



**TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
FEBRUARY 1, 2016**

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Chair Judith Thomas at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Michele Dubois	Excused
Anne Lynch, Alternate	Present

Also in attendance were Thomas J. Baird, Town Attorney; Nadia DiTommaso, Community Development Director; Scott Schultz, Town Planner, and Kimberly Rowley, Board Secretary.

APPROVAL OF AGENDA

Chair Thomas requested a motion for the approval of the Agenda as submitted. Board Member Lynch made the motion for approval, and it was seconded by Vice-Chair Schneider. The vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Anne Lynch	X	

The Motion carried 3-0, and the Agenda was approved as amended.

APPROVAL OF MINUTES

Chair Thomas requested a motion for approval of the January 4, 2016, Planning & Zoning Board Meeting Minutes as submitted. Board Member Lynch made a motion for approval, and it was seconded by Vice-Chair Schneider. The vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Anne Lynch	X	

The Motion carried 3-0, and the Minutes of the January 4, 2016, Planning & Zoning Board Meeting were approved as submitted.

PUBLIC COMMENTS

Chair Thomas reviewed the Public Comments procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

A) A SPECIAL EXCEPTION APPLICATION FOR THE SPECIAL EXCEPTION USE OF A LAUNDROMAT TO BE LOCATED AT 1440 10TH STREET IN THE C-2 BUSINESS DISTRICT. *APPLICANT: HAROON SULAIMAN*

STAFF PRESENTATION

The Town Planner, Scott Schultz, addressed the Board and explained this is a Special Exception Use Application for a laundromat at 1440 10th Street, which is owned by WOJO Corporation. The site is located in the C-2 Business District and the FLUM Land Use Category is commercial. Mr. Schultz stated the building at the site is 4,054 square feet and is currently utilized as a restaurant. The Applicant is requesting to open a laundromat at the site and will renovate the interior by removing all restaurant related equipment and build out the interior space as indicated in Figure 7 of the Staff Report. Exterior site improvements will consist of painting, pressure cleaning, landscaping, removal of non-conforming signage and screening of any rooftop mechanical equipment which may be visible from any right-of-way.

Mr. Schultz stated in regard to the six (6) Criteria required for the granting of a Special Exception, Staff finds the following:

Criteria 1: The proposed Special Exception Use is consistent with the Comprehensive Plan since it will facilitate economic development and will provide renovations and associated site improvements to an existing developed site. *FINDING: CRITERIA MET*

Criteria 2: Staff finds that this Application for a Special Exception Use is consistent with Land Development and Zoning Regulations of Criteria 2, with the implementation of the following requirements pursuant to the Site Plan SP1:

1. The Applicant will restripe the front and rear parking lots and drive aisles;

2. Remove the non-conforming pole and roof signs;
3. Add foundation plantings;
4. Screen any rooftop mechanical equipment visible from any street or adjoining property

FINDING: CRITERIA MET

Criteria 3: Staff finds that the proposed Special Exception Use is compatible with the character and use of the surrounding properties. *FINDING: CRITERIA MET*

Criteria 4: The proposed Special Exception Use will not create a concentration or proliferation of the same or similar type of Special Exception Use that is detrimental to the development or redevelopment of the area where it is being proposed, since there is only one existing laundromat located along 10th Street, approximately 700' south of the proposed Special Exception Use. *FINDING: CRITERIA MET*

Criteria 5: Staff finds that the proposed Special Exception Use will not have a detrimental impact on surrounding properties based on the number of persons using, residing or working on the property; the degree of noise, odor or visual nuisance; or the effect on the amount and flow of traffic generated by the use.

- The Applicant will screen all rooftop mechanical equipment visible from the street or adjoining property per site plan SP-1.

FINDING: CRITERIA MET

Criteria 6:

- (a) The proposed Special Exception Use will not reduce light or air to adjacent properties;
 - (b) Affect property values in the surrounding area;
 - (c) Be a deterrent to the improvement, development or redevelopment of surrounding properties;
- or
- (d) Have an impact on natural systems or public facilities

FINDING: CRITERIA MET

STAFF RECOMMENDATION

Mr. Schultz concluded that Staff finds that the Application for a Special Exception Use meets each of the six Criteria required for the granting of a Special Exception Use and recommends approval with the following Condition:

1. *The Applicant must redevelop the site in accordance with the Site Plan SP-1 submitted on 1/19/16 by Mr. Sulaiman.*

Mr. Schultz stated that the Applicant is present.

BOARD DISCUSSION

Mr. Haroon Sulaiman approached the Board and responded to the questions/comments, as follows:

Vice-Chair Schneider questioned the type of signage to which Mr. Sulaiman responded for now there will be signage on the building and possibly a monument sign in the future. Vice-Chair Schneider suggested that a bench, bike rack and trash receptacle be placed in front of the laundromat for those people arriving by means other than by automobile.

Board Member Lynch questioned the number of employees to which Mr. Sulaiman responded that initially there will be two (2) employees, and eventually between three (3) to seven (7) employees.

Chair Thomas asked Mr. Sulaiman how many other facilities he has in the area, to which he replied he has 10 laundromats between Broward and Palm Beach Counties. Chair Thomas asked how long the renovations of the building will take, to which he responded 90 days, depending on the permitting process. Chair Thomas asked if the size of the proposed laundromat is comparable to his other facilities, to which he responded that this is actually slightly smaller, and will accommodate 40+ machines. Chair Thomas asked if the proposed parking will meet the needs of patrons, to which he responded yes. There was brief discussion regarding carts and cart storage. Mr. Sulaiman stated there will be both coin and card operated machines in the laundromat.

PLANNING & ZONING BOARD RECOMMENDATION

Upon conclusion of the discussion, Chair Thomas asked for a motion from the Board. Vice-Chair Schneider made a motion for approval with Staff’s recommended Condition, as well as the Condition that the Applicant will work with Staff for the placement of benches, a bike rack and a trash receptacle in front of the laundromat, if space allows. The motion was seconded by Board Member Lynch, and the vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Anne Lynch	X	

The vote was 3-0, and the Special Exception Use was unanimously approved with the Conditions.

B) A SITE PLAN APPLICATION FOR A PROPOSED 125-FOOT STEALTH “YARD ARM” TELECOMMUNICATIONS TOWER AT THE LAKE PARK HARBOR MARINA. (CONTINUED FROM THE JANUARY 4, 2016, PLANNING & ZONING BOARD MEETING) APPLICANT: RG TOWERS, LLC.

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, addressed the Board and explained this item has been continued from the January 4, 2016, Planning & Zoning Board Meeting, during which both Staff and the Applicant provided detailed presentations to the Board. The item was continued on a vote of 4-0, with the following information being requested by the Applicant:

- (1) Additional view sheds of the proposed tower looking from the surrounding residential structures, with a distance measurement in feet and the actual heights of the surrounding buildings, with before and after images included. Namely, the 301 Lake Shore Drive building; 220 Lake Shore Drive building; and 302 Lake Shore Drive building. *The Applicant responded and provided ground floor before and after images. There is concern with the image looking from the 301 Lake Shore Drive building, as the angle of the picture places the tower directly behind a tree and does not adequately capture the majority view shed from the building. The Applicant has been notified of the concern and is prepared to respond this evening.*
- (2) Collocation efforts. Documented outreach efforts and analysis for all the towers located within the 1-1.5 mile range from the proposed location, as well as all surrounding residential structures, and the reason as to why a collocation is not feasible. *The Applicant's Engineer submitted a revised Competitive Analysis and is present this evening to elaborate on the analysis, all of which explains that there is not a suitable existing tower within the 1-1.5+ mile range that would accommodate a collocation. Additional explanations identifying why collocation on the neighboring residential structures has not been provided in writing, other than the previous 401 Lake Shore Drive building Association, however, the Applicant is prepared to explain additional outreach efforts to the Board this evening.*
- (3) Written responses to the Conditions of Approval and justifications as to why the Applicant is unwilling and unable to meet those Conditions proposed by Staff. *The Applicant provided written responses to the Conditions of Approval. The Condition related to the additional landscaping has been eliminated since the Applicant revised the plans to include Gumbo Limbo trees per the Board's request. The Applicant has also provided a proposed Phase 2 location for future collocators, as requested, which would require approval in the future. While the Applicant agrees to certain Conditions of Approval, the Applicant does not agree to Condition No. 2: Additional insurance limits per the Town's insurance carrier's recommendation; Condition No 3: Incorporation of decorative fence details even if these decorative features are included along the top of the fence (with the understanding that the landscaping will screen the area), and Condition No 4: Incorporating the required screening component of the equipment area within the approved leased area. Condition No. 7 was also added pursuant to the Marina Director's comments, if in fact the tower receives a recommendation of approval. Ms. DiTommaso stated Staff is requesting the Board to strongly consider all of the proposed Conditions of Approval if a recommendation of approval is rendered.*

- (4) Written statement that the Applicant would be willing to take down the flags at night; or compensate the Town for the needed manpower for doing so; if in fact flags are incorporated and the flags require lighting. *The Applicant agrees to either scenario depending on the desire of the P&Z Board and the Town Commission. A final Condition will be written once a decision is made.*

Ms. DiTommaso stated the Marina Director is present to explain his design recommendations. Johnathan Luscomb, Marina Director, addressed the Board and stated that upon their review of the design rendering of the proposed antenna, they considered what might be more fitting and complementary for the Marina and which could also be seen from the Waterway. Mr. Luscomb stated they are hoping for something that is more to scale and looks more like a ship's mast, rather than an out of proportion nautical themed antenna. Example photos were shown to the Board of several flagpole options in various locations, including the New York Yacht Club. (photos attached)

STAFF RECOMMENDATION

Ms. DiTommaso stated Staff's recommendation is similar to previous recommendation - according to Town Code Section 74-64(d), any denial of a tower application must be supported by substantial evidence and a written record of this evidence. This report lists the application requirements and certain review criteria that are relevant to the Town's Telecommunications Code and that have been met by the Applicant, however, it also discusses some additional site plan review criteria that are common in other municipal codes and that can be considered for discussion by the Board, particularly the compatibility, which at this point is a gray area given the stealth design which is favored in the Code and the opportunity to include flags. There have been very recent internal discussions regarding the placement of the tower where the existing 60' flag pole is located, however, Staff reviewed this Application pursuant to the location provided for in the Lease Option Agreement.

Ms. DiTommaso stated that while Staff is unable to render a recommendation of approval or denial at this time, should a recommendation of approval be given by the Board, Staff does recommend certain Conditions of Approval similar to the previous P&Z Meeting, and as discussed earlier this evening. If the Applicant is unwilling to accept these Conditions, Staff would recommend denial.

APPLICANT PRESENTATION

Mr. Josh Long, Land Use Planner for Gunster Law Firm, addressed and thanked the P&Z Board. He informed the Board that Scott Richards and Holley Valdez of RG Towers, and Patrick Keane, T-Mobile Radio Frequency Engineer, are also in attendance this evening. Mr. Long stated they are once again present to request site plan approval for a 125' stealth tower at the Lake Park Marina. Mr. Long stated that since an in-depth presentation was provided at the last P&Z Meeting, that he will skip over some of the presentation. He explained the Application complies with the Comprehensive Plan and the Zoning Regulations of the Town and they are here to discuss site plan related issues since there is an approved Lease with the Town which deals with the exact location

of the tower. (Mr. Long provided a Power Point presentation which is attached and made a part of these minutes.) Mr. Long stated the landscape plan has been amended to include coco plums, taller gumbo limbos and silver buttonwoods. Mr. Long mentioned that compatibility was a previous concern of the Board, and that each area is looked at uniquely for compatibility. He stated the Marina is unique in that there are dozens of sailboats at the docks with various very tall mast heights, and so clearly there is compatibility with this area with the tower height. Mr. Long stated the site plan was amended to show the location for Phase 2. Mr. Long stated they don't feel the need to comply with the request by the Town for decorative material on top of the fence because the gumbo limbo trees will easily grow to 8' and hide the decorative material.

Mr. Long discussed visual analysis of the site which was requested by the Board at the previous meeting. He stated they walked the site and conducted additional visual analysis from several properties and included a map giving the exact distances between buildings and the mast, and showed visuals of various locations to the Board. He pointed out that there are several mature palm trees in the area.

Mr. Long stated that additional information was requested regarding needs analysis at the previous meeting and showed a PDF providing specific engineering data requirements that go into determining why the location is needed and has been needed for quite some time. Mr. Long's presentation showed visuals of other existing towers in the areas, as well as a visual of the proposed Lake Park Marina cell tower and the distances to adjacent residential structures. Mr. Long explained that when the Code doesn't have specific regulations to go by, then they look to planning principals and the establishment of development patterns in the Town. In looking at development patterns in the Town and other towers which have been approved by the Town, he pointed out that the tower located outside of Town Hall is located within 210' and 264' of residential structures, which exceeds the average of what they are currently proposing. Mr. Long stated that the Town recently reentered into a new a 30-year lease with this tower and they are basing their application on this for similarity and compatibility.

Mr. Long addressed the Code requirement that they reach out in an attempt to collocate. He stated that prior to 2008 they had a lease with the 501 Lake Shore Drive building, and T-Mobile tried to pursue an Application with them but it failed due to several issues and concerns from Staff. It was at the time when they were trying to get the Application approved, that the Town suggested they look at the Lake Park Marina as a potential location for the tower, which stated the process. During that process, they looked again to the 401 Lake Shore Drive building and were turned down. Mr. Long stated they have diligently attempted to look at other locations within a very specific area and then moved forward with the Town and obtained a Lease Agreement at the Marina.

Mr. Long reviewed their responses to Staff Conditions, as follows:

1. *Provide all Plans as presented.* Acknowledged
2. *Insurance Liability Limits.* Insurance will be provided according to Section 11 of the Lease approved by the Town Commission. RG Towers is present to go into the details of the insurance.
3. *Provide a Rendering identifying future ground space needs.* Phase 2 is now shown.
4. *Landscaping.* Landscaping has been revised.

5. *Modification of fence detail.* Requesting the decorative features not to be included.
6. *Maintenance of irrigation meters.* They are moving forward with the Exhibit to the Lease, which clearly showed the location of the landscaping outside of the lease area which is what the Town approved. Irrigation plans have been provided for hooking up to the Town's irrigation system or connecting to Seacoast.
7. *Letter of Credit.* A Bond of 110% will be provided.
8. *A Photometric Plan will be provided, if flags are chosen.* Acknowledged.
9. *Cost Recovery.* The Applicant will comply with the Town's Cost Recovery Regulations as outlined in the Town Code.

Mr. Long briefly mentioned the potential revenue stream for the Town and the ability to locate additional carriers in the future at this facility. Mr. Long requested approval of the Site Plan Application which will allow them to move forward to the Town Council. Vice-Chair Schneider questioned Mr. Long as to what were the problems getting an approval for a lease with 501 Lake Shore Drive in 2008, specifically with Staff. Mr. Long stated to his knowledge there were difficulties/issues with both Staff and the 501 Lake Shore building at that time and therefore the issue fell apart. Mr. Long stated the Staff person referred to at that time was Maria Davis.

Patrick Keane, T-Mobile Radio Frequency Engineer, addressed the Board and stated he will be discussing network planning and engineering for the proposed tower location. He stated that he works with a team of engineers who do this type of planning from Indian River County down to Key West and all of South Florida area, including the west coast of Florida. T-Mobile currently has over a thousand facilities that broadcast cell phone signals and they are actively pursuing dozens more, so this is an on-going development as the needs arise. Mr. Keane showed a Power Point presentation (attached to these Minutes) and discussed the need for coverage in the area. He provided and explained visuals of propagation plots, network density and site spacing, drive test data; E911 call data; customer complaints; ineffective call attempts; percentage of calls made in poor signal areas; dropped call data; morphologies of Lake Park and surrounding areas and the currently network layout.

Mr. Keane stated the appropriate distance between towers is 1.25 -1.50 miles for this part of the network and placing a tower at the Lake Park Marina is ideal site spacing and would greatly impact the performance of the network and benefit the surrounding neighborhoods. Mr. Keane stated the placement of a tower in Lake Park would solve the network problems that are currently being experienced in this area.

PUBLIC COMMENTS

Crag Korbal – 301 Lake Shore Drive resident

In opposition to the Tower. Provided photo of view from balcony; tower is a nuisance; equipment on ground is totally visible; square footage of additional ground area required; industrial equipment in a residential area and the screening is not appropriate for residents looking from above; 8' fence will be ineffective; the tower will be directly in line with the windows of the residents

Curtis Lyman & Lanae Barnes – 301 Lake Shore Drive residents

In opposition of tower. Asked the Board to deny the Application because it is a violation of Town Code Section 10-33 – the tower will be a nuisance; the tower will be unlawful; depreciate property value; health concerns; danger during an electrical storm; will interfere with the quality of life of the residents in the Marina.

Joanne Robins - 301 Lake Shore Drive resident

In opposition to tower. Singer Island will not allow the tower; property values will be diminished; other options for revenue source should be explored; the tower will affect the quality of life and infrastructure; the cell tower will prevent the success of future community development; cell tower radiation concern; the tower defies the Interlocal Agreement with Palm Beach County; requested the Town table the decision until the Town can draft a comprehensive wireless facility Ordinance with regulations including public right-of-way and a decommission plan.

Joseph Wexler – 1601 Flagler Boulevard

In favor of tower. The Town very much needs the revenue source; one additional mast will not make a difference and will not stop the development of the area. The tower would not be a hazard and will not block traffic.

Richard Harvey – 301 Lake Shore Drive resident

In opposition to the tower. Concerned about the radiation/microwaves outside the windows of the building.

Margaret Robb – 301 Lake Shore Drive resident

In opposition to the tower. Cell towers will probably be eliminated within 5 years which is a factor which should be kept in mind.

Dianne Bernhardt – 301 Lake Shore Drive resident

In opposition to the tower. Marina development to encourage public use – the tower is contradictory to the Interlocal Agreement; current cell phone coverage is adequate; the tower will decline property values; the tower will be abandoned in a few years; property values and taxes will be down; urged the P&Z Board to vote against.

Diane Anderson – 301 Lake Shore Drive resident

In opposition of tower. Tower should not be placed on prime waterfront property; the landscaping will be affected by poor drainage; the tower will not be screened and will be an obstruction.

Jim Lloyd – 220 Lake Shore Drive resident

In opposition of tower. Former Chair of Marina Advisory Board; the tower is large, obtrusive and should not be a part of the Marina; asked the Board to make the right decision and not base the decision on revenue.

