



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

# OFFICIAL AGENDA

## **SPECIAL COMMISSION MEETING NORTH BAY VILLAGE 1700 KENNEDY CAUSEWAY, #132 NORTH BAY VILLAGE, FL 33141**

**DECEMBER 3, 2012 - 7:00 P.M.**

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PARTIES THAT IF ANY PERSON SHOULD DECIDE TO APPEAL ANY DECISION MADE AT THE FORTHCOMING MEETING OF THE COMMISSION OF NORTH BAY VILLAGE, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE VILLAGE FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION OR A SIGN LANGUAGE INTERPRETER TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT (305) 756-7171 NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS AT (800) 955-8771 (TDD) OR (800) 955-8700 (VOICE) FOR ASSISTANCE.

1. **CALL TO ORDER.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ORDINANCES FOR SECOND READING - (PUBLIC HEARINGS)**
  - A. **AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 3 OF THE NORTH BAY VILLAGE CONSOLIDATED LAND DEVELOPMENT REGULATIONS, CODE OF ORDINANCES ENTITLED "LAND USE", BY AMENDING SECTION 3.4.2(b) RELATING TO DEVELOPMENT OF MIXED-USE COMMERCIAL AND MULTIFAMILY STRUCTURES WITHIN THE COMMERCIAL DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (INTRODUCED BY VILLAGE MANAGER DENNIS KELLY) FIRST READING**

- 1.) **Commission Action**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

**B. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY CREATING SECTION 152.032 ENTITLED "BAY VIEW OVERLAY (BVO) DISTRICT" TO ESTABLISH AND PROVIDE REGULATIONS FOR THE BAY VIEW OVERLAY DISTRICT; ZONING PROPERTIES AS SHOWN ON MAP 1 AND LEGALLY DESCRIBED IN EXHIBIT A AS "BAY VIEW OVERLAY DISTRICT" IN ADDITION TO THE EXISTING ZONING DESIGNATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE. (INTRODUCED BY VILLAGE MANAGER DENNIS KELLY) FIRST READING**

**1.) Commission Action**

**C. A RESOLUTION OF THE VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, CLPF-NBV, L.P., AS SUCCESSOR IN INTEREST TO ZF DEVELOPMENT, LLC, AND NORTH BAY VILLAGE, TO ADDRESS MITIGATION OF SCHOOL CONCURRENCY IMPACTS RELATED TO DEVELOPMENT PROPOSED ON PROPERTY LOCATED AT 8000 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE APPROPRIATE VILLAGE OFFICIALS TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE TERMS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AND SETTING AN EFFECTIVE DATE. (INTRODUCED BY VILLAGE MANAGER DENNIS KELLY)**

**1.) Commission Action**

**5. APPOINTMENT OF BOARD MEMBERS**

- A. ANIMAL CONTROL ADVISORY BOARD**
- B. ARTS, CULTURAL & SPECIAL EVENTS BOARD**
- C. CITIZENS BUDGET & OVERSIGHT BOARD**
- D. COMMUNITY ENHANCEMENT BOARD**
- E. PLANNING & ZONING BOARD**
- F. YOUTH SERVICES BOARD**

**1.) Commission Action**

6. **VILLAGE ATTORNEY REPORT**

A. **REQUEST FOR EXECUTIVE SESSION: NORTH BAY VILLAGE INVESTMENT TRUST, LLC V. CITY OF NORTH BAY VILLAGE, 11<sup>TH</sup> JUDICIAL CIRCUIT, MIAMI-DADE COUNTY, CASE NO. 12-39090 CA-32.**

7. **ADJOURNMENT**



## Memorandum

**To:** North Bay Village Commission  
**From:** James G. LaRue  
**Date:** November 20, 2012  
**Subject:** Consolidated Land Development Regulations Glitch Revision

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The enclosed back up that was presented to the Planning and Zoning Board at their October 30<sup>th</sup> meeting explains the existing problems with Section 3.4.2(B) of the Village's Consolidated Land Development Regulations. In summary, the current language of our Code can be interpreted as limiting redevelopment when it involves a mixed use.

The new language contained in our proposed ordinance revises the current language of 3.4.2(B) and removes any interpretation that mixed use development in our Commercial Zoning District must be limited in height or setbacks by conforming to the most restrictive requirements of the separate zoning districts.

The draft ordinance is consistent with our Comprehensive Plan and was recommended for your approval by a 5 – 0 vote of the Planning and Zoning Board (LPA). I will be present at the Village Commission meeting on December 3<sup>rd</sup> to review the ordinance and answer any questions you might have.

*HACI*



## Memorandum

**To:** Planning & Zoning Board Members  
**From:** James G. LaRue, AICP  
**Date:** October 22, 2012  
**Subject:** Consolidated Land Development Regulations Glitch Revision

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Recently, as your City's Planning and Zoning Official we have had numerous inquiries about development or redevelopment for commercial properties along the Causeway. In reviewing the City's Consolidated Land Development Regulations there are some unclear sections governing residential and commercial development (mixed use) on commercial properties. Specifically, see Section 3.4.2(b) below:

- (b) *Special uses permitted within the commercial district.* The following uses shall be permitted upon approval of the city commission in accordance with the provisions pertaining to use exceptions:
- (1) General educational facilities.
  - (2) Fast order food establishments.
  - (3) Multi-family dwellings, provided they conform with all site development standards as set forth under high density residential in Table 5-1. Where duplication or conflicts may appear between the requirements of the general commercial and the high density residential district, the more restrictive shall apply.

Subsection (b) 3 seems to limit mixed use development by stating that the most restrictive regulations of the separate zoning districts would prevail in any mixed use development. This probably wasn't meant to apply to such areas as height, and/or setbacks for a building with combined commercial and residential uses but it is confusing and seems to be in conflict with the City's Chapter 152 zoning provisions.

We have drafted an ordinance that eliminates this potential conflict. It is consistent with the intent of your Comprehensive Plan and we will review it with you at our October 30th meeting.

cc: Dennis Kelly, City Manager  
Yvonne Hamilton, City clerk  
Kathryn Mehaffey, Assistant City Attorney

**HA(2)**

MIRAMAR

# Husband held in disappearance

CB54

Miramar police arrested a Miramar man Wednesday night in connection with the disappearance of his estranged wife.

Cid Torrez's wife, Vilet, has been missing since late March. Early in the investigation, he was considered by police to be a person of interest. The couple were said to be having problems at the time of her disappearance.

For months, investigators searched canals and lakes around Miramar, but turned

up nothing.

Police said they suspected foul play.

"It's a mixture of shock and 'Oh my goodness, finally,'" said Vilet Torrez's sister-in-law, Jolita Spurlock Blanco, upon learning of the arrest. "Maybe we can start to get the closure that we need."

Richard Della Terra, Cid Torrez's attorney, said he had his doubts about the validity of the arrest, calling the timing "suspicious" and saying it was a "publicity stunt."

Surveillance video from the Torrezes' housing complex shows that on the morning she disappeared, March 31, her minivan entered through the visitor entrance after having trouble passing through the gate on the residents' side.

"Detectives went camera by camera, frame by frame, looking at every camera that went into the community and went out," said Miramar police spokeswoman Tania Rues. "What we do know is that her vehicle went in and

did not come out."

Once she made it through the gate, her brother, Javier Blanco told CBS4, her phone records reveal she made two calls, both at 5:39 a.m., and both in her husband's cellphone. Blanco said the records don't fit with the story Cid Torrez told police.

"This completely contradicts every story that he's told," Blanco said. "He's said that she never called."

Torrez told investigators he was asleep at the time. He reported Vilet missing to



MISSING A LOVED ONE Gladys Blanco, the mother of Vilet Torrez, shows a graduation portrait of her daughter in May. Torrez has been missing since late March.

the police on April 2.

Cid Torrez has maintained his innocence and, until his arrest, he had custody of the couple's three children. The children are now in the care of his wife's family.

DANIA BEACH

# Roller coaster to be sold for scrap, charity

BY ABEL BARKHURST

The highly visible Dania Beach Hurricane, one of the United States' 12 wooden roller coasters, will be sold for scrap to help fund a local charity, a spokeswoman for the owner said.

The owner, Jerard Holland, wants to choose the right charity to give the coaster to as a donation. Since announcing the ride's fate last month, he's gotten emails and calls from about 15 charities interested in benefiting from the demolition and sale of the coaster, said Allyson Goodwin, an attorney and spokeswoman for Holland.

"He's not just going to pick any charity, though," Goodwin said. "It's got to be a good one. It's got to be one Jerry would want his name associated with, with a good cause and a good background."

Charities that have shown interest in funding their operations by selling the wood and steel from the roller coaster situated along Interstate 95 near Griffin Road include the Office Depot Foundation and Rebuilding Together Broward County



COMING DOWN: The Hurricane roller coaster seen from across Interstate 95. About 15 charities are interested in benefiting from its demolition.

Inc.

A few local private and parochial schools and churches also have thrown in their hats, Goodwin said.

Holland hopes to make a decision and get the paperwork signed by Dec. 31, Goodwin said. Interested charities may still email her at agoodwin@lawspg.com.

The tallest wooden roller coaster in Florida closed in April 2011, with Holland's company, Danla Woody LLC, in bankruptcy.

The roller coaster, which opened for business in 2000, was built with more than a

million feet of lumber and eight million pounds of concrete.

It closed after more than 10 years of operation.

Five couples were married on the coaster, and it was featured over the years in several television commercials.

The attraction closed after 18 months of financial losses, stanchions by checks Holland wrote to Danla Woody LLC, Goodwin said. The 3,200-foot-long, 100-foot-tall coaster's financial trouble seems to be a result of years of recession,

when people weren't spending on entertainment as much, Goodwin said.

The Hurricane will be replaced by a high box retailer, a strip mall or an indoor arena. Holland and Boomers of Greater Fort Lauderdale, the laser-tag and go-kart theme park next door, will combine the Hurricane's land and some unused Boomers parcels to make an 18-acre piece of land that will be marketable to retail developers, Goodwin said.

"It's going to be upscale retail, something nice," Goodwin said.

BROWARD COURTS

# Defendant loses ruling in killing

Sun Sentinel

Donald Pettit may have been angry and hostile as he approached James Patrick Wonder in the parking lot of a Yembroke Pines post office following a road-rage incident four years ago, but that didn't give Wonder the right to gun down Pettit, a Broward judge has ruled.

In a written decision rejecting Wonder's claim of immunity under the state's Stand Your Ground law, Broward Circuit Judge Bernard Rober said U.S. Customs and Border Protection agent Pettit, 52, did not pose an imminent threat to Wonder, then 65, and should not have been met with deadly force.

"The court finds that Wonder unreasonably assumed that Pettit was a thug and that Pettit, although angry and yelling at Wonder, made no physical threat or verbal statements that could be reasonably interpreted to indicate that violence was imminent," Rober wrote.

Wonder was shocked to



learn of the ruling, said his lawyer, Frank Meister.

"He has been absolutely adamant from day one that he was in fear that he was going to be attacked," said Meister.

"He was absolutely convinced that the judge was going to grant his motion."

Wonder, who is charged with manslaughter, was seeking to have the judge declare him immune from prosecution under the Stand Your Ground law, which permits the use of deadly force in certain situations. With Rober's ruling, Wonder will now have to face his legal fate in the hands of a jury. A trial date has not been set. Wonder's next court appearance is scheduled for Nov. 29, which happens to be his 70th birthday.

Meister has not decided whether he will appeal Rober's ruling.

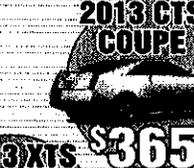


## OCEAN CADILLAC

...OUR SEASON'S BEST!

### SIGN & DRIVE LEASES

NO FIRST PAYMENT • NO SECURITY DEPOSIT  
NO DOWN PAYMENT • NEVER A DEALER FEE

<p style="font-weight: bold; font-size: 1.2em;">2013 ATS</p>  <p style="font-size: 2em; font-weight: bold;">\$335</p>	<p style="font-weight: bold; font-size: 1.2em;">2013 CTS COUPE</p>  <p style="font-size: 2em; font-weight: bold;">\$365</p>
<p style="font-weight: bold; font-size: 1.2em;">2013 XTS</p>  <p style="font-size: 2em; font-weight: bold;">\$495</p>	<p style="font-weight: bold; font-size: 1.2em;">2013 SRX</p>  <p style="font-size: 2em; font-weight: bold;">\$395</p>

OPEN 7 DAYS

## OCEAN CADILLAC

\*30 MO LEASE, 10K MILES PER YEAR, PLUS TAX & TAG.  
REQUIRES CONQUEST INCENTIVE. EXPIRES 12-3-12.

### NORTH BAY VILLAGE NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A SPECIAL MEETING ON MONDAY, DECEMBER 3, 2012 AT 7:00 PM, OR AS SOON AS POSSIBLE THEREAFTER, IN THE COMMISSION CHAMBERS AT 1700 KENNEDY CAUSEWAY #132, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING THE COMMISSION WILL CONSIDER THE FOLLOWING:

1. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 3 OF THE NORTH BAY VILLAGE CONSOLIDATED LAND DEVELOPMENT REGULATIONS, CODE OF ORDINANCES ENTITLED "LAND USE," BY AMENDING SECTION 3.4.2(b) RELATING TO DEVELOPMENT OF MIXED-USE COMMERCIAL AND MULTIFAMILY STRUCTURES WITHIN THE COMMERCIAL DISTRICTS, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE. - FIRST READING
2. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY CREATING SECTION 152.032 ENTITLED "BAY VIEW OVERLAY (BVO) DISTRICT" TO ESTABLISH AND PROVIDE REGULATIONS FOR THE BAY VIEW OVERLAY DISTRICT; ZONING PRIORITIES AS SHOWN ON MAP "A" AND LEGALLY DESCRIBED IN EXHIBIT A AS "BAY VIEW OVERLAY DISTRICT" IN ADDITION TO THE EXISTING ZONING DESIGNATIONS PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE. - FIRST READING
3. A RESOLUTION OF THE VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, CLIFF-MAY, L.P., AS SUCCESSOR IN INTEREST TO ZP DEVELOPMENT, LLC, AND NORTH BAY VILLAGE, TO ADDRESS MITIGATION OF SOUND PROPAGATION IMPACTS RELATED TO DEVELOPMENT PROPOSED ON PROPERTY LOCATED AT 8000 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE APPROPRIATE VILLAGE OFFICIALS TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE TERMS OF THE AGREEMENT, AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT, AND SETTING AN EFFECTIVE DATE.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING ADDRESSED TO THE COMMISSION OR THE VILLAGE CLERK, 1700 KENNEDY CAUSEWAY, #132, NORTH BAY VILLAGE, FL 33141.

THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK DURING REGULAR BUSINESS HOURS. MEMPHIS MAY BE DIRECTED TO THAT DEPARTMENT AT (305) 756-7171.

PURSUANT TO SECTION 286.0166, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE VILLAGE FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION OR ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 804-2485 (VOICE), (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

YVONNE P. HAMILTON, CMC  
VILLAGE CLERK  
(November 19, 2012)

4A (3)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 3 OF THE NORTH BAY VILLAGE CONSOLIDATED LAND DEVELOPMENT REGULATIONS, CODE OF ORDINANCES ENTITLED "LAND USE", BY AMENDING SECTION 3.4.2(b) RELATING TO DEVELOPMENT OF MIXED-USE COMMERCIAL AND MULTIFAMILY STRUCTURES WITHIN THE COMMERCIAL DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (INTRODUCED BY VILLAGE MANAGER DENNIS KELLY)**

**WHEREAS**, North Bay Village (the "Village") has long permitted the development of mixed-use commercial and multifamily structures in the Village's commercial zone, following the public hearing approval of a use exception; and

**WHEREAS**, Section 152.030 of the Code of Ordinances for the North Bay Village (the "Village Code") provides the relevant standards governing the development of mixed-use commercial and multifamily structures in the Village's General Commercial ("CG") zone; and

**WHEREAS**, Section 152.030(C)(3) of the Village Code requires any mixed-use commercial and multifamily structures in the CG zone to comply with the standards of the Village Code Section 152.029; and

**WHEREAS**, the Village's Consolidated Land Development Regulations serve as the companion and supplementary standards to the Village Code; and

**WHEREAS**, due to an oversight during the drafting of the Consolidated Land Development Regulations, an inconsistency was created between the standards applied to residential or mixed-use development in the Village's commercial zone in the Land Development Regulations and the standards of the Village Code; and

**WHEREAS**, the Consolidated Land Development Regulations have not been amended to reflect subsequent changes made to the Village Code; and

4A(4)

WHEREAS, the Village has determined it is necessary to amend the Consolidated Land Development Regulations in order to make them consistent with the standards of the Village Code and to encourage the orderly development of the Village.

