any Permit, without refunding any fees, in the event of a substantial breach of the terms and conditions of any applicable statute, ordinance, rule or regulation or any condition of the permit. The types of substantial breach by Permittee may include, but are not limited to:
- (1) The violation of any material provision of the Permit;
 - (2) An evasion or attempt to evade any material provision of the Permit or the perpetration or attempt to perpetrate any fraud or deceit upon the Town or its citizens;
 - (3) Any material misrepresentation of fact in the process of Permittee's request for a Permit or Registration;
 - (4) The failure to maintain the required performance bond or insurance;
 - (5) The failure to properly restore the Town's Public Rights-of-way;
 - (6) The failure to correct within the specified time an order issued by the Town Engineer;
 - (7) The failure to Register, Re-Register, or provide notice of any transfer in accordance with this Article;
 - (8) The failure to relocate or remove Facilities pursuant to this Article and Sections 337.402, 337.403 and 337.404, *Florida Statutes* (2016) as same may be amended from time to time.
 - (9) The failure to report to the Town and Facility owner any damages caused to their Facilities during the execution of the work.
- (e) If the Town Public Works Director determines that the Permittee has committed a substantial breach of a term or condition of the Permit, the Town Public Works Director shall make a written demand upon the Permittee to remedy such violation. The demand shall state that the continued violation(s) may be cause for revocation of the Permit. Further, a substantial breach as stated above will allow the Town Public Works Director, at his or her discretion, to place additional or revised conditions on the Permit.
- (f) Within thirty (30) calendar days of receiving notification of the breach, the Permittee shall contact the Town Public Works Director with a plan, acceptable to the Town Public Works Director, for its correction. The Town shall provide additional time as reasonably necessary for a Permittee to establish a plan acceptable to the Town Public Works Director taking into account the nature and scope of the alleged breach. The Permittee's failure to so contact the Town Public Works Director, or the Permittee's failure to submit an acceptable plan, or the

Permittee's failure to reasonably implement the approved plan, shall be cause for revocation of the Permit. Further, the Permittee's failure to contact the Town Public Works Director, or the Permittee's failure to submit an acceptable plan, or Permittee's failure to implement the approved plan, shall be cause for the Permittee to be placed on probation for one full year.

- (g) The Town Public Works Director may establish a list of conditions for any Permit which, if breached, will be cause for the Permittee to be placed on probation for one full year, such as, but not limited to, working out of the allotted time period or working on a Town Public Right-of-way significantly outside the scope of the Permit. These conditions shall be stated on the Permit.
- (h) If a Permittee, while on probation, commits a breach as outlined above, the Permittee's Permit may be revoked, and the Permittee may not be allowed to obtain further Permits for one full year, except for emergency repairs and service requirements as mandated by State or federal regulations.
- (i) If a Permit is revoked, the Permittee shall reimburse the Town for the Town's reasonable costs, including restoration costs and the cost of collection and reasonable attorneys' fees incurred in connection with such revocation.
- (j) The Town Public Works Director may cause an immediate stop work order where the Permittee's construction poses a serious threat to the health, safety or welfare of the public until such time as such serious threat has been abated.

35-55 - Appeals.

- (a) Final written decisions of the Town Manager or designee suspending or denying a permit, denying an application for a registration or denying an application for renewal of a registration are subject to appeal. An appeal must be filed with the Town Manager within 30 days of the date of the final written decision to be appealed. Any appeal not timely filed as set forth in this section shall be waived. The Town Council shall hear the appeal. The hearing shall occur within 30 days of the receipt of the appeal, unless waived by the registrant or user, and a written decision shall be rendered within 30 days of the hearing.
- (b) The Town Council shall conduct a de novo hearing on the record and shall determine if:
 - (1) There was a departure from the essential requirements of the law in the proceedings appealed; or
 - (2) Competent, substantial evidence does not exist to support the decision.
- (c) If the Town Council determines that there was not a departure from the essential requirements of the law or that competent substantial evidence exists to support the decision of the Town Manager, then the decision of the Town Manager shall be upheld, otherwise it shall be overturned.
- (d) Appeal from a final decision by the Town Council shall be to the Circuit Court by filing a petition for writ of certiorari within thirty (30) days of the decision, pursuant to court rules. Any such appeal is voluntary, and in the absence of taking such appeal, the decision of the Town Council shall be deemed to be final. If an appeal is taken, however, the decision of the Town Council is no longer deemed to be final but instead is tolled pending the appeal
- (e) Nothing in this section shall affect or limit the remedies the Town or Registrant has available under applicable law.

35-56. - Reports and records.

- (a) A registrant shall provide the following documents to the Town as received or filed:

- (1) Any pleadings, petitions, notices and documents which may directly impact the obligations under this article and which are reasonably necessary for the Town to protect its interests under this article; and
- (2) Any request for protection under bankruptcy laws, or any judgment related to a declaration of bankruptcy.
- (b) Nothing in this subsection shall affect the remedies a registrant has available under applicable law.
- (c) The Town shall keep any documentation, books and records of the registrant confidential to the extent required by Florida Statutes.

DIVISION 5 Abandonment of a Communication Facility and Reservation of Rights

35-57. - Abandonment of a Communications Facility.