Susan Lloyd – 220 Lake Shore Drive resident

In opposition of the tower. Understands the need for a tower but it should be located in an industrial area; should not be approved because of the need for revenue; improper land use; the tower will cause a real estate value drop.

Michael DeSouza – 301 Lake Shore Drive resident

In opposition of the tower; No one in his condo is in favor of the tower; asked the Board to vote against the tower.

Renee Ronnie – 301 Lake Shore Drive resident

In opposition of the tower; the tower is a personal safety hazard; the tower will cause electrical/lightning dangers; inappropriate location at the Marina; increased hazard to boaters.

Michael S. Tomas – 301 Lake Shore Drive resident

In opposition of the tower; Has a 100-signature petition asking to vote no; referenced Survey by National Institute for Science, Law and Public Policy indicating that nearby cell towers affect property desirability; Economics 101: the tower will affect the property values; will affect future development by investors.

Bob Shelton – 501 Lake Shore Drive resident

In opposition of the tower; Stated he is the Board President for 501 Lake Shore Drive and that the Planning Board disapproved the cell tower at 501 Lake Shore Drive, not the building residents. Chair Thomas clarified that the Planning & Zoning Board did not hear the matter of a cell tower at 501 Lake Shore Drive.

Bob Socolosky – 301 Lake Shore Drive resident

In opposition of the tower; Please seek an additional location and don't destroy the jewel of Lake Park.

Susan Ray – 301 Lake Shore Drive resident

In opposition of the tower; the proposed tower is not within a safe distance of the buildings; do we really need any more stealth towers in the area; RG Towers currently has another tower in the Marina; the tower will cause dangerous health effects; Ask the Board if someone proposed to put a cell tower in your backyard would you approve it?

Gina Buntz – 301 Lake Shore Drive resident

In opposition of the tower; quoted residents from 302 Lake Shore Drive regarding health issues and medical devices; interference of electromagnetic field for devices such as pacemakers, etc. the tower will affect property values; submitted an article by DeKalb County regarding cell towers and property values.

Gary Venable – 301 Lake Shore Drive resident

In opposition of the tower; Property values will go down and there will be a net loss to the Town due to property value decline.

Clifford Watkins – 301 Lake Shore Drive resident

In opposition of the tower; The Town needs to be more thoughtful about the location.

Cliff Roberts – 302 Lake Shore Drive resident

In opposition of the tower; the visuals provided were only from eye level – not from the upper levels; what is the Fire Marshall's opinion with the lighting concerns.

Cynthia Russell – 302 Lake Shore Drive resident

In opposition of the tower; the tower will cause long-term health consequences; please consider another location; the tower is not the same as the mast of a boat.

Claudia Wendell – 301 Lake Shore Drive resident

In opposition of the tower; did not receive certified mail notification of previous meetings; the tower will cause a 20% property value decrease of building resulting in a decrease in revenue to the Town; lightning dangers; residents picketed at the recent Sunset Celebration and 79 signatures were obtained on a petition; is hoping for a positive outcome.

Mark Bresnahan – 301 Lake Shore Drive resident

In opposition of the tower; would not have purchased his condo had the cell tower been at the Marina; tower will cause a reduction in property value; will RG Towers purchase his property at the current market value?

BOARD DISCUSSION

Vice-Chair Schneider asked Josh Long to clarify if the referenced revenue stream of \$3-\$4 million is for the duration of the 30-year lease period. Mr. Long verified the revenue is for the duration of the lease with the collocater. Vice-Chair Schneider asked that the concerns of residents regarding lightning strikes be addressed. Scott Richards, RG Towers, addressed the Board and stated there are lightning rods on the tower, and the tower itself is actually a lightning rod. Mr. Richards pointed out that the masts on the boats also attract lightning. Mr. Richards verified the equipment will be also be protected from lightning.

Chair Thomas asked Mr. Richards if there is an existing cell tower at the Marina, as mentioned by a resident during the Public Comments. Mr. Richards responded that was news to him and there is currently no other cell tower at the Marina.

In response to concerns mentioned during Public Comments, Board Member Lynch asked if the tower will be obsolete in a few years. Mr. Richards of RG Towers responded that he has been in this business for 25 and they plan on being around for many years.

Chair Thomas asked the size of the base of the stealth tower. Mr. Richards responded it will be approximately 3'- 4' wide. Chair Thomas questioned the necessary height in order to get coverage. Patrick Tien, T-Mobile Engineer stated the preferred height is 100' – 125' and stated anything lower would be a compromise. Chair Thomas asked the T-Mobile Radio Frequency Engineer where the proposed towers will be located in Rivera Beach. Mr. Keane responded that one tower will be located at the police station and the other at the FPL facility. Chair Thomas asked if the former Winn-Dixie location on Federal Highway might be considered as a possible location for the tower. Mr. Richards stated that the suggested Winn-Dixie location in Riviera Beach would not meet the height requirements. Chair Thomas asked the construction timeline, to

which Mr. Richards responded the construction time would be 3-4 weeks after the building permit is issued.

PLANNING & ZONING BOARD RECOMMENDATION

Upon conclusion of the Board discussion, Chair Thomas asked for a motion. Vice-Chair Schneider stated he is not able to support the tower and therefore the motion is for denial of the application, because in his professional opinion as a Planner, it is not consistent with Town’s Goal Statement 3.4.1 of the Future Land Use Element of the Comprehensive Plan which states the Town should ensure that the historic small town character of Lake Park is maintained while fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas; and also Policy 5.1 which states that the Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources and protect these areas from physical degradation and the intrusion of incompatible uses. Vice-Chair continued that based on citizen testimony this evening and at the previous P&Z Meeting, the tower does not meet Town Code Section 74-65(6)(e), *Aesthetics*, as it does not blend into the natural setting and surrounding buildings; although considered a stealth tower, the proposed tower is too wide at the base and too tall to blend in to the low scale Marina and the surrounding residential neighborhood. The scale does not allow the stealth tower to realistically hide amongst the sailboat masts or a flag pole. When the Lease Agreement was approved, the item did not go through the strict notice requirement that a site plan is required to go through, and therefore the public did not come out at that time as strongly as now, and the Town Commission did not foresee the public opposition of the neighborhood residents and hear their concerns with compatibility issues and potential adverse impact on their properties. Vice-Chair Schneider said it is important to state that the Lease Agreement does not guarantee site plan approval and therefore he cannot support the approval of a site plan because it is not consistent with the Town’s Comprehensive Plan and because the aesthetics of the tower are out of scale with the low scale Marina development and the surrounding residential neighborhoods.

The motion for denial was seconded by Board Member Lynch, and the vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Anne Lynch	X	

The vote was 3-0 in favor of denial of the Application.

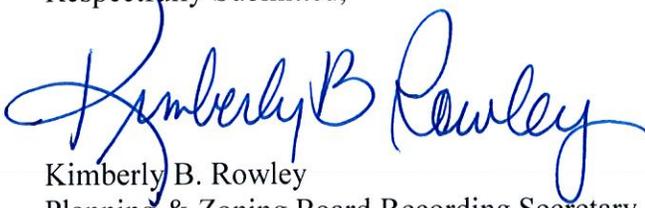
COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

There were no further comments by the Community Development Director. Chair Thomas inquired about the current vacancies on the P&Z Board. Ms. DiTommaso stated that the process requires the nominations to go to the Town Commission for appointment to the Board, and there are currently no nominations.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 9:28 p.m.

Respectfully Submitted,



Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:



Judith Thomas, Chair
Town of Lake Park Planning & Zoning Board

DATE: 2/4/2016





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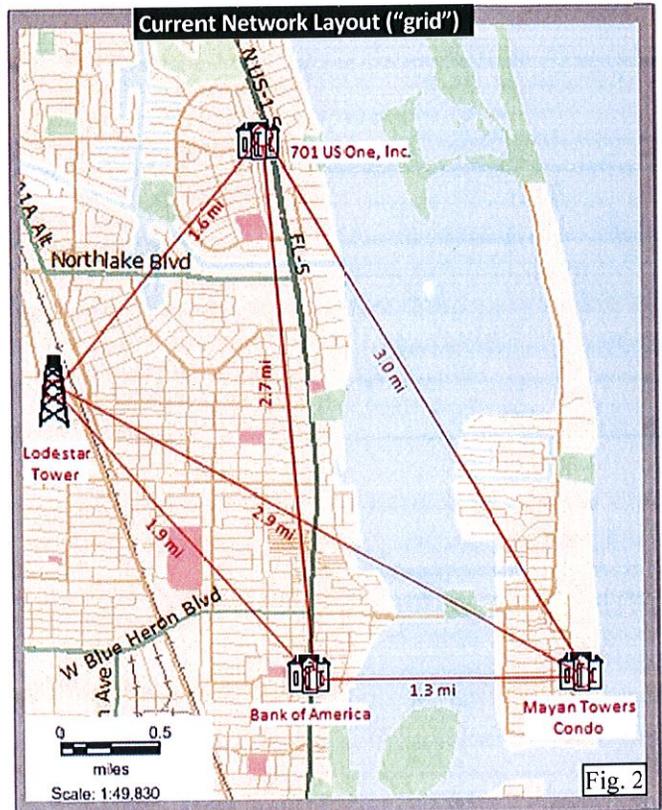
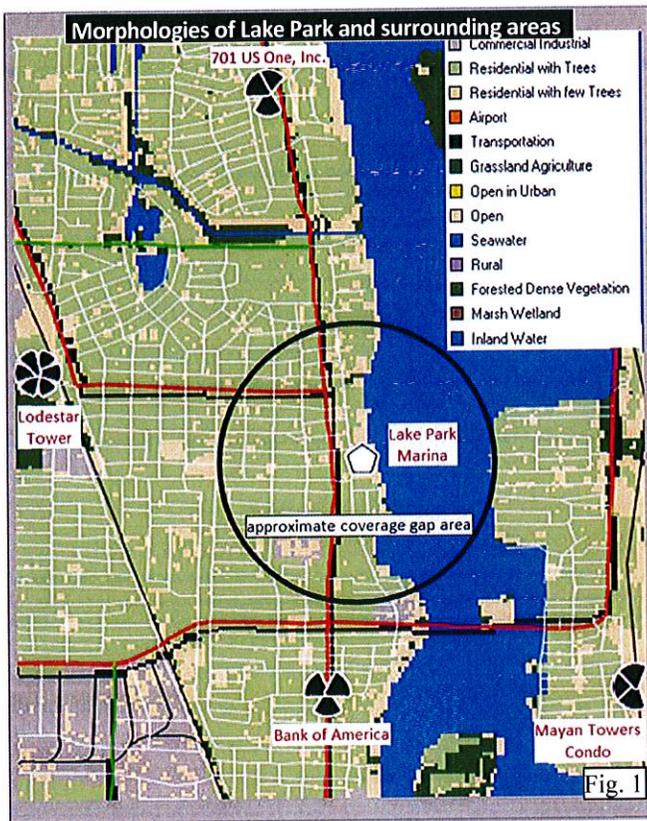


6WP1273D – Lake Park Marina Network Configuration and Design Requirements

Department: T-Mobile Engineering & Operations – Miami Market

Last Updated: 01/25/16

Network Density and Site Spacing



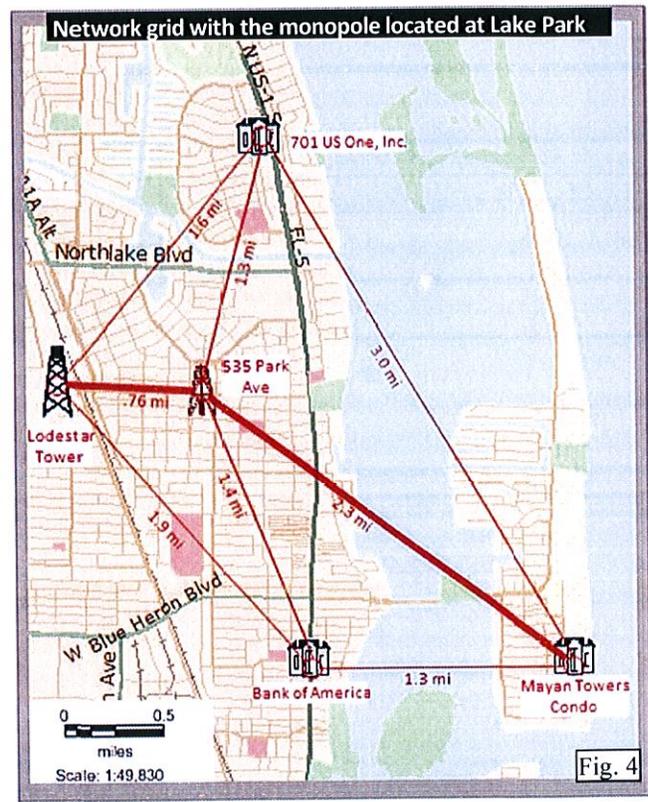
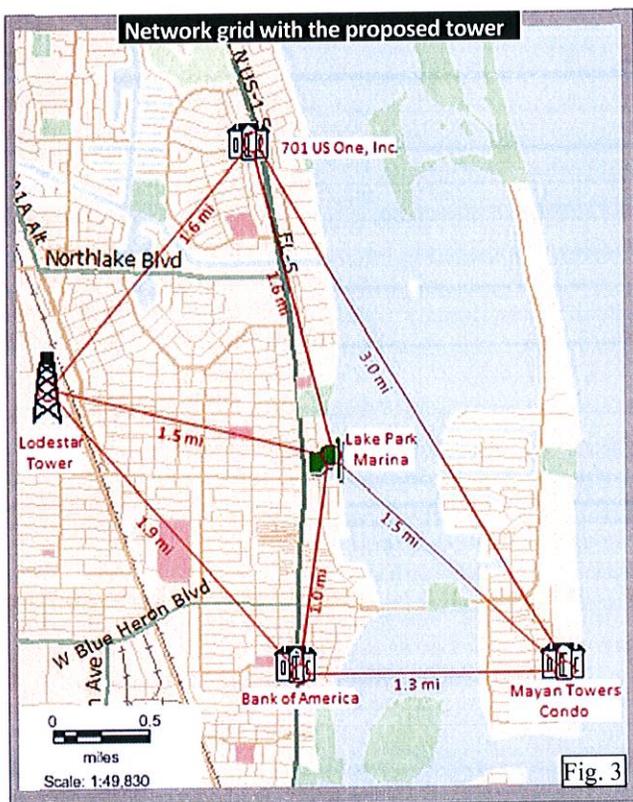
The purpose of this document is to provide supplemental information supporting the selection of a tower at Lake Park Marina. In previous engineering reports a relative coverage gap had been described in many commercial and residential areas surrounding the proposed tower. And although signal measurements and many users' experiences are within generally accepted key performance indicators (KPI) there is a recognizable difference between good signal levels and good service levels. Currently, there are deficiencies in the coverage that contribute to overall network performance issues evidenced in the number of dropped calls, ineffective service attempts and sometimes unreliable connection rates. Of greatest concern are cell phone users who are indoors and possibly experiencing very poor or non-existent service. Emergency calls could potentially fail in some scenarios even though average signal levels in the area are adequate for the placement of basic call services. *

During an extensive engineering review no structures of sufficient height and local were identified to include 125' Crown Monopole at Lake Park Town Hall. This tower is too far east to provide the necessary coverage and could result in the need for another facility in the future particularly in the proximity of Kelsey Park. Following is a more detailed description of the strategies used for the determination of tower location and configuration.

* During public hearing it was noted by some residents that customer phone service was available at their building but qualified their statements by mentioning that their observations were made on upper floors or outside on their porch. A phenomena of wireless communications is that signal levels improve with the increase in height of the antennas or with line of site (LOS) to the serving tower. Although individual or anecdotal service experiences are important considerations in the formulation of design strategies average signal levels are a much more significant indicator of the need for additional facilities.

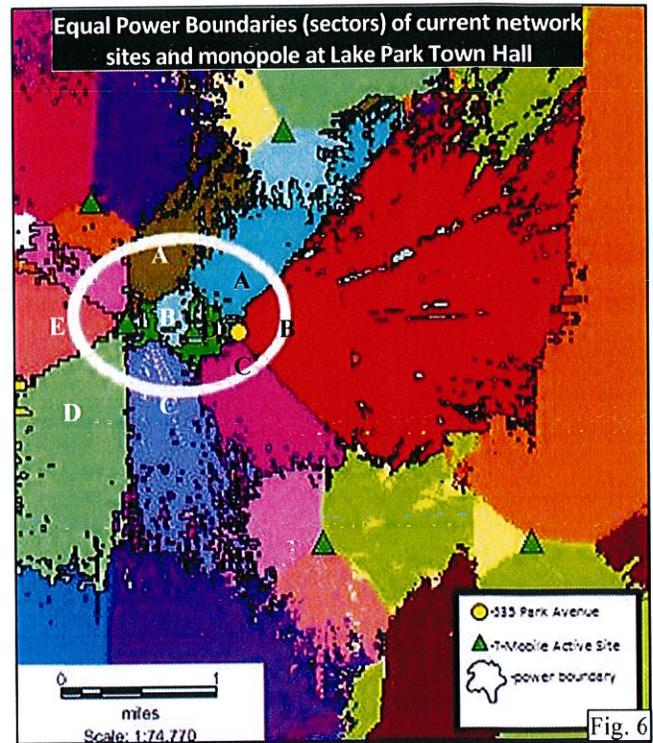
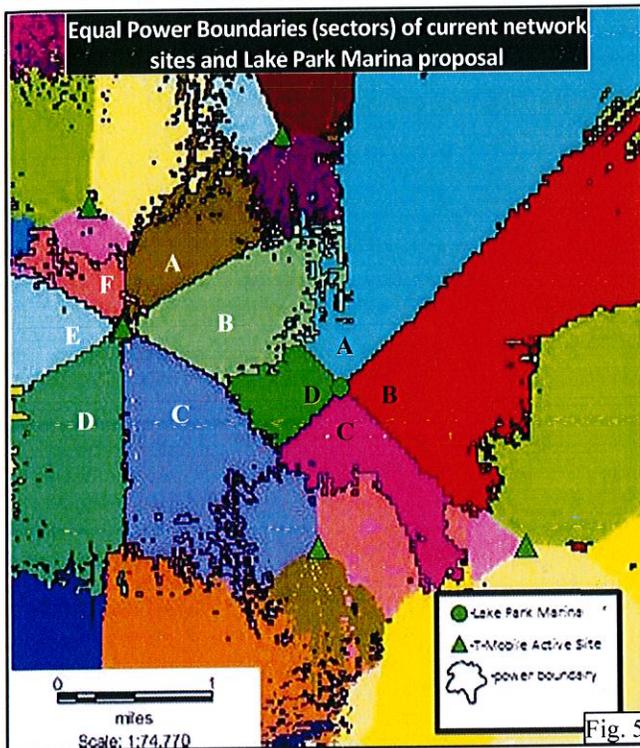
A common design feature in the deployment of cellular networks is the concept of a "grid" or the spacing between facilities. In theory the placement of towers and antenna employments at equidistant locations with equal antenna heights would provide the most efficient and comprehensive coverage for mobile users. In practice this is highly unrealisable due to the difficulties in locating antennas in consideration of the various jurisdictional and landlord requirements and restrictions. This "grid" feature is not always applicable though as new facilities may be proposed in order to "solve" capacity or network performance issues where local area morphology, e.g. commercial centers, dense residential and roadways and recreational areas contribute to the high usage of cell phones. The rather more recent development of high speed data and social media applications has also necessitated the need for additional serving towers in areas that may not have needed them in the past.