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

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

**Section 2. Village Code Amended.** Section 3.4.2(b) "Special uses permitted within the commercial district" of North Bay Village Consolidated Land Development Regulations is hereby amended to read as follows<sup>1</sup>:

**§ 3.4.2 — Commercial**

\* \* \*

(b) *Special uses permitted within the commercial district.* The following uses shall be permitted upon approval of the city Village Commission in accordance with the provisions pertaining to use exceptions:

\* \* \*

(3) Multifamily dwellings whether or not accompanied by non-residential uses shall be required to conform with all site development standards as set forth under Section 152.029(C) of the Zoning Regulations for North Bay Village. , provided they conform with all site development standards as set forth under high density residential in Table 5 1. Where duplication or conflicts may appear between the requirements of the general commercial and the high density residential district, the more restrictive shall apply. Non-residential uses located on the same parcel as multifamily dwellings shall not be subject to the requirements of § 3.4.1.

**Section 3. Repeal.** That all ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

<sup>1</sup> Additions to existing Village Code text are shown by underline; deletions from existing Village Code text are shown by ~~strikethrough~~.

4A(5)

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

**Section 5. Inclusion in the Code.** That it is the intention of the Village Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of North Bay Village; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

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

**APPROVED ON FIRST READING** during a regular session of the Commission of North Bay Village this \_\_\_\_\_ day of \_\_\_\_\_.

**The Votes were as follows:**

Mayor Connie Leon-Kreps	_____
Vice Mayor Eddie Lim	_____
Commissioner Richard Chervony	_____
Commissioner Wendy Duvall	_____
Commissioner Jorge Gonzalez	_____

A motion to adopt the foregoing Ordinance on final reading was offered by \_\_\_\_\_, seconded by \_\_\_\_\_.

**FINAL VOTES AT ADOPTION:**

Mayor Connie Leon-Kreps	_____
Vice Mayor Eddie Lim	_____
Commissioner Richard Chervony	_____
Commissioner Wendy Duvall	_____
Commissioner Jorge Gonzalez	_____

**PASSED AND ENACTED** by the Commission of North Bay Village,  
Florida, this \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Connie Leon-Kreps  
Mayor

\_\_\_\_\_  
Yvonne Hamilton, Village Clerk, CMC

APPROVED AS TO FORM FOR THE USE OF  
NORTH BAY VILLAGE ONLY:

\_\_\_\_\_  
Village Attorney  
Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.

North Bay Village Ordinance: Amendment to Section 3.4.2(b) of the Consolidated Land Development Code.



# LaRue Planning & Management Services, Inc.

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## Memorandum

**To:** North Bay Village Commission  
**From:** James G. LaRue  
**Date:** November 20, 2012  
**Subject:** Consolidated Land Development Regulations Bay View Overlay Ordinance

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We have enclosed the Planning and Zoning Board backup for this item which was presented to them, as the City's LPA, on October 30, 2012. This information gives you the background for the drafting of the Bay View Overlay District ordinance along with the pertinent planning and vision materials that helped to formulate the drafted language.

As we have said before in recent Commission meetings, the Village staff has recently received numerous inquiries about development or redevelopment of privately owned North Bay Village properties along the Causeway, especially on the North side. Because of those inquiries, with some questions concerning height potential, we examined the Village's planning and vision information to determine a unified approach to redevelopment. By focusing on the North side of the Causeway, the enclosed ordinance reflects the various objectives as outlined in the Planning and Zoning materials.

In summary, the optional overlay ordinance, without changing uses, does the following:

1. For commercial lots north of Kennedy Causeway, the Overlay District provides the opportunity for development and redevelopment of mixed-use residential buildings at greater heights than now otherwise permitted.
2. To enhance views, setbacks are scaled according to lot depth and building height.
3. The maximum achievable height for buildings is 340 ft.

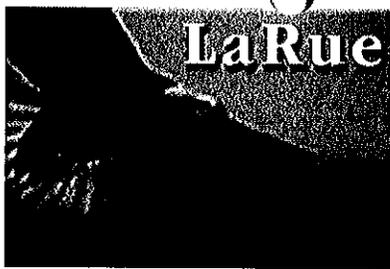
The proposed ordinance is consistent with the Comprehensive Plan and was recommended for your approval by a 5 – 0 vote of the Planning and Zoning Board (LPA). I will be present at the Village Commission meeting to answer any questions.

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1375 Jackson Street, Suite 206 Fort Myers, FL 33901 239-334-3366 [www.larueplanning.com](http://www.larueplanning.com)

14 B(1)



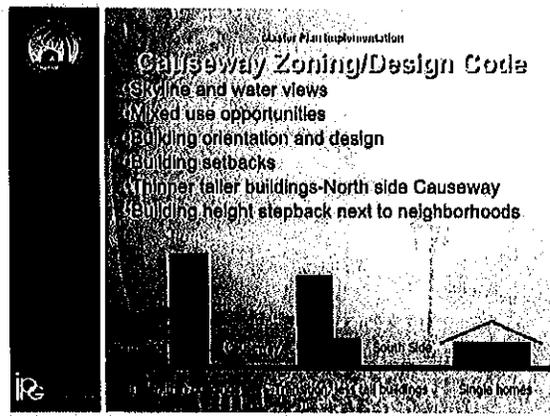
## Memorandum

**To:** Planning & Zoning Board Members  
**From:** James G. LaRue, AICP  
**Date:** October 24, 2012  
**Subject:** Consolidated Land Development Regulations Bay View Overlay Ordinance

Our office has received numerous inquiries about redevelopment opportunities within the City and especially commercial properties fronting along the Causeway. Currently, buildings on properties in the CG District are allowed to be built 240 feet in height by using the height bonus provisions within the RM-70 Zoning District. The height limit in the CL District is 130 feet and the bonus provisions are not available to development in this district. However, we have received inquiries concerning the possibilities of building higher and under what circumstances.

I have reviewed past City planning studies to determine what has been articulated as to the City's vision for its future redevelopment in terms of types of building and how they would look in the future when some of the older buildings are replaced on the Causeway. Many of the inquiries for redevelopment have been for combined commercial and residential as opposed to single use development.

I have been able to locate the City's Master Plan Charrette study prepared in 2007. As a part of that vision summary the concept of desiring taller and thinner buildings in the future on the north side of the Causeway is highlighted. This approach which came out of the charrette sessions emphasized a protection and framing of the bay and sky views to the north. It also called for a building height stepback or transition as you proceed from the north side to the south side of the Causeway. The drawing below illustrates the transition of tall and thin buildings on the north side of the Causeway, less height for the high rises fronting the south side of the Causeway, then dropping down in height for the neighborhood single family homes further south.



14B(2)

In an effort to implement the Charrette concept for future redevelopment in the City we are suggesting an Overlay District along the Kennedy Causeway emphasizing greater Biscayne Bay corridor views and taller thinner buildings. Since the Charrette is calling for graduated building elevations with the tallest being on the north side of the Causeway, and smaller buildings on the south side of the Causeway, our Overlay District is confined to commercial properties abutting the northern side of the Causeway and having northern Biscayne Bay access. (see pertinent excerpts of the Charrette)

The accompanying colored map shows the area included in the Overlay District. We have also provided sample sketches of how hypothetical properties, similar to properties within the proposed district might be developed under the proposed bonus provisions.

In determining the maximum height to be allowed under the Bay View Overlay District the present regulations must be reviewed. The current standard maximum height of a structure in the CG and CL Districts is 130 feet. When multi-family uses are allowed in the CG District, they are expected to meet the requirements of the RM-70 District. The maximum height in the RM-70 district is 150 feet with an additional 90 feet available via the building height bonus provisions of Sec. 152.029(C)(8) to a maximum of 240 feet.

We believe that limiting the Bay View Overlay bonus height to an additional 100 feet is appropriate. It is similar in scale to that of the 90-foot increase allowed under the RM-70 bonus height provisions and results in taller and thinner structures without approaching some of the more grand heights permitted in the downtown areas of larger metropolitan communities such as Miami.

A draft ordinance is included for your review which emphasizes the principles of the City's Master Plan Charrette. The lots of greater depth can accommodate more height by moving the buildings further back. For those parcels where the lot depth is more than 500 feet, building height could go a maximum of 100 feet over the current height limit of 240 feet (RM-70 restrictions applied to mixed use development). To achieve the extra height, an applicant must have approval for the maximum building height of 240 feet under the building height bonus provisions of Sec. 152.029(C) 8(A) – 8(F). Every portion of the building over 240 feet in height must be set back from the property line not less than the height of said portion of the building. Also, in order to preserve the Biscayne view corridors, for these properties of more than 500 feet in length, no part of any building higher than 240 feet can be closer to either side property line than a distance of 20% of the width of the parcel. (see sketch #1 of possible building outline)

Most of the commercial zoned parcels on the north side of the Causeway, and all of the parcels in the CL District, have lot depths less than 500 feet. They also would have to comply with an approval for the bonus height provisions to achieve 240 feet in height. The entire portion of a building greater than 240 feet in height for these parcels must be set back not less than 40 feet plus two feet for each foot of building height in excess of 240 feet. For any of these properties with buildings above 240 feet, no part of any part of any building on site may be closer to either side property line than a distance equal to 30% of the width of the lot line or the side yards together must total 60% of the width of the lot, provided the smallest side is not less than 20% of the width of the lot (see sketch #s 2, 3 and 4 of possible building outlines).



14B(3)

Our proposal includes properties in the CL District and this district does not now allow for application of the height bonuses afforded in the RM-70 District. If the City desires to include the CL District properties in the Bay View Overlay District, we suggest adding the following language under Sec. 152.031(C)(4), *Maximum building height*.

"When the provisions of the Bay View Overlay District are applied to a property in this zoning district, the bonus height provisions of Sec. 152.029(C)(8) shall apply."

As an added feature of the Bay View Overlay District developers will be rewarded if they fully screen the parking structure or design one that is not discernible from public view. If this is done the limitation of 4 floors of parking as per Sec. 152.029(C)(4) shall not apply.

Finally, this ordinance, which will be presented October 30<sup>th</sup>, is consistent with the City's Comprehensive Plan. It ensures that vital and practical redevelopment can take place in the future, protecting both the residents of the community and those wishing to develop.

cc: Dennis Kelly, City Manager  
Yvonne Hamilton, City clerk  
Kathryn Mehaffey, Assistant City Attorney



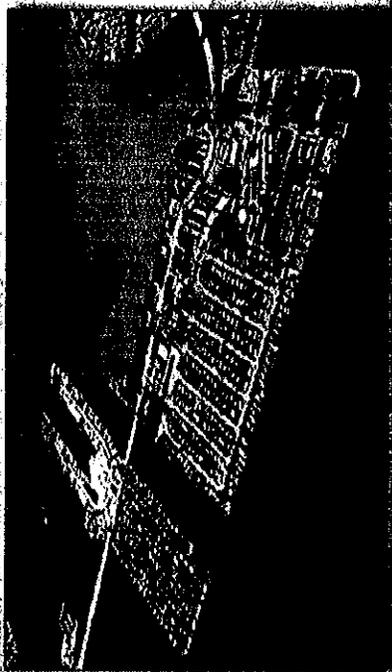
14B(4)

ATTACHMENTS



*14B(5)*

# City of North Bay Village Charrette Master Plan



Implementation Phase

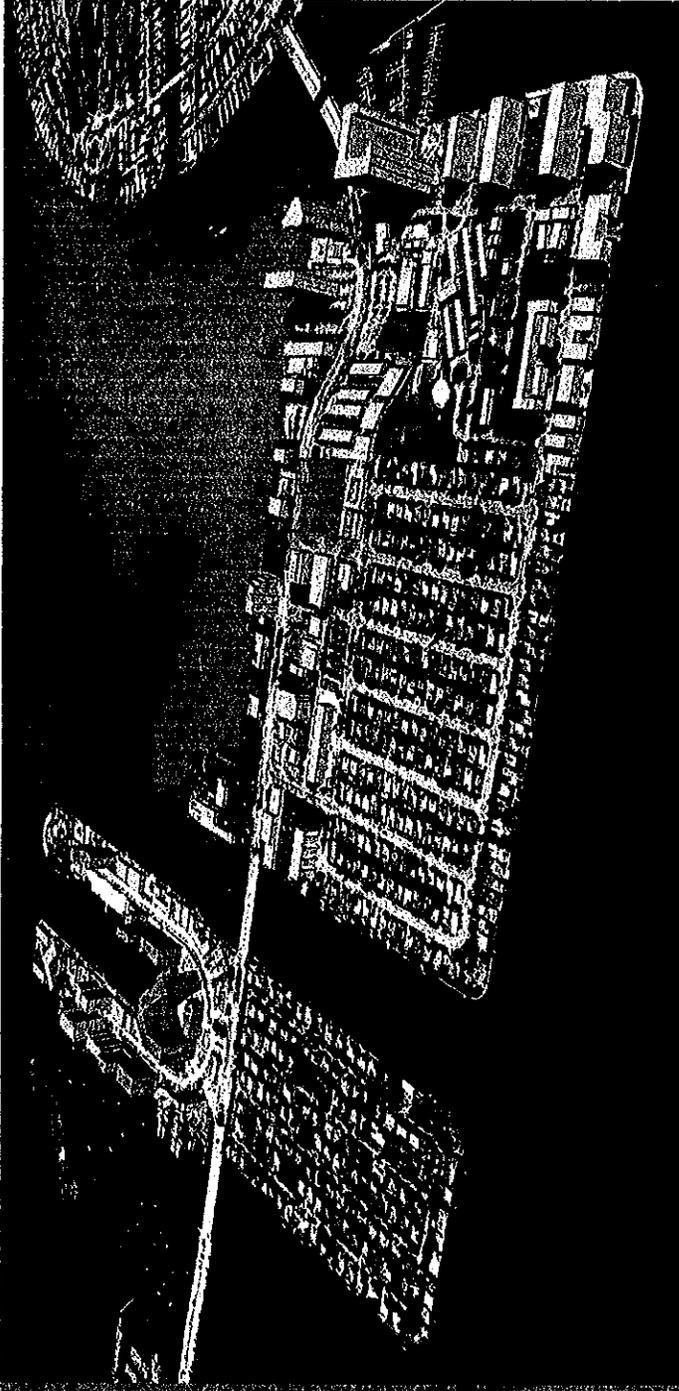
January 9th, 2007



14B(6)

Master Plan Implementation

# City-Wide Urban Form Framework



• Vision

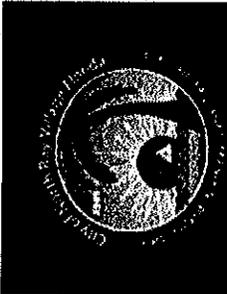
• Architectural styles

• Density

• Intensity

This block contains two logos. On the left is the official seal of the City of San Antonio, featuring a central figure and the text "CITY OF SAN ANTONIO TEXAS". On the right is the logo for "iG GROUP", consisting of the lowercase letters "iG" in a stylized font, with "iG GROUP" written in smaller text below it.

