

# City of Coconut Creek, Florida

## Telecommunications Site Review Tower Replacement Application

**CityScape**

CONSULTANTS, INC.

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August 12, 2016

Mr. Scott Stoudenmire  
City of Coconut Creek  
Deputy Director of Sustainable Development  
4800 West Copans Road  
Coconut Creek, FL 33063

**RE: T-Mobile – Community Center South (SFL568-4\_653)  
Coconut Creek -**

Dear Mr. Stoudenmire,

At your request, on behalf of the City of Coconut Creek (“City”), CityScape Consultants, Inc. (“CityScape”) in its capacity as telecommunications consultant for the City, has considered the merits of the above referenced application submitted by T-Mobile USA (“Applicant”) to replace the existing concrete monopole tower with a new *concealed* tower. The current (and proposed) structure is owned by the City and is located at 1100 Lyons Road, Coconut Creek, *see Figure 1*.

### Support Structure & Equipment

The purpose of the proposal is to allow the Applicant to replace the existing one hundred two (102) foot monopole support structure with a new one hundred twenty (120) foot concealed structure. The new structure will also have a ten (10) foot, top-mounted pole, exclusively for City, *see Appendix, Exhibit A*.

There is no proposed change to the ground compound outside the fenced area. All new equipment will be within the existing fenced area, *see Appendix, Exhibit B*.

Under the Middle Class Tax Relief and Job Creation Act of 2012 (“The Act”) any personal wireless facility collocation, modification or upgrade may qualify for streamlined processing. Furthermore, under Section 6409(a) it can qualify for administrative approval if the request meets six criteria, most notably (1) it does not increase the structure height by 10%

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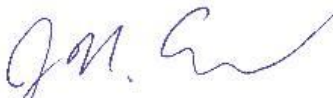
or 20 feet, whichever is greater, (2) it does not increase the structure width by 20 feet and (3) it does not require any excavation outside the existing ground compound. Section 6409(a) further states that if an application meets the criteria, the application should be approved and not denied. Because the applicant is proposing an increase in height by 18 feet, this application complies with the Act and should be approved. The additional 10-foot pole is exclusively for City use and not part of the Applicant's usable infrastructure.

The submitted application conforms to the requirements of City codes and State of Florida wind codes and structural integrity. Therefore, it is CityScape's recommendation that the City approve the application with the following conditions:

1. Prior to or at time of permitting, Applicant shall provide a statement(s) of compliance with all Federal Communications Commission (FCC) guidelines regarding Radio Frequency (RF) energy and exposure limits and RF interference with other radio services; and,
2. Prior to or at time of permitting, Applicant shall provide a structural analysis, sealed by a Florida Engineer, that the proposed design will comply with ANSI/TIA-222-G standards, and signed and sealed construction design plans that reflect the tower has the capacity for the applicant's equipment and for two (2) future wireless provider's equipment; and,
3. Except for City equipment to be mounted to the top pole, all antennas and associated equipment are to be entirely concealed within the outer shell of the structure.

I certify that to the best of my knowledge all of the information included herein is accurate at the time of this report. CityScape is only employed by local governments and has unbiased opinions. All recommendations are based on technical merits without prejudice, according to prevailing laws and codes.

Respectfully submitted,



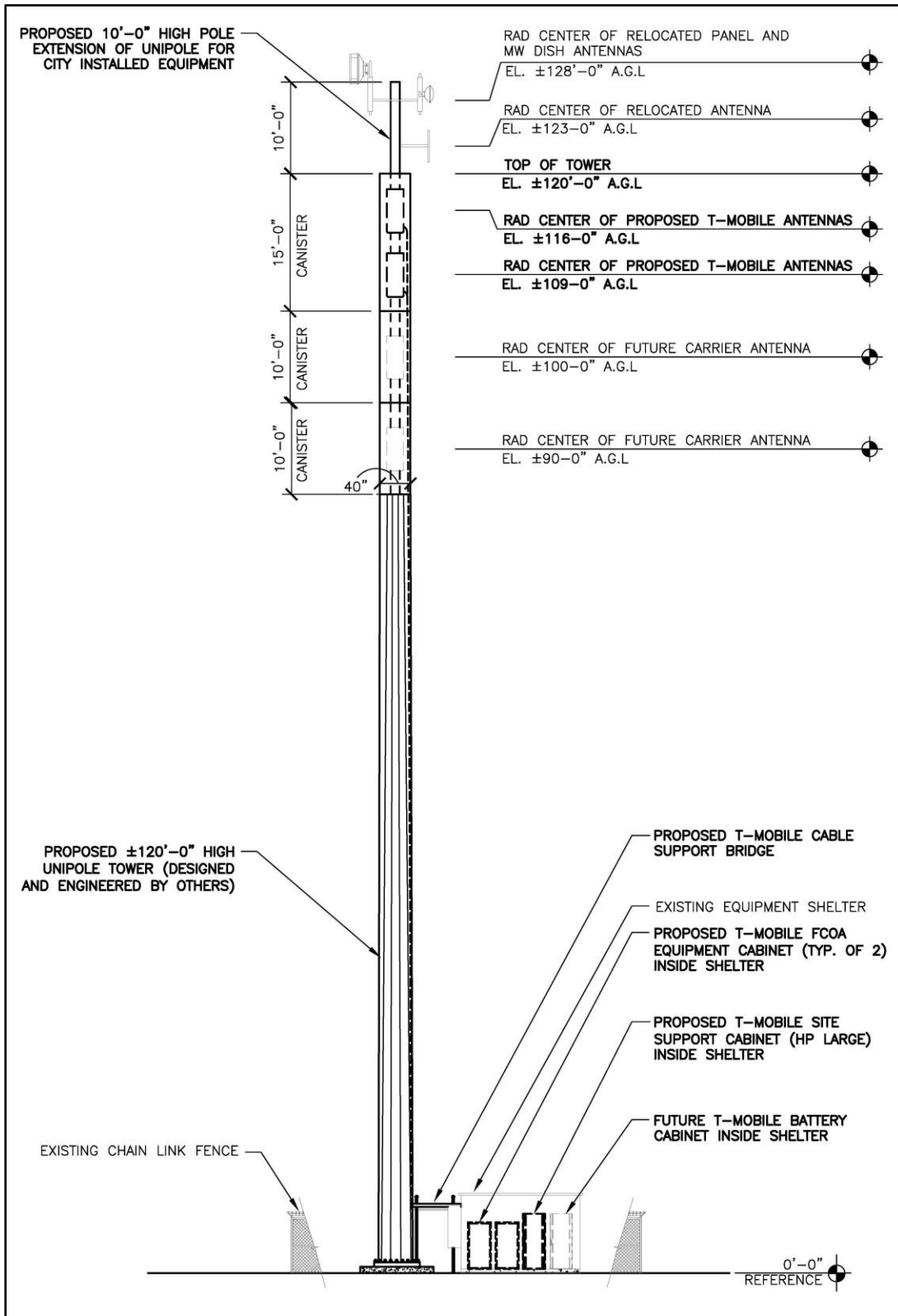
Jonathan N. Edwards, P.E.  
CityScape Consultants, Inc.