The area morphologies or geographic classes of the Lake Park area are shown above in Figure 1. Of note is the relative density of local roads and residential areas including the presence of two major roadways, US1 and A1A. The circle surrounding the proposed location at Lake Park marina represents the coverage area of concern. In Figure 2 the current network grid is shown with the distances between each of the local serving sites and their "neighbour(s)". The closest inter-site distance for this local area network of sites is one and a third miles with the greatest distance between facilities at three miles. Based on experience and knowledge of network planning in this part of south Florida inter-site distance is most practical and efficient at one to one and a half miles. With distances greater than this network performance issues as noted before are more prevalent.



In Figure 3 the Lake Park Marina proposal is shown with the inter-site distances and the existing sites. This arrangement is close to an idealized network grid with the majority of inter-neighbor distances being within a few percentage points of each other. The greatest distance of three miles between sites is not as critical in this case as radio signals travel further over water and there is a marginal chance of users encountering poor levels here. As a counter-example the site spacing introduced with the location of antennas at Crown Monopole at Lake Park Town Hall (Fig 4) is "off-grid" and over the long term would manifest itself in the possibility of a need to add additional antenna locations in the future particularly in the proximity of Kelsey Park.

Power Boundaries Comparisons - Lake Park Proposal and Crown monopole at Lake Park Town Hall



An important concept in cellular network design is "site spacing" or the inter-facility distance between towers/structures. In this part of the T-Mobile network idealized site spacing is approximately 1.25 to 1.5 miles. This means that all the towers need to be nearly equal in their distance from each other in order to maintain a "balanced" network load and service area. In the above boundary plots, the theoretical coverage array for each individual antenna is shown by the colored polygons. In the plot on the left the proposed Lake Park Marina coverage boundaries are shown as A/B/C/D. Each colored polygon represents the coverage pattern for individual "sectors". The "A" sector points north and like the "B" sector shows that the coverage pattern extends north for what appears to be a longer distance than the "C" or "D" sectors. This can be explained by the fact that radio energy travels further on water bodies. (The Intracoastal Waterway in this case) Of note, the "D" sector has a relatively well defined border with the polygons to the west. (the polygons labeled B/C in white)

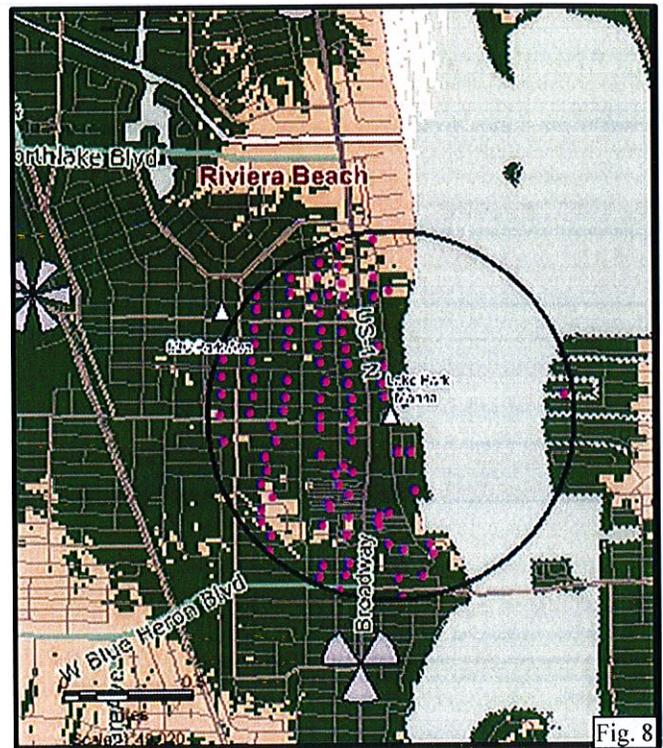
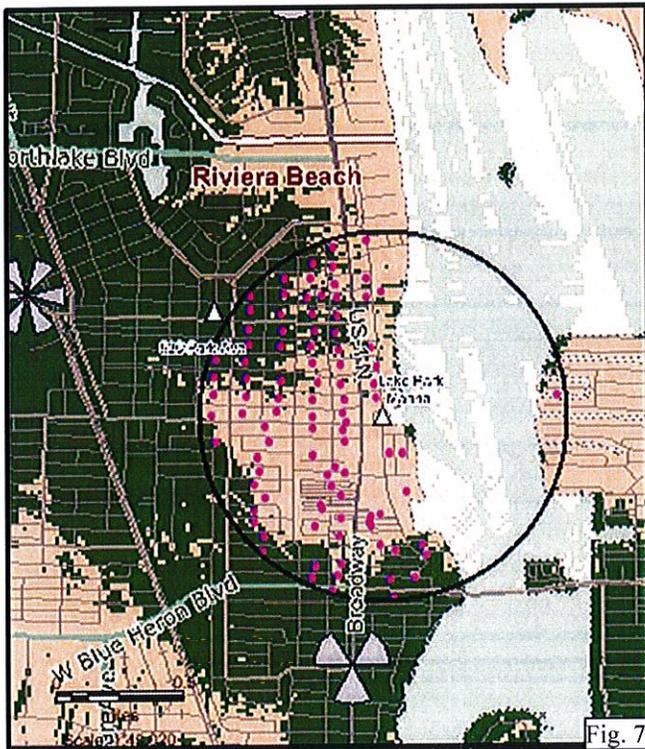
In the plot on the right side the predictions from the 535 Park Avenue tower are shown. As can be seen from the highlighted area (white oval) there is no clear border between the neighboring facilities. While this situation can be somewhat mitigated, the redundant radio energy and lack of dominant serving sectors will always act as a compromising element in this local part of the network.

In conclusion the tower located at 535 Park Avenue cannot be utilized for the network development for T-Mobile due to its proximity to an existing T-Mobile facility and the lack of adequate spacing between sites.

Additional supporting evidence for the need of new facility in the proposed location at Lake Park Marina

Determination of location and configuration for a new serving facility requires analysis of a number of different engineering considerations. Along with average signal level measurements, customer complaints, user experience, emergency call exigencies and area geography influence design choices. In general exposed towers with physical space for multiple antennas and amplifiers is preferred but in the case of Lake Park Marina a “stealth” tower was deemed appropriate for the local area. In the following maps and diagrams a more detailed analysis of the engineering decision making process is presented.

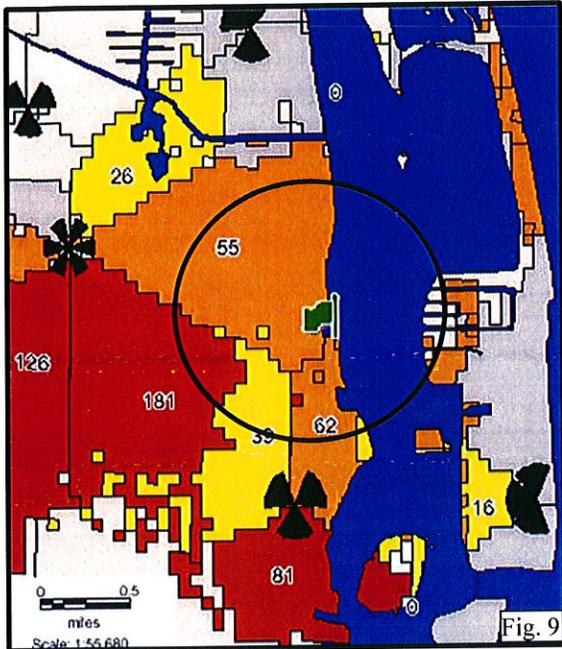
Network Coverage



As has been communicated in previous reports there is a relative coverage gap in many areas of Lake Park that contribute to significant network performance issues. In more detail cell phones being used from approximately 6th St in the west to the Intracoastal Waterway and from in E 30th St in the south to north of Kelsey Park operate in a compromised coverage area. This includes the heavily traveled US1 corridor in addition to the residential neighborhoods to the east across the water. Outdoor signal levels are adequate for most voice calls and moderate data speeds in non-busy hours. During peak periods of the day (normally during rush hours) these mobile phones may often experience call quality issues and or call failures. Depicted in Figure 7 is the current average network coverage with reliable and strong indoor levels shaded in dark green and the outdoor or less reliable signal levels in beige. Also shown is the target coverage area with a circle and the census counts as dots within. In Figure 8 the predicted coverage for the Lake Park Marina is shown with the color schemes and graphical representations as the previous figure. In previous engineering studies provided as part of due diligence a comparison of the Lake Park proposal and the Crown monopole at the Lake Park Town Hall showed that the marina site would provide a much better coverage overlay for both the population and surrounding infrastructure.

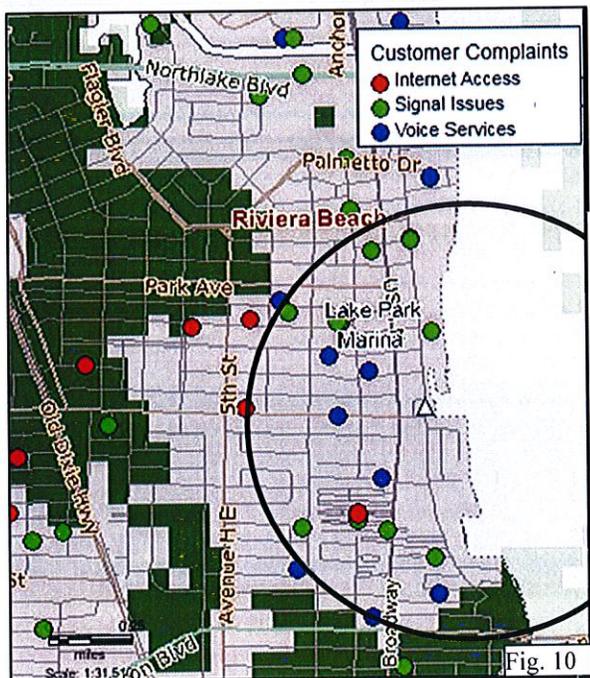
Key Performance Indicators (KPI)

3G E911 Calls 12/12/15-1/12/15



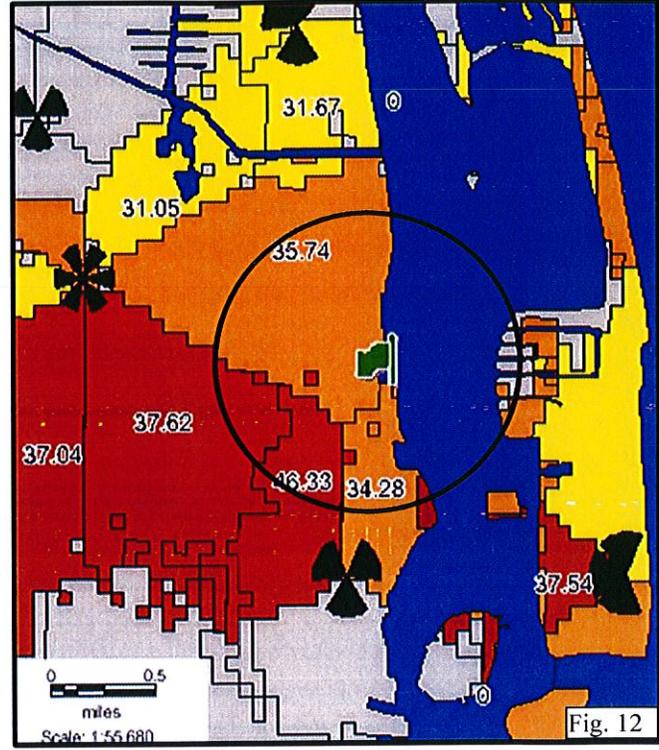
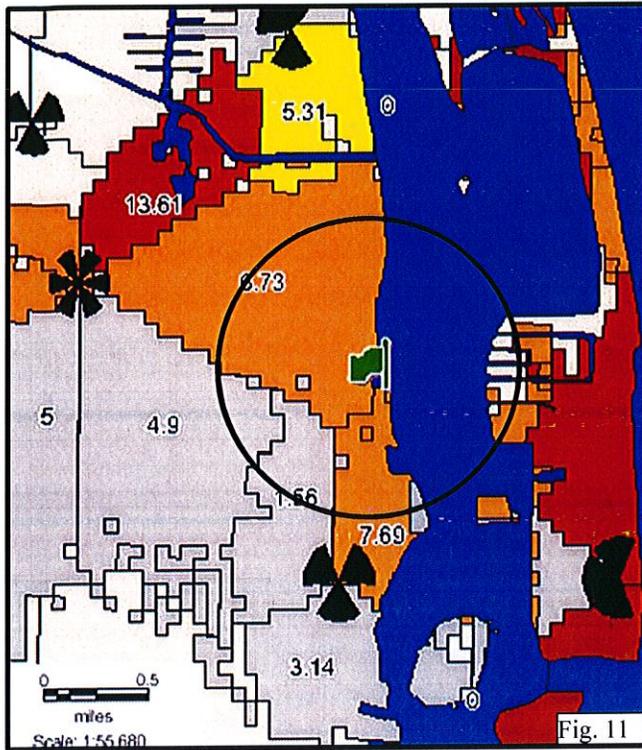
This map shows the network configuration of antenna locations represented by the triangular shaped wedges colored black. The footprint for each of these wedges (“sectors”) is shown as a radiated pattern extending away from the central connection point. These coverage areas are color coded to show the number of emergency calls in the commercial and residential areas surrounding the proposed tower. As can be seen in the graphic a coverage radius from the Lake Park Marina tower (dark circle) overlaps the existing tower coverage. It is expected that any E911 calls made within this circle radius would be handled by the new tower. Any emergency calls currently being made by users within the geographic area described by the proposed coverage area are more likely to fail due to the distance to the serving facility or cell site.

Customer Complaints



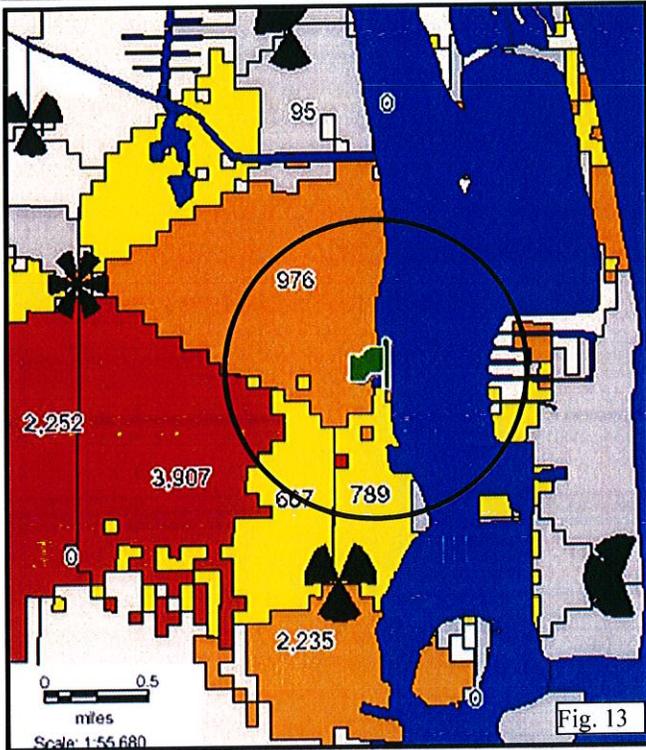
Historical records of customer complaints in this area indicate that the low signal areas have the highest concentration of “Signal Issues” and “Voice Services”. Both of these categories of customer service problems are related to the lack of signal in the area. Depending on whether a user is indoors or outdoors or driving in a vehicle call quality is compromised. The dark green shaded areas indicate where a customer might expect to have good indoor service levels.

Percentage of Calls Made in Poor Signal Level Areas 12/12/15-1/12/15



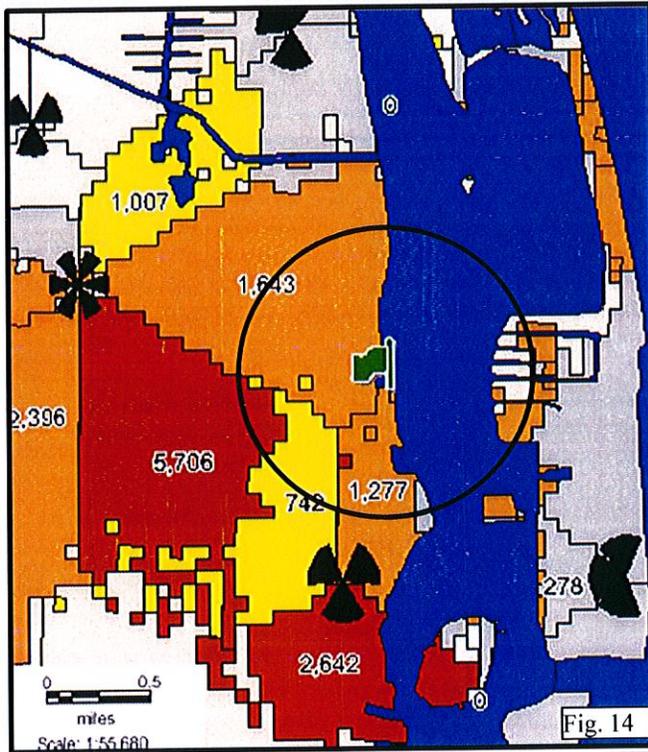
This map shows the network configuration of antenna locations represented by the triangular shaped wedges colored black. The footprint for each of these wedges ("sectors") is shown as a radiated pattern extending away from the central connection point. These coverage areas are color coded to show the percentage of calls made by users with poor signal levels at the call commencement. Figure 11 represents percentage of users initiating calls at the lowest possible thresholds with the current technological constraints. As an example, 6.73 of the users within the coverage area of the serving tower to the northwest are at the lower end of service levels. Any further degradation of a user's signal would not be able to place a call. Figure 12 shows the percentage of users that could not place a call from an indoor location. (A person in this situation could possibly stand near a window or step outside to successfully connect)

Ineffective Call Attempts 12/12/15-1/12/15



This map shows the network configuration of antenna locations represented by the triangular shaped wedges colored black. The footprint for each of these wedges ("sectors") is shown as a radiated pattern extending away from the central point. These coverage areas are color coded to show the number of calls made by users who cannot access the network. In normal situations the phones algorithms are programmed to keep attempting to connect until some threshold of failures have been reached. When a user is experiencing long set up times to connect to the network it may be because of poor coverage, overloaded capacity or other mitigating circumstances. Due to the distance from the serving cell sites to the user it is often related to the signal thresholds if the user is in the geographic area described by the proposed towers coverage area. (black ring) This could be significant if the user were making an emergency call.