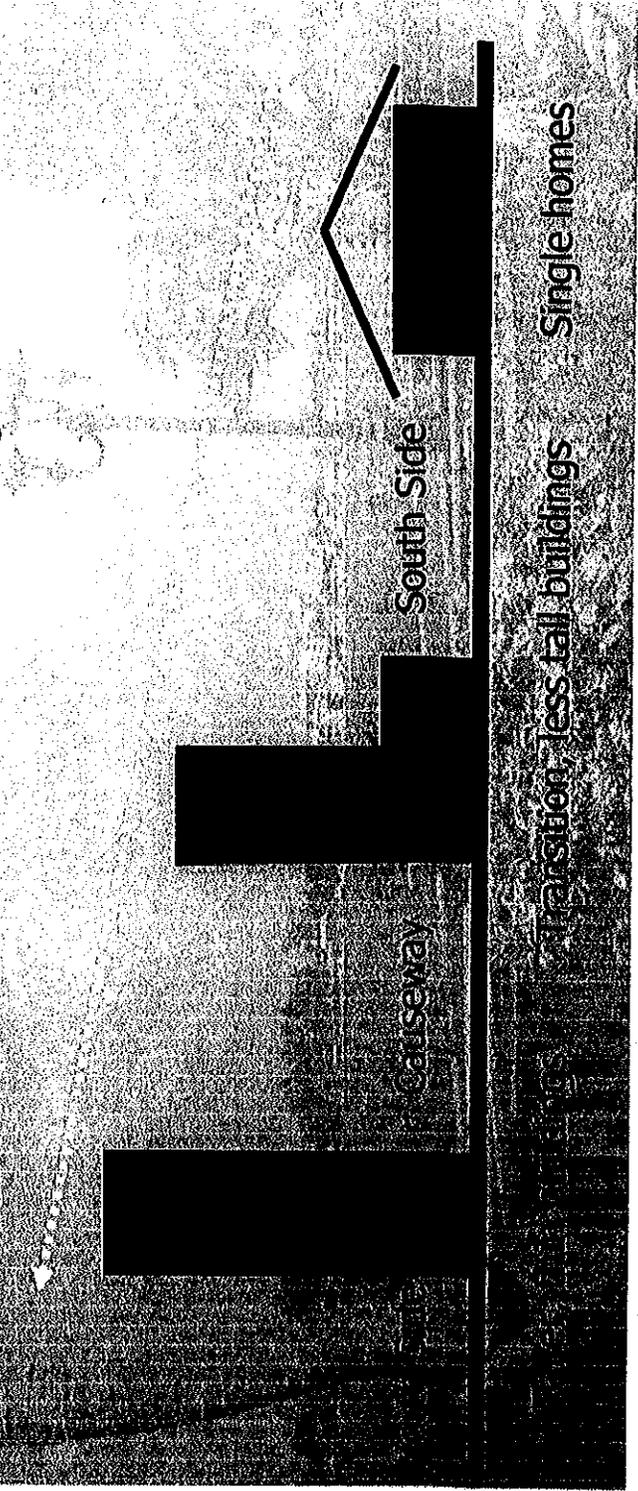
14B(7)



Master Plan Implementation

# Causeway Zoning/Design Code

- Skyline and water views
- Mixed use opportunities
- Building orientation and design
- Building setbacks
- Thinner taller buildings-North side Causeway
- Building height stepback next to neighborhoods

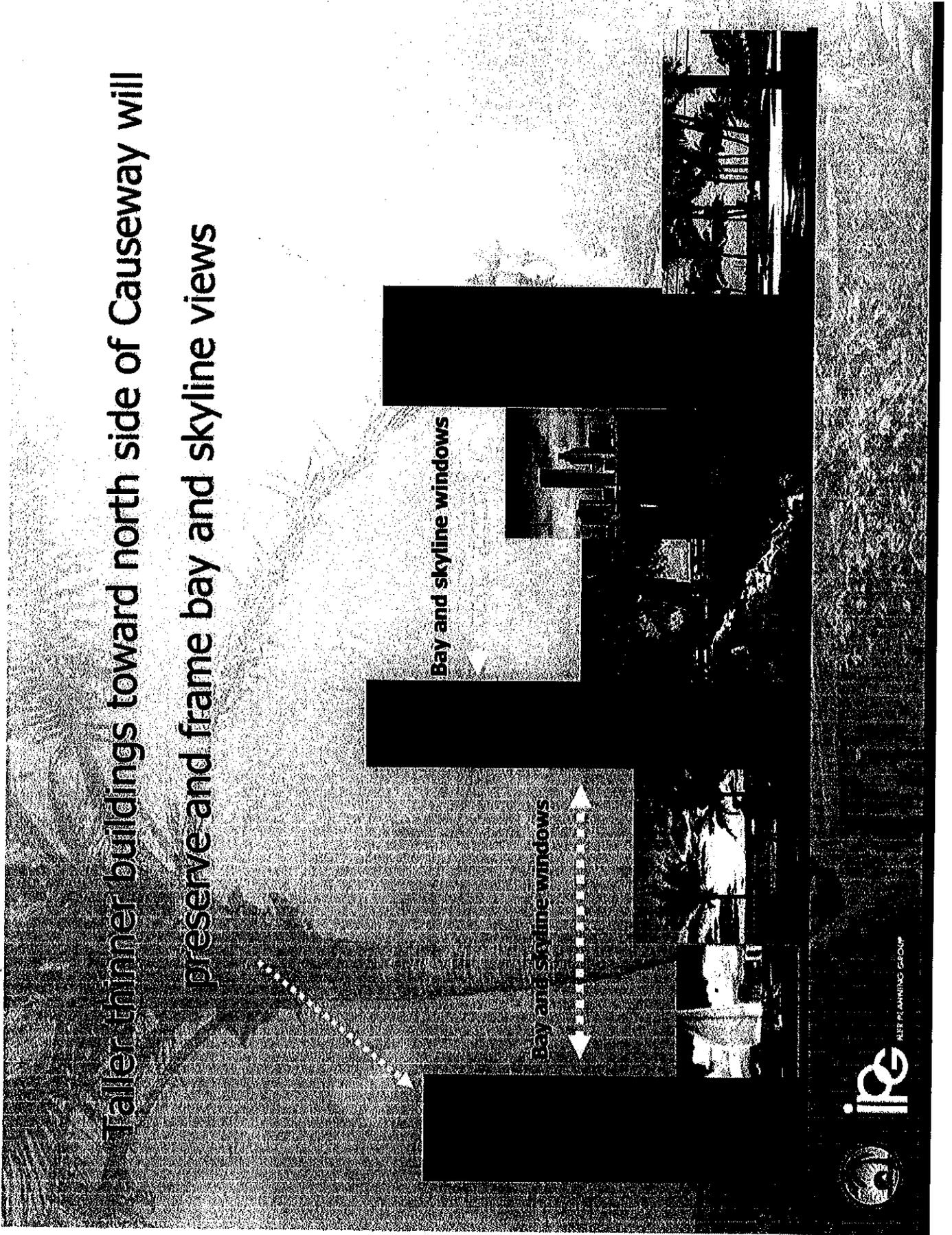


14B(8)



INTERNATIONAL PLANNING & ENGINEERING

Taller, thinner buildings toward north side of Causeway will  
preserve and frame bay and skyline views



Bay and Skyline windows

Bay and skyline windows



INTERNATIONAL PLANNING GROUP

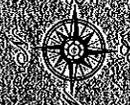
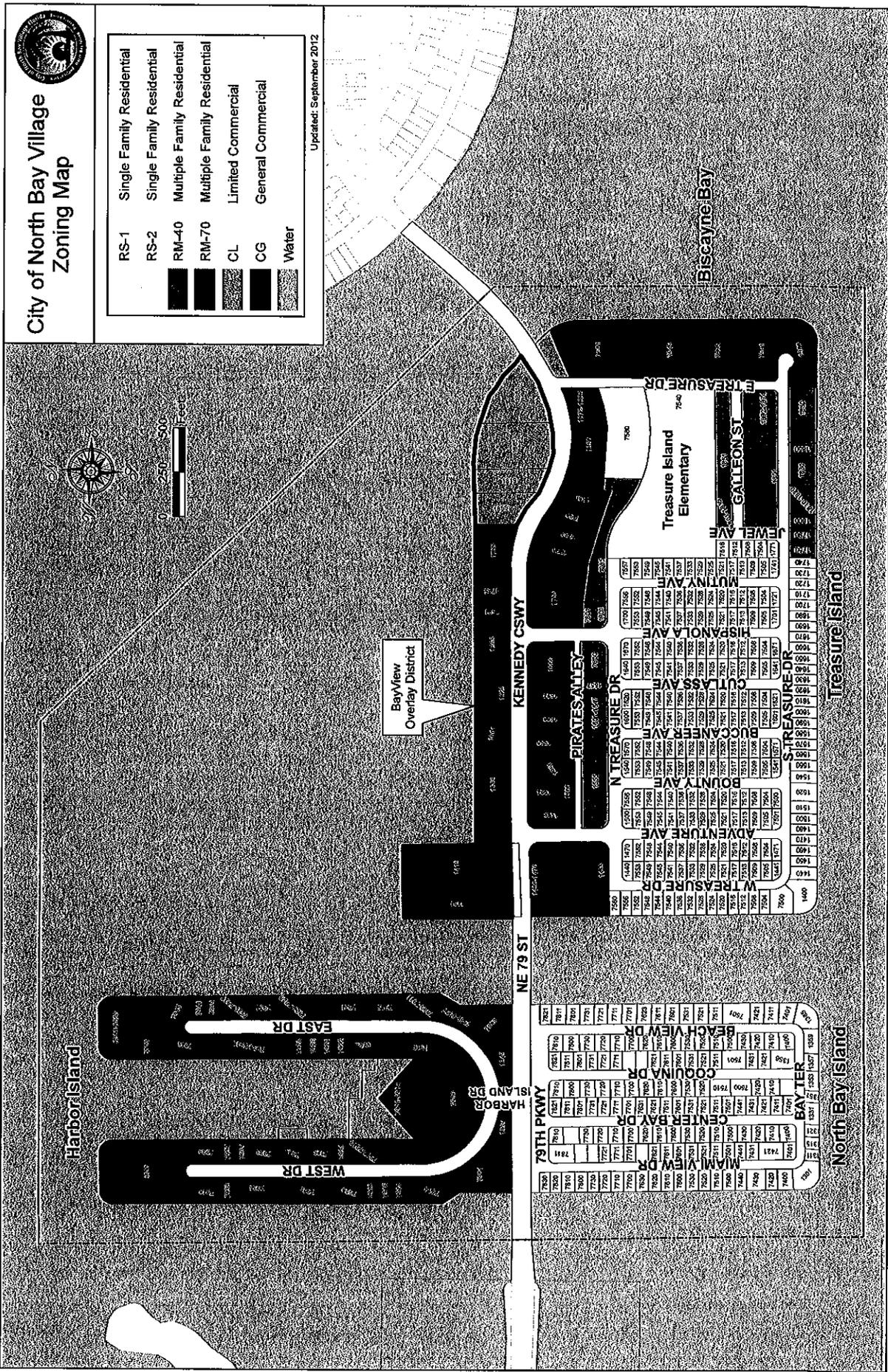
14B(9)

**City of North Bay Village  
Zoning Map**



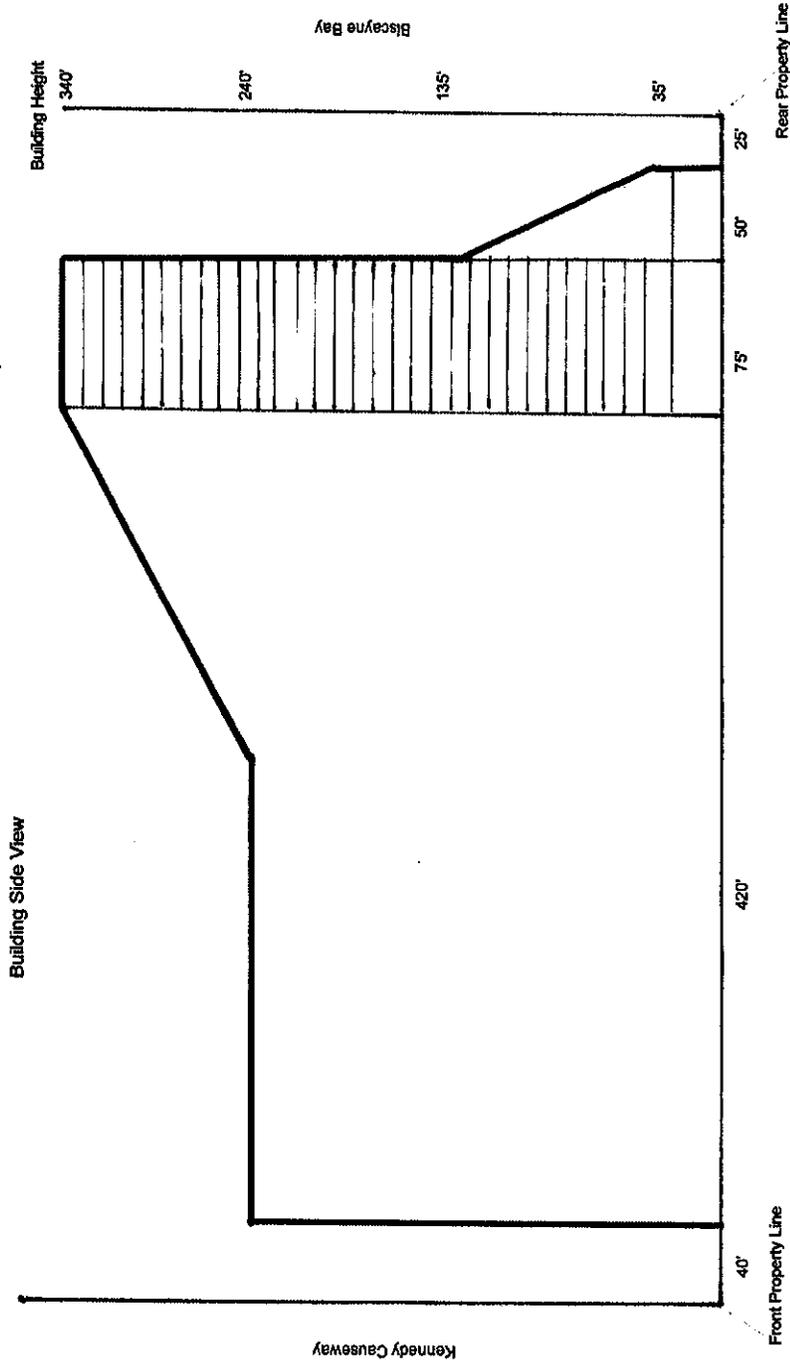
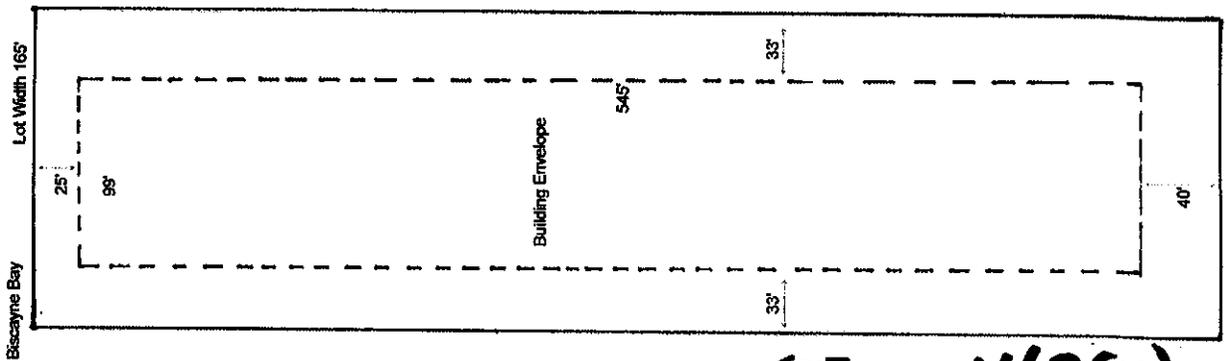
RS-1	Single Family Residential
RS-2	Single Family Residential
RM-40	Multiple Family Residential
RM-70	Multiple Family Residential
CL	Limited Commercial
CG	General Commercial
	Water

Updated: September 2012



14B(10)

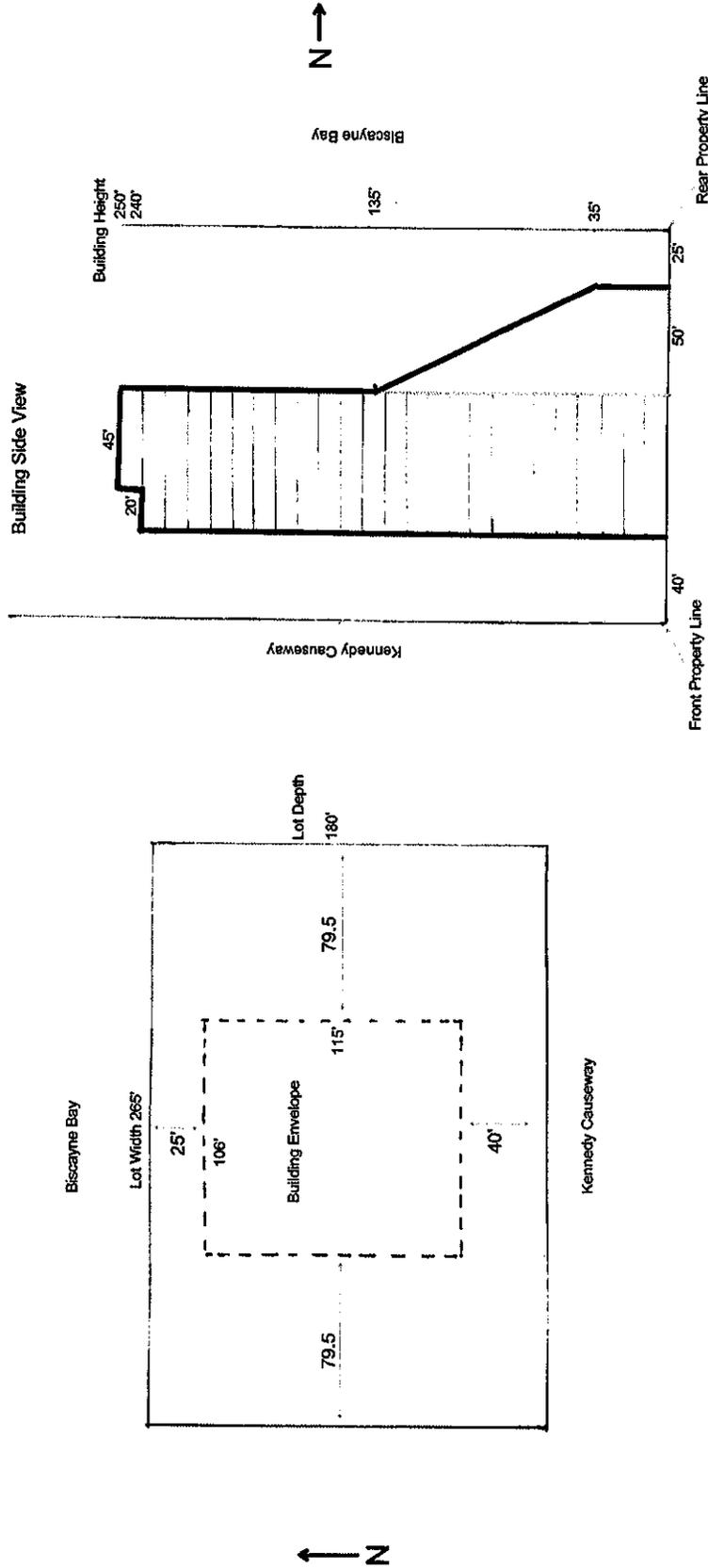
# Sketch #1 Lot Depth 610' Lot Width 165'



Comments: The red line indicates the maximum possible outline of the building.

