



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

☐ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) ☐ New nonresidential less than 5,000 square feet ☐ Change of use <i>(if same impact or less than existing use)</i> ☐ Plat note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan* ☐ Affordable Housing per §166.04151(7) Fla. Stat. <i>(Live Local Act)</i> ☐ Property and right-of-way applications <i>(MOTs, construction staging)</i> ☐ Parking Agreements <i>(separate from site plans)</i> COMPLETE SECTIONS B, C, D, G	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) ☐ New Nonresidential 5,000 square feet or greater ☐ Residential 5 units or more ☐ Nonresidential use within 100 feet of residential property ☐ Redevelopment proposals ☐ Change in use <i>(if greater impact than existing use)</i> ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center Signage ☐ Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	☐ LEVEL III PLANNING AND ZONING BOARD (PZB) ☐ Conditional Use ☐ Parking Reduction ☐ Flex Allocation ☐ Cluster / Zero Lot Line ☐ Modification of Yards* ☐ Waterway Use ☐ Mixed Use Development ☐ Community Residences* ☐ Social Service Residential Facility (SSRF) ☐ Medical Cannabis Dispensing Facility* ☐ Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	☒ LEVEL IV CITY COMMISSION (CC) ☐ Land Use Amendment ☐ Rezoning ☐ Plat ☒ Public Purpose Use ☐ Central Beach Development of Significant Impact* ☐ Vacation of Right-of-Way City Commission Review No PZB Review ☐ Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
☐ MISCELLANEOUS ☐ Affordable Workforce Housing Tax Reimbursement ☐ Community Residence ☐ Construction Noise Waiver ☐ Design Review Team (DRT) COMPLETE SECTIONS B, C, D, I	☐ EXTENSION OR DEFERRAL ☐ Request to defer after an application is scheduled for public hearing ☐ Request extension to previously approved application <i>(request must be within original approval date timeframe)</i> COMPLETE SECTIONS B, C, H	☐ APPEAL ☐ Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, H	☐ PROPERTY AND RIGHT-OF-WAY ☐ Road Closures ☐ Construction Staging Plan ☐ Revocable licenses COMPLETE SECTIONS B, C, H

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner	State of Florida DMS ATTN: Joshua Blood	Authorized Agent	City of Fort Lauderdale ATTN: Jason Swift
Address	4030 Esplanade Ave	Address	1901 W Cypress Creek Rd
City, State, Zip	TALLAHASSEE, FL 32399-7016	City, State, Zip	Fort Lauderdale FL 33309
Phone	(850) 922-7505	Phone	(954) 828 5790
Email	joshua.blood@dms.fl.gov	Email	jswift@fortlauderdale.gov
Proof of Ownership	Warranty Deed	Authorization Letter	Provided
Applicant Signature:	Signature 	Agent Signature:	Signature

C PARCEL INFORMATION **D LAND USE INFORMATION**

Address/General Location	222 NW 22nd Avenue	Existing Use	Juvenile Detention Center - Vehicle Storage
Folio Number(s)	504205380010	Land Use	Northwest Regional Activity Center
Legal Description (Brief)	BROWARD REGIONAL JUVENILE DETENTION CENTER	Zoning District	B2 - General Business
City Commission District	3 - Pamela Beasley-Pittman	Proposed	Applications requesting land use amendments and rezonings.
Civic Association		Proposed Land Use	Public Purpose - Communications Tower
		Proposed Zoning District	B-2



E

PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name	State of Florida Statewide Law Enforcement Radio System (SLERS) Tower									
Project Description (Describe in detail)	Construct a 350' radio tower, for the State of Florida. This tower will support the State of Florida's Statewide Law Enforcement Radio System (SLERS), as well as the City of Fort Lauderdale's Citywide Radio System. This tower replaces an existing tower that is nearing its end of life. There will also be two 300 sqft, non-occupied, equipment buildings at the tower base, elevated to protect against flooding. This project enhances public safety communications for agencies such as the Florida Highway Patrol, Florida Department of Law Enforcement, as well as Fort Lauderdale Police and Fort Lauderdale Fire Rescue.									
Estimated Project Cost	\$ 4.7 M (Estimated total project cost including land costs for all new development applications only)									
Waterway Use	No									
Flex Units	Redevelopment Units									
Flex Acreage										
Residential Uses										
Single Family	0									
Townhouses	0									
Multifamily	0									
Cluster/Zero Lot Line	0									
Other										
Total (dwelling units)										
Residential Unit Mix	Efficiency / Studio	0	1 - Bedroom	0						
Affordable Housing Units	0		% of AMI							
Affordable Unit Mix	Efficiency / Studio	0	1 - Bedroom	0						
Traffic Study Required	No									
Parking Reduction	No									
Public Participation	Yes									
Non-Residential Uses										
Commercial	0									
Restaurant	0									
Office	0									
Industrial	0									
Other	Public Purpose - 650 Sq Ft									
Total (square feet)	650 Sq Ft									
2-Bedroom	0		3-Bedroom or More	0						
2-Bedroom	0		3-Bedroom or More	0						

F

PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

	Required Per ULDR	Proposed
Lot Size (Square feet/ acres)	395578	14026 sq ft / .322 acres
Lot Density (Units/ acres)		2
Lot Width		152.8
Building Height (Feet)		350 (tower) / 30' (shelter)
Structure Length		30' and 24'
Floor Area Ratio (F.A.R.)		
Lot Coverage		648 Sq Ft
Open Space		13,378 Sq Ft
Landscape Area	0	0
Parking Spaces	2	2
SETBACKS (Indicate direction N, S, E, W)	Required Per ULDR	Proposed
Front YES	350	34.8'
Side YES	350	6.3'
Corner / Side YES	350	116.4'
Rear YES	350	7.2'

G

TOWER STEPBACK

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G

AMENDED PROJECT INFORMATION

Provide approved and proposed amendments for project. Circle yes or no where indicated.

Project Name	N/A		
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/ acres)			
Lot Density (Units/ acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			



H

EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

Project Name		N/A	
Request Description			
EXTENSION REQUEST		DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body		Approving Body	
Original Approval Date		Scheduled Meeting Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted	Appeal Request
Requested Extension (No more than 24 months)		Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement (Applicant Obtain by Code Compliance Division)		De Novo Hearing Due to City Commission Call-Up	
		*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	

I

MISCELLANEOUS

Provide information on the specific request.