Dropped Calls 12/12/15-1/12/15



This map shows the network configuration of antenna locations represented by the triangular shaped wedges colored black. The footprint for each of these wedges ("sectors") is shown as a radiated pattern extending away from the central point. These coverage areas are color coded to show the number of calls that disconnected before either user in a conversation terminated the call. There is no mechanism for the network to reconnect without the user experiencing a discontinuation in conversation. Due to the distance from the serving cell sites to the user it is often related to the signal thresholds if the user is in the geographic area described by the proposed towers coverage area. (black ring)

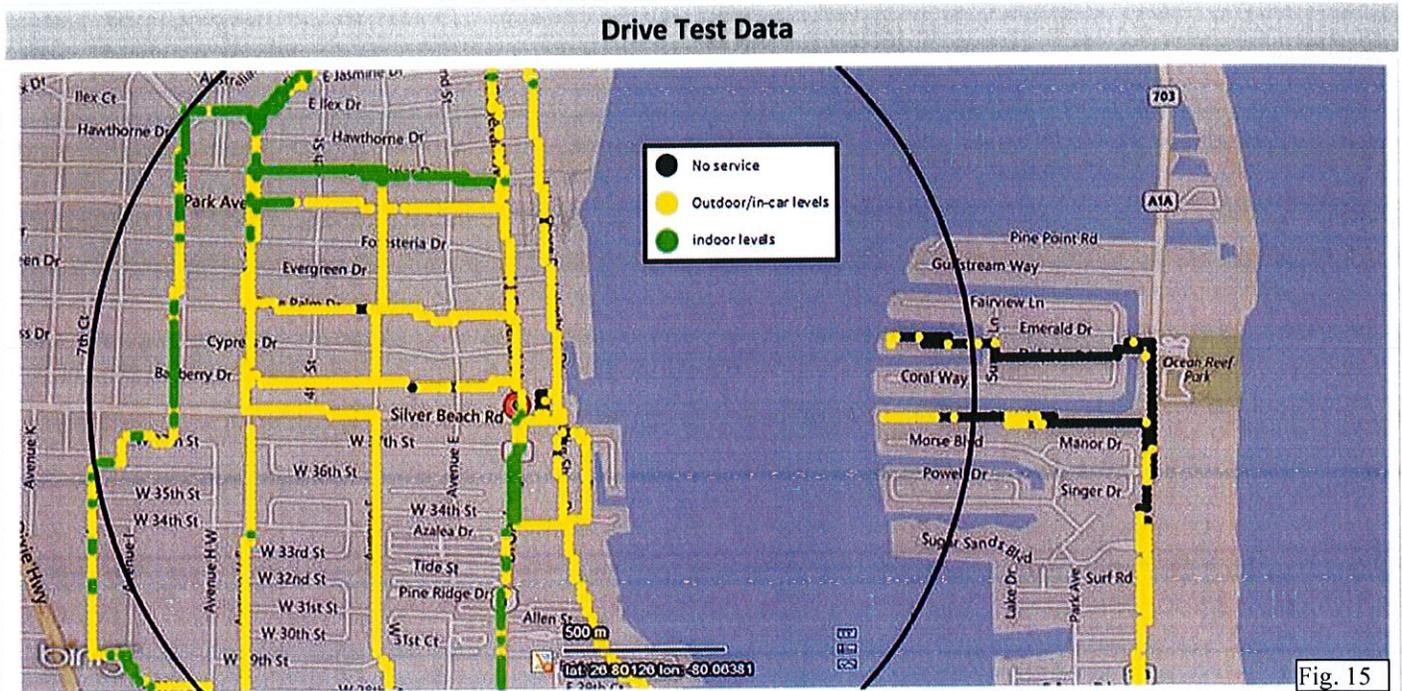


Fig. 15

Shown above is a map representing data collected from test equipment in an automobile in the coverage area of concern. (noted with black ring) The thresholds for service levels are shown with green indicating service areas where a user could expect to have reliable indoor service. Since the signals were measured at street level interpolations for residential and commercial structures must be made. Outdoor or in-car thresholds as shown in yellow indicate area where a user may have issues using the cell phone indoors. Once again interpolations must be made regarding the actual experience of the user. In plotting areas with black dots, the test equipment measured levels that are considered to low to support any phone calls whether indoors or outdoors. It can be safe to assume that people living nearby or in commercial areas would not be able to use there phone. The introcudtion of the tow at Lake Park Marina would essentially mitigate these issues.

[Handwritten scribbles]

Petition to Deny the Lake Park Marina CELL TOWER

Lake Park Marina CELL TOWER. Improper use of public recreational space, Antennas are in-line with residential winds Reduces property values, Decreases tax revenue, Next to underground fuel tanks, Potential Weather Hazards, and Per Health Hazard. There are other more appropriate locations in Industrial settings.

We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DENY th Park Marina CELL TOWER.

Printed Name	Address	Signature	Email	Date
MAY LEUNG	909 Lakeshore Dr. #214	<i>[Signature]</i>		1/29/16
GARY LAM	909 Lakeshore Dr. #214	<i>[Signature]</i>		1/29/16
TIAN GIRI	903 Lakeshore Dr. #108	<i>[Signature]</i>		1/29/16
Wendy Randner	905 Lakeshore 304	<i>[Signature]</i>		1-29-16
Wendy Randner	905 Lakeshore 304	<i>[Signature]</i>		1/29/16
Joshua Murray	905 Lakeshore Dr. #213	<i>[Signature]</i>		1/29/16
Mike Mearman	2845 Helm Ct #304	<i>[Signature]</i>		1/29/16
Cliff Roberts	302 Lakeshore DR	<i>[Signature]</i>		1-29-16
Evelyn Neufel	302 Lakeshore DR	<i>[Signature]</i>		1/29/16
Richard HARVY	301 Lakeshore Dr #807	<i>[Signature]</i>		1-29-16
SUEVA	301 LAKE SHORE DR. #807	<i>[Signature]</i>		1/29
GARY VENABLE	301 LAKE SHORE DR #504	<i>[Signature]</i>		1/29/16
Herbert Roth	301 Lakeshore Dr #714	<i>[Signature]</i>		1-29-16

79
 5 signatures
 1/29/2016
 Sunset
 Festival

2

Petition to Deny the Lake Park Marina CELL TOWER

Petition summary and background
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Action petitioned for
 We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DENY th Park Marina CELL TOWER.

Printed Name	Address	Signature	Email	Date
Paul Costa	330 East Flex Dr		schooner@kel/borki	1/29/16
Maricela Carranza	10074 NW 17th Ct Coral Springs			1-29-16
Caroline Marki	3122 N. Lakeshore Dr #205			1-29-16
Greg McClellan	922 S Birchline Cir 33401			1/29/16
Cynthia Davis	313 N. Sagamore Ave			1/29/16
Tiffany Reeg	510 Lakeshore Dr. #27			1/29/16
Robin Reeg	510 Lakeshore Dr. #27			1-29-16
Tyler Coates	510 Lakeshore Dr. #27			1/29/16
Cathy Luby	361 W. 25th Blvd			1/29/16
Nina Jean-Louis	373 N. Sepedula Ave			1/29/16
Brad Warner	13231 US Hwy 1 #275			1/29/16

(2)

Petition to Deny the Lake Park Marina CELL TOWER

Petition summary and background	Lake Park Marina CELL TOWER. Improper use of public recreational space, antennas are in-line with residential windows, reduces property values, decreases tax revenue, next to underground fuel tanks, potential lightning hazards and perceived health hazard. There are other more appropriate locations in industrial settings.
Action petitioned for	We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DENY the Lake Park Marina CELL TOWER.

Printed Name	Address	Signature	Email	Date
TINA S FUL	125 Apt 2 Sunset Island, FL 33409	<i>Tina Ful</i>		1-24-16
SAM LIZ KONCHALAKOS	301 Lake Shore Dr Apt 805	<i>Sam Konchakos</i>		1/29/16
JACQUE FERRELL	435 Silver Birch Rd Lake Park 33403	<i>Jacqueline Ferrell</i>	FERRELLERS@ATT.NET	1-29-16
Don Miele		<i>Don Miele</i>	Re Bond Buyer	1-29-16
John Micholek	907 Lakeshore Drive	<i>John Micholek</i>	16 Mc Morris 502	1/29/16
Renee Ronnie	301 Lakeshore Dr	<i>Renee Ronnie</i>	reneer@csdsonline.us	1/29/16
DONYA WILKES	402 Lakeshore Dr #210	<i>Donya Wilkes</i>	csdsonline.us	1-29-16
KATHY JOBB	402 Lakeshore Dr #210	<i>Kathy Jobb</i>		1-29-16



 donyarae62@yahoo.com

Petition to Deny the Lake Park Marina CELL TOWER

Petition summary and background
 Lake Park Marina CELL TOWER. Improper use of public recreational space, antennas are in-line with residential windows, reduces property values, decreases tax revenue, next to underground fuel tanks, potential lightning hazards and perceived health hazard. There are other more appropriate locations in industrial settings.

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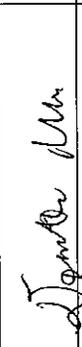
Printed Name	Address	Signature	Email	Date
Michael Dubinsky	Singer Island		MA Dubinsky@Atd.com	1/29/16
Audree Dubinsky	Singer Island		"	1/29/16
Eileen Nowak/PA	WPB		"	1/29/16
FRANK Nowak/PA	WPB		"	1/29/16
JASON SMITH	N.P.B		FAISON@BOATHAIRSERVICES	1/29/16
RENE RICHTER	Montreal Canada		CARLNU2000@HOTMAIL.COM	1/29/16
LOUISE RICHTER	Montreal Canada		1. Richterand6@hotmail.com	1/29/16
Mylli Fryman	Jensen Beach ^{Beach}		myllid@yahoo.com	1/29/16
David Fryman	Jensen Beach ^{Beach}		dave7kese@yahoo.com	1/29/16

5

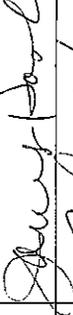
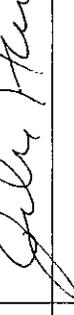
Petition to Deny the Lake Park Marina CELL TOWER

<p>Petition summary and background</p>	<p>Lake Park Marina CELL TOWER. Improper use of public recreational space, antennas are in-line with residential windows, reduces property values, decreases tax revenue, next to underground fuel tanks, potential lightning hazards and perceived health hazard. There are other more appropriate locations in industrial settings.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DENY the Lake Park Marina CELL TOWER.</p>

1

Printed Name	Address	Signature	Email	Date
Jason Jewell	330 Federal Hwy		dr.jewell@gmail.com	1/29/16
Joyce Truslow	909 Coka Shore Dr. Apt 202 LAKE PARK		JoyceTruslow@gmail.com	1/29/16
Yvette Betton	"		"	1/29/16
Abraham Lehoult	"		"	1/29/16
Rosa Miller	1500 n Congress Ave		airaro891@gmail.com	2/9/16
Dante Milha	1500 n Congress Ave		YoungLip32@gmail.com	1/29/16
TIM Reichenberg	370 Wilmacir Apt 7		mr.sparky@verizon.net	1/29/16
Friedman	1600 Westwood Ln		CJ.MulveyStevens@gmail.com	1/29/16

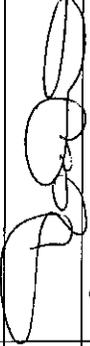
7

Printed Name	Address	Signature	Email	Date
Christopher Forcell	301 Calshore Dr.		wxman-1983@yahoo.com	1/29/14
Dawn Clifford	301 Calshore Dr.		dawnrclifford@gmail.com	1/29/14
Girshane Hochka			SCHMALES O EMAIL	1/29/16
JANETT HASTH	1115 LAKE SHORE DR. Lake Park		jhash2@comcast.net	1/29/16
John Hush	1115 Lake Shore Dr Lake Park		94	1/29/16
ITUL LOVEKUMY	302 LAKE SHORE			1/29/14
AURORA LOVEKUMY	302 LAKE SHORE			1/29/14



Printed Name	Address	Signature	Email	Date
Daniel Bai	18701 SE River Edge Rd 33469	[Signature]	DIBUCK1392@GMAIL	1-29-16
Peaches Libkie	18701 SE River Edge Rd 33469	[Signature]	peaches.libkie@yahoo.com	1/29/16
Warren Bradbury	245 Park Ave. S.	[Signature]	bradbury245@gmail	1-29-2016
Jade Bradbury	245 Park Ave. S.	[Signature]	" "	1-29-16

10

Printed Name	Address	Signature	Email	Date
R. Bastro	105 Loko Stone Da		bobebentun@gmail.com	1-29-16
Jack Zelm	2940 TANGERINE		Jack Zelm 1447 P	1-29-16 GMO

Petition to Deny the Lake Park Marina CELL TOWER

summary and ind	Lake Park Marina CELL TOWER. Improper use of public recreational space, antennas are in-line with residential reduces property values, decreases tax revenue, next to underground fuel tanks, potential lightning hazards and p health hazard. There are other more appropriate locations in industrial settings.
petitioned for	We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DE Lake Park Marina CELL TOWER.

Name	Address	Signature	Email	Date
Tanguay	302 Lake Shore Drive #1 Lake Park, FL	<i>George Tanguay</i>	bigfishtanger@comcast.net	1/28/16
anguay	302 Lake Shore Drive #1 Lake Park, FL	<i>Anna Tanguay</i>	tanggir@comcast.net	1/28/16
Cynthia RUSSELL	302 Lake Shore Drive #4 Lake Park FL	<i>Cynthia Russell</i>	Cynthia30@aol.com	1/28

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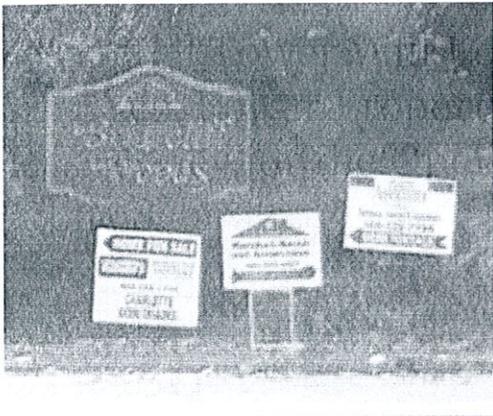
Get the Cell Out - ATL

and we have not had wireless since May 2011

Thursday, August 2, 2012

Yes, a Cell Tower Will Lower Property Values. And, Yes, Lower Property Values Result in Less Money for the Operating Fund of Our Public Schools

Decreased Revenue



Who would want to live right next to one of these things, seriously?

Total Pageviews



Who We Are



GETthe CELLoutATL

G+ Follow 23

Our informal group was formed in May 2011 when the DeKalb County School Board attempted to sneak the idea of cell phone towers on school grounds past the majority of parents and residents.

We have encouraged the original 12 schools involved to work together to defeat the towers and have taken the issue up the chain of command, seeking answers.

As we uncover the truth, we post the information on our website in an effort to provide the transparency to the process that our school board and other officials have failed to do themselves.

Visit us at www.GETtheCELLoutATL.org or "like" us on Facebook. We continue to fight because you continue to care.

[View my complete profile](#)

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To share links and get up-to-date announcements about T-mobile's attempt to put cell towers at our schools, "Like" our page on Facebook:

<http://www.facebook.com/Get.the.Cell.Out.ATL>

Follow Us! Just Enter Email Here:

GTCO-ATL Site Pages

- HOME PAGE
- SIGN PETITION: Stop Cell Towers at DeKalb County Schools!
- CLOSED: SIGN PETITION: Ask President Obama to Move RF Regulation to EPA (not FCC)
- CLOSED: Petition Results: Ask Georgia's Governor for Help
- CLOSED: Petition Results for Brockett Elementary in Tucker, GA

GTCO-ATL BLOG ARCHIVE (May 2011 to Present)

- ▶ 2016 (1)
- ▶ 2015 (17)
- ▶ 2014 (74)
- ▶ 2013 (195)
- ▼ 2012 (262)
 - ▶ December (24)
 - ▶ November (16)
 - ▶ October (20)

- The DeKalb County School Board Chairman Dr. Eugene Walker said he would take one in his front yard, but that was *before* a cell tower in Lilburn caught fire and fell over. He probably had second thoughts after he saw that happen.

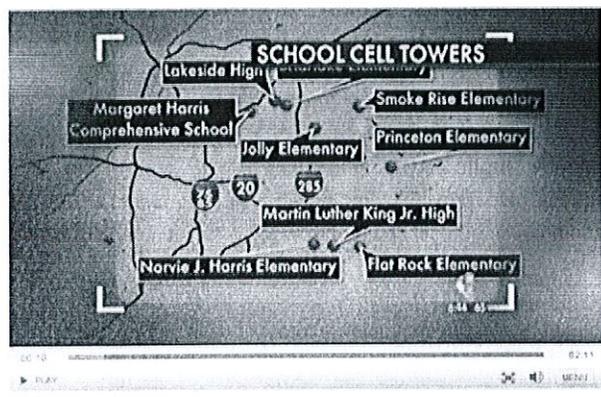
And imagine what it's like for people who purchase or build their dream home or neighborhood, only to later have an unwanted cell tower installed just outside their window?

This negative effect can also contribute to **urban blight**, a deterioration of neighborhoods and school districts that can happen when residents move away or pull their children out of school because they do not want to spend so much time near urban health hazards, like cell towers.