14B(11)

# Sketch #2 Lot Depth 180' Lot Width 265'

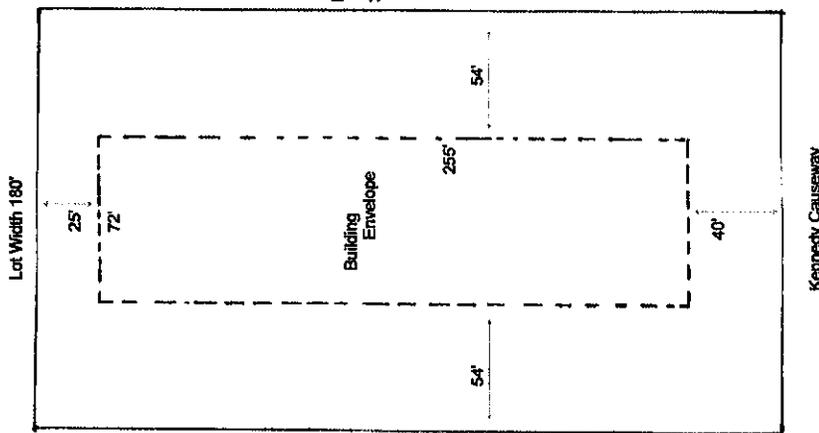


Comments: The red line indicates the maximum possible outline of the building.

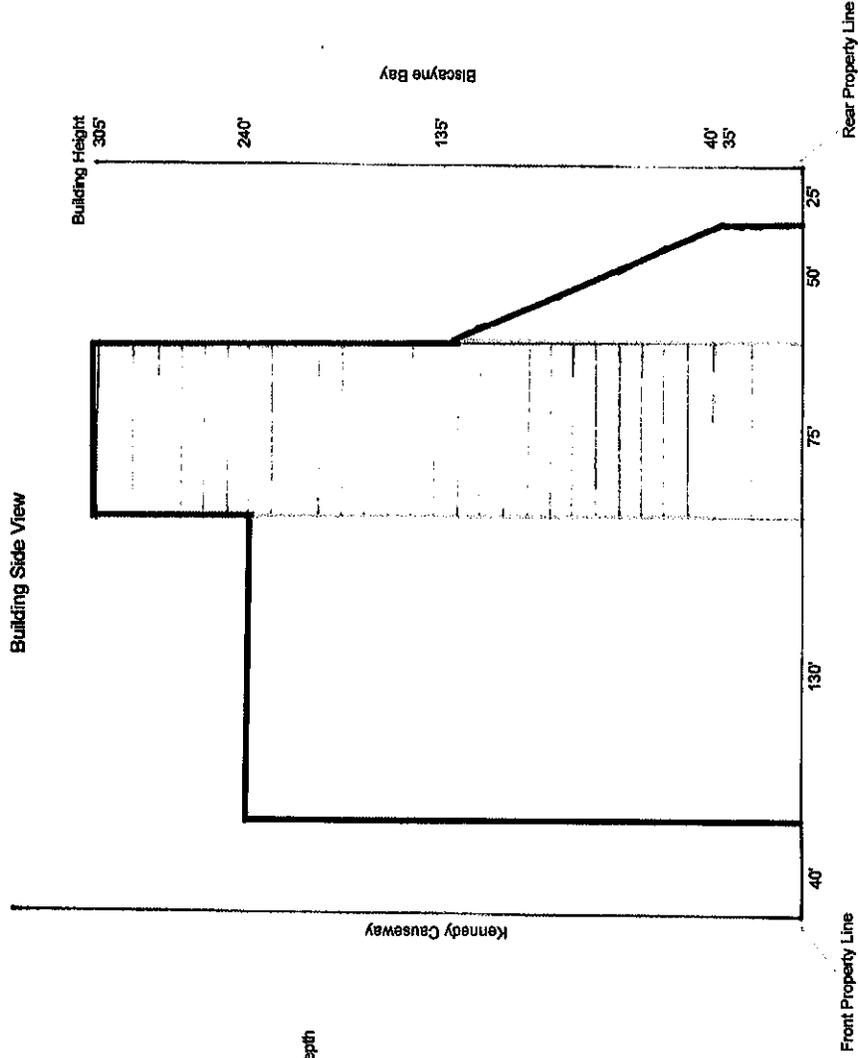
14B(12)

# Sketch #3 Lot Depth 320' Lot Width 180'

Biscayne Bay



↑ N



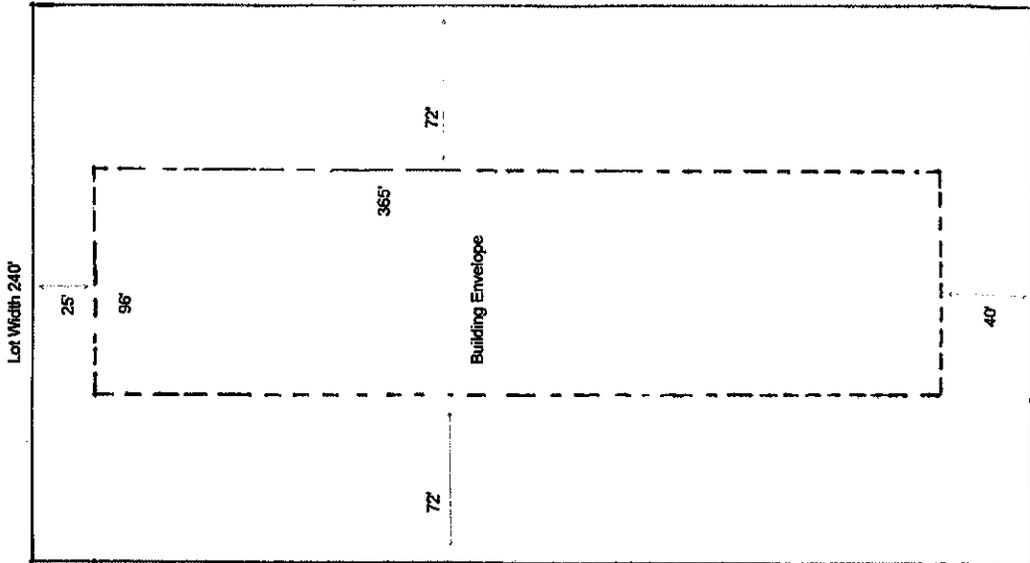
↑ N

Comments: The red line indicates the maximum possible outline of the building.

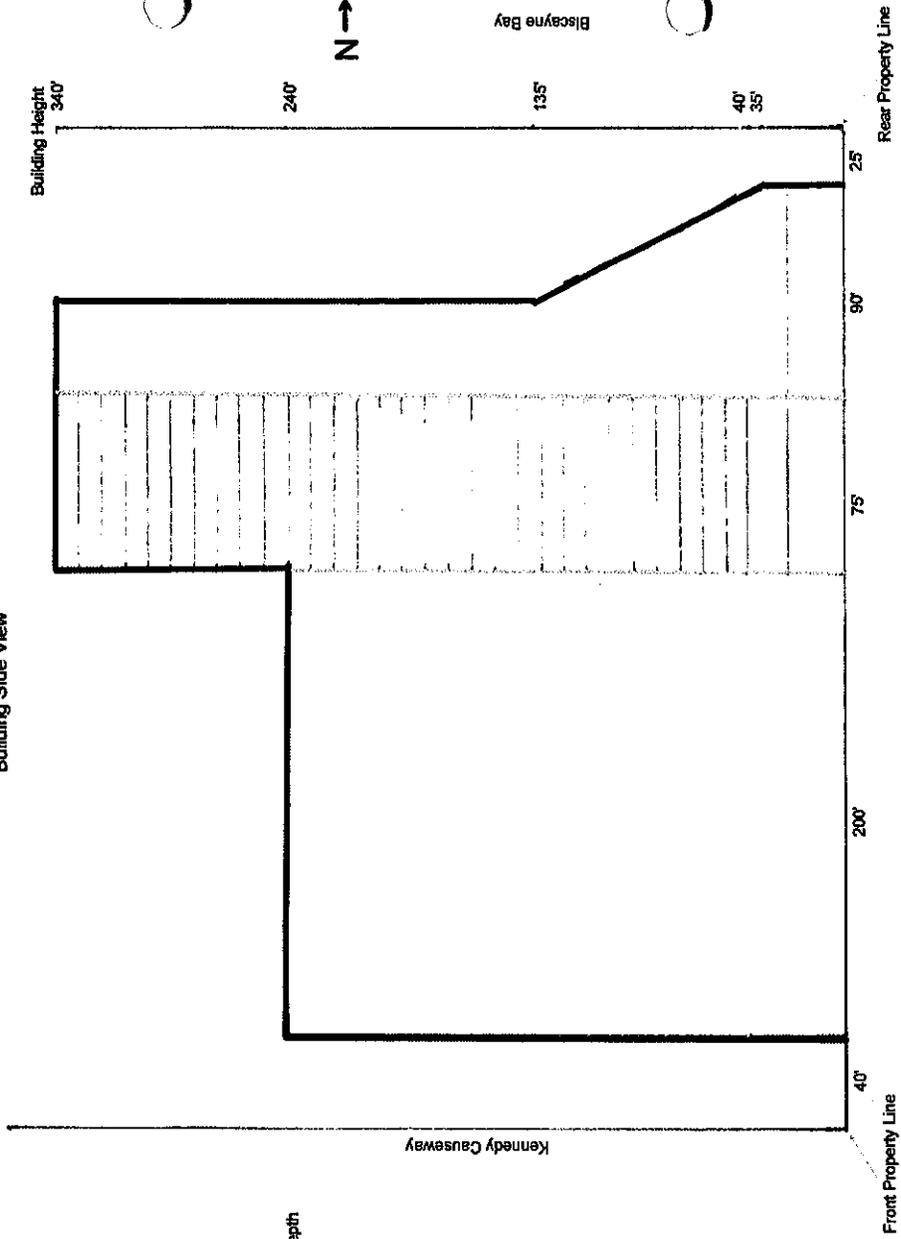
14B(13)

# Sketch #4 Lot Depth 430' Lot Width 240'

Biscayne Bay



Building Side View



Comments: The red line indicates the maximum possible outline of the building.

14B(14)

MIRAMAR

# Husband held in disappearance

**CB4**  
Miramar police arrested a Miramar man Wednesday night in connection with the disappearance of his estranged wife.

Cid Torrez's wife, Villet, has been missing since late March. Early in the investigation, he was considered by police to be a person of interest. The couple were said to be having problems at the time of her disappearance.

For months, investigators searched canals and lakes around Miramar, but turned

up nothing.

Police said they suspected foul play.

"It's a mixture of shock and 'Oh my goodness, finally,'" said Villet Torrez's sister-in-law, Julie Spoutlock Blanco, upon learning of the arrest. "Maybe we can start to get the closure that we need."

Richard Della Ferra, Cid Torrez's attorney, said he had his doubts about the validity of the arrest, calling the timing "suspicious" and saying it was a "publicity stunt."

Surveillance video from the Torrezes' housing complex shows that on the morning she disappeared, March 31, her minivan entered the community through the visitor entrance after having trouble passing through the gate on the residents' side.

"Detectives went camera by camera, frame by frame, looking at every camera that went into the community and went out," said Miramar police spokeswoman Tanla Rues. "What we do know is that her vehicle went in and

did not come out."

Once she made it through the gate, her brother, Javier Blanco told CBS4, her phone records reveal she made two calls, both at 5:19 a.m., and both to her husband's cellphone. Blanco said the records don't jibe with the story Cid Torrez told police.

"This completely contradicts every story that's been told," Blanco said. "He's said that she never called."

Torrez told investigators he was asleep at the time. He reported Villet missing to



**MISSING A LOVED ONE:** Gladys Blanco, the mother of Villet Torrez, shows a graduation portrait of her daughter in May. Torrez has been missing since late March.

ROBERTO ROMAN/MIAMI HERALD

the police on April 2. Cid Torrez has maintained his innocence and, until his arrest, he had cus-

tomdy of the couple's three children. The children are now in the care of his wife's family.

DANIA BEACH

# Roller coaster to be sold for scrap, charity

BY ARIEL BARKHURST  
Staff Writer

The highly visible Dania Beach Hurricane, one of the United States' 112 wooden roller coasters, will be sold for scrap to help fund a local charity, a spokeswoman for the owner said.

The owner, Jerold Holland, wants to choose the right charity to give the coaster to as a donation. Since announcing the ride's fate last month, he's gotten emails and calls from about 15 charities interested in benefiting from the demolition and sale of the coaster, said Allyson Goodwin, an attorney and spokeswoman for Holland.

"He's not just going to pick any charity, though," Goodwin said. "It's got to be a good one. It's got to be one Jerry would want his name associated with, with a good cause and a good background."

Charities that have shown interest in funding their operations by selling the wood and steel from the roller coaster situated along Interstate 95 near Griffin Road include the Office Depot Foundation and Rebuilding Together Broward County



**COMING DOWN:** The Hurricane roller coaster seen from across Interstate 95. About 15 charities are interested in benefiting from its demolition.

million feet of lumber and eight million pounds of concrete.

It closed after more than 10 years of operation.

Holland hopes to make a decision and get the paperwork signed by Dec. 31, Goodwin said. Interested charities may still email her at [agoodwin@btwspph.com](mailto:agoodwin@btwspph.com).

The tallest wooden roller coaster in Florida closed in April 2011, with Holland's company, Dania Woody LLC, in bankruptcy.

The roller coaster, which opened for business in 2000, was built with more than a

when people weren't spending on entertainment as much, Goodwin said.

"The Hurricane will be replaced by a big bar restaurant, a strip mall or an indoor arena. Holland and Boomers of Greater Fort Lauderdale, the fast-food and go-kart theme park next door, will combine the Hurricane's land and some unused Boomers parcels to make an 18-acre piece of land that will be marketable to retail developers, Goodwin said.

"It's going to be upscale retail, something nice," Goodwin said.

BROWARD COURTS

# Defendant loses ruling in killing

**Sun Sentinel**  
Donald Pettit may have been angry and hostile as he approached James Patrick Wonder in the parking lot of a Pembroke Pines post office following a road-rage incident four years ago, but that didn't give Wonder the right to gun down Pettit, a Broward judge has ruled.

In a written decision rejecting Wonder's claim of immunity under the state's Stand Your Ground law, Broward Circuit Judge Bernard Bobber said U.S. Customs and Border Protection agent Pettit, 52, did not pose an imminent threat to Wonder, then 65, and should not have been met with deadly force.