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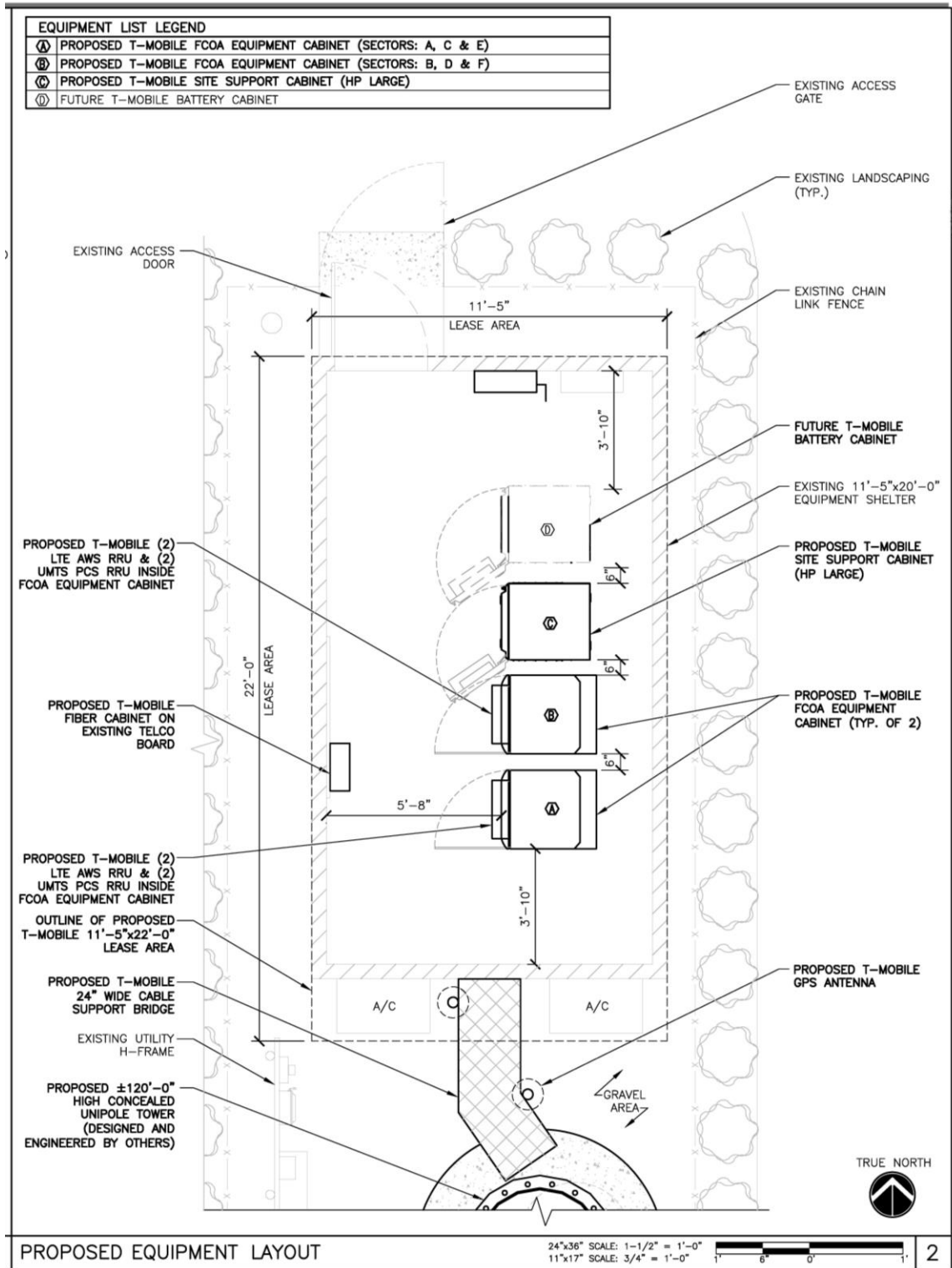


## Appendix

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**Exhibit A - Existing Support Structure**



**Exhibit B - Existing Support Structure**