People don't want to live next to one not just because of health concerns, but also due to aesthetics and public safety reasons. Cell towers become eyesores, obstructing or tarnishing cherished views, and also can attract crime, are potential noise nuisances, and fire and fall hazards. There is also concern for injuries to people and property on the ground below a cell tower in winter as ice and debris often accumulate up top, then fall to the ground as the weather gets warmer throughout the day.

DeKalb County News

News, videos, photos and more from neighborhoods in DeKalb County



These points underscore why wireless facilities are commercial / industrial facilities that don't belong in residential areas, parks and schools. In addition, your county officials have the power to regulate the placement and appearance of cell towers, as long as such discrimination is not unreasonable, and especially if you show them that you already have coverage in your area.

A recent map of the U.S. was released by the FCC to show the areas deficient in 3G wireless coverage and guess what... DeKalb County, GA, was not on it! So even the FCC has your back on this one, DeKalb... we are NOT considered to be deficient in our current coverage. These towers are simply not needed. They are just an attempt to gain closer proximity to our homes and to push their 4G coverage products on us without consumer demand for them. This mindset is the opposite of safe cell siting procedures. The FCC clearly defines the "need" for a tower as something that must come before the approval to build. That's why T-mobile wants to go around the standard process and use our schools as their accomplice. They don't care about the fact that children will lose playground space or that their health might be at risk. They care about profit and nothing else.

Putting cell towers near residential properties is just bad business.

- * For residential owners, it means decreased property values.
- * For local businesses (realtors and brokers) representing and listing these properties, it will create decreased income.
- * For county governments, it results in decreased revenue (property taxes).
- * For state and local school boards, it results in abandonment of schools and distrust of elected officials.

Read this New York Times news story, "A Pushback Against Cell Towers," published in the paper's Real Estate section, on August 27, 2010:

http://www.nytimes.com/2010/08/29/realestate/29Lizo.html?_r=1&ref=realestate.

A number of organizations and studies have documented the detrimental effects of cell towers on property values.

1. **The Appraisal Institute**, the largest global professional membership organization for appraisers with 91 chapters throughout the world, spotlighted the issue of cell towers and the fair market value of a home and educated its members that a cell tower should, in fact, cause a decrease in home value.

The definitive work on this subject was done by Dr. Sandy Bond, who concluded that "media attention to the potential health hazards of [cellular phone towers and antennas] has spread concerns among the public, resulting in increased resistance" to sites near those towers.



Percentage decreases mentioned in the study range from 2 to 20% with the percentage moving toward the higher range the closer the property.

These are a few of her studies:

- a. "**The effect of distance to cell phone towers on house prices**" by Sandy Bond, Appraisal Journal, Fall 2007, see attached. Source, Appraisal Journal, found on the Entrepreneur website, http://www.prrres.net/papers/Bond_Squires_Using_GIS_to_Measure.pdf
- Sandy Bond, Ph.D., Ko-Kang Wang, "**The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods**," The Appraisal Journal, Summer 2005; see attached. Source: Goliath business content website, http://goliath.ecnext.com/coms2/gi_0199-5011857/The-impact-of-cell-phone.html
- Sandy Bond also co-authored, "**Cellular Phone Towers: Perceived impact on residents and property values**," University of Auckland, paper presented at the Ninth Pacific-Rim Real Estate Society Conference, Brisbane, Australia, January 19-22, 2003; see attached. Source: Pacific Rim Real Estate Society website, http://www.prrres.net/Papers/Bond_The_Impact_Of_Cellular_Phone_Base_Station_Towers_On_Property_Values.pdf

2. Industry Canada (Canadian government department promoting Canadian economy), "**Report On the National Antenna Tower Policy Review, Section D — The Six Policy Questions, Question 6. What evidence exists that property values are impacted by the placement of antenna towers?**"; see attached. Source: Industry Canada <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08353.html> website,

3. New Zealand Ministry for the Environment, "**Appendix 5: The Impact of Cellphone Towers on Property Values**"; see attached. Source: New Zealand Ministry for the Environment website, <http://www.mfe.govt.nz/publications/rma/nes-telecommunications-section32-aug08/html/page12.html>

September (17)

August (27)

McMahan finished with 65 percent of the vote: comp.

T-mobile Cannot Justify a True Market "Need" for M.

Letter to our U.S. Congressional Leaders: H.R.635.

Response from The Burrell Ellis Team

GAO to FCC: It's time to solve the mystery of cell

Welcome Jim McMahan and Melvin Johnson into the In.

Vote! Vote Like You've Never Voted Before!

DCSD Score Card for Your Feedback... You Know. Bec...

Get Out the Vote! It is Super Tuesday This Week f...

Make the Effort that will Make the Difference! Ge...

Cell Tower Blog Trolls... Take Heed! (Now THIS is...

BREAKING NEWS: The Cell Phone Right to Know Act

The AJC Gets It Right!

Check Out Our Sidebar

Early voting starts for Aug. 21 runoffs.

Quality Life For DeKalb - No Cell Tower On School...

Pricy 'stingray' gadget lets cops track cellphone...

Center for Safer Wireless Recognizes Get the Cell...

Second Response from DeKalb County Registration & ...

DeKalb School Watch Congratulates Get the Cell Out...

Response from DeKalb County Registration & Electio...

Some School Board Members change position on cell

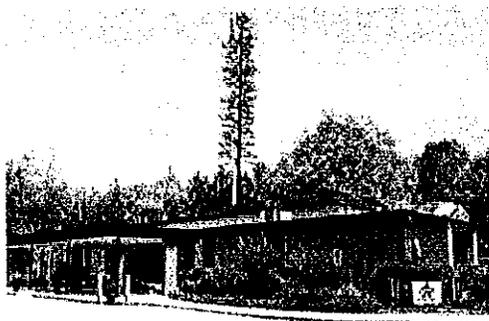
Yes, a Cell Tower Will Lower Property Values. And.

"True Yes" voters may be fewer than 10%

Dear DeKalb Voter Registration Office...

62.16% Said No!

VICTORY! NO to Cell Towers on School Grounds!



On a local level, taxpayers have informed local school board, county government and administrative offices and state legislative officials.

1. Santa Cruz, CA: Also attached is a story about how a preschool closed up because of a cell tower installed on its grounds; "Santa Cruz Preschool Closes Citing Cell Tower Radiation," Santa Cruz Sentinel. May 17, 2006; Source, EMFacts website: <http://www.emfacts.com/weblog/?p=466>.

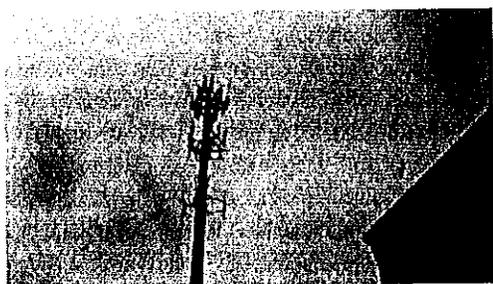
2. Merrick, NY: For a graphic illustration of what we don't want happening here in DeKalb County, just look at Merrick, NY, where NextG wireless facilities are being installed, resulting in declining home real estate values. Look at this Best Buyers Brokers Realty website ad from this area, "Residents of Merrick, Seaford and Wantaugh Complain Over Perceived Declining Property Values: <http://www.bestbuyerbroker.com/blog/?p=86>.

3. Burbank, CA: As for Burbank, at a City Council public hearing on December 8, 2009, hillside resident and a California licensed real estate professional Alex Safarian informed city officials that local real estate professionals he spoke with agree about the adverse effects the proposed cell tower would have on property values:

"I've done research on the subject and as well as spoken to many real estate professionals in the area, and they all agree that there's no doubt that cell towers negatively affect real estate values. Steve Hovakimian, a resident near Brace park, and a California real estate broker, and the publisher of "Home by Design" monthly real estate magazine, stated that he has seen properties near cell towers lose up to 10% of their value due to proximity of the cell tower... So even if they try to disguise them as tacky fake metal pine trees, as a real estate professional you're required by the California Association of Realtors: that sellers and licensees must disclose material facts that affect the value or desirability of a property including conditions that are known outside and surrounding areas."

(See City of Burbank Website, Video, Alex Safarian comments @ 6:24:28, http://burbank.granicus.com/MediaPlayer.php?view_id=6&clip_id=848)

Indeed, 27 Burbank real estate professionals in December 2009, signed a petition/statement offering their professional opinion that the proposed T-Mobile cell tower at Brace Canyon Park would negatively impact the surrounding homes, stating:



"It is our professional opinion that cell towers decrease the value of homes in the area tremendously. Peer reviewed research also concurs that cell sites do indeed cause a decrease in home value. We encourage you to respect the wishes of the residents and deny the proposed T-Mobile lease at this location. We also request that you strengthen your zoning ordinance regarding wireless facilities like the neighboring city of Glendale has done,

to create preferred and non preferred zones that will protect the welfare of our residents and their properties as well as Burbank's real estate business professionals and the City of Burbank. Higher

- July (24)
- June (18)
- May (21)
- April (28)
- March (33)
- February (17)
- January (17)
- 2011 (103)

Important Links

- AJC Get Schooled Blog
- AntennaSearch - Search for Cell Towers, Cell Reception, Hidden Antennas and more.
- Anti-cell tower lawyers
- Atlanta Public Schools
- CREAL projects - Important study on radiation
- Cell Phone Antennas Blamed for Kindergarten Cancer Cases
- Cell Tower Rpt
- Cellular Telephone Specific Absorption Rate (SAR)
- Create Your Online Petition
- CrossRoads News
- Dangerous Radiation From Hidden Cell Phone Towers
- Dangers of Wi-Fi Mind Mart
- DeKalb County Planning and Development
- DeKalb County School Watch
- DeKalb County, Georgia representatives
- DeKalb

property values mean more tax revenue for the city, which helps improve our city."

(Submitted to City Council, Planning Board, City Manager, City Clerk and other city officials via e-mail on June 18, 2010. To see a copy of this, scroll down to bottom of page and click "Subpages" or go here: <http://sites.google.com/site/nocelltowerinourneighborhood/home/decreased-real-estate-value/burbank-real-estate-professionals-statement>)

4. And, of course, you can look at our website, www.GETtheCELLoutATL.org for the long history we have had of fighting for the rights of our schools, children and neighborhoods here in DeKalb County, GA, a suburb area near Atlanta.

Here is a list of additional articles on how cell towers negatively affect the property values of homes near them:

- The Observer (U.K.), "Phone masts blight house sales: Health fears are alarming buyers as masts spread across Britain to meet rising demand for mobiles," Sunday May 25, 2003 or go here: <http://www.guardian.co.uk/money/2003/may/25/houseprices.uknews>
- "Cell Towers Are Sprouting in Unlikely Places," The New York Times, January 9, 2000 (fears that property values could drop between 5 and 40 percent because of neighboring cell towers)
- "Quarrel over Phone Tower Now Court's Call," Chicago Tribune, January 18, 2000 (fear of lowered property values due to cell tower)

•"The Future is Here, and It's Ugly: a Spreading of Techno-blight of Wires, Cables and Towers Sparks a Revolt," New York Times, September 7, 2000

•"Tower Opponents Ring Up a Victory," by Phil Brozynski, in the Barrington [Illinois] Courier-Review, February 15, 1999, 5, reporting how the Cuba Township assessor reduced the value of twelve homes following the construction of a cell tower in Lake County, IL. See attached story:



<http://spot.colorado.edu/~maziara/appeal&attachments/Newton-43-LoweredPropertyValuation/>

•In another case, a Houston jury awarded 1.2 million to a couple because a 100-foot-tall cell tower was determined to have lessened the value of their property and caused them mental anguish: Nissimov, R., "GTE Wireless Loses Lawsuit over Cell-Phone Tower," Houston Chronicle, February 23, 1999, Section A, page 11. (Property values depreciate by about 10 percent because of the tower.)

Read about other "Tools" that may help you and your fellow residents oppose a cell tower in your neighborhood:

- Reasonable Discrimination Allowed
- We Already Have Good Coverage: Significant Gap and 911
- Alternative Locations and Supplemental Application forms
- Aesthetics and Safety

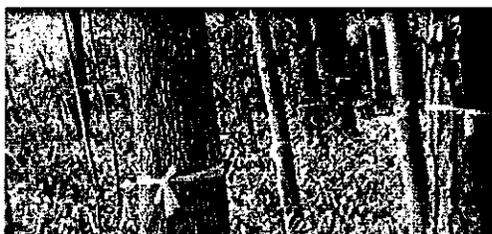
- Neighbor Newspaper
-
- DeKalb School Watch Two Blog
-
- DeKalb Student Voice
-
- Decatur City Schools
-
- Defeated Cell Towers
-
- Dekalb School Watch Two
-
- Disconnect: The truth about cell phone radiation
-
- Dunwoody - Chamblee Parent Council
-
- Dunwoody Crier
-
- Elect Ella Smith 2014
-
- Eliminating Cell Towers at schools - No Towers at Schools
-
- Emory LaVista Parent Council
-
- Find Your GA Elected Officials
-
- Fulton County Schools
-
- Georgia DNR, Historic Preservation Division - publications - resource types
-
- Georgia Department of Education - Procedures for Formal Hearings and Appeals
-
- Georgia Open Meetings and Open Records Laws
-
- Get The Cell Out of Here
-
- Get the Cell Out (California)
-
- Get the Cell Out - Atlanta Chapter
-
- Get the Cell Out - Atlanta on Facebook
-
- How to Write to a School Board Member
-
- Husband's

- Noise and Nuisance and notes about Clearwire
- Health Effects: Science & Research

Also print out this helpful article on court decisions from the communications law firm of Miller & Van Eaton (with offices in D.C. and San Francisco) that you can pull and read to realize what rights you may or may not have in opposing a wireless facility in your neighborhood:

<http://www.millervaneaton.com/content-agent?>

[page_name=HT%3A++IMLA+Article+Tower+Siting+Nov+2008](http://www.millervaneaton.com/content-agent?page_name=HT%3A++IMLA+Article+Tower+Siting+Nov+2008) (click the link once you get to this page).



TALK TO LOCAL REALTORS

When opposing the zoning or construction of a cell tower, it's important to talk to your local real estate professionals as early in the process as possible. Inform and educate them about the negative effects on local property values that cell towers have.

After all, they are required by law to disclose any known environmental hazards in the area of a home they are selling, either current or future, so they are well aware that the disclosures they make directly affect the price a homebuyer is willing to pay.

Ask for letters of support to be sent from the Realtor directly to the county Planning and Development officials and cc'ed to you and your local media so that you are educating and informing as many people as possible on this issue as early in the process as possible.

It's very important to have your local real estate professionals back up what the experts report in their studies to make your arguments relative to your specific community.

And, don't forget the importance of your neighborhood school on influencing your property value. Here's one local Realtor's take on it: http://tucker.patch.com/blog_posts/whats-a-huge-factor-in-calculating-your-property-value

HOMEOWNERS' ASSOCIATIONS

You can also educate your local homeowners' associations and neighborhood councils about the negative property value effects and have them submit letters.

They may also become great advocates for your cause, helping to spread word of mouth about the pitfalls of cell towers among the community and showing up in force whenever your group is called upon to present its side of the issue at a zoning hearing or in front of a committee that must decide about an application for special use of the land in an ordinarily residential-only zone.

DON'T GIVE UP THE FIGHT

This area of the law is still very new and it is expected that many of the cell tower battles will be over uncharted territory. You are expected to have to go to the judiciary system in some cases as there is no precedent to lead in either direction. So, do what you can to stand up for your rights! If you are fighting within the FCC "shot clock" window, you will likely have attorneys' fees refunded as well. You are not just fighting for yourself, but for all those who will travel the same path after you.

cancer spurs wife to warn of suspected cell phone

In My Opinion: Vote no on ESPL0ST to send school system a message

Is Your Health on the Line

Parents Coalition of Montgomery County

Save Tucker From Lakeside City

Stan Jester, Fact Checker

Stephenson Community Council

Stop Smart Meters Georgia

The Champion (news organ of DCSD)

The Dunwoody Crier

The Petition Site: Get the Cell Out of DeKalb County Schools - ACTIVE

The Petition Site: Say No to Cell Towers at Brockett Elementary School - SEE RESULTS

Tucker Parent Council

National Headlines

Cell Tower T-Mobile

[Dundas Cell](#)

LUNENBURG -- In a quick and unanimous decision, the Lunenburg County Board of Supervisors rescinded a conditional use

Don't give up. Be respectful, but take nothing at face value. Use the media to tell your story if you can get them on your side. But, focus on your issue, your case and get your neighbors to unite as it will affect everyone in some way. The more you can help educate others, the better off we will all be in the long run.



If you have any questions, feel free to email us at sayno2celltowers@yahoo.com. We are not attorneys nor do we offer advice that should substitute for the advice from a qualified attorney in this area, but we have been working on this subject for more than a year and can offer practical input about our own experience that we are willing to share. Sometimes it helps just to know you are not alone and you have people in your corner.

And, here in DeKalb County, we started with no one in our corner and, as of July 31, 2012, 75,000 voters, a whopping 62%, voted "NO" to cell towers at our schools! Way to go DeKalb County!

GETthe CELLoutATL



G+1 +8 Recommend this on Google

cell phones Cell Tower corruption DeKalb County Georgia HAZMAT. Health Risk. human rights Property Taxes Property Value vote

9 comments



Add a comment as Gina Buntz

Top comments



Meg Russell 2 months ago · Shared publicly

Have any respectable attorneys rallied around this cause because we in Raleigh North Carolina have a serious problem with the same thing all over the county!

1 · Reply



GETthe CELLoutATL 2 months ago

Most of the lawsuits we have learned about have been brought by the telecomm or tower companies against the municipalities for upholding their own zoning laws. There are certain required steps that must be followed, including a written explanation for a denial, that the local government must follow in order to



Tim Veronika 4 months ago · Shared publicly

amazing! thanks for sharing!

http://www.vortexbioshield.com/Laptop-Radiation-Shield_c_14.html

1 · Reply

permit that had been given to Verizon for the purpose of building a communications tower in the Dundas area. Community ...

Network

Analysis The vast cost of keeping up with demand for mobile data is intensifying the pressure on mobile operators' capex budgets and accelerating their moves to improve their infrastructure cost base. Major agreements to share passive and active cell

Sequin

The tower would provide a "crucial infrastructural need which would further the goals" of the county's comprehensive plan "which states the telecommunications network is vital to the quality of the life of its citizens," said Eric Quinn, a Pierce ...