"The court finds that Wonder unreasonably assumed that Pettit was a thug and that Pettit, although angry and willing at Wonder, made no physical threats or verbal statements that could be reasonably interpreted to indicate that violence was imminent," Bobber wrote.

Wonder was shocked to

learn of the ruling, said his lawyer, Frank Malster.

"He has been absolutely adamant from day one that he was in fear that he was going to be attacked," said Malster.

"He was absolutely convinced that the judge was going to grant his motion," Wonder

who is charged with manslaughter, was seeking to have the judge declare him immune from prosecution under the Stand Your Ground law, which permits the use of deadly force in certain situations. With Bobber's ruling, Wonder will now have to place his legal fate in the hands of a jury. A trial date has not been set. Wonder's next court appearance is scheduled for Nov. 29, which happens to be his 70th birthday.

Malster has not decided whether he will appeal Bobber's ruling.



## OCEAN CADILLAC

### ...OUR SEASON'S BEST!

## SIGN & DRIVE LEASES

**NO FIRST PAYMENT • NO SECURITY DEPOSIT  
NO DOWN PAYMENT • NEVER A DEALER FEE**

**2013 ATS**



**\$335**

**2013 CTS COUPE**



**\$365**

**2013 CTS**



**\$395**

**2013 SRX**



**\$395**

**OPEN 7 DAYS**

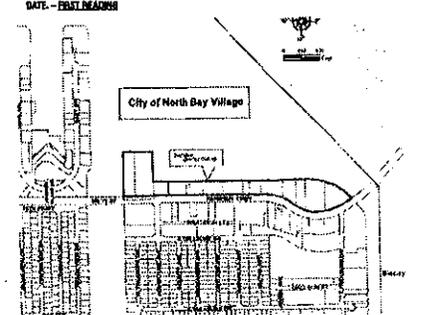
## OCEAN CADILLAC

**\*30 MO LEASE, 10K MILES PER YEAR. PLUS TAX & TAG.  
REQUIRES CONQUEST INCENTIVE. EXPIRES 12-3-12.**

### NORTH BAY VILLAGE NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A SPECIAL MEETING ON MONDAY, DECEMBER 3, 2012 AT 7:00 PM, OR AS SOON AS POSSIBLE THEREAFTER, IN THE COMMISSION CHAMBERS AT 1700 KENNEDY CAUSEWAY, #132, NORTH BAY VILLAGE, FLORIDA, DURING THIS MEETING THE COMMISSION WILL CONSIDER THE FOLLOWING:

1. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 3 OF THE NORTH BAY VILLAGE CONSOLIDATED LAND DEVELOPMENT REGULATIONS, CODE OF ORDINANCES ENTITLED "LAND USE," BY AMENDING SECTION 3.2.2(3) RELATING TO DEVELOPMENT OF MIXED-USE COMMERCIAL AND MULTIFAMILY STRUCTURES WITHIN THE COMMERCIAL DISTRICT, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE. - FIRST READING
2. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 182 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY CREATING SECTION 182.02 ENTITLED "NEW VEHICULAR OVERLAY DISTRICT" TO ESTABLISH AND PROVIDE REGULATIONS FOR THE BAY VIEW OVERLAY DISTRICT, ZONING PROPERTIES AS SHOWN ON MAP 1 AND LEGALLY DESCRIBED IN EXHIBIT A AS "BAY VIEW OVERLAY DISTRICT" IN ADDITION TO THE EXISTING ZONING DESIGNATIONS, PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE. - FIRST READING



City of North Bay Village

3. A RESOLUTION OF THE VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, CLY-HILL, L.P., AS SUCCESSOR IN INTEREST TO ZF DEVELOPMENT, LLC, AND NORTH BAY VILLAGE, TO ADDRESS MITIGATION OF SCHOOL CONTOURNEUR IMPACTS RELATED TO DEVELOPMENT PROPOSED ON PROPERTY LOCATED AT 8000 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE APPROPRIATE VILLAGE OFFICIALS TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE TERMS OF THE AGREEMENT, AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT AND SETTING AN EFFECTIVE DATE.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING ADDRESSED TO THE COMMISSION C/O THE VILLAGE CLERK, 1700 KENNEDY CAUSEWAY, #132, KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL 33141.

THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK DURING REGULAR BUSINESS HOURS. INQUIRIES MAY BE DIRECTED TO THAT DEPARTMENT AT (305) 756-7171.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DESIRES TO APPEAL ANY DECISION BY THE COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERIFIABLE RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE VILLAGE FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT: (305) 604-2489 (VOICE), (305) 756-7171 (TDD) FIVE DAYS IN ADVANCE TO: MIAMI-DADE COUNTY, ITTY USERS MAY ALSO CALL: (11) (FLORIDA RELAY SERVICE).

VILLAGE CLERK  
November 16, 2012

4B(15)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY CREATING SECTION 152.032 ENTITLED "BAY VIEW OVERLAY (BVO) DISTRICT" TO ESTABLISH AND PROVIDE REGULATIONS FOR THE BAY VIEW OVERLAY DISTRICT; ZONING PROPERTIES AS SHOWN ON MAP 1 AND LEGALLY DESCRIBED IN EXHIBIT A AS "BAY VIEW OVERLAY DISTRICT" IN ADDITION TO THE EXISTING ZONING DESIGNATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE. (INTRODUCED BY VILLAGE MANAGER DENNIS KELLY)**

**WHEREAS**, the North Bay Village 2007 Charrette Master Plan envisioned future development and redevelopment on the north side of the Kennedy Causeway featuring taller thinner buildings allowing unimpeded northward views of Biscayne Bay; and

**WHEREAS**, the North Bay Village (the "Village") seeks to encourage the efficient use of land by providing additional flexibility for development on properties with unobstructed northward views of Biscayne Bay; and

**WHEREAS**, the Village has recognized that providing for additional building height and larger setbacks will encourage innovative mixed-use infill development; and

**WHEREAS**, increasing building setbacks will create larger view corridors, resulting in smaller building footprints, greater open space and expanded bay vistas; and

**WHEREAS**, the Village recognizes that certain limits on height, including the height of parking structures, may decrease the ability to accommodate economic development or necessary parking in the smaller footprints resulting from the use of these incentives; and

**WHEREAS**, the Village desires to ensure adequate parking and economic redevelopment opportunities while improving the public and private access to and view and enjoyment of Biscayne Bay.

**WHEREAS**, the Planning and Zoning Board has reviewed this Ordinance at a duly advertised public hearing and recommended approval of the Ordinance; and

4B(16)

WHEREAS, the Village Commission hereby finds and declares that adoption of this Ordinance is necessary, appropriate, and advances the public's interest.

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

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

**Section 2. Village Code Created.** Section 152.032 of the Code of Ordinances for the North Bay Village is hereby created to read as follows:

**§ 152.032 –Bay View Overlay (BVO) District**

(A) General requirements.

(1) Purpose and intent. The BVO District is intended to encourage taller, narrower, mixed use buildings on commercial lots on the north side of Kennedy Causeway where such lots front directly on, and provide unimpeded views north to Biscayne Bay. As such, this District provides the opportunity for development and redevelopment of mixed use residential buildings at greater heights than are otherwise permitted in the CG or CL Zoning Districts if certain requirements are met. In order to provide incentives for re-development and streamline the development approval process, the BVO District has been pre-designated on the Official Zoning Map. Application of the development incentives available in the BVO District to individual properties will be reviewed and approved by the Planning and Zoning Board and Village Commission concurrently with the site plan approval process.

(2) Applicability.

- (a) The BVO District provides for an optional set of development regulations that may be voluntarily employed in the mixed use development of lands located within geographic limits of the BVO District shown on the Official Zoning Map.
- (b) All regulations of the underlying zoning district that are not otherwise addressed in these regulations shall apply. Where the underlying zoning district and the BVO District both apply, the BVO District shall govern.
- (c) If a property owner should elect not to develop under these optional regulations, only the regulations of the underlying zoning district shall apply.

(3) Procedure.

(a) BVO Standards Review. Applications to use the development standards provided in the BVO District shall be processed concurrently with all other required development applications. At a minimum, the following applications are necessary and shall be considered in the following order:

1. Special Use Exception review required by 152.030(C)(3), if the property is located in the CG zoning district;
2. Building Height Bonus review to 240 feet pursuant to Section 152.029(C)(8)8(A) through 8(F);
3. Bay View Overlay District standards review; and
4. Site Plan review required by 152.105(C)(9).

(b) Approval. Applications require approval by the Village Commission following a single public hearing and a recommendation from the Planning & Zoning Board. In order to approve an application, the Village Commission shall find that the development proposed:

1. Is compatible with surrounding intensities and densities of development;
2. Provides access to adequate light and air for surrounding properties; and
3. Preserves views of, and view corridors to, Biscayne Bay consistent with the Village's 2007 Master Charrette Plan.

(B) Allowable uses. All uses listed as permitted or special exception uses in the underlying zoning district shall be permitted equally in the BVO District, and such use shall be subject to all conditions, requirements or limitations applicable to the use in the underlying zoning district, except as may otherwise be set forth in this section.

(C) Building heights. A building height of up to a maximum of 340 feet may be proposed under the following conditions:

- (1) Lots over 500 feet in depth. For parcels where the lot depth is more than 500 feet, the following conditions shall apply:

- (a) The property is approved for a building height of 240 feet under the building height bonus provisions of Sec. 152.029(C)(8)8(A) through 8(F).
  - (b) The portion of any building that is more than 240 feet in height must be set back from the front property line by a distance that is not less than the height of said portion of the building.
  - (c) If any portion of a building on the site exceeds 240 feet in height, no part of any building on the site may be closer to either side property line than a distance equal to 20% of the width of the lot.
- (2) Lots under 500 feet in depth. For parcels where the lot depth is less than 500 feet, the following conditions shall apply:
- (a) The property is approved for a building height of 240 feet under the building height bonus provisions of Sec. 152.029(C)(8)8(A) through 8(F);
  - (b) The entire portion of a building that is more than 240 feet in height must be set back from the front property line by a distance that is at least 40 feet, plus two feet for each foot of the highest building height in excess of 240 feet.
  - (c) If any portion of a building on the site exceeds 240 feet in height, the two side yards together must total 60 percent of the width of the lot, provided the smallest side yard may not be less than 20 percent of the width of the lot.
- (D) Parking. If the building height provisions of Section (C) above are utilized, the limitations for parking structure stories of Section 152.029(C)(4) shall not apply if the structure is architecturally designed or screened so that no part of the parking structure, other than the entrance, is visible or discernable from the public right of way.

**Section 3. Findings.** The Village Commission, in considering the designation of the "Bay View Overlay District," finds that:

- (1) All property similarly situated will be placed in the Bay View Overlay District.
- (2) All uses permitted under the Bay View Overlay District classification will be in the general public interest, and not merely in the interest of an individual or small group of people.
- (3) All uses permitted in the Bay View Overlay District classification are appropriate in the area included in the proposed change.
- (4) The character of the neighborhood will not be materially and adversely affected by any use permitted in the Bay View Overlay District.

(5) The proposed change is in accord with the comprehensive master plan and sound comprehensive planning and zoning principles.

**Section 4. Zoning Map Amendment.** Pursuant to Section 152.100 "Amendments and changes to zoning, comprehensive plan regulations," the zoning designation of Bay View Overlay District for the Properties shown on Map 1 and described in Exhibit A, attached hereto and incorporated herein, is hereby approved.

**Section 5. Repeal.** All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 6. Severability.** The provisions of this Ordinance are declared to be non-severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall render this Ordinance void in its entirety.

**Section 7. Inclusion in the Code.** It is the intention of the Village Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of North Bay Village; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

**Section 8. Effective Date.** This Ordinance shall be effective immediately upon adoption on second reading.

A motion to approve the foregoing Ordinance on first reading \_\_\_\_\_ was offered by \_\_\_\_\_ seconded by \_\_\_\_\_.

**The Votes were as follows:**

Mayor Connie Leon-Kreps	_____
Vice Mayor Eddie Lim	_____
Commissioner Wendy Duvall	_____
Commissioner Richard Chervony	_____
Commissioner Jorge Gonzalez	_____

A motion to approve the foregoing Ordinance on final reading was offered by \_\_\_\_\_ seconded by \_\_\_\_\_.

**FINAL VOTES AT ADOPTION:**

Mayor Connie Leon-Kreps \_\_\_\_\_  
Vice Mayor Eddie Lim \_\_\_\_\_  
Commissioner Wendy Duvall \_\_\_\_\_  
Commissioner Richard Chervony \_\_\_\_\_  
Commissioner Jorge Gonzalez \_\_\_\_\_

**DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2012.**

\_\_\_\_\_  
**Connie Leon-Kreps**  
**Mayor**

**ATTEST:**

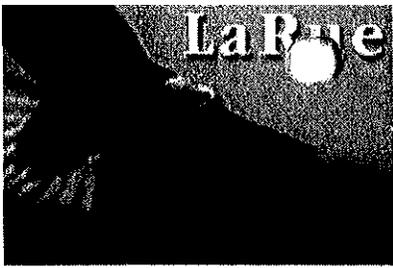
\_\_\_\_\_  
**Yvonne P. Hamilton**  
**Village Clerk**

**APPROVED AS TO FORM FOR THE USE OF  
NORTH BAY VILLAGE ONLY:**

\_\_\_\_\_  
**Village Attorney**  
**Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.**

North Bay Village Ordinance: Bay View Overlay

4B(21)



## Memorandum

**To:** Dennis Kelly, Village Manager  
Mayor and Village Commission

**From:** James G. LaRue, AICP

**Date:** November 27, 2012

**Subject:** Concurrency Proportionate Share Mitigation Agreement between ZF Development, the School Board of Miami-Dade County, and North Bay Village

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This Concurrency Proportionate Share Mitigation Agreement is part of the School Concurrency obligations for CLPF-NBV, L.P., as successor in interest to ZF Development, the developer of Blu. The site plan for Blu was approved by the Village Commission in July 2012. The Commission's approval was subject to a concurrency sign off by the School Board. Because the Blu development will create a school deficiency at the high school level, Blu must mitigate the impacts, and is doing so by payment of a proportionate share of the costs for additional school class facilities.

The School Board, the Developer, and the Village are all parties to the agreement as required by the Village's Comprehensive Plan and the School Interlocal Agreement to which the Village is a party. I have included a copy (see below) of the pertinent Policy out of the Comprehensive Plan's Public School Facilities Element. Accordingly, this agreement is consistent with our Comprehensive Plan.

The agreement basically outlines the payment responsibilities of the developer. The agreement provides two alternative improvements toward which the funds may be allocated: (1) through conversion of Treasure Island Elementary School into a K-12 Educational Facility, or (2) through creation of twenty-five (25) high school student stations at Miami Beach Senior High School. However, the agreement states that the School Board has the ultimate choice as to what the school projects to correct the deficiencies will be and where they will occur. Under the agreement the Village may not issue building permits until the concurrency mitigation payments have been made to the School Board.

Our attorneys have had input in the agreement and representatives from Blu will be present at the December 3<sup>rd</sup> meeting, if there are questions about the details of the agreement. Although the Village is included as a signer of the agreement most of the details affect either the developer or the School Board.

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**Public School Facilities Element**

- Policy 13.2.3.** In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed, provided at least one of the following options is satisfied:
- a) The development's impact can be shifted to one or more contiguous CSAs that have available capavillage and is located, either in whole or in part, within the same Miami-Dade County Public Schools designated geographic areas (Northwest, Northeast, Southwest, or Southeast) as the proposed development; or,
  - b) The development's impact is mitigated, proportionate to the demand for public schools it created, pursuant to a Proportionate Share Mitigation Agreement through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes, as amended. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capavillage credits. The Proportionate Share Mitigation Agreement is subject to approval by Miami-Dade County Public Schools and the Village of North Bay Village Village Commission and must be identified in the Miami-Dade County Public Schools Facilities Work Program; or,
  - c) The development's impacts are phased to occur when sufficient capavillage will be available.