Project Name		N/A	
Request Description			
AFFORDABLE HOUSING TAX REIMBURSEMENT*		COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value	\$	Residence Type	DRC Case Number
Date		Certification	Request Start Date
Completion Value	\$	Length of Stay	Request End Date
Date		Number of Residents	Construction Start Time
Stabilized Value	\$	Number of Live-In Staff	Construction End Time
Date		Habitable Rooms	Sunday Construction Times
Acquisition Value	\$	Gross Floor Area	Noise Mitigation Plan Date of Plan
Date		Previous Extension Resolution No. (if applicable)	
		DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F	

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ Preliminary Development Meeting completed on the following date:

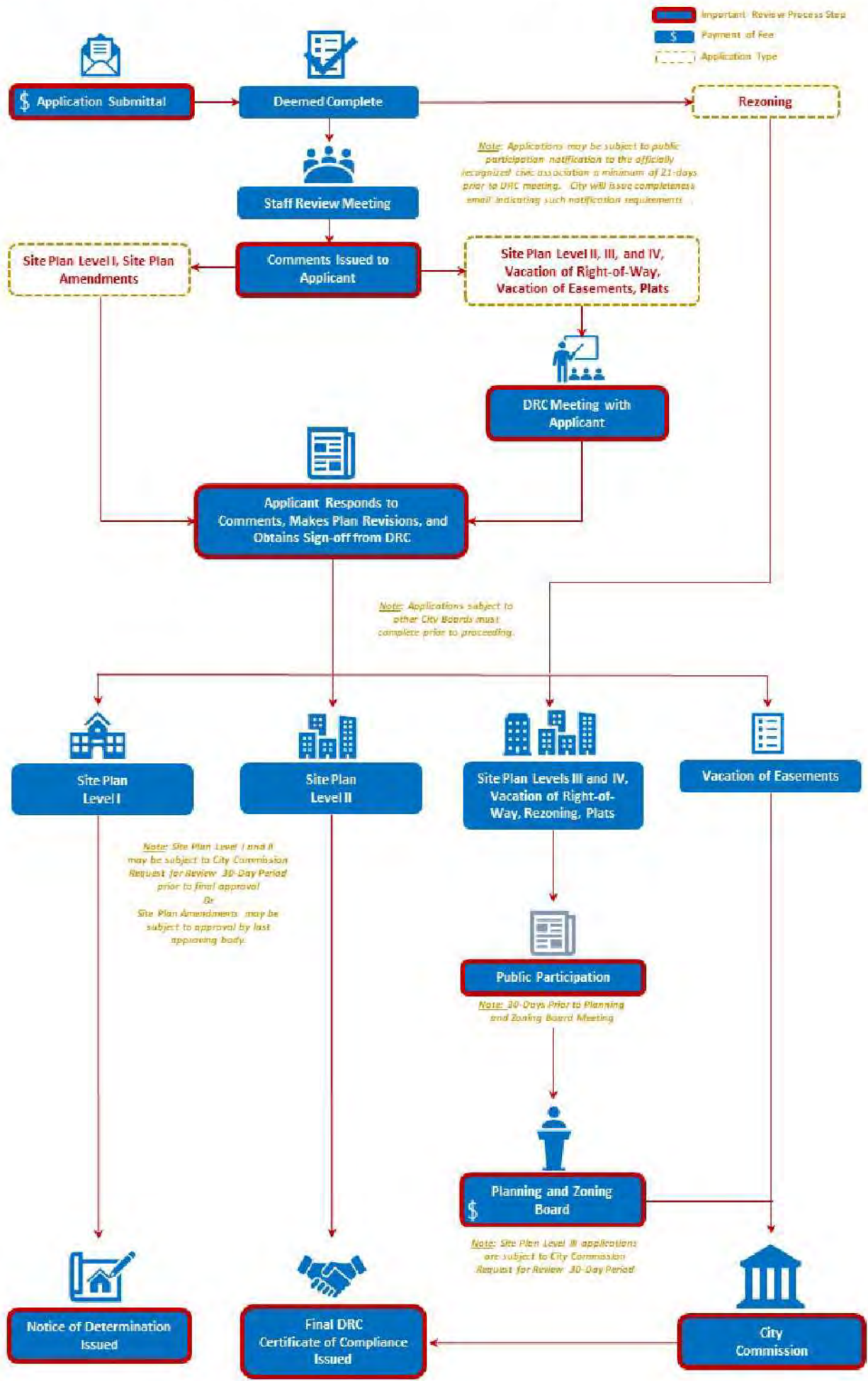
August 28, 2025
- ☒ Development Application Form completed with the applicable information including signatures.
- ☒ Proof of Ownership warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ Address Verification Form that includes all parcels within the proposed development.
- ☒ Project and Unified Land Development Code Narratives project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ Electronic Files, File Naming, and Documents consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☐ Traffic Study or Statement submittal of a traffic study or traffic statement.
- ☐ Stormwater Calculations signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☐ Water and Wastewater Capacity Request copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories** choose the correct document category when uploading.