Man rescued

A man has been safely returned to the ground after the Kenai Fire Department and Kenai Police found him stuck in a

 **GETthe CELLoutATL** 2 months ago
Glad you found it helpful.



Crizzly Plain 2 years ago - Shared publicly

All the things that we need in this business is really important for us to learn. We have to gather these information to ensure that we will keep up on everything that happen in the market. Now that we are in Property Investment Portfolio, we have to do everything to keep our business staying power and to keep us always successful.

1 - Reply

 **GETthe CELLoutATL** 2 months ago
Thanks for reading and following this issue.



Octoberhillfarm 1 month ago - Shared publicly

We need some help in upstate new york....any leads would be a great help

1 - Reply



Homes Ulrike 7 months ago - Shared publicly

Thanks for sharing as it is an excellent post would love to read your future post.

<http://www.homesulike.com/index.php/properties/propertylist?ptype=1&pfor=1>

1 - Reply

 **GETthe CELLoutATL** 2 months ago
Thank you for reading. More to come!

[Newer Post](#)

[Home](#)

[Older Post](#)

Subscribe to: Post Comments (Atom)

G+ 4

cellular tower on Redoubt Avenue Monday morning. The man called 911 from the tower at approximately 8:27 a.m., said Kenai Fire Chief Jeff ...

powered by 

Relevant HUBs



Hubs by **willismiller**

Sort by: Latest
No Hubs written yet!

[more » HubPages](#)

Download Petition Forms Here!

Want to help? Download and print several pages of our hardcopy petition form and collect signatures in your neighborhood.

[Blank.getthecellout.petition.forms](#)

http://www.getthecelloutatl.com/2012/08/yes-cell-tower-will-lower-property.html

Profile (optional)
School (optional)
First Name

Email

Street Address
City
State

(May have to add the entry manually. No automatic updates. Don't display my name. No automatic updates.)

Profile (optional)
School (optional)

- [Sha](#)
- [Em](#)

We will never share contact details or use it for any other purpose than to provide an accurate accounting of citizens who have signed in

opposition to cell towers at our DeKalb County schools. Scan and email any completed forms to sayno2celltowers@yahoo.com.

Copyright

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The views expressed here are opinions and not necessarily shared by all members of GTCO-ATL. We are a forum open to discussion of relevant issues and hope to encourage transparency, ethics and accountability among both sides of any controversy to ensure decision-makers are fully prepared to render the best decisions for the health, safety and progress of Metro-Atlanta and the surrounding area.

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RG Towers, LLC Lake Park Marina

2/1/16





Search

[Search](#) [Results](#) [Detail](#)

[View Property Record](#)

Owners

LAKE PARK TOWN OF

Property detail

Location	103 LAKE SHORE DR
Municipality	LAKE PARK
Parcel No.	36434221000040010
Subdivision	
Book	Page
Sale Date	
Mailing Address	535 PARK AVE WEST PALM BEACH FL 33403 2603
Use Type	8900 - MUNICIPAL
Total Square Feet	3890

- Tools
- Layers
- Print
- Messages
- Instructional Videos





The Code says..

*Total Square Feet	3890
Acres	10.1675
Use Code	8900 - MUNICIPAL
Zoning	P - Public (36-LAKE PARK)

Sec. 74-63. - Applicability.

(a)

Permitted uses. Permitted uses shall include:

(1)

Telecommunications facilities located on property owned, leased, or otherwise controlled by the town provided that a license or lease authorizing a telecommunications facility has been approved by the town commission and that the requirements for indemnification and insurance of [section 74-70](#) have been met.

Ground lease was signed 9/17/14 and amended on 3/4/15



Approved Lease with Town

- Resolution No. 10-04-14 approved lease on September 17, 2014
- Resolution No. 08-03-15 amended lease on March 4, 2015

Proposed Location & Existing Conditions



Proposed Location & Existing Conditions



Proposed Location & Existing Conditions



Proposed Location & Existing Conditions



Marina Existing Masts



Marina Existing Masts



Marina Existing Masts

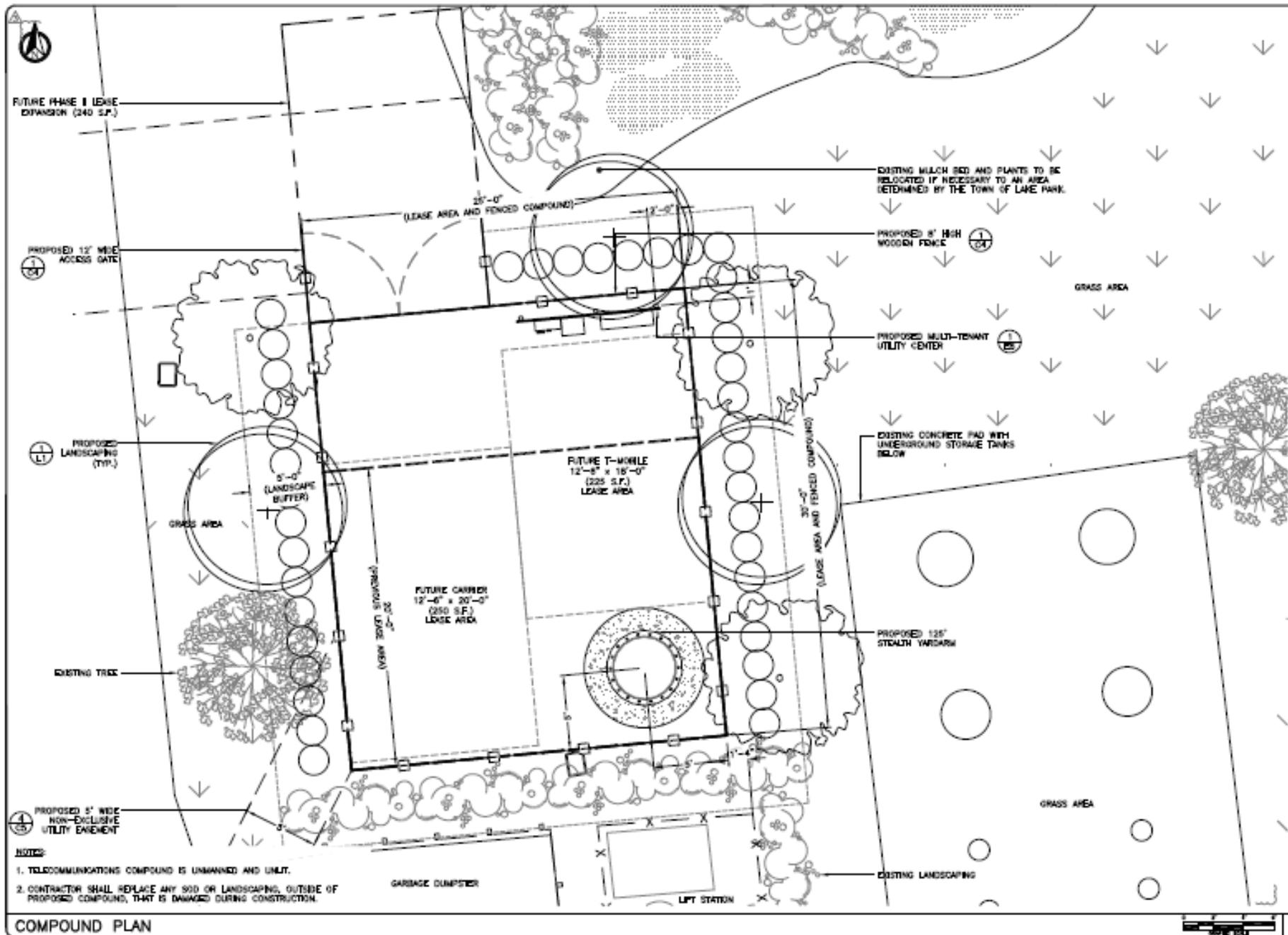


Marina Existing Masts



Marina Existing Masts





NO.	DATE	DESCRIPTION
A	12/18/14	PROPOSED
B	1/22/15	FOR REVIEW
1	2/12/15	REVISED
2	11/18/15	REVISED
3	1/14/16	REVISED

PROJECT NO.: 14-1004-01
 DRAWN BY: P. HARRISON
 CHECKED BY: M. HARRISON

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FAIRTRIP Telecom
 160 LAKE DRIVE
 LAKE PARK, FL 33407
 COMPANY OF AUTHORITY 0014

RG TOWERS, LLC.
 1414 HONEYCREEK WAY
 LAKE PARK, FL 33407

DATE OF SUBMITTAL: 8/15/16

LAKE PARK MARINA
 SFL13
 150 LAKE DRIVE DRG
 LAKE PARK, FL 33405

DRAWN BY: [Blank]
 SHEET NAME: COMPOUND PLAN
 SHEET NUMBER: C2

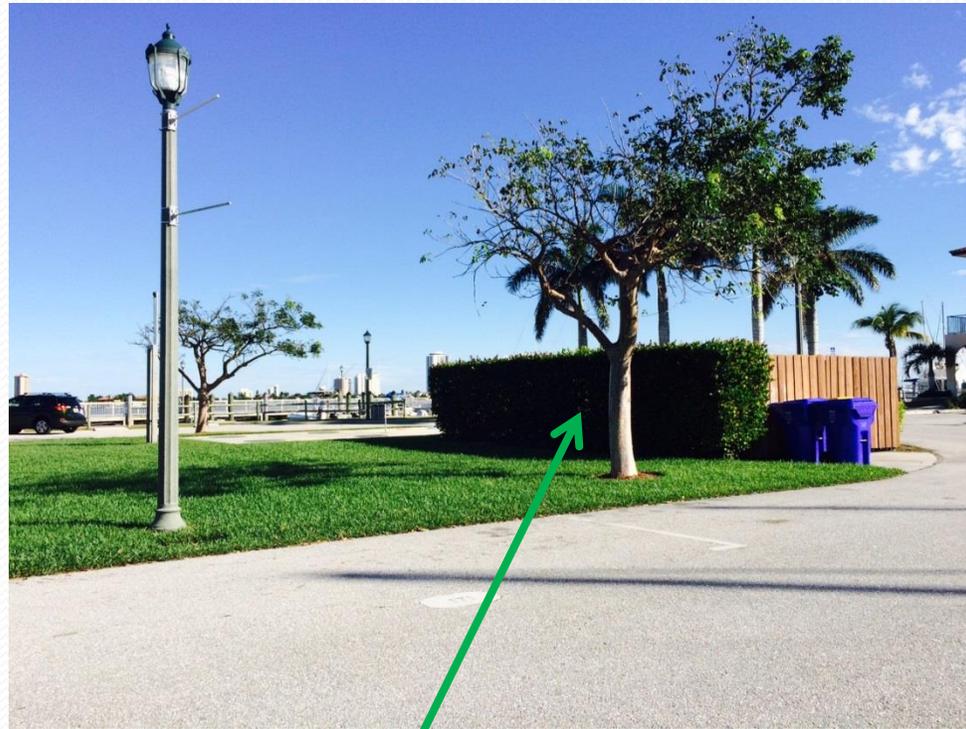
- NOTES:**
1. TELECOMMUNICATIONS COMPOUND IS UNMANNED AND UNLIT.
 2. CONTRACTOR SHALL REPLACE ANY SOIL OR LANDSCAPING, OUTSIDE OF PROPOSED COMPOUND, THAT IS DAMAGED DURING CONSTRUCTION.

COMPOUND PLAN

Compound Plan

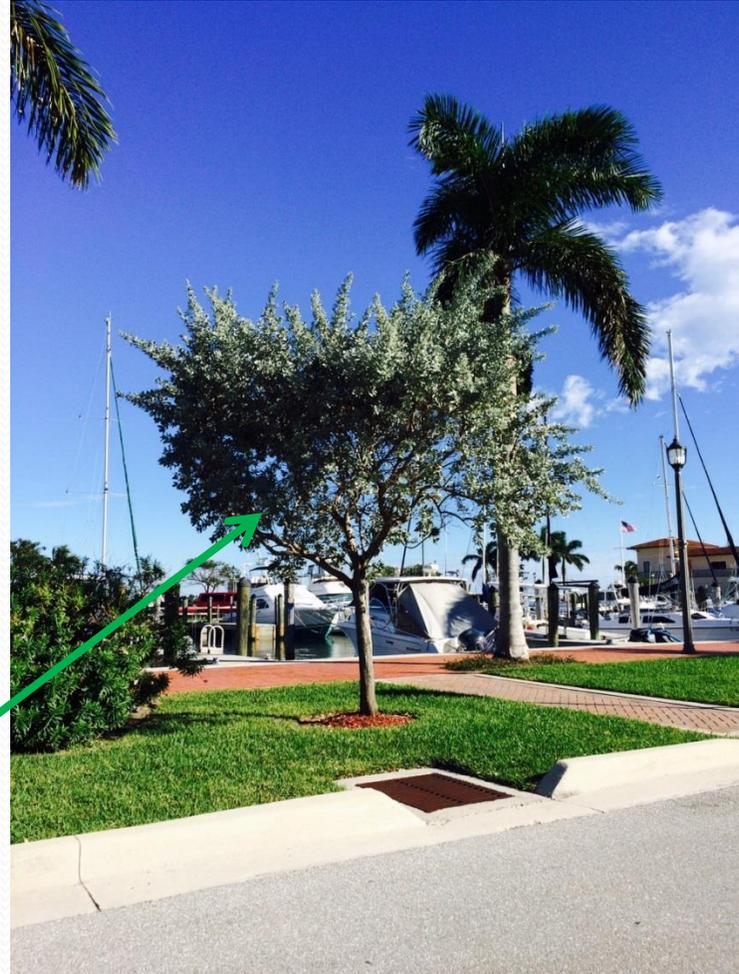


Existing Landscaping



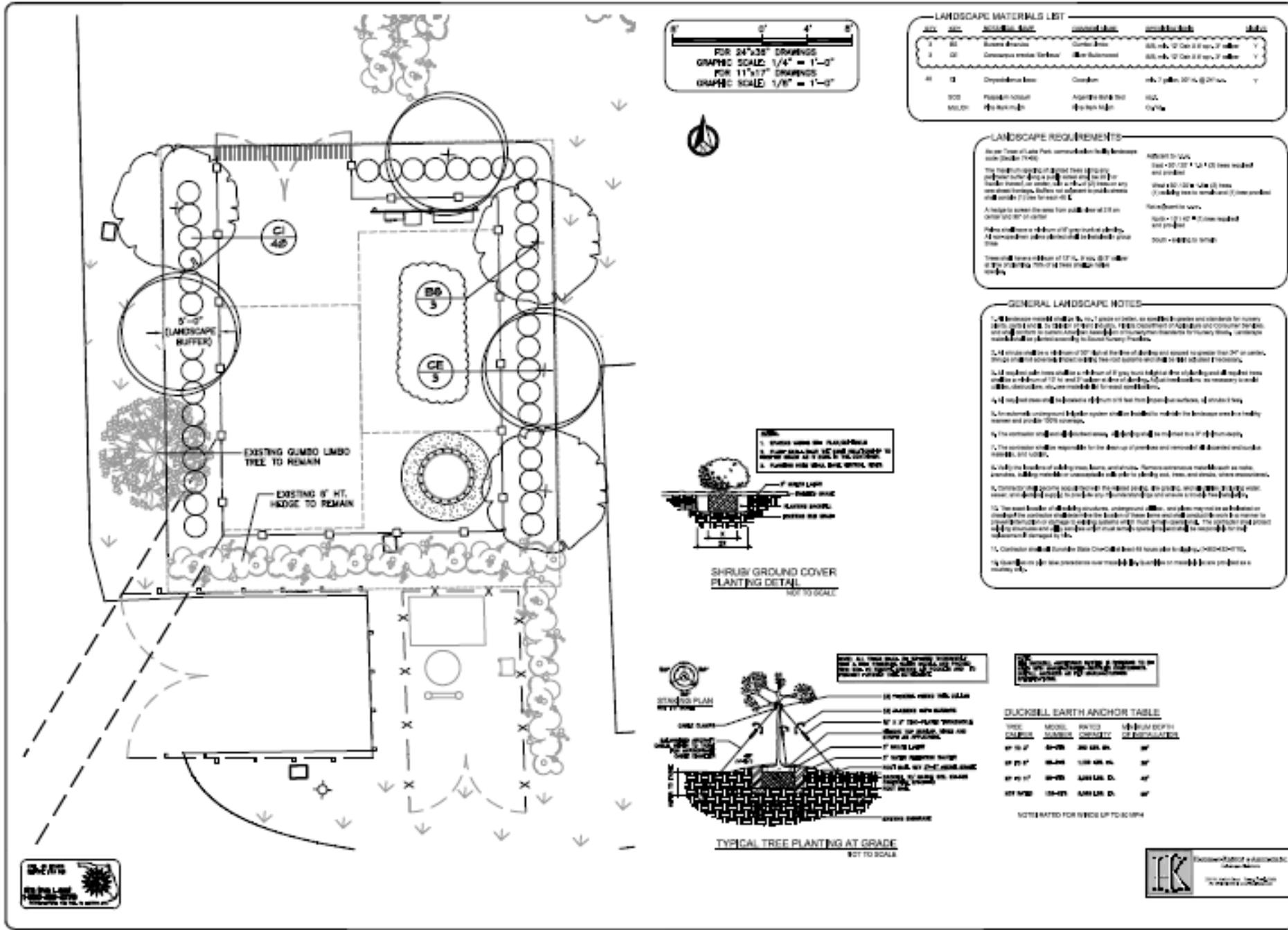
**Existing Cocoplum
Shrubs.**

Existing Landscaping



**Existing Silver
Buttonwood Trees**

Landscape Plan



FOR 24"x36" DRAWINGS
GRAPHIC SCALE 1/4" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE 1/8" = 1'-0"

LANDSCAPE MATERIALS LIST

NO.	QTY	DESCRIPTION	UNIT	PRICE	TOTAL
1	20	Black Granite	Circle Base	\$5.00	\$100.00
2	20	Concrete Median Surface	Circle Base	\$5.00	\$100.00
3	10	Decorative Base	Circle	\$10.00	\$100.00
4	10	Decorative Base	Circle	\$10.00	\$100.00