If none of the above conditions is met, the development shall not be approved.

cc: Yvonne Hamilton, Village Clerk  
Nina Boniske, Village Attorney  
Kathryn Mehaffey, Assistant Village Attorney



**HG(2)**

**PUBLIC SCHOOL CONCURRENCY PROPORTIONATE SHARE  
MITIGATION DEVELOPMENT AGREEMENT**

**THIS PUBLIC SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION DEVELOPMENT AGREEMENT ("Agreement"), is made and entered this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by and between THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida, hereinafter referred to as "School Board" or "School District," whose address is 1450 NE 2<sup>ND</sup> Avenue, Miami, Florida 33132; NORTH BAY VILLAGE, a municipal corporation of the State of Florida, hereinafter referred to as "Village," whose address is 1700 Kennedy Causeway, Suite 132, North Bay Village, FL 33141; and CLPF-NBV, L.P., a Delaware Limited Partnership, as successor in interest to ZF DEVELOPMENT, LLC, a Florida Limited Liability Company, hereinafter referred to as "Applicant," whose address is 200 East Broward Blvd., Suite 1200, Fort Lauderdale, FL 33301, collectively referred to herein as the "Parties."**

**RECITALS:**

**WHEREAS, the Applicant (also referred to herein as "Property Owner") is the fee simple owner of that certain tract of land (Folio # 23-3209-001-0040) located in the Village, more particularly described on Exhibit "A," attached hereto and incorporated herein (the "Property"). The location of the Property described in Exhibit "A" is illustrated with a map appearing in Exhibit "B;" and**

**WHEREAS**, the Applicant has submitted an application seeking approval to develop no more than Two Hundred Eighty-Five (285) multi-family residential dwelling units on the Property (the "**Development Proposal**"); and

**WHEREAS**, the School Board and the Village entered into that certain Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County, dated December 12, 2007 (adopted and executed by the Village on February 21, 2008) to implement public school concurrency and to coordinate the approval of residential development with the provision of adequate public school facilities ("**ILA**"), incorporated herein by reference; and

**WHEREAS**, the Village Commission of North Bay Village, Florida passed and adopted Resolution No. 2012-30A on July 25, 2012 (incorporated herein by reference), approving Applicant's Development Proposal, subject to conditions, one of which is Applicant's compliance with school concurrency requirements; and

**WHEREAS**, the Parties agree that: (1) adequate School Facility Capacity is not available for six (6) of the senior high students generated by the proposed residential dwelling units, at the Level of Service Standard within the Concurrency Service Area in which the Development Proposal is located, to accommodate the anticipated number of public school students that the Development Proposal will generate; (2) the needed School Facility Capacity for the applicable Concurrency Service Area is not available in any contiguous Concurrency Service Areas within the same Geographic Area; and (3) available School Facility Capacity will not be in place or under actual construction within three (3) years after the approval of the Development Proposal; and

**WHEREAS**, the Parties agree that authorizing these new residential dwelling units will result in a failure of the Level of Service Standard for School Facility Capacity in the applicable Concurrency Service Area, or will exacerbate existing deficiencies in Level of Service Standards; and

**WHEREAS**, the Parties agree that Public School Concurrency shall be satisfied by the Applicant's execution of this legally binding Agreement and full compliance therewith, to provide mitigation proportionate to the demand for Public School Facilities to be created by these new residential dwelling units; and

**WHEREAS**, the Parties agree that the Applicant has selected as the Proportionate Share Mitigation option, the full capital cost of a public school project, comprised of one (1) senior high school classroom of twenty-five (25) student stations ("Monetary Proportionate Share Mitigation"), which will be added to the first three (3) years of the School District's Facilities Work Program; and

**WHEREAS**, the Parties further agree that the Applicant shall advance the Monetary Proportionate Share Mitigation funding as further required herein; and,

**WHEREAS**, The School Board of Miami-Dade County, Florida has authorized the execution of this Agreement in accordance with Board Item F-x, Board Action No. \_\_\_\_, at its meeting of \_\_\_\_\_; and

**WHEREAS**, the Village Commission of North Bay Village, Florida, at its meeting of \_\_\_\_\_, duly passed and adopted on that date, Resolution No. \_\_\_\_\_, authorizing the Mayor or her designee to enter into this Agreement; and

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WHEREAS, the Applicant has represented to the School Board and to the Village, and hereby confirms, that Marc DeLuca, has been and is hereby fully authorized to execute this Agreement on behalf of Applicant, pursuant to written consent issued July 1, 2012.

NOW, THEREFORE, in Consideration of the Sum of Ten Dollars (\$10.00), the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, hereby agree as follows:

1. **INCORPORATION OF RECITALS.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference as if fully set forth herein.
2. **DEFINITION OF MATERIAL TERMS.** Any terms that are not defined herein are defined as set forth in the ILA.
3. **LEGALLY BINDING COMMITMENT.** The Parties agree that this Agreement constitutes a legally binding commitment by the Applicant to provide Monetary Proportionate Share Mitigation for the Development Proposal for the Property sought to be approved by the Village.
4. **MONETARY PROPORTIONATE SHARE MITIGATION.** The Parties agree that the amount of the Monetary Proportionate Share Mitigation shall be Seven Hundred Fifty-Four Thousand Eight Hundred Dollars (\$754,800.00). The Monetary Proportionate Share Mitigation funds shall be used by the School District to

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provide for additional high school student stations (the "**School Project**") in one of two ways: (1) through conversion of Treasure Island Elementary School into a K-12 Educational Facility, if approved by the School Board; or (2) through creation of twenty-five (25) high school student stations at Miami Beach Senior High School. Selection of the applicable School Project shall be at the sole discretion of the School Board.

Upon the full execution of this Agreement by all appropriate Parties and receipt of the Monetary Proportionate Share Mitigation payment, the School District shall issue a Finding of Available School Facility Capacity ("**Finding**") pursuant to the ILA. The duration and effect of this Finding shall be in accordance with the ILA. However, in no event shall this Finding, or any allocation of student seats based on this Finding ("**School Concurrency Allocation**"), continue to be effective if the Applicant fails to perform his/her/its obligations under this Agreement. Conversely, once Applicant has completely performed his/her/its obligations under this Agreement, Applicant shall be entitled to rely on the Finding and School Concurrency Allocation to the extent of the School Capacity provided by the Monetary Proportionate Share Mitigation. Delivery of the Monetary Proportionate Share Mitigation payment shall be made by the Applicant within thirty (30) calendar days following the full and proper execution of this Agreement (defined hereinafter as Effective Date), by wire transfer or any other method of payment acceptable to the School Board's Office of Treasury Management. In the event Applicant fails to pay the Monetary Proportionate Share Mitigation Payment as provided for herein, the School District, at its sole option, may cancel this Agreement and may credit the reserved seats to the Concurrency Service Area from which they were reserved. Issuance

of a Finding by the School District shall be a pre-condition to issuance of building permits by the Village for the subject Development Proposal.

5. **EDUCATIONAL FACILITIES IMPACT FEE CREDIT.** As consideration for the Applicant's Monetary Proportionate Share Mitigation specified herein, and as further elaborated in Section 6(c) of this Agreement, the Parties agree that the School District shall provide a credit estimated at Four Hundred Twenty-Seven Thousand Five Hundred Dollars (\$427,500.00), toward any Educational Facilities Impact Fees imposed by Miami-Dade County ("County") ordinance for construction of the Development Proposal ("**Impact Fee Credit**"). The final Impact Fee Credit amount shall be determined by the County, pursuant to the then current Miami-Dade County Educational Facilities Impact Fee Ordinance (Chapter 33K, of Miami-Dade County Code of Ordinances), the Interlocal Agreement Between Dade County and The School Board of Dade County, Florida, relating to Educational Facilities Impact Fee Monies, and the Metropolitan Dade County Educational Facilities Impact Fee Administrative Procedures Manual, as each may have been amended or may be amended from time to time. The amount of the Impact Fee Credit will not include any administrative or other fees which the County may impose as part of its administrative process.

6. **MITIGATION BANKING.** The Applicant has selected the Monetary Proportionate Share Mitigation option, which will provide for the cost of construction by the School District of twenty-five (25) senior high school seats, resulting in nineteen (19) seats in excess of the six (6) seats needed to be mitigated by the Applicant. As such, the Applicant has the right to transfer the excess nineteen (19) seats ("**Capacity Credits**") to future residential developments, as set forth in this Agreement. In order for the School

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District to manage and transfer Capacity Credits for the Applicant, a mitigation bank shall be established in connection with this Development Proposal (“Mitigation Bank”) for the School Project. The School District shall create and administer the Mitigation Bank as follows:

a. Monetary Proportionate Share Mitigation Cost. The Monetary Proportionate Share Mitigation amount of Seven Hundred Fifty Four Thousand Eight Hundred Dollars (\$754,800.00) is the cost of the Monetary Proportionate Share Mitigation option selected by the Applicant, and is derived by multiplying the total number of student stations to be constructed (25 seats), by the student station cost of \$30,192.00, which is the construction cost projected by the Florida Department of Education to be in place at the time of construction of the School Project (October 2014) (i.e. 25 student stations x \$30,192.00 cost per station = \$754,800.00). In this Agreement, “student station” and “seat” shall be used interchangeably unless otherwise specified.

b. Number of Banked Seats. The number of Banked Seats shall be established by determining the excess number of school seats, if any, resulting from construction of the School Project (“Banked Seats”), to wit: the number of seats to be constructed (25), less the number of seats needed to be mitigated (6), resulting in nineteen (19) Banked Seats for the subject Development Proposal (i.e. 25 seats constructed – 6 mitigated seats = 19 Banked Seats). In this Agreement, “Banked Seats” and “Capacity Credits” shall be used interchangeably unless otherwise specified.

c. **Estimated Educational Facilities Impact Fee Credits.** Pursuant to the Miami-Dade County Educational Facilities Impact Fee Ordinance, the Applicant must pay Educational Facilities Impact Fee(s) ("**Impact Fee**") prior to issuance of any residential building permit. However, since the Applicant is required to pay the Monetary Proportionate Share Mitigation payment to the School District prior to obtaining building permits, the School District shall issue the Impact Fee Credit to the Applicant, which the Applicant may present to the County in satisfaction (in whole or in part) of its Educational Facilities Impact Fee obligation. The amount of the estimated Impact Fee Credit shall be the result of multiplying \$1,500.00 (the estimated Impact Fee per residential dwelling unit) by the number of approved units (285 multi-family residential dwelling units), resulting in an estimated Impact Fee Credit amount of \$427,500.00 (i.e. \$1,500.00 estimated impact fee x 285 residential dwelling units = \$427,500.00). The Impact Fee Credit shall not include any administrative or other fees, which the County may impose as part of its administrative process. The Parties understand and agree that the Impact Fee Credit stated herein shall be adjusted to reflect the actual amount assessed by the County for the subject Development Proposal. Adjustment to the Mitigation Banking Cost, as hereinafter defined, shall also be required inasmuch as any adjustment to the Impact Fee Credit will also affect the value of the Banked Seat(s).

d. **Mitigation Banking Cost.** The Mitigation Banking Cost of \$327,300.00 is the total combined value of the nineteen (19) Banked Seats, which will be

eligible and available for transferring Capacity Credits to future residential development applicants ("**Mitigation Banking Cost**"). The Mitigation Banking Cost is derived by subtracting the estimated Impact Fee Credit (\$427,500.00) from the Monetary Proportionate Share Mitigation amount (\$754,800.00), resulting in \$327,300.00 (i.e.  $\$754,800.00 - \$427,500.00 = \$327,300.00$ ).

e. **Reimbursable Value of Banked Seats.** At the time that the Monetary Proportionate Share Mitigation payment is made by the Applicant, and after clearance of all funds, the School District shall issue written confirmation to the Applicant validating the number of Banked Seats available for transfer. Capacity Credits may only be transferred to future residential development proposals within the same Concurrency Service Area or adjacent Concurrency Service Areas, and within the same Geographic Area. For purposes of crediting the Applicant for each Banked Seat, the estimated reimbursable value of each Banked Seat has been established at \$17,226.32 ("**Estimated Reimbursable Value**"). This Estimated Reimbursable Value is obtained by dividing the Mitigation Banking Cost (\$327,300.00), by the number of Banked Seats (19), resulting in an individual Estimated Reimbursable Value of \$17,226.32 per Banked Seat (i.e.  $\$327,300.00$  divided by 19 Banked Seats = \$17,226.32). This Estimated Reimbursable Value shall be adjusted to reflect actual total Educational Facilities Impact Fees assessed by the County, resulting in a final determination by the School District of the actual reimbursable value of each Banked Seat ("**Final Reimbursable Value**").

Applicant hereby authorizes the School District to enter into any required agreement with future developers who may desire to purchase Capacity Credits from the Mitigation Bank, under the terms and conditions set forth herein, and to effectuate the transfer of Capacity Credits accordingly. Payment by the School District to the Applicant for the Final Reimbursable Value of the Banked Seats purchased shall be made within thirty (30) days after the final amount of the Applicant's Impact Fee Credit has been determined, and a reconciliation of funds is completed by the School District.

f. **Expiration of Capacity Credits.** Capacity Credits may be purchased by future applicant(s) within six (6) years from the date the School Board authorized the execution of this Agreement, which in this instance, is hereby established as December 5, 2012, and subject to expiration of timeframe set forth under Section 17. hereof. After 5:00 PM (Miami Time), December 4, 2018, any remaining Capacity Credits created by the Monetary Proportionate Share Mitigation option shall be deemed expired, and any Banked Seat(s) not yet transferred will be returned to the Concurrency Service Area where the School Project was constructed.

g. **Purchasing of Capacity Credits by Future Applicants.** The School District agrees to make known to all future residential development applicants within the Concurrency Service Area or Adjacent Concurrency Service Areas within the same Geographic Area, the option to purchase Capacity Credits from this Mitigation Bank. Future applicants may purchase Capacity Credit(s)

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only if the Mitigation Bank(s) has sufficient number of available seats to provide for the entire school capacity deficiency.

h. **Priority of Capacity Credit Transfers.** In the event multiple mitigation banks are created by other applicants, for the same Concurrency Service Area or Adjacent Concurrency Service Areas within the same Geographic Area, the Capacity Credits shall be made available for transfer to future applicants in the order in which each mitigation bank was created.

i. **Annual Reports.** The School District will provide annual reports to the Applicant ("**Annual Reports**"), containing the balance of Banked Seats remaining, if any, and Capacity Credit transfers, if any, prior to July 1 of each year. The School District shall charge an annual administrative fee as may be established in the Procedures Manual for Implementing the Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County. The annual administrative fee shall be paid by the Applicant to the School District prior to issuance of the Annual Report. Upon expiration or transfer of all Capacity Credits, the School District shall issue a final report to Applicant ("**Final Report**").

7. **SCHOOL CAPACITY IMPROVEMENT.** The School District agrees to apply the Monetary Proportionate Share Mitigation payment made by the Applicant toward one of the two alternative School Projects described under Section 4 of this Agreement. The Parties understand and agree that the alternative School Project to be implemented shall be at the sole option of the School District, and will be added to the

District's Facilities Work Program at the time of its next annual update following the execution of this Agreement and receipt of the Monetary Proportionate Share Mitigation payment as set forth herein.

8. **EFFECTIVE DATE.** This Agreement shall take effect upon the last of the Parties signing this Agreement, but in no event later than January 11, 2013. Failure by the Parties to execute this Agreement by January 11, 2013 shall result in the revocation of the Concurrency Determination issued by the School District on August 9, 2012, incorporated herein by reference.

9. **TERM.** This Agreement shall expire upon the Parties' completion of their performance of all obligations herein or within six (6) years from Effective Date, whichever comes first.

10. **STATUTORY COMPLIANCE.** The Parties agree that this Agreement satisfies the requirements for a binding Proportionate Share Mitigation agreement in Section 163.3180(6)(h)2, Florida Statutes and as provided for in the ILA.