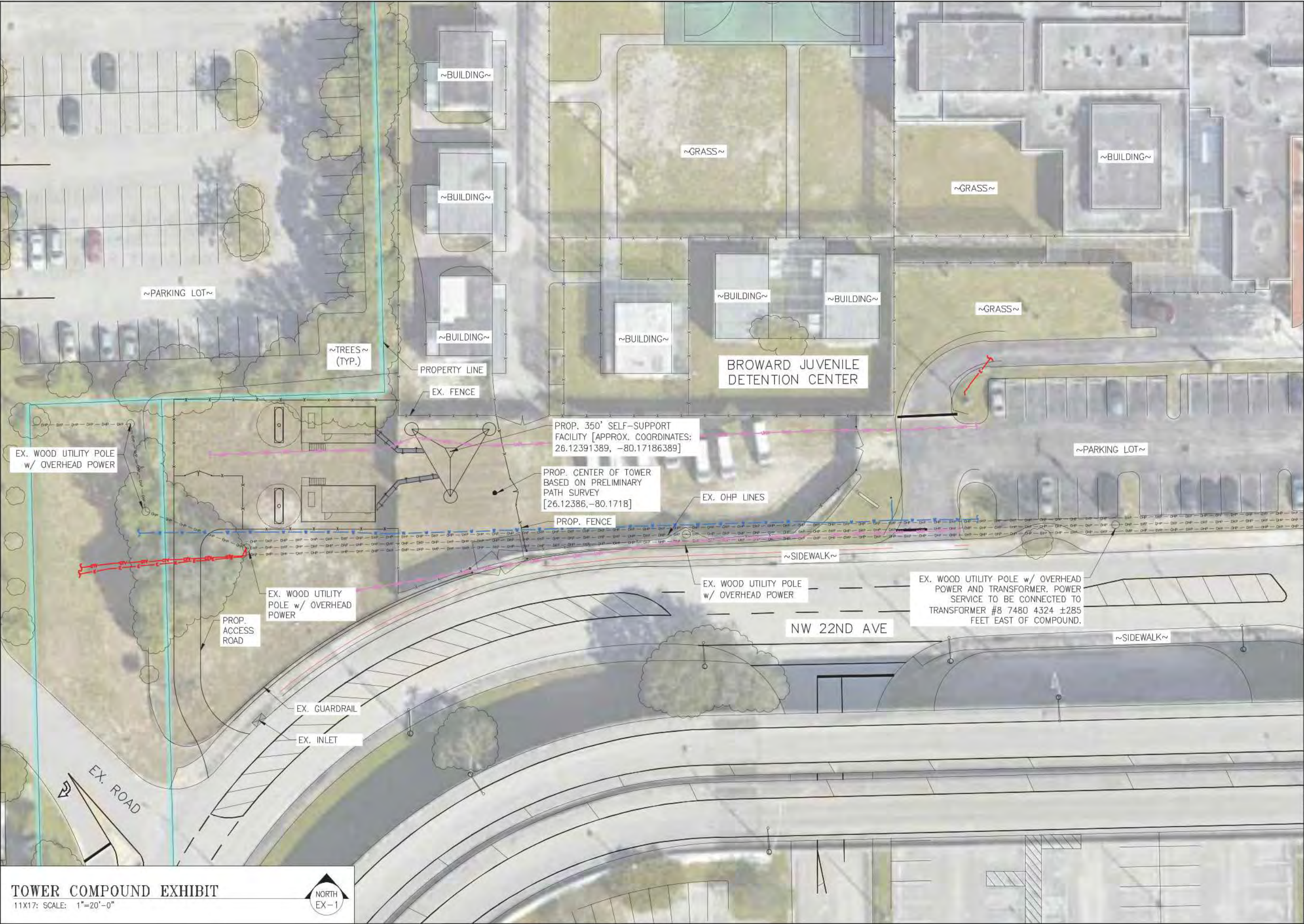
DRC PROCESS OVERVIEW: Below is the development review process flowchart with key steps to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS
DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov



NOTICE TO DRAWING HOLDER

NEEL-SCHAFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

NEEL-SCHAFER
Solutions you can build upon

L3HARRIS

X213

FT. LAUDERDALE

222 NW 22nd AVENUE
FORT LAUDERDALE, FL 33312

REVISION	DATE:	DESCRIPTION
REV A:	5/23/23	EXHIBIT
REV B:		
REV C:		

SEAL:

SCALE: 1"=20'-0"

NEEL-SCHAFER PROJECT #: 12014.0XX

DRAWING TITLE:
TOWER COMPOUND EXHIBIT

DATE:	DRAWING NO.
DSGN: ARW	EX-1
DRWN: CKH	
CHKD: MB	
QA/QC: RRA	

TOWER COMPOUND EXHIBIT

11X17: SCALE: 1"=20'-0"



NOTICE TO DRAWING HOLDER

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X213
FT. LAUDERDALE
222 NW 22nd AVENUE
FORT LAUDERDALE, FL 33312

REVISION	DATE	DESCRIPTION
REV A:	5/23/23	EXHIBIT
REV B:		
REV C:		