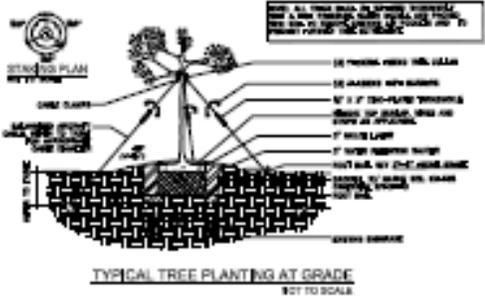
LANDSCAPE REQUIREMENTS

1. All trees shall be planted in accordance with the following requirements:

- 1.1. All trees shall be planted in accordance with the following requirements:
- 1.2. All trees shall be planted in accordance with the following requirements:
- 1.3. All trees shall be planted in accordance with the following requirements:
- 1.4. All trees shall be planted in accordance with the following requirements:
- 1.5. All trees shall be planted in accordance with the following requirements:
- 1.6. All trees shall be planted in accordance with the following requirements:
- 1.7. All trees shall be planted in accordance with the following requirements:
- 1.8. All trees shall be planted in accordance with the following requirements:
- 1.9. All trees shall be planted in accordance with the following requirements:
- 1.10. All trees shall be planted in accordance with the following requirements:

GENERAL LANDSCAPE NOTES

1. All trees shall be planted in accordance with the following requirements:
2. All trees shall be planted in accordance with the following requirements:
3. All trees shall be planted in accordance with the following requirements:
4. All trees shall be planted in accordance with the following requirements:
5. All trees shall be planted in accordance with the following requirements:
6. All trees shall be planted in accordance with the following requirements:
7. All trees shall be planted in accordance with the following requirements:
8. All trees shall be planted in accordance with the following requirements:
9. All trees shall be planted in accordance with the following requirements:
10. All trees shall be planted in accordance with the following requirements:
11. All trees shall be planted in accordance with the following requirements:
12. All trees shall be planted in accordance with the following requirements:
13. All trees shall be planted in accordance with the following requirements:
14. All trees shall be planted in accordance with the following requirements:
15. All trees shall be planted in accordance with the following requirements:



DUCKBILL EARTH ANCHOR TABLE

TYPE	MODEL	PRICE	DEPTH
1/2"	1/2"	\$1.00	12"
3/4"	3/4"	\$1.50	18"
1"	1"	\$2.00	24"
1 1/4"	1 1/4"	\$3.00	36"
1 1/2"	1 1/2"	\$4.00	48"

NO.	DATE	DESCRIPTION
1	11-20-11	REV. CURRENT

PROJECT NO: 11-1004-01
DRAWN BY: [Signature]
CHECKED BY: [Signature]

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FAI TRIP Telecom
1100 LAKE SHORE DRIVE
LAKE PARK, FL 33607
OFFICE OF NEWINGTON 2011

RG TOWERS, LLC.
2141 ALTON WAY, SUITE 100
JACKSONVILLE, FL 32217

MARK C. BRIDGES, P.L.L.C.
1602 N.W. 14th Avenue
LANDSCAPE ARCHITECT

THIS PLAN IS NOT VALID UNLESS SIGNED AND SEALED AS REQUIRED BY THE STATE OF FLORIDA.

LAKE PARK MARINA
SFL13
100 LAKE SHORE DRIVE
LAKE PARK, FL 33603
SHEET NAME
LANDSCAPING PLAN
SHEET NUMBER
L1



Visual Analysis



Lake Park Marina

105 Lake Shore Drive
Lake Park, FL 33403

View looking East
from 302 Lake
Shore Drive

PS8



Visual Analysis



Lake Park Marina

105 Lake Shore Drive
Lake Park, FL 33403

View looking East
from 220 Lake
Shore Drive

PS2



Visual Analysis



Lake Park Marina

105 Lake Shore Drive
Lake Park, FL 33403

View looking
From west-side
marina walkway



Visual Analysis



Lake Park Marina

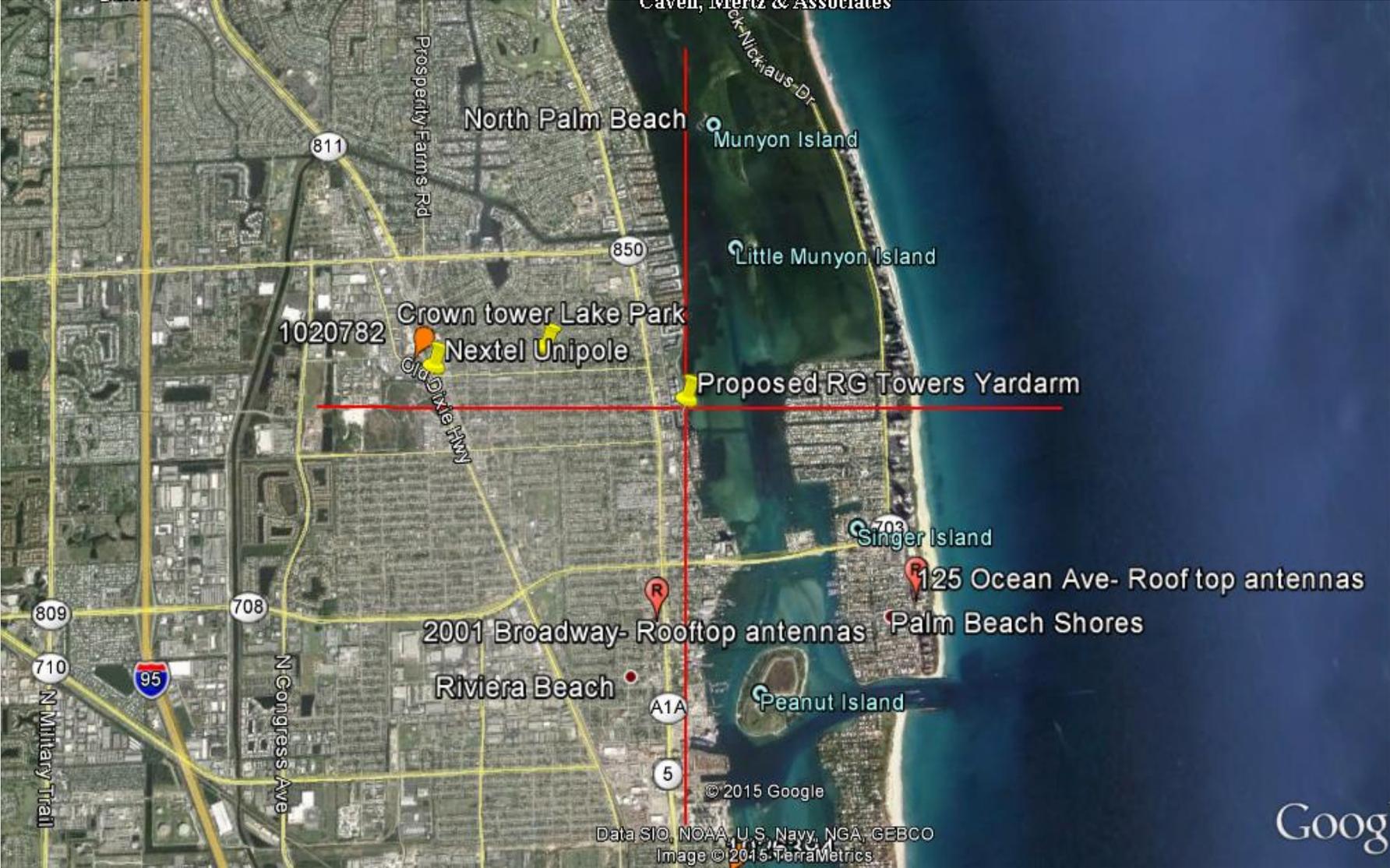
105 Lake Shore Drive
Lake Park, FL 33403

View looking
South from 301
Lake Shore Drive

PS6



Competitive Analysis



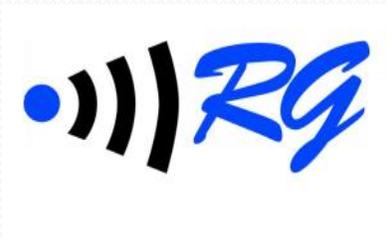


In Figure 3 the Lake Park Marina proposal is shown with the inter-site distances and the existing sites. This arrangement is close to an idealized network grid with the majority of inter-neighbor distances being within a few percentage points of each other. The greatest distance of three miles between sites is not as critical in this case as radio signals travel further over water and there is a marginal chance of users encountering poor levels here. As a counter-example the site spacing introduced with the location of antennas at Crown Monopole at Lake Park Town Hall (Fig 4) is "off-grid" and over the long term would manifest itself in the possibility of a need to add additional antenna locations in the future particularly in the proximity of Kelsey Park.

Reg Number	Tower Owner	Distance	Height	Tower Type	Carriers	Address	Comments
Unregistered	Nextel Corp South	1.37 mi	150'	Unipole	unknown	640 Old Dixie Highway, Lake Park FL	Decommissioned per Lake Park Attorney
1020782	SpectraSite Communications, LLC. through American Towers, LLC	1.46 miles	482	Self-Support Tower	1 or 2	1115 Old Dixie Hwy (302758) W. Palm Beach, FL	Provides strong indoor coverage levels for approximately one mile at which point service levels start to become inadequate
unregistered	Crown Castle	0.82 mile	125'	Monopole	1	535 Park Avenue, Lake Park, FL 33403	This non stealth unregistered monopole is .8 miles West of the Marian and the site will not adequately solve low signal areas



Rooftop	T-Mobile	1.04 miles		Roof top antennas	1	2001 Broadway, Riviera Beach FL	This rooftop antenna installation works well for approximately three quarters of a mile but the signal strength has dropped off significantly by E/W 28th ST
Rooftop	T-Mobile	1.56 miles		Roof top antennas	1	125 Ocean Ave, Palm Beach Shores FL	This rooftop facility provides good levels to the vicinity but levels across the water to the west are too weak for reliable service.





Existing Nextel 150' Unipole Lake Park Public Works





Existing
Spectrasite
482'
Self Support
Tower
Lake Park
1115 Old Dixie

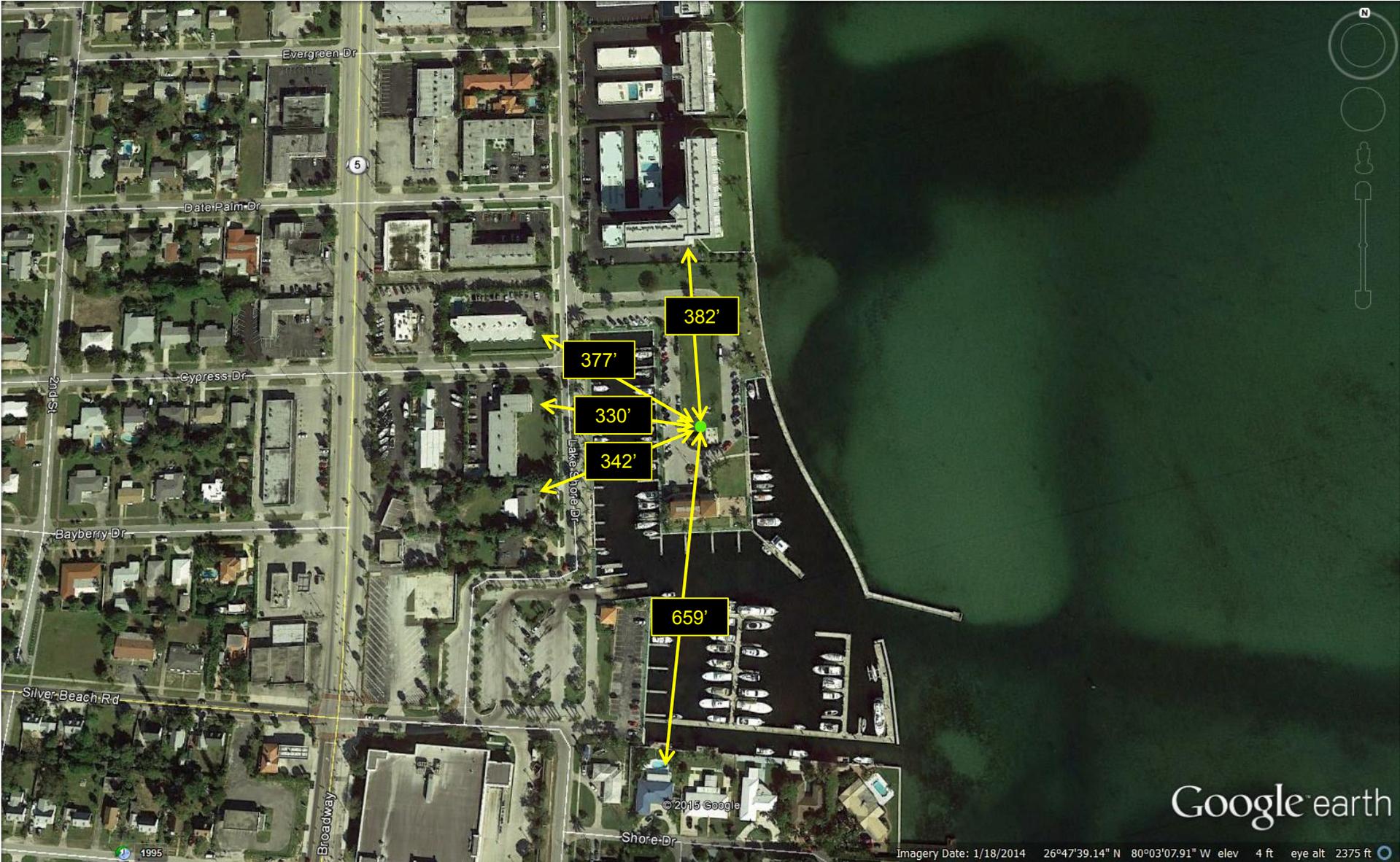
Hwy 



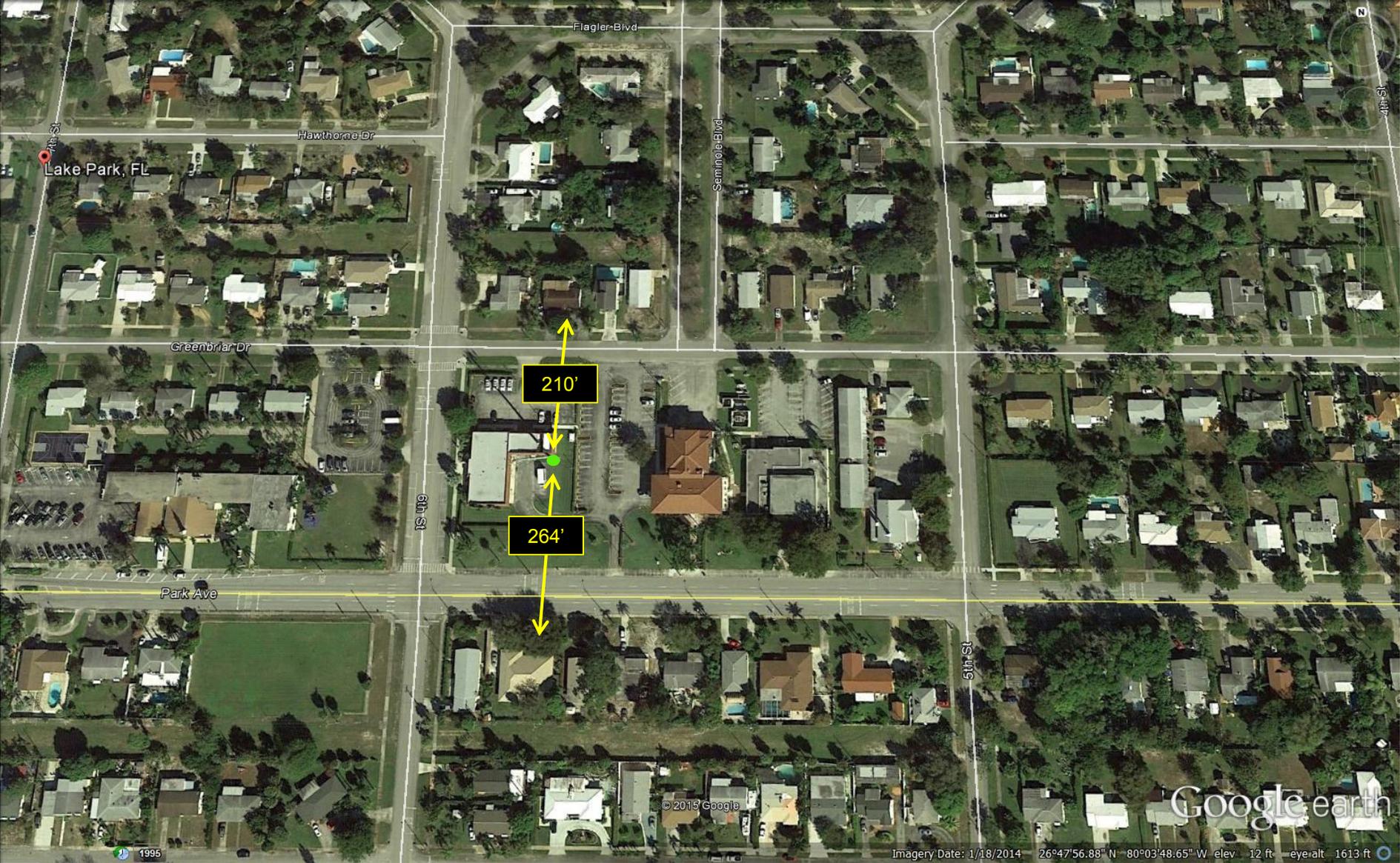
Existing Non
Stealth
Unregistered
Crown
Monopole
Town Hall



Proposed Lake Park Marina Cellular Tower Distances to Adjacent Residential Structures



Existing Lake Park Town Hall Cellular Tower Distances to Adjacent Residential Structures



Staff Conditions of Approval

1. Site Plan, Compound Plan, Notes Plan, Elevations Plans, Wood Fence Details Plan, Trench Details Plan, referenced as Sheets C-1 through C-7; and Electrical Plans referenced as Sheets E-1 through E-6; Landscaping Plan references as Sheet L-1; and Irrigation Plan referenced as Sheet IR-1; All prepared by Michael Phillips, Registered Engineer and Jason Rinard, Landscape Architect, of Caltrop Telecom, signed and sealed November 18, 2015 and received by the Department of Community Development on November 25, 2015.

Reply: Acknowledged

Staff Conditions of Approval

2. The Insurance liability limits in the Lease Option Agreement fall within the Town's minimum requirements. The requirement of a waiver of subrogation is also a well-reasoned inclusion. They will be required to send a technician to exact repairs from time to time. This technician will have to be on Lake Park property in order to complete his/her appointed repairs on the Tower. The Town needs to be certain that the tenant maintains an active workers' compensation policy in case their technicians should injure themselves in the course of those repairs while on Lake Park property. We do not see any language in the insurance section of the agreement referring to a workers' compensation. Therefore, we would recommend adding a requirement for evidence of workers' compensation insurance, also to include a waiver of subrogation.