- (a) Upon determination by a registrant that one or more of its Communications Facilities in a Town Public Right-of-way is to be Abandoned, the Registrant shall notify the Town no later than 90 days from such determination, or no later than 30 days following such Abandonment, whichever is sooner.
- (b) The Town may direct the registrant by written notice to remove all or any portion of such Abandoned Communications Facility at the registrant's sole expense if the Town determines that the Abandoned Communications Facility's presence interferes with the public health, safety or welfare, which shall include, but shall not be limited to, a determination that such Communications Facility:
 - (1) Compromises safety at any time for any public rights-of-way user or during construction or maintenance in public rights-of-way;
 - (2) Prevents another person from locating facilities in the area of public rights-of-way where the Abandoned Communications Facility is located when other alternative locations are not reasonably available; or
 - (3) Creates a maintenance condition that is disruptive to the use of any public rights-of-way.In the event of Subsection (b)(2) of this section, the Town may require the third person to coordinate with the registrant that owns the existing Communications Facility for joint removal and placement, where agreed to by the registrant.
- (c) In the event that the Town does not direct the removal of the Abandoned Communications Facility, the registrant, by its notice of Abandonment to the Town, shall be deemed to consent to the alteration or removal of all or any portion of the Communications Facility by the Town or another person at such third party's cost.
- (d) If the registrant fails to remove all or any portion of an Abandoned Communications Facility as directed by the Town within a reasonable time period as may be required by the Town under the circumstances, the Town may perform such removal and charge the cost of the removal against the registrant.
- (e) In the event the Abandoned Facility is subject to a pole attachment agreement, then the obligation to remove the Abandoned Communication Facility shall be in compliance with the federal Pole Attachment Act (47 USC Section 224), as same may be amended from time to time.

35-58. - Reservation of rights.

- (a) The Town reserves the right to amend this Article as it shall find necessary in the lawful exercise of its police powers.
- (b) This article shall be applicable to all Communication Facilities placed in the public rights-of-way on or after the effective date of the ordinance from which this article is derived and shall apply to all existing Communication Facilities placed in the public rights-of-way prior to the effective date of the ordinance from which this article is derived, to the full extent permitted by State and Federal law.

Sec. 35-59. No liability or warranty.

Nothing contained in this Article shall be construed to make or hold the Town responsible or liable for any damage to persons or any property whatsoever, from any cause whatsoever, arising from the use, operation or condition of the Registrant's Communications Facilities by reason of any inspection or re-inspection authorized herein or failure to inspect or re-inspect. Nor shall the issuance of any Permit or the approval or disapproval of any Placement or Maintenance of the Registrant's Communications Facilities as authorized herein constitute any representation, guarantee or warranty of any kind by, or create any liability upon the Town or any official, agent or employee thereof. Additionally, the Town shall not be responsible for any relocation costs incurred by any Registrant due to the Town's or any other Person's work in the Town's Public Rights-of-way.

DIVISION 6 – Fees and Taxes

Sec. 35-60. Communications Services Tax In Lieu of Permit Fee.

A Registrant that places or maintains Communications Facilities in the Town's Public Rights-of-way and that pays Communications Services Taxes shall not be required to pay a permit fee since the Town has elected to collect the Communications Services Tax pursuant to Ch. 202, *Florida Statutes* as same may be amended from time to time. Pass-Through Providers shall pay a fee pursuant to Section 337.401 (5), *Florida Statutes* as same may be amended from time to time and Town Code Section 35-63.

Sec. 35-61 Other Fees.

- (a) Pass-Through Providers shall pay to the Town on an annual basis an amount equal to Five Hundred Dollars (\$500.00) per linear mile or portion thereof of Communications Facilities placed and/or maintained in the Town's Public Rights-of-way.
 - (1) The amounts charged shall be based on the linear miles of Town Rights-of-way where Communications Facilities are placed, not based on a summation of the lengths of individual cables, conduits, strands or fibers.
 - (2) Any annual amount charged shall be reduced for a prorated portion of any 12-month period during which the Pass-Through Provider remits taxes imposed by the Town pursuant to Chapter 202, *Florida Statutes* (2016) as same may be amended from time to time.
 - (3) Annual payments shall be due and payable on April 1 of each year. Fees not paid within ten (10) days after the due date shall bear interest at the rate of one (1) percent per month from the date due until paid. The acceptance of any payment required hereunder by the Town shall not be construed as an acknowledgement that the amount paid is the correct amount due, nor shall such acceptance of payment be construed as a release of any claim which the Town may have for additional sums due and payable. All fee payments shall be

subject to audit by the Town, and assessment or refund if any payment is found to be in error. If such audit results in an assessment by and an additional payment to the Town, such additional payment shall be subject to interest at the rate of one (1) percent per month until the date payment is made.

(4) If the payments required by this Section are not made within ninety (90) days after the due date, the Town Engineer may withhold the issuance of any Permits to the Registrant until the amount past due is paid in full

(b) A Registrant that provides communications services as defined in F.S. § 202.012(3), within the Town, shall pay to the Town the fees permitted by Florida Law of \$150 per pole facility and wireless facility owned by the Town.