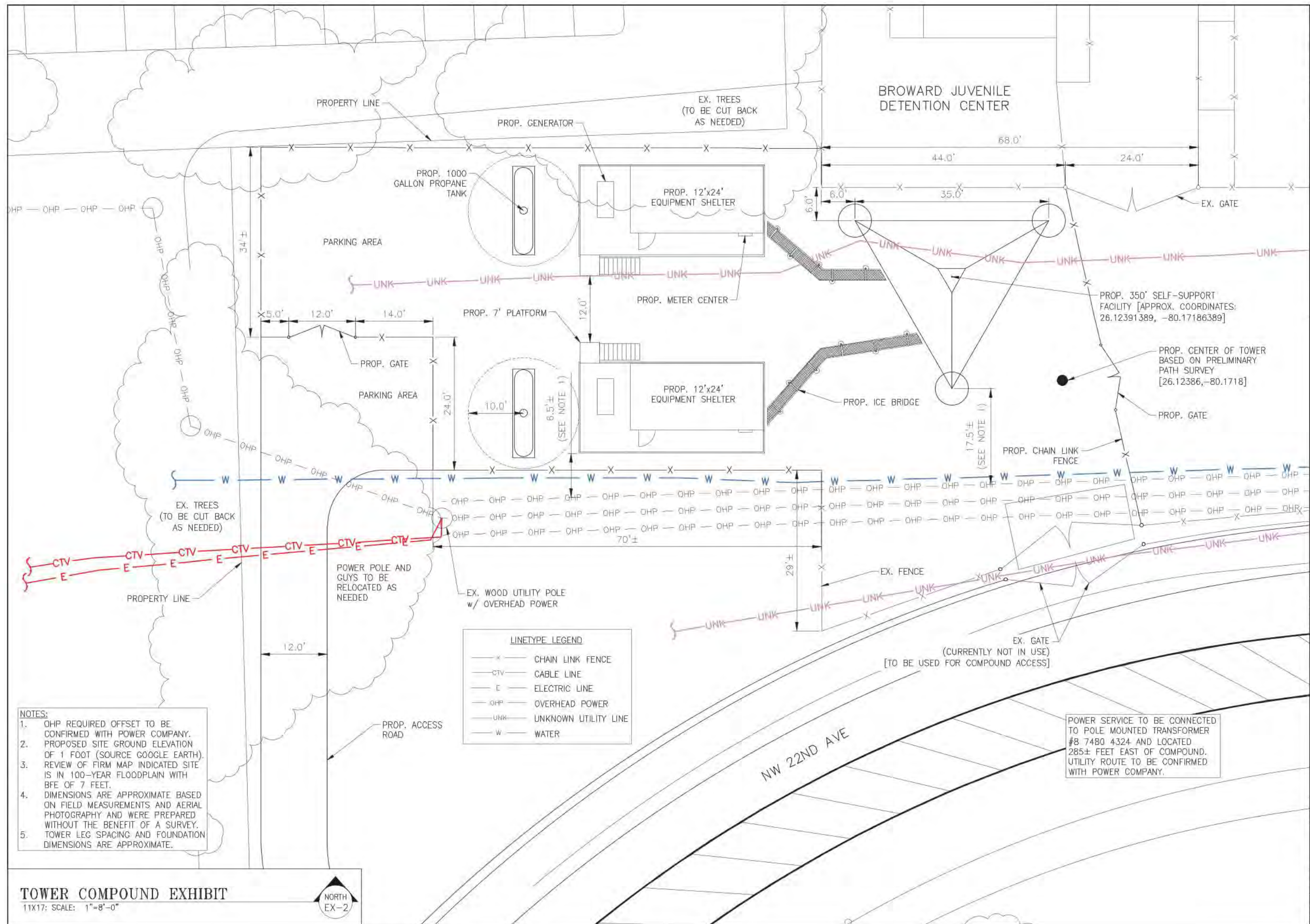
SEAL

SCALE: 1"=8'-0"

NEEL-SCHAFER PROJECT #: 12014.0XX

DRAWING TITLE:
TOWER COMPOUND EXHIBIT

DATE	DSGN:	ARTW	DRWN:	CHKD:	QA/DC:	RRA	DRAWING NO.
							EX-2



- NOTES:
- OHP REQUIRED OFFSET TO BE CONFIRMED WITH POWER COMPANY. PROPOSED SITE GROUND ELEVATION OF 1 FOOT (SOURCE GOOGLE EARTH). REVIEW OF FIRM MAP INDICATED SITE IS IN 100-YEAR FLOODPLAIN WITH BFE OF 7 FEET.
 - DIMENSIONS ARE APPROXIMATE BASED ON FIELD MEASUREMENTS AND AERIAL PHOTOGRAPHY AND WERE PREPARED WITHOUT THE BENEFIT OF A SURVEY.
 - TOWER LEG SPACING AND FOUNDATION DIMENSIONS ARE APPROXIMATE.

TOWER COMPOUND EXHIBIT
11X17: SCALE: 1"=8'-0"



FORT LAUDERDALE



Existing Conditions



Photo Simulation
Proposed self-support tower.



Vicinity Map



1022 Highland Colony Pkwy. Suite 301
Ridgeland, MS 39157
TEL. (601) 898-3358

FORT LAUDERDALE



Existing Conditions



Photo Simulation
Proposed self-support tower.



Vicinity Map



Public Purpose Narrative

RE: 222 NW 22nd Avenue

State of Florida Tower Project

47-48.26.C.4

The State of Florida (State), in conjunction with the City of Fort Lauderdale (City), is requesting to construct a 350' Radio Communications Tower (Tower). At the base of this tower there will be two radio communications equipment shelters, mounted on platforms. There will be two generators and their respective propane tanks. The compound will be fenced off, as a matter of safety precaution. In order to proceed, the parcel must be re-zoned to "Public Purpose" from it's current "General Business" designation.

This proposed Tower serves a public purpose by facilitating public safety radio communications, including dispatch of E-911 calls for service, to the residents, businesses and visitors of the City of Fort Lauderdale. This tower will facilitate radio communications for the city, to include Fort Lauderdale Fire-Rescue and, Fort Lauderdale Police Department, as well as other City Departments such as Parks, Transportation and Mobility, Utilities and Public Works. It also meets

This will be the fourth such radio site utilized in the Citywide Land Mobile Radio (LMR) Network. Other towers are at the Fort Lauderdale Utilities Complex, adjacent to the Fiveash Water Plant, and two condominium rooftops on the Barrier Island. This project is replacing an obsolete 34-year-old radio tower adjacent to 1350 West Broward Boulevard.

This tower is also going to be used by the Statewide Law Enforcement Radio System (SLERS) to provide radio communications for the Florida Highway Patrol (FHP), Florida Department of Law Enforcement (FDLE), Florida Department of Emergency Management (FDEM) and Florida Department of Corrections (FDOC). As in the City's usage, the State will also be conducting life-safety type radio communications from this location. SLERS also facilitates multi-agency responses to large scale disasters. Additionally, the US Department of Justice (USDOJ), Broward Sheriff's Office (BSO) and, South Florida Water Management District (SWFMD) are local partners on SLERS. This project is a concerted effort to collocate two radio systems and thereby reduce the number of potential radio towers in the area.





Public Safety LMR systems, to ensure hardening, and reliability utilize microwave radio for interconnection. Microwave radio is a narrow beam, directional signal, that requires an unobstructed line of sight. This tower site is strategically located to provide radio coverage to the south portion of Fort Lauderdale and allows for line-of-sight microwave connectivity to other existing City Public Safety Radio Infrastructure. These lines-of-sight coincide with both the City and State's existing other radio tower sites, which are in disparate locations. Simply stated, this location is strategic because both networks can be served from it.

Other sites, such as existing building roofs were considered and surveyed, however, neither microwave lines-of-sight could be established, nor could the requisite radio coverage be provided from alternative sites. There are no other existing structures in the area that can provide the height that fulfills the requirements. Lastly, this plot of land is owned by the State of Florida, which represents significant cost savings for taxpayers in site acquisition.

The immediate area consists of commercial properties, railroad tracks, an interstate highway, a park, commuter parking lots, and a juvenile correctional facility. There are two towers nearby, a 155' lattice type tower 1200' feet away and another 180' monopole at the Broward Sheriff's office 1700' feet away. The monopole is in compliance with Section 47-18.11, G-2 "Separation of buffer requirements", however the lattice tower is too close by 300'. The nearest residential unit is 400' away, on the North bank of the North Fork of the New River. This is less than the 700' required. Due to available property location and technical requirements, these abbreviated setbacks are unavoidable.

Since other towers exist nearby and commercial and governmental facilities are already in the surrounding area, there should be minimal financial impact. The tower is planned to be constructed in a vacant area currently used to store correctional transportation vehicles, which has sod as a ground covering. This land is not in a natural, unspoiled state currently. There is no anticipated environmental impact.