Reply: Insurance will be provided according to Section 11 of the Lease.

Staff Conditions of Approval

3. Renderings identifying the future ground space needs for future collocators should be identified prior to Town Commission review

Reply: The Phase II expansion area is shown on the plans.

4. Applicant shall upgrade the proposed landscape to incorporate material that exists within the surrounding area. The proposed materials should include:

- Under-planting material to include seagrape and saw palmetto and/or other existing material types that blend planting beds north of the proposed lease area.
- Planting design shall take into account the existing bed lines and incorporate into an overall design which compliments the park.
- Canopy palm trees top include Royal Palms, clusters of Coconut Palms or Gumbo Limbo; Materials to be a size that exceeds code and matches the existing size, spacing and height.
- Design to be reviewed and approved by Town Staff.

Reply: The proposed landscape plan was revised to add Gumbo Limbo trees.

Staff Conditions of Approval

5. Applicant shall modify the fence details to incorporate decorative elements that soften the fence aesthetics.

Reply: Not required, a wood fence matching in style to the existing wood fence enclosing the dumpsters is proposed. The Cocoplums will grow to a height which completely conceals the fence.

6. The Applicant modify the plans to utilize its approved leased area for the required landscaping and be responsible for its maintenance and that these revised plans are submitted to the Town prior to Town Commission consideration. Separate irrigation meters will also be required Reply: The Lease area will not be modified, the plan complies with Exhibit "B" from the lease. The applicant will utilize a separate meter, if feasible. Otherwise, the applicant will pay the Town for usage pursuant to Section 7(d) of the Lease.

Staff Conditions of Approval

7. A Letter of Credit (LOC) is required for the construction and restoration of the site. The applicant must submit a LOC prior to the issuance of any development permit. The LOC requires Town Attorney review and approval. Cost estimates for construction and restoration should accompany the LOC since the amount on the LOC will need to be 110% of these values.

Reply: Acknowledged.

8. If the Tower is approved with flag that require lighting, a Photometric Plan must be submitted prior to the issuance of any development permit

Reply: Acknowledged.

9. Cost Recovery. All fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. Failure by an Owner or an Applicant to reimburse the Town within the 10 day time period may result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.

Reply: The Application will comply with the Town's Cost Recovery regulations as outlined in the Town's Code of Ordinances.

Ground Rent	Each Additional Carrier at 1500.00 per month
\$1,684,169.72	\$856,357.48

Ground w/(1) additional carrier	\$2,540,527.20
Ground w/(2) additional carriers	\$3,396,884.68
Ground w/(3) additional carriers	\$4,253,242.16

Revenue Stream for Town of Lake Park

\$4,253,242.16



TOWN OF LAKE PARK - ANNUAL BUDGET									
GENERAL FUND REVENUE (General Fund 001)									
REVENUE BUDGET DETAIL									
FISCAL YEAR 2015-16									Schedule 2
ACCOUNT NUMBER	DESCRIPTION	ACTUAL 2012-13	ACTUAL 2013-14	CURRENT YEAR BUDGET 2014-15	ACTUAL AS OF 05/31/15	ESTIMATE FOR THE YEAR 2014-15	THE DEPT. PROPOSED BUDGET BY 2015-16	TOWN MGT. PROPOSED BUDGET 2015-16	ADOPTED BUDGET 2015-16
001-352.100	Fines - Library	871	1,421	650	739	1,109	1,000	1,000	1,000
001-354.100	Fines - Code Violations (80%)	82,971	83,215	72,000	17,053	25,580	40,000	40,000	40,000
001-354.105	Fines - Alarm Violations	12,900	7,025	10,000	2,075	3,113	2,000	2,000	2,000
001-354.110	Code Violations - Admin Cost	12,633	13,727	12,300	5,503	8,255	11,000	11,000	11,000
001-354.120	Penalties - Business Tax Receipts	8,536	90	7,300	246	369	500	500	500
001-354.130	Fines-Parking Meter Violation	6,810	6,930	7,500	3,550	5,325	5,000	-	-
001-354.135	Parking Violations - Code	50	475	350	345	518	350	350	350
001-354.210	Code Violations - Community Improve	20,740	20,804	18,000	4,438	6,657	10,000	10,000	10,000
001-361.100	Interest Earnings	3,959	3,208	3,500	1,712	2,568	2,500	2,500	2,500
001-361.110	Interest Earnings - Tax Collections	10,793	4,334	17,000	-	-	-	-	-
001-361.120	Sales Tax Commissions	69	39	50	11	17	20	20	20
001-361.130	Interest on Assessments	2,376	2,238	1,750	361	542	500	500	500
001-361.200	Filing Fees	713	250	-	-	-	-	-	-
001-362.100	Rent - P.B.C. Sheriff	120	110	120	80	120	120	120	120
001-362.120	Rent - Cell Tower (Sprint)	27,308	28,400	15,382	15,383	15,382	-	-	-
001-362.121	Rent - Cell Tower (Crown Castle)	17,080	17,763	17,080	-	35,400	35,400	35,400	35,400
001-362.122	Rent - Cell Tower (T-Mobile)	-	-	2,950	2,950	2,950	-	-	-
001-362.124	Rent - Burt Reynolds Institute	-	12	12	-	12	12	12	12
001-362.200	Rent - Dunkin Donuts Lot	7,788	8,099	7,488	8,423	8,423	8,844	8,844	8,844
001-363.120	Service Charges-Code Violation	1,785	8,223	4,500	-	-	-	-	-
001-364.100	Sale of Surplus Property	2,043	472	1,000	-	-	-	-	-
001-365.100	Sale of Scrap Material	-	528	500	-	-	-	-	-
001-366.300	Event Sponsorship	850	-	-	-	-	-	-	-

Lake Park could add \$35,400.00 to the budget for 2016 plus revenue for each addition carrier.



Request

- Approve Site Plan Application and schedule Town Council Hearing

First, I wish to thank the Planning and Zoning Board for all of the hours you volunteer for the betterment of our Town and for making decisions that are right for the business owners and residents of our Town.

Martin Luther King Jr. once said that "Our lives begin to end the day we become silent about things that matter."

During the last meeting, you heard Lake Park residents express that they do not need extra cellular coverage. It is their belief that the purpose of this tower is to provide cellular service to Singer Island, but that Singer Island will not allow RG Towers to build a tower there.

It is a well-established fact that the location of cellular towers near residential properties lower the values of those residential properties. Lake Park's residents feel it is unjust to decree that their property values diminish and their health and wellbeing be put at risk, so that Singer Island residents can obtain better cellular coverage and maintain Singer Island's higher property values.

With a park on the ^{NORTH} south side and a marina on the ^{SOUTH} north side, Lake Park's shoreline is small, but pristine. The residents of Lake Park wish to keep it that way, and believe that there are other options for raising revenue.

But there seems to be miss communication relative to the redevelopment of Lake Park. The Mayor believes that the residents of Lake Harbour Towers oppose redevelopment, in particular, tall buildings. The truth is that residents hunger for development if it is realistic, reasonable and will succeed. For instance, residents do not want a grandiose plan that will fail, such as Abacoa and Harbourside Place, whose shops remain empty, and it would not make sense to close Lake Shore Drive, inconveniencing residents and boaters alike. So the issues have not been about development, but about the effect some types of development will have on the quality of life and infrastructure.

The town's residents are all interested in redevelopment that raises property values and makes sense. Contrary to the Mayor's belief, residents will support high-end residential buildings with some coffee houses or eateries along the US 1 corridor.

However, the proposed cell tower will prevent the success of such development. EMF real estate survey results, market sales analysis and studies on property price declines in residential neighborhoods with cell towers show that the fear of cell tower radiation perceived by home buyers will prevent the success of redevelopment.¹

As well, the Town of Lake Park has an interlocal agreement with Palm Beach County to make the marina a place for all of PB County to enjoy. That is one of the reasons for the \$2.4 million grant. Since RG Towers claims that this tower will benefit the residents of

Lake Park, and not all of PB County, this tower defies Lake Park's agreement with Palm Beach County.

A growing number of communities such as Brevard county require conditional use permits whereby all applicants seeking to erect new towers must demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna. Other cities require that if a proposed tower site is of concern to a neighborhood, the cellular companies must submit information about the radius of the tower's coverage, an evaluation of alternative sites, and prove that the proposed location is the only site.

To protect residents, other cities have established standards for future towers, and prioritized zones that require maximum achievable setbacks from schools, child care facilities, hospitals, residents and mixed use areas.²

We propose that the Town of Lake Park table its decision until the Town can draft an updated, comprehensive wireless facility ordinance with similar regulations, which includes public-right-of-way wireless installations, and a decommission plan.

¹ The Appraisal Institute is the largest global professional organization for appraisers. The study indicated that homebuyers would pay over 20% less for a property if it were in close proximity to a cell phone base station.

² The National Institute for Science, Law, and Public Policy in Washington, D.C. was founded to bridge the gap between scientific uncertainties and the need for laws protecting public health and safety. Its overriding objective is to bring practitioners of science and law together to develop intelligent policy that best serves all interested parties in a given controversy.

Re: Towers Josh Long

Towers attract lightning strikes.

When lightning strikes a tower, it elevates in voltage as the current passes into the earth through the tower system ground. This phenomenon is known as lightning induced Ground Potential Rise or GPR. This GPR represents waves of voltage that ripple out in circle type patterns away from the tower base. If the tower is not properly grounded to dissipate lightning strike energy, the higher frequency energy will travel sideways on the surface of the earth for considerable distances as it spreads out.

Towers that are located within a few hundred feet of private property can represent a very serious personnel safety hazard and can cause much damage to equipment. Because the proposed tower is located in a very limited space, the recommended minimum grounding system is at least 200 feet of buried ground conducting wire composed of five horizontal radials, each 40 feet in length. However, while radials help drain the energy, they do not stop the energy. If a higher amp lightning current strikes a tower a few hundred feet from a building, that current is going to hit the building and affect anything that is grounded in the building such as wires, cables, electrical panels, computers, faxes, sewer and water pipes.

Equipment damage to private property from tower lightning strikes is widespread throughout the United States, and the world for that matter. The scenario is always the same. A tower is constructed and shortly thereafter damage begins to occur to equipment on nearby private property. The property owner suspects that it might have something to do with the recently erected tower. The property owner contacts the tower owner and is told that it cannot be the tower that is the problem.

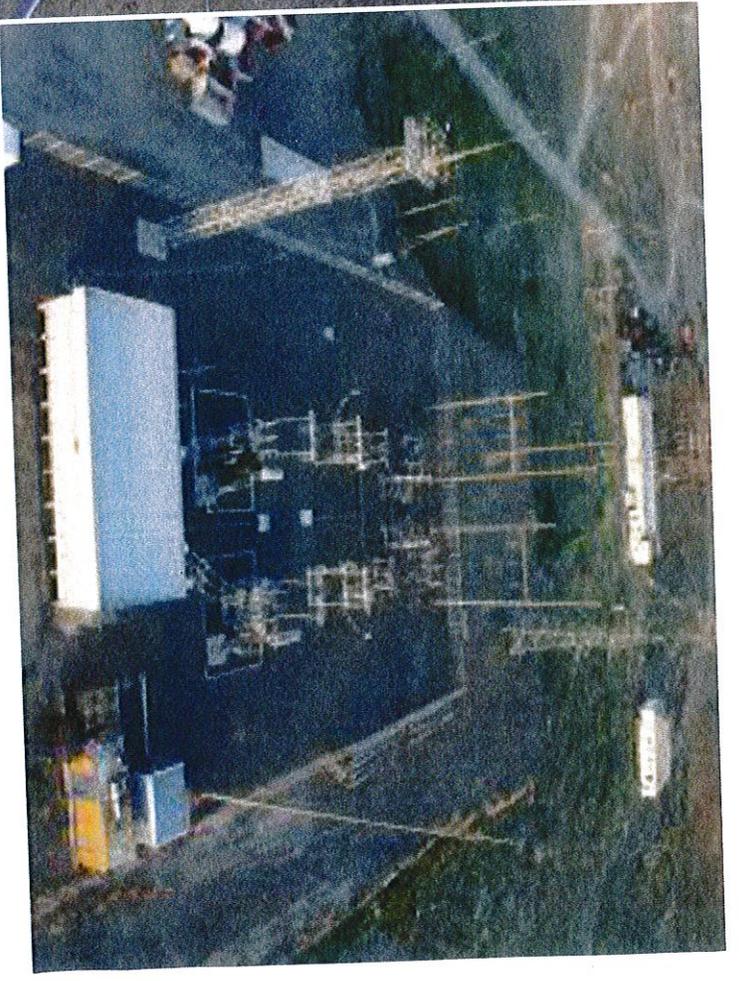
There are some solutions to reduce lightning induced GPR, however, sometimes these solutions are not good enough and the ultimate solution requires isolation devices that are quite expensive. And some damage just cannot be resolved by the private property owner who must live with repetitive damage during lightning season from a tower owner that denies that they are the instigator of the problem.

Even if the tower grounding system is designed to properly dissipate lightning strike energy, the tower will still attract lightning around boats with masts. Salt water is very conductive, so the current will travel farther. The risk will increase to boaters seeking shelter in the marina during electrical storms. People in the marina touching anything metal will get shocked. Since Florida is the lightning capital of the United States, a marina is an inappropriate location for a cell tower.

Because of the magnitude of the current, and the resulting surge impedance, application for this tower should be denied, or tabled, until the Town of Lake Park has done the following.

- 1) requested a lightning strike probability report for this tower, which can be specifically calculated using NFPA 780 and knowing the location and height of the tower
- 2) requested a study outlining the lightning induced GPR effects on our nearby buildings and on the underground fuel tanks near the tower.

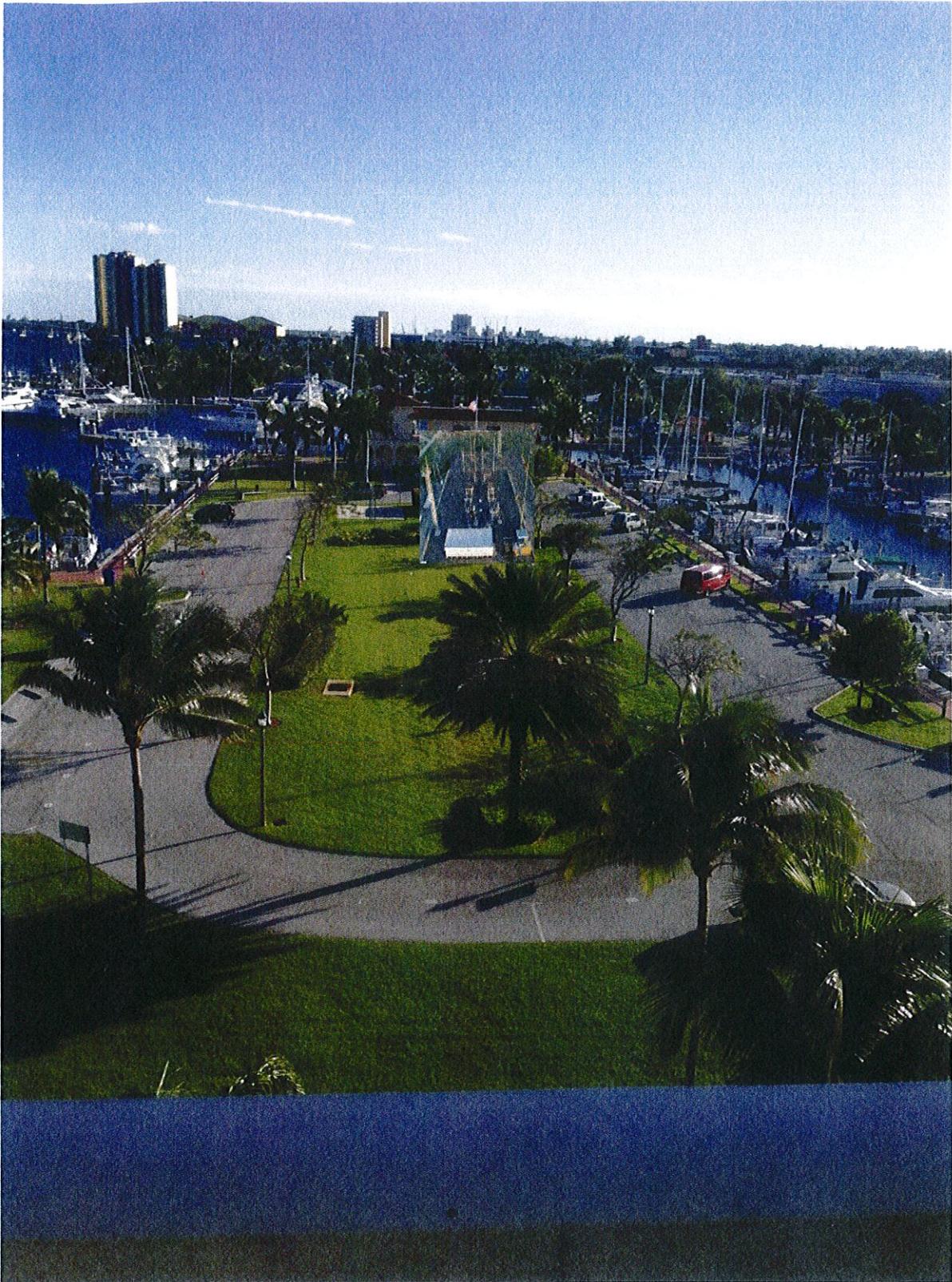
- 3) adopted zoning regulations specifically related to division and control installations and operation of cellular towers within the Town.



Stop

the CELL TOWER in the LAKE PARK MARINA

This will be our view of the cell tower equipment on the ground from our balconies!
(regardless of the 8ft high wood fence)



Bill DiPaolo

About 20 picket in Lake Park to oppose 125-foot cell tower at town marina

January 31, 2016 | Filed in: [Uncategorized](#).



Saying the proposed cell tower is too high, dangerous and would lower their property values, about 20 opponents rallied Friday night at Lake Park Marina.

Supporters counter the 125-tower will be a revenue source for the town. The tower will be made to look like the mast of a ship to blend in with the marina, they say.

The Lake Park planning and zoning commission plans a public meeting on the tower on Monday, Feb. 1 at 7 pm at Lake Park Town Hall.