11. **NOTICES AND DELIVERABLES.** All notices or communications and deliverables under this Agreement by any Party to the others shall be sufficiently given or delivered if dispatched by (a) certified U.S. mail, postage pre-paid, return receipt requested, (b) hand delivery, (c) Federal Express or other comparable overnight mail service, (d) telephone facsimile transmission with transmission receipt, or (e) electronic mail to the following addresses, or as the same may be changed in writing from time to time. Whenever any of the Parties desires to give notice to the others, such notice must be in writing, addressed to the Party for whom it is intended at the place last

specified. The place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the Parties designate the following as the respective places for giving notice ("Notice"):

**In the case of Notice or communication to the School Board:**

The School Board of Miami-Dade County, Florida  
c/o Superintendent of Schools  
1450 N.E. Second Avenue, Room 912  
Miami, Florida 33132

With copies to:

Miami-Dade County Public Schools  
Facilities Planning  
Attn: Eco-Sustainability Officer  
1450 N.E. Second Avenue, Room 525  
Miami, Florida 33132  
[Arijo@dadeschools.net](mailto:Arijo@dadeschools.net); and [concurrency@dadeschools.net](mailto:concurrency@dadeschools.net)

The School Board of Miami-Dade County, Florida  
c/o School Board Attorney  
1450 NE 2 Avenue, Suite 400  
Miami, Florida 33132  
[Walter.Harvey@dadeschools.net](mailto:Walter.Harvey@dadeschools.net)  
[Acraft@dadeschools.net](mailto:Acraft@dadeschools.net)

**In the case of Notice or communication to the Applicant:**

CLPF-NBV, L.P.  
230 Park Avenue, 12<sup>th</sup> Floor  
New York, NY 10169

With copy to:

ZF Development, LLC,  
200 East Broward Blvd., Suite 1200,  
Fort Lauderdale, Florida 33301  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

With copy to:

Neisen O. Kasdin, Esq.  
Akerman Senterfitt  
One SE 3<sup>rd</sup> Avenue, 25<sup>th</sup> Floor  
Miami, FL 33131  
Fax: \_\_\_\_\_  
E-mail: [neisen.kasdin@akerman.com](mailto:neisen.kasdin@akerman.com)

**In the case of Notice or communication to the Village:**

North Bay Village  
c/o Village Manager  
1700 Kennedy Causeway, Suite 132  
North Bay Village, Florida 33141  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

With a copy to:

Village Attorney  
1700 Kennedy Causeway, Suite 132  
North Bay Village, Florida 33141  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

For purposes of this Agreement, the Superintendent of Schools or his/her designee shall be the Party designated by the School Board to grant or deny any and all approvals required under this Agreement, including, without limitation, issuance of reports, as provided herein.

Except as otherwise provided in this Agreement, any Notice or deliverable shall be deemed received only upon actual delivery at the address set forth above. Notices or

deliverables delivered after 5:00 PM (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. "Day" as used in this Agreement shall be defined as calendar day, unless otherwise provided. Counsel for the School Board, counsel for the Village and counsel for the Applicant may deliver Notice on behalf of the School Board, the Village and the Applicant, respectively. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties of any change in name or address to which Notices shall be sent by providing the same pursuant to this provision.

12. **RELEASE.** When all of the Parties' obligations set forth herein are fully paid and performed, each Party shall release all other Parties from this Agreement, and all Parties shall release all other Parties from any and all future claims, costs or liabilities arising out of the provision of Monetary Proportionate Share Mitigation in accordance with this Agreement. These releases shall be simultaneously exchanged and shall be recorded in the Official Records of Miami-Dade County, Florida, evidencing such performance.

13. **VENUE; CHOICE OF LAW; ATTORNEY'S FEES.** This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida without regard to its conflicts of laws provisions. Any controversies or legal issues arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be submitted to the

jurisdiction of the State Court of the 11<sup>th</sup> Judicial Circuit, in and for, Miami-Dade County, Florida. The Parties agree that in the event of any dispute of whatever nature relating to this Agreement, venue shall be in Miami-Dade County, Florida. The Parties further agree that, in the event of a dispute among the Parties, each Party shall be responsible for its own attorney's fees and costs through all appeals.

14. **CAPTIONS AND PARAGRAPH HEADINGS.** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

15. **NO WAIVER.** No waiver of any provision of this Agreement shall be effective unless it is in writing, and signed by the Party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver. The failure of any Party to insist upon strict performance of any of the covenants, provisions or conditions of this Agreement shall not be construed as waiving or relinquishing any such covenants, provisions or conditions, but the same shall continue and remain in full force and effect.

16. **EXHIBITS.** All Exhibits attached hereto contain additional terms of this Agreement, and are incorporated herein by reference.

17. **AMENDMENTS AND ENCUMBRANCE OF PROPORTIONATE SHARE MITIGATION PAYMENT.** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective, unless contained in a written document prepared, in recordable form, with the same formality as this Agreement and duly executed by all the Parties to this Agreement. Additionally, this

Agreement may be modified only until the earliest of the following times: (a) issuance of the first principal building permit for the Development Project; or (b) the School District Encumbers ("Encumbers" shall mean monies committed by contract or purchase order in a manner that obligates the School Board to expend the funded amount upon delivery of goods or the rendering of services provided by a vendor, supplier or contractor for the School Project) any portion of the Monetary Proportionate Share Mitigation payment; or (c) six (6) months after the date that this Agreement is authorized by the School Board. No refunds shall be made thereafter.

18. ASSIGNMENT. The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third party purchaser of all or any part of fee simple title to the Property. Any such assignment shall be in writing and shall require the prior written consent of all of the Parties, such consent not to be unreasonably withheld. At the election of the School District, such consent may be conditioned upon the written agreement of the assignee to assume all of Applicant/Assignor's duties and obligations under this Agreement and to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Monetary Proportionate Share Mitigation under this Agreement. The Assignor under such assignment shall furnish the Parties with a copy of the duly executed assignment, in recordable form, within ten (10) days of the date of execution of same. The Parties further agree that an assignment of this Agreement shall only be permitted where (a) the Applicant/Assignor has mitigated for the public school impacts of the subject Property with Monetary Proportionate Share Mitigation payment having been made, (b) this Agreement is being

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assigned to the purchaser of the subject Property, and (c) the assigned Monetary Proportionate Share Mitigation continues to be used for the subject Property.

19. **COUNTERPARTS.** This Agreement may be executed in three (3) counterparts, each of which when executed and delivered shall be deemed to be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

20. **RECORDING OF DOCUMENTS.** The School District shall record this Agreement and any related documentation, including without limitation, Assignments, if any, and Releases, within fourteen (14) days after proper execution thereof, in the Public Records of Miami-Dade County, Florida. Prior to recordation, the Applicant shall pay all recordation costs to the School District.

21. **SEVERABILITY.** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

22. **WAIVER OF TRIAL BY JURY. THE PARTIES WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY ANY PARTY AGAINST ANY OTHER PARTY OR PARTIES WITH RESPECT TO ANY MATTER ARISING UNDER THIS AGREEMENT.**

23. **TIME IS OF THE ESSENCE.** Time is of the essence in the performance of this Agreement.

24. **MERGER CLAUSE.** This Agreement and all Exhibits thereto set forth the entire agreement among the Parties, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

**[SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the Parties have made and executed this Agreement

on the respective dates under each signature:

**APPLICANT/PROPERTY OWNER**

**WITNESSED BY:**

**CLPF-NBV, L.P., a Delaware limited partnership**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: CLPF – NBV GP, LLC, a Delaware Limited Liability Company, its general partner

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: Clarion Lion Properties Fund Holdings, L.P., a Delaware Limited Partnership, its sole member

By: CLPF - Holdings, LLC, a Delaware limited liability company, its general partner

By: Clarion Lion Properties Fund Holdings REIT, LLC, a Delaware Limited Liability Company, its sole member

By: Clarion Lion Properties Fund, LP, a Delaware Limited Partnership, its managing member

By: Clarion Partners LPF GP, LLC, a Delaware Limited Liability Company, its general partner

By: Clarion Partners, LLC, a New York Limited Liability Company, its sole member

By: \_\_\_\_\_  
Name: Marc C. DeLuca  
Title: Authorized Signatory  
Date: \_\_\_\_\_

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APPLICANT'S ACKNOWLEDGMENT

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public, on the \_\_\_\_\_ day of \_\_\_\_\_, 2012,  
personally appeared

Marc C. DeLuca, as Authorized Signatory for Clarion Partners, LLC, a New York Limited Liability Company, Sole Member of Clarion Partners LPF GP, LLC, a Delaware Limited Partnership, General Partner of Clarion Lion Properties Fund, LP, a Delaware Limited Partnership, Managing Member of Clarion Lion Properties Fund Holdings REIT, LLC, a Delaware Limited Liability Company, Sole Member of CLPF – Holdings, LLC, a Delaware Limited Liability Company, General Partner of Clarion Lion Properties Fund Holdings, L.P., a Delaware Limited Partnership, Sole Member of CLPF – NBV GP, LLC, a Delaware Limited Liability Company, General Partner of CLPF – NBV, L.P., a Delaware Limited Partnership

, who \_\_\_\_\_ [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification, and who acknowledged before me that

he signed the above instrument with full authority as set forth therein, on behalf of the Applicant, CLPF – NBV, L.P.

[NOTARY SEAL]

Notary: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

4C(23)

**SCHOOL BOARD**

**WITNESSED BY:**

**THE SCHOOL BOARD OF MIAMI-  
DADE COUNTY, FLORIDA**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

BY: \_\_\_\_\_

ALBERTO M. CARVALHO  
SUPERINTENDENT OF SCHOOLS

DATE: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**TO THE SCHOOL BOARD:  
APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

BY: \_\_\_\_\_  
SCHOOL BOARD ATTORNEY

40(24)

**ACKNOWLEDGMENT**

**STATE OF FLORIDA**            )  
  )  
**COUNTY OF MIAMI-DADE**    )       **SS:**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012, by ALBERTO M. CARVALHO, as Superintendent of Schools, acting on behalf of THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, a public body corporate and politic existing under the laws of the State of Florida, who personally appeared before me, and is [ x] personally known to me or [ ] produced \_\_\_\_\_ as identification, and who further acknowledged that he signed the above instrument with full authority, as set forth therein, on behalf of The School Board of Miami-Dade County, Florida.

[NOTARY SEAL]

**Notary:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_  
**My Commission expires:** \_\_\_\_\_

4C(25)

**VILLAGE**

**WITNESSED BY:**

**NORTH BAY VILLAGE**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: VILLAGE MANAGER

DATE: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**ATTEST:**

BY: \_\_\_\_\_

NAME:

TITLE: VILLAGE CLERK

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

BY: \_\_\_\_\_

VILLAGE ATTORNEY

**ACKNOWLEDGMENT**

**STATE OF FLORIDA** )  
 ) **SS:**  
**COUNTY OF MIAMI-DADE** )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012, by \_\_\_\_\_ as Village Manager, acting on behalf of NORTH BAY VILLAGE, a Municipal Corporation, existing under the laws of the State of Florida. They personally appeared before me, and are [ x ] personally known to me or [ ] produced \_\_\_\_\_ as identification, , and who acknowledged that he signed the above instrument with full authority, as set forth therein, on behalf of North Bay Village, Florida.

[NOTARY SEAL]

Notary: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

4C(27)

**EXHIBIT "A"**

**PROPERTY LEGAL DESCRIPTION**

ALL OF TRACT 'C', ACCORDING TO THE PLAT OF HARBOR ISLAND, AS RECORDED IN PLAT BOOK 44, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND FURTHER IDENTIFIED AS FOLIO #23-3209-001-0040

SAID LANDS LYING AND BEING IN NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 192,064 SQUARE FEET (4.409 ACRES), MORE OR LESS

4c(28)

**EXHIBIT "B"**

**PROPERTY MAP**

**[LOCATION SKETCH AND LEGAL DESCRIPTION]**

HC(29)



# Husband held in disappearance

**CS84** Miramar police arrested a Miramar man Wednesday night in connection with the disappearance of his estranged wife.

Old Torrez's wife, Vilet, has been missing since late March. Early in the investigation, he was considered by police to be a person of interest. The couple were said to be having problems at the time of her disappearance.

For months, investigators searched canals and lakes around Miramar, but turned

up nothing.

Police said they suspected foul play.

"It's a mixture of shock and 'Oh my goodness, finally,'" said Vilet Torrez's sister-in-law, Julie Spurlock Blanco, upon learning of the arrest. "Maybe we can start to get the closure that we need."

Richard Della Fera, Old Torrez's attorney, said he had his doubts about the validity of the arrest, calling the timing "suspicious" and saying it was a "publicity stunt."

Surveillance video from the Torrezes' housing complex shows that on the morning she disappeared, March 3, her minivan entered the community through the visitor entrance after having trouble passing through the gate on the residential side.

"Detectives went camera by camera, frame by frame, looking at every camera that went into the community and went out," said Miramar police spokeswoman Tharia Rues. "What we do know is that her vehicle went in and

did not come out."

Once she made it through the gate, her brother Javier Blanco told CBS4, her phone records reveal she made two calls, both at 5:19 a.m., and both to her husband's cellphone. Blanco said the records don't jibe with the story Old Torrez told police.

"This completely contradicts every story that he's told," Blanco said. "He's said that she never called."

Torrez told investigators he was asleep at the time. He reported Vilet missing to



**MISSING A LOVED ONE:** Gladys Blanco, the mother of Vilet Torrez, shows a graduation portrait of her daughter in May. Torrez has been missing since late March.

the police on April 2.

Old Torrez has maintained his innocence and, until his arrest, he had cus-

tody of the couple's three children. The children are now in the care of his wife's family.

**DANIA BEACH**

## Roller coaster to be sold for scrap, charity

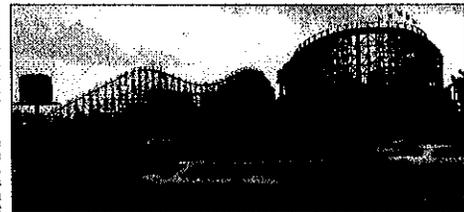
**BY AMEL BARKHURST**  
*Staff Writer*

The highly visible Dania Beach Hurricane, one of the United States' 12 wooden roller coasters, will be sold for scrap to help fund a local charity, a spokeswoman for the owner said.

The owner, Gerald Holland, wants to choose the right charity to give the coaster to as a donation. Since announcing the ride's fate last month, he's gotten emails and calls from about 15 charities interested in benefiting from the demolition and sale of the coaster, said Allison Goodwin, an attorney and spokeswoman for Holland.

"He's not just going to pick any charity, though," Goodwin said. "It's got to be a good one. It's got to be one Jerry would want his name associated with, with a good cause and a good background."

Charities that have shown interest in funding their operations by selling the wood and steel from the roller coaster situated along Interstate 95 near Griffin Road include the Office Depot Foundation and Rebuilding Together Broward County



**COMING DOWN:** The Hurricane roller coaster seen from across Interstate 95. About 15 charities are interested in benefiting from its demolition.

Inc.

A few local private and parochial schools and churches also have thrown in their hats, Goodwin said.

Holland hopes to make a decision and get the paperwork signed by Dec. 31, Goodwin said. Interested charities may still email her at goodwin@lawspgh.com.

The tallest wooden roller coaster in Florida closed in April 2011, with Holland's company, Dania Woody LLC, in bankruptcy.

The roller coaster, which was built with more than a

million feet of lumber and eight million pounds of concrete.

It closed after more than 10 years of operation.

Five couples were married on the coaster, and it was featured over the years in several television commercials.

The attraction closed after 18 months of financial losses stanchied by checks Holland wrote to Dania Woody LLC, Goodwin said. The 3,200-foot-long, 100-foot-tall coaster's financial trouble seems to be a result of years of recession,

when people weren't spending or weren't spending as much, Goodwin said.

The Hurricane will be replaced by a big box retailer, a strip mall or an indoor arena, Holland and Boomers of Greater Fort Lauderdale, the laser-tag and go-kart theme park next door, will combine the Hurricane's land and some unused Boomers parcels to make an 18-acre piece of land that will be marketable to retail developers, Goodwin said.

"It's going to be upscale retail, something nice," Goodwin said.

**BROWARD COURTS**

## Defendant loses ruling in killing

**Staff Writer**

Donald Pettit may have been angry and hostile as he approached James Patrick Wonder in the parking lot of a Pembroke Pines post office following a road-rage incident four years ago, but that didn't give Wonder the right to gun down Pettit, a Broward judge has ruled.

In a written decision rejecting Wonder's claim of immunity under the state's Stand Your Ground law, Broward Circuit Judge Bernard Bober said U.S. Customs and Border Protection agent Pettit, 52, did not pose an imminent threat to Wonder, then 65, and should not have been met with deadly force.

"The court finds that Wonder unreasonably assumed that Pettit was a thug and that Pettit, although angry and yelling at Wonder, made no physical threats or verbal statements that could be reasonably interpreted to indicate that violence was imminent," Bober wrote.

Wonder was shocked to

learn of the ruling, said his lawyer, Frank Maister.

"He has been absolutely adamant from day one that he was in fear that he was going to be attacked," said Maister.

"He was absolutely convinced that the judge was going to grant his motion."

Wonder, who is charged with manslaughter, was seeking to have the judge declare him immune from prosecution under the Stand Your Ground law, which permits the use of deadly force in certain situations. With Bober's ruling, Wonder will now have to place his legal fate in the hands of a jury. A trial date has not been set. Wonder's next court appearance is scheduled for Nov. 29, which happens to be his 70th birthday.