Visually, from the ground level, there will be a chain link fence to prevent vandalism or, other unauthorized access, around the tower compound. There will be two new, precast, concrete communications shelters on elevated platforms. These shelters will be finished in neutral colors. Due to the adjacent correctional facility, landscaping is not desirable as it would serve to obscure potential escapees. This lack of landscaping is unavoidable and does not comply with requirements in Section 47-21. The tower will be visible, for some distance, much like the existing one located east of Interstate 95. Current plans call for removal of the existing





City of Fort Lauderdale
Information Technology Services
100 North Andrews Avenue, Fort Lauderdale, Florida 33301
Telephone (954) 828-5094 Fax (954) 828-5122
www.fortlauderdale.gov



tower once a new one is constructed, which should provide some visual impact mitigation. There will be two generators on the site, both of which will utilize residential grade mufflers that will prevent them from being heard by neighbors when running. No employees are expected to be permanently stationed at this location. Technical personnel will access the site on an as needed basis and will be able to park on-site. Vehicle access will occur directly off NW 22nd Avenue without impact to any adjacent parcels.





4050 Esplanade Way
Tallahassee, FL 32399-0950

Ron DeSantis, Governor
Tom Berger, Interim Secretary

March 31, 2026

Development Review Committee
Urban Design and Planning Division
City of Fort Lauderdale

Attachment B

The State of Florida, Department of Management Services and the City of Fort Lauderdale evaluated multiple tower sites within a one-half mile radius of the proposed tower site and determined there are no other supporting structures available within this area.

The proposed tower site, on State-owned land, will meet the height requirements to maximize public safety radio coverage within this dense urban area, maintain existing microwave backhaul connectivity to other State and City tower sites, and will be capable of supporting the equipment required by the State and City to maintain public safety communications.

Sincerely,

Joshua Blood
Bureau Chief of Public Safety
Department of Management Services



4050 Esplanade Way
Tallahassee, FL 32399-0950

Ron DeSantis, Governor
Tom Berger, Interim Secretary

March 31, 2026

Development Review Committee
Urban Design and Planning Division
City of Fort Lauderdale

Attachment C

The State of Florida, Department of Management Services and the City of Fort Lauderdale evaluated multiple tower sites within a one-half mile radius of the proposed tower site and determined there are no other supporting structures available within this area.

The proposed tower site, on State-owned land, will meet the height requirements to maximize public safety radio coverage within this dense urban area, maintain existing microwave backhaul connectivity to other State and City tower sites, and will be capable of supporting the equipment required by the State and City to maintain public safety communications.

Sincerely,

Joshua Blood
Bureau Chief of Public Safety
Department of Management Services



4050 Esplanade Way
Tallahassee, FL 32399-0950

Ron DeSantis, Governor
Tom Berger, Interim Secretary

March 31, 2026

Development Review Committee
Urban Design and Planning Division
City of Fort Lauderdale

Attachment D

The State of Florida, Department of Management Services and the City of Fort Lauderdale are collaborating to develop a replacement radio tower that will support both Florida's Statewide Law Enforcement Radio System (SLERS) and the City of Fort Lauderdale's Citywide Radio system. Public Safety radio operates on specific 700/800MHz frequencies which are not used in microcell design. To maximize Public Safety radio coverage and maintain our current equipment, a Traditional Radio Tower or Macro-cell design is necessary.

The proposed tower site, on State-owned land, will meet the height requirements to maximize public safety radio coverage within this dense urban area, maintain existing microwave backhaul connectivity to other State and City tower sites, and will be capable of supporting the equipment required by the State and City to maintain public safety communications.

Sincerely,

Joshua Blood
Bureau Chief of Public Safety
Department of Management Services



4050 Esplanade Way
Tallahassee, FL 32399-0950

Ron DeSantis, Governor
Tom Berger, Interim Secretary

March 31, 2026

Development Review Committee
Urban Design and Planning Division
City of Fort Lauderdale

Attachment E

The State of Florida, Department of Management Services and the City of Fort Lauderdale are collaborating to develop a replacement radio tower that will support both Florida's Statewide Law Enforcement Radio System (SLERS) and the City of Fort Lauderdale's Citywide Radio system. To maximize Public Safety radio coverage and maintain our current equipment, a Traditional Radio Tower or Macro-cell design is necessary. The State and the City evaluated all tower structures within a one-half mile radius of the proposed tower site and determined there are no supporting structures that will meet these criteria.

The proposed tower site, on State-owned land, will meet the height requirements to maximize public safety radio coverage within this dense urban area, maintain existing microwave backhaul connectivity to other State and City tower sites, and will be capable of supporting the equipment required by the State and City to maintain public safety communications.

Sincerely,

Joshua Blood
Bureau Chief of Public Safety
Department of Management Services



4050 Esplanade Way
Tallahassee, FL 32399-0950

Ron DeSantis, Governor
Pedro Allende, Secretary

November 24, 2025

Development Review Committee
Urban Design and Planning Division
City of Fort Lauderdale

To Whom It May Concern:

The State of Florida (State) and the City of Fort Lauderdale (City) are collaborating to develop a replacement radio tower that will support both Florida's Statewide Law Enforcement Radio System (SLERS) and the City of Fort Lauderdale's Citywide Radio System. The existing tower on City property is nearing the end of its useful life and shall be deconstructed.

Primary consideration for new tower sites was given to property owned by the State or the City to reduce both initial and long-term site costs. The State and the City evaluated multiple sites for a new tower that meets the needs of both entities. The proposed site, on State-owned land, meets these criteria and is within the proper search radius to maximize public safety radio coverage within this dense urban area, while minimizing costs associated with reestablishing microwave backhaul connectivity to other State and City tower sites.

The current site and its replacement are integral to the SLERS network, providing coverage to all primary State law enforcement agencies and supporting interconnections to other SLERS sites in the area.

Sincerely,

Joshua Blood
Bureau Chief of Public Safety
Department of Management Services

AGENT OF RECORD LETTER

TO THE PASCO COUNTY PLANNING AND ECONOMIC GROWTH DEPARTMENT, AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), Department of Management Services, Bureau of Public Safety, hereby designate and appoint Christina Gebler as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance appeal or site development application and applicable public hearing for application/project application and public hearing processes.

My (our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary in conjunction with the said application/project. My (our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 12th day of December, 2025.

APPLICANT/OWNER

Joshua Blood
PRINTED NAME OF APPLICANT/OWNER

APPLICANT/OWNER

Joshua Blood
PRINTED NAME OF APPLICANT/OWNER

Christina Gebler
APPLICANT'S(S') REPRESENTATIVE

Christina Gebler
PRINTED NAME OF REPRESENTATIVE

20101 Central Blvd
REPRESENTATIVE'S ADDRESS

Land O' Lakes, FL 34637
CITY, STATE, ZIP CODE

727-207-2135
TELEPHONE NUMBER

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date) by _____ (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

Seal: _____

My Commission Expires:

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.

This Partial Release of Lease was prepared by:
Karen Lee Reecy
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection, MS 130
3900 Commonwealth Boulevard,
Tallahassee, Florida 32399-3000
Action No. 48774

PROL1 (v1.0)
[+/- 0.48 acres]

**BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA**

PARTIAL RELEASE OF LEASE NUMBER 3109

The undersigned lessee on the 15th day of March, 2024, do(es) hereby quitclaim, release and surrender unto lessor all right, title and interest in and to the leasehold estate of the lands described in Exhibit "A" attached hereto, which are a portion of the lands leased under Lease Agreement Number 3109, dated September 7, 1979, between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, as LESSOR, and **STATE OF FLORIDA DEPARTMENT OF JUVENILE JUSTICE**, as LESSEE, effective the 15th day of March, 2024.

This partial release may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the parties have caused this Partial Release of Lease to be executed on the day and year first above written.

"LESSOR"

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA**

(SEAL)

BY: Michelle Stevens

for Brad Richardson, Chief, Bureau of Public Land
Administration, Division of State Lands, State of
Florida Department of Environmental Protection, as
agent for and on behalf of the Board of Trustees of the
Internal Improvement Trust Fund of the State of
Florida.

"LESSEE"

**STATE OF FLORIDA DEPARTMENT OF
JUVENILE JUSTICE**

(SEAL)

BY: Pamela White

Gregory J. Davis, Bureau Chief,
Bureau of General Services

Approved subject to proper execution:

BY: [Signature]

DEP Attorney

03-05-2024

Date

Exhibit "A"



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4341 S.W. 62nd Avenue
Davie, Florida 33314

Licensed Business No. 6633

TEL (954) 585-0997
www.stonersurveyors.com

**LEGAL DESCRIPTION OF:
X213 TOWER PARCEL
ACCESS/UTILITY EASEMENT
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SECTION 5, TOWNSHIP 50 S., RANGE 42 E.**

LEGAL DESCRIPTION: (X213 TOWER PARCEL)

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING A PORTION OF PARCEL "A", BROWARD REGIONAL JUVENILE DETENTION CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE S.89°59'58"E., ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 1890.82 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 22 AVENUE;

THENCE N.00°20'32"E., ALONG SAID CENTERLINE A DISTANCE OF 825.00 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST SOUTHERLY NORTH LINE OF SAID PARCEL "A";

THENCE S.89°59'58"E., ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A", AND THE POINT OF BEGINNING;

THENCE S.89°59'58"E., ALONG THE MOST SOUTHERLY NORTH LINE OF SAID PARCEL "A", AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 108.30 FEET;

THENCE S.01°16'49"W., A DISTANCE OF 16.49 FEET;

THENCE S.88°24'29"E., A DISTANCE OF 44.50 FEET;

THENCE S.11°10'31"E., A DISTANCE OF 62.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.09°41'06"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°09'14" AND A RADIUS OF 258.16 FEET FOR AN ARC DISTANCE OF 153.89 FEET, TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A";

THENCE N.00°20'32"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 103.67 FEET;

THENCE N.89°39'28"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE N.00°20'32"E., ALONG SAID WEST LINE A DISTANCE OF 43.31 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.322 ACRES (14,041 SQUARE FEET), MORE OR LESS.

James D. Stoner

DATE: February 16, 2024

NOTE:
SEE SHEET 3 OF 3 FOR A GRAPHIC
DEPICTION OF THE PROPERTY
DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY
COMBINE PARCEL & ESMT.	1/02/24	JDS
REV. LEGAL DESC. AND SEC. 17	2/05/24	JDS

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
COPYRIGHT © 2023

DATE OF SIGNATURE: 2-5-2024

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4038 — STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
12/18/23	DRL	JDS	N/A

SEAL

SHEET 1 OF 3

SKETCH NO.
23-9629_TOW_PARCEL



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NOTES:
X213 TOWER PARCEL
ACCESS/UTILITY EASEMENT
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SECTION 5, TOWNSHIP 50 S., RANGE 42 E.

LEGAL DESCRIPTION: (ACCESS/UTILITY EASEMENT):

AN ACCESS AND UTILITY EASEMENT BEING SITUATE WITHIN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING A PORTION OF PARCEL "A", BROWARD REGIONAL JUVENILE DETENTION CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST;

THENCE S.89°59'58"E., ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 1890.82 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 22 AVENUE;

THENCE N.00°20'32"E., ALONG SAID CENTERLINE A DISTANCE OF 825.00 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST SOUTHERLY NORTH LINE OF SAID PARCEL "A";

THENCE S.89°59'58"E., ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A";

THENCE S.00°20'32"W., ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 43.13 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE S.00°20'32"W., ALONG SAID WEST LINE A DISTANCE OF 175.73 FEET;

THENCE S.89°39'28"E., A DISTANCE OF 37.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.56°23'47"W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°33'27" AND A RADIUS OF 205.16 FEET FOR AN ARC DISTANCE OF 45.18 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.43°50'21"W., A DISTANCE OF 52.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE OF PARCEL "A";

THENCE N.00°20'32"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 103.67 FEET;

THENCE N.89°39'28"W., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.153 ACRES (6,672 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.89°59'58"E., ALONG THE SOUTH LINE THE S.E. 1/4 OF SECTION 5, TOWNSHIP 50 S., RANGE 42 E., AS SHOWN ON THE PLAT OF "RIVERBEND CORPORATE PARK", RECORDED IN PLAT BOOK 175, PAGE(S) 96 THRU 97, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