Maister has not decided whether he will appeal Bober's ruling.



# OCEAN CADILLAC

**...OUR SEASON'S BEST!**

## SIGN & DRIVE LEASES

**NO FIRST PAYMENT • NO SECURITY DEPOSIT  
NO DOWN PAYMENT • NEVER A DEALER FEE**

2013 ATS <b>\$335</b>	2013 CTS COUPE <b>\$365</b>
2013 XTS <b>\$395</b>	2013 SRX <b>\$395</b>
2013 CTS <b>\$495</b>	

**OPEN 7 DAYS**

# OCEAN CADILLAC

**\*39 MO LEASE, 10K MILES PER YEAR. PLUS TAX & TAG.  
REQUIRES CONQUEST INCENTIVE. EXPIRES 12-3-12.**

### NORTH BAY VILLAGE NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A SPECIAL MEETING ON WEDNESDAY, DECEMBER 3, 2011 AT 7:00 P.M. OR AS SOON AS POSSIBLE THEREAFTER, IN THE COMMISSION CHAMBERS AT 1700 KENNEDY CAUSEWAY, #132, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING THE COMMISSION WILL CONSIDER THE FOLLOWING:

1. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 3 OF THE NORTH BAY VILLAGE CONSOLIDATED LAND DEVELOPMENT REGULATIONS, CODE OF ORDINANCES ENTITLED "LAND USE," BY AMENDING SECTION 3.4.2(B) RELATING TO DEVELOPMENT OF MIXED-USE COMMERCIAL AND MULTIFAMILY STRUCTURES WITHIN THE COMMISSION DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. - FIRST READING
2. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY CREATING SECTION 152.022 ENTITLED "BAY VIEW OVERLAY (BVO) DISTRICT" TO ESTABLISH AND PROVIDE REGULATIONS FOR THE BAY VIEW OVERLAY DISTRICT; ZONING PRIORITIES AS SHOWN ON MAP 1 AND LEGALLY DESCRIBED IN EXHIBIT A AS "BAY VIEW OVERLAY DISTRICT" IN ADDITION TO THE EXISTING ZONING PROVISIONS ON PROPERTY LOCATED AT 800 WEST DAVIE, NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE APPROPRIATE VILLAGE OFFICIALS TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE TERMS OF THE AGREEMENT, AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT, AND SETTING AN EFFECTIVE DATE. - FIRST READING
3. A RESOLUTION OF THE VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, CLPFA-MHN, L.P., AS SUCCESSOR IN INTEREST TO DP DEVELOPMENT, LLC, AND NORTH BAY VILLAGE, TO ADDRESS MITIGATION OF SCHOOL DISTRICT IMPACTS RELATED TO DEVELOPMENT PROPOSED ON PROPERTY LOCATED AT 800 WEST DAVIE, NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE APPROPRIATE VILLAGE OFFICIALS TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE TERMS OF THE AGREEMENT, AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT, AND SETTING AN EFFECTIVE DATE.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING ADDRESSED TO THE COMMISSION DO THE VILLAGE CLERK, 1700 KENNEDY CAUSEWAY, #132, KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL 33111.

THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK, DURING REGULAR BUSINESS HOURS. INQUIRIES MAY BE DIRECTED TO THAT DEPARTMENT AT (305) 756-7171.

PURSUANT TO SECTION 288.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE VILLAGE FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 604-2489 (VOICE), (305) 756-7171 (TDD) 5 DAYS ADVANCE TO NOTIFY YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

YVONNE R. HAMILTON, CMC  
VILLAGE CLERK  
(November 18, 2011)

4C(31)



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

# **NORTH BAY VILLAGE** **NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A SPECIAL MEETING ON **MONDAY, DECEMBER 3, 2012** AT 7:00 P.M., OR AS SOON AS POSSIBLE THEREAFTER, IN THE COMMISSION CHAMBERS AT 1700 KENNEDY CAUSEWAY, #132, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING THE COMMISSION WILL CONSIDER THE FOLLOWING:

**A RESOLUTION OF THE VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, CLPF-NBV, L.P., AS SUCCESSOR IN INTEREST TO ZF DEVELOPMENT, LLC, AND NORTH BAY VILLAGE, TO ADDRESS MITIGATION OF SCHOOL CONCURRENCY IMPACTS RELATED TO DEVELOPMENT PROPOSED ON PROPERTY LOCATED AT 8000 WEST DRIVE, NORTH BAY VILLAGE, FLORIDA, AUTHORIZING THE APPROPRIATE VILLAGE OFFICIALS TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE TERMS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AND SETTING AN EFFECTIVE DATE.**

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING ADDRESSED TO THE COMMISSION C/O THE VILLAGE CLERK, 1700 KENNEDY CAUSEWAY, #132, KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FL 33141.

THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK DURING REGULAR BUSINESS HOURS. INQUIRIES MAY BE DIRECTED TO THAT DEPARTMENT AT (305) 756-7171.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

*HC(32)*

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

1  
Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE VILLAGE FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 604-2489 (VOICE), (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

**YVONNE P. HAMILTON, CMC**  
**VILLAGE CLERK**  
**(November 26, 2012)**

Owner/Occupant  
7934 West Drive, #1505  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1605  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #901  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1504  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1204  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #802  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #504  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #603  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1402  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #702  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1503  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1603  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #701  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1101  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #703  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #801  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1203  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #803  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #805  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #704  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #602  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1104  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1103  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1005  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1401  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #902  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1404  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1002  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1604  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #903  
N. Bay Village, FL 33141

4234

Owner/Occupant  
7934 West Drive, #1405  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #904  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #505  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #905  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1202  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1102  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1502  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #705  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1602  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1003  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1001  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #604  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1205  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1601  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #601  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1501  
N. Bay Village, FL 33141

Owner/Occupant  
7934 West Drive, #1105  
N. Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, #1  
N. Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, #5  
N. Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, #7  
N. Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, #3  
N. Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, #6  
N. Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, #4  
N. Bay Village, FL 33141

Owner/Occupant  
7935 West Drive, #8  
N. Bay Village, FL 33141

4C(35)

Owner/Occupant  
7939 West Drive, #302  
N. Bay Village, FL 33141

Owner/Occupant  
7939 West Drive, #202  
N. Bay Village, FL 33141

Owner/Occupant  
7939 West Drive, #304  
N. Bay Village, FL 33141

Owner/Occupant  
7939 West Drive, #102  
N. Bay Village, FL 33141

Owner/Occupant  
7939 West Drive, #201  
N. Bay Village, FL 33141

Owner/Occupant  
7939 West Drive, #203  
N. Bay Village, FL 33141

Owner/Occupant  
7939 West Drive, #204  
N. Bay Village, FL 33141

Owner/Occupant  
7939 West Drive, #301  
N. Bay Village, FL 33141

Owner/Occupant  
7939 West Drive, #103  
N. Bay Village, FL 33141

View LLC  
C/O Shumaker Loop & Kendrick  
101 E. Kennedy Boulevard, #2800  
Tampa, FL 33602

NAFDOF NBVMF, LLC  
P.O. Box 833 Niagra ONT  
The Lake on Los 1 JO  
Canada



## City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

### **NORTH BAY VILLAGE** **MEMORANDUM**

**DATE:** December 3, 2012

**TO:** Mayor Connie Leon-Kreps  
Vice Mayor Eddie Lim  
Commissioner Wendy Duvall  
Commissioner Richard Chervony  
Commissioner Jorge Gonzalez

**FROM:** Yvonne P. Hamilton, CMC  
Village Clerk

**SUBJECT:** Appointment of Advisory Board/Committee Members

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Pursuant to Section 6.01 of the Village Charter, Advisory Board members shall serve a two (2) year term concurrent with the regular scheduled election of the Commission. Accordingly, the terms of all members of each of the Boards listed below expired on November 6, 2012. The following individuals have submitted applications for membership to the Boards/Committee:

#### **Animal Control Advisory Board**

1. Donna Veski, 7516 Adventure Avenue

#### **Arts, Cultural & Special Events Board**

1. Clinton Beard, 1881 Kennedy Causeway
2. Ernesto Reyes, 1881 Kennedy Causeway

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

5(1)

**MEMO TO COMMISSION  
DECEMBER 3, 2012  
PAGE 2 OF 3**

**Citizens Budget & Oversight Board:** Pursuant to Section 32.72 of the Village Code, this Board shall consist of seven (7) members. Each member of the Commission shall appoint one member and two members shall be appointed by a majority vote of the Commission. There shall be one member from North Bay Island, one member from Treasure Island, one member from Harbor Island, two at-large members, and two members from a commercial business which has been in existence in the City for at least one year.

**Treasure Island**

1. Ann Bakst, 1865 Kennedy Causeway
2. Clinton Beard, 1881 Kennedy Causeway
3. Mario Garcia, 7540 Cutlass Avenue
4. Maria Haviland, 7537 Mutiny Avenue

**Community Enhancement Board:** Pursuant to Section 32.11 of the Village Code, this Board shall consist of seven (7) members to be appointed by a majority vote of the Commission. The members shall be citizens and owners of businesses within the Village or their representatives.

1. Ann Bakst, 1865 Kennedy Causeway
2. Clinton Beard, 1881 Kennedy Causeway
3. Penelope Friedland, 7500 Miami View Drive
4. Andreana D. Jackson, 1801 S. Treasure Drive
5. Candis Mason, 1625 Kennedy Causeway

**Planning & Zoning Board:** Pursuant to Section 32.30 of the Village Code, this Board shall consist of five (5) members to be appointed by a majority vote of the Commission. There shall be one member from North Bay Island, one member from Treasure Island, one member from Harbor Island and two at-large members.

**North Bay Island**

1. J. D. Bud Farrey, 1315 Bay Terrace

**Treasure Island**

2. Ann Bakst, 1865 Kennedy Causeway
3. James Carter, 7516 West Treasure Drive
4. Mario J. Garcia, 7540 Cutlass Avenue
5. Reinaldo Trujillo, 7601 East Treasure Drive
6. Clinton Beard, 1881 Kennedy Causeway

**Harbor Island**

7. Barry Beschel, 7914 Harbor Island Drive

5(2)

**MEMO TO COMMISSION**  
**DECEMBER 3, 2012**  
**PAGE 3 OF 3**

**Youth Services Board:** Pursuant to Section 32.66 of the Village Code this Board shall consist of five (5) members, who shall be appointed by a majority vote of the Commission.

1. Alex Funkhouser, 7552 Hispanola Avenue
2. Rosa Neely, 7901 Hispanola Avenue
3. Jorge Piedra, 7505 Hispanola Avenue
4. Kevin Vericker, 7520 Hispanola Avenue

/yph

Attachments: Advisory Board/Committee Applications

5(3)

**ANIMAL CONTROL ADVISORY COMMITTEE**

5(4)



City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

NOV 20 PM 2:01

**CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION**

NAME DONNA VESKI TELEPHONE # 786-334-4504

MAILING ADDRESS 7516 MUTINY AVE. N.B.V. FL 33141

CITY RESIDENT: YES  NO  HOW MANY YEARS 3.3

BUSINESS OWNER: YES  NO  PAST OR PRESENT

NAME AND ADDRESS OF BUSINESS \_\_\_\_\_

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? N/A

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE  COMMUNITY ENHANCEMENT BOARD
- ARTS, CULTURAL & SPECIAL EVENTS BOARD  PLANNING & ZONING BOARD
- BUSINESS DEVELOPMENT ADVISORY COMMITTEE  YOUTH SERVICES BOARD
- CITIZENS BUDGET AND OVERSIGHT BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO  (SUBMIT COPY OF VOTER REGISTRATION CARD)

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE: I AM A REAL ESTATE OWNER IN NORTH MIAMI, I MANAGE AND MAINTAIN MY PROPERTY, SERVED ON SEVERAL N.B.V. BOARDS SINCE 1994: ANIMAL CONTROL, BEAUTIFICATION, SPECIAL EVENTS AND WORKED ELECTIONS IN N.B.V.. I PARTICIPATED IN THE 3 DAY CHARAETTE (2006) FOR FUTURE ENHANCEMENTS OF OUR CITY AND STAY UPDATED IN COMMUNITY PROGRESS.

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

MY PAST INVOLVEMENT IN N.B.V. AFFAIRS (COMMUNITY SERVICES). I WANT TO RESUME MY POSITION ON THE ANIMAL CONTROL ADVISORY COMMITTEE AND WORK WITH THE POLICE DEPT. REUNITING LOST DOGS WITH THEIR OWNERS IN NORTH BAY VILLAGE.

- Mayor: Connie Leon-Kreps
- Vice-Mayor: Eddie Lim
- Commissioner: Stuart Blumberg
- Commissioner: Dr. Richard Chervony
- Commissioner: Dr. Paul Vogel

5(5)

**ARTS, CULTURAL & SPECIAL EVENTS BOARD**

5(6)

City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

PSZ

OCT 30 PM 4:16

CITY OF NORTH BAY VILLAGE BOARD/COMMITTEE APPLICATION

E-mail = benardclinton@hotmail.com

NAME Clinton Bernard III

TELEPHONE # 305-417-8110

MAILING ADDRESS 1881 79th Causeway, 1006 North Bay Village, FL 33141

CITY RESIDENT: YES [X] NO

HOW MANY YEARS 3-months

BUSINESS OWNER: YES [X] NO

PAST OR PRESENT

NAME AND ADDRESS OF BUSINESS Minni Dade Intel / Midwest Intel.com

1881 79th Causeway 1006 North Bay Village, FL 33141

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? 3-months

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- BUSINES DEVELOPMENT ADVISORY COMMITTEE
- CITIZEN BUDGET AND OVERSIGHT BOARD
- COMMUNITY ENHANCEMENT BOARD
- PLANNING & ZONING BOARD
- YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES [X] NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES [X] NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES NO [X]

ARE YOU A REGISTERED VOTER? YES [X] NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

I have worked with 3 Senators And Also work on the Exec Board for the state of Michigan House of Representatives. I can also help with Business Development in the city.

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

I have An broad background - Investment Banker, Business Owner, Tutor, Legislative Aid / Director of Student Bar Association

- Mayor: Connie Leon-Kreps
- Vice-Mayor: Eddie Lim
- Commissioner: Stuart Blumberg
- Commissioner: Dr. Richard Chervony

5(7)



City of North Bay Village

NOV 5 AM 8:45

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

CITY OF NORTH BAY VILLAGE BOARD/COMMITTEE APPLICATION

NAME ERNESTO REYES TELEPHONE # 786 877 9672
MAILING ADDRESS 1081 79th St CSNY #1006, N. Bay Village FL 33141
CITY RESIDENT: YES [X] NO [ ] HOW MANY YEARS 5
BUSINESS OWNER: YES [X] NO [ ] PAST OR PRESENT Currently
NAME AND ADDRESS OF BUSINESS Veni Vidi Vici, Same address

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? 2 years

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE [ ] COMMUNITY ENHANCEMENT BOARD [ ]
ARTS, CULTURAL & SPECIAL EVENTS BOARD [X] PLANNING & ZONING BOARD [ ]
BUSINESS DEVELOPMENT ADVISORY COMMITTEE [ ] YOUTH SERVICES BOARD [ ]
CITIZEN BUDGET AND OVERSIGHT BOARD [ ]

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES [X] NO [ ]
HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES [ ] NO [X]
HAVE YOU EVER BEEN A CITY EMPLOYEE? YES [ ] NO [X]
ARE YOU A REGISTERED VOTER? YES [X] NO [ ]

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:
I currently work as a paralegal at a Miami-Beach firm and run an event production company/PR/marketing. I've lived in N.B.V. for many years & no events happen. Now that I am in the position to give back to my community I would like to do so

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)
I run an event company, I know what it takes creatively, organizationally & promotionally to assist N.B.V. with community events that people will want to attend.

Mayor Connie Leon-Kreps Vice-Mayor Eddie Lim Commissioner Stuart Blumberg Commissioner Dr. Richard Chervony

5(8)



NOV 16 PM 5:06

CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION

NAME: HANN BAKST TELEPHONE # 305-865-8296

MAILING ADDRESS: 1865 W Kennedy Cswy # 7D

CITY RESIDENT: YES  NO

BUSINESS OWNER: YES  NO

NAME AND ADDRESS OF BUSINESS \_\_\_\_\_

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? None

CHECK THE BOARD(S)/COMMITTEE YOU WOULD LIKE TO SERVE ON:

ARTS, CULTURAL & SPECIAL EVENTS BOARD  COMMUNITY ENHANCEMENT BOARD

PLANNING AND ZONING BOARD  CITIZEN BUDGET AND