Stoner Surveyors

DATE February 16, 2014

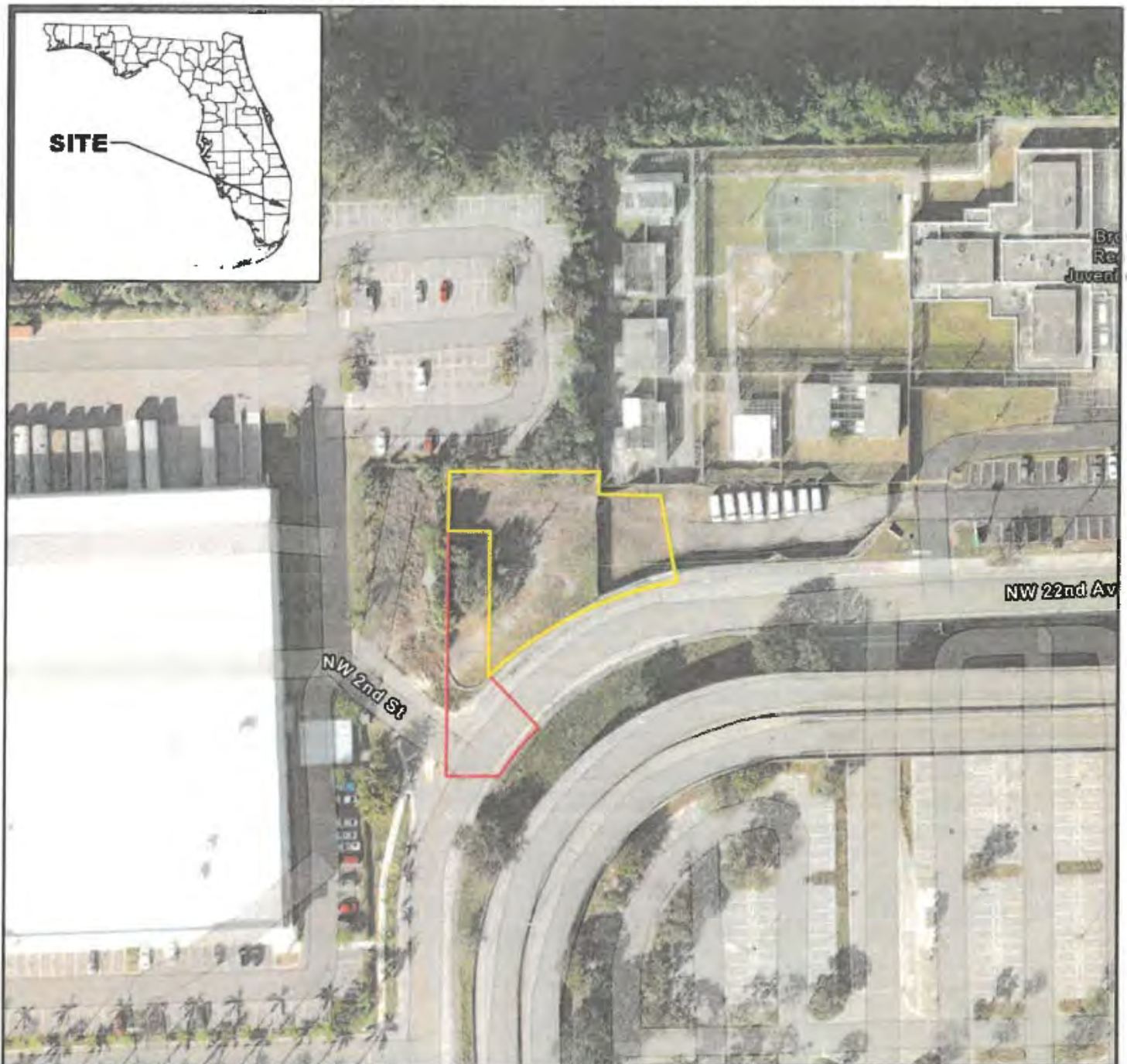
NOTE:
SEE SHEET 3 OF 3 FOR A GRAPHIC
DEPICTION OF THE PROPERTY
DESCRIBED HEREON.

SHEET 2 OF 3

SKETCH NO.
23-9629_TOW_PARCEL

**SKETCH OF DESCRIPTION
X213 TOWER PARCEL &
ACCESS/UTILITY EASEMENT
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SECTION 5, TOWNSHIP 50 S., RANGE 42 E.**





Yellow outline: Tower Parcel
Red outline: Access Easement

0 50 100 200
Feet



PROL No. 3109 - DJJ - Fort Lauderdale Site

Broward County, Florida

This instrument prepared by:
Karen Lee Reecy
Department of Environmental Protection
Bureau of Public Land Administration
Division of State Lands
3900 Commonwealth Blvd, MS 130
Tallahassee, Florida 32399-3000
Action No. 48604

ATL1 (v1.0)
[+/- 0.48 acres]

**BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA**

AMENDMENT NUMBER SIX TO LEASE NUMBER 4307

THIS LEASE AMENDMENT is entered into this 15th day of March, 2024, by and between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, hereinafter referred to as "LESSOR" and the **STATE OF FLORIDA DEPARTMENT OF MANAGEMENT SERVICES**, hereinafter referred to as "LESSEE";

WITNESSETH:

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on August 15, 2001, LESSOR and LESSEE entered into Lease Number 4307 (the "lease"); and

WHEREAS, LESSOR and LESSEE desire to amend the lease to add land to the leased premises.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The legal description of the leased premises set forth in Exhibit "A" of Lease Number 4307 is hereby amended to include the real property described in Exhibit "A" attached hereto and by reference made a part hereof.
2. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of Lease Number 4307, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE as of the date of this amendment.
3. It is understood and agreed by LESSOR and LESSEE that this Amendment Number Six to Lease Number 4307 is hereby binding upon the parties hereto and their successors and assigns.

4. This lease amendment may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

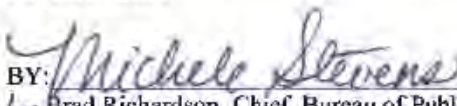
[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the parties have caused this Lease Amendment to be executed on the day and year first above written.

"LESSOR"

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA**

(SEAL)

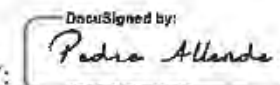
BY: 

for Brad Richardson, Chief, Bureau of Public Land
Administration, Division of State Lands, State of
Florida Department of Environmental Protection, as
agent for and on behalf of the Board of Trustees of the
Internal Improvement Trust Fund of the State of
Florida.

"LESSEE"

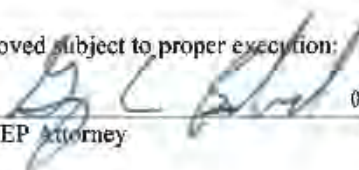
**STATE OF FLORIDA DEPARTMENT OF
MANAGEMENT SERVICES**

(SEAL)

BY: 

Pedro Allende, Secretary

Approved subject to proper execution:

BY: 

DEP Attorney

03-05-2024

Date

EXHIBIT "A"



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Licensed Business No. 6633

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**LEGAL DESCRIPTION OF:
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ACCESS/UTILITY EASEMENT
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THENCE 5.89°59'58"E., ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A", AND THE POINT OF BEGINNING;

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SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.322 ACRES (14,041 SQUARE FEET), MORE OR LESS.

ASH

DATE: February 16, 2024

NOTE:
SEE SHEET 3 OF 3 FOR A GRAPHIC
DEPICTION OF THE PROPERTY
DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY
COMBINE PARCEL & ESMT.	1/02/24	JDS
REV. LEGAL DESC. ADD SEC TIE	2/05/24	JDS

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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DATE OF SIGNATURE: 2.5.2024

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 — STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
12/15/23	DRL	JDS	N/A

SEAL

SHEET 1 OF 3

SKETCH NO.
23-9629_TOW_PARCEL

Exhibit A

Page 4 of 6 Pages

Amendment Six to Lease No. 4307



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NOTES:
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SECTION 5, TOWNSHIP 50 S., RANGE 42 E.

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NOTES:

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4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH, THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

DATE: February 16, 2024

NOTE:
SEE SHEET 3 OF 3 FOR A GRAPHIC
DEPICTION OF THE PROPERTY
DESCRIBED HEREON.

SHEET 2 OF 3

SKETCH NO.
23-0629 TOW PARCEL



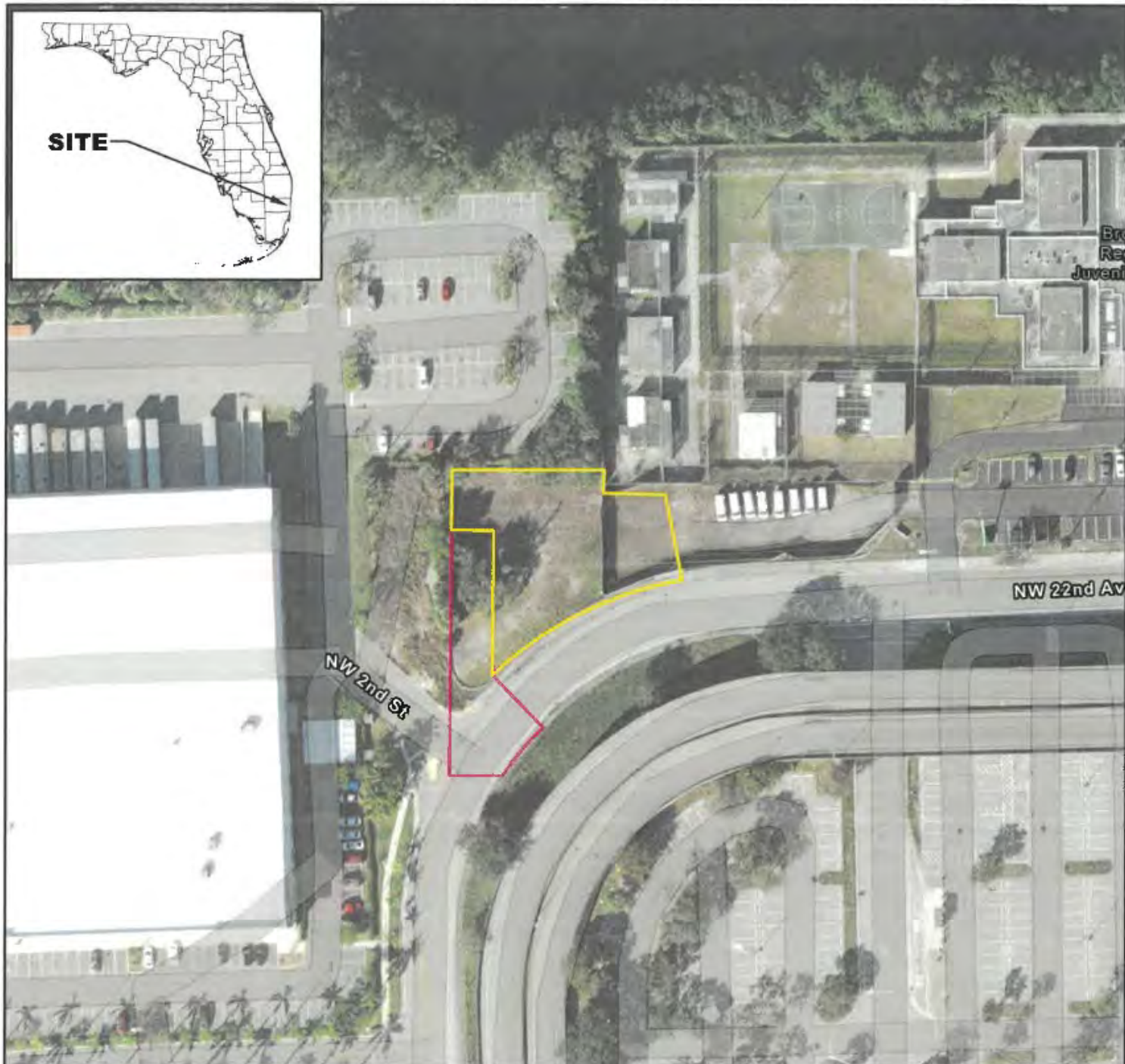
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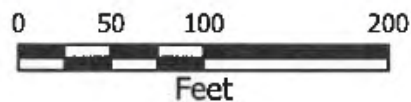
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X213 TOWER PARCEL &
ACCESS/UTILITY EASEMENT
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SECTION 5, TOWNSHIP 50 S., RANGE 42 E.**





-  Tower Parcel
-  Access Easement



Amendment 6 to Lease 4307 - Fort Lauderdale Tower Site

Broward County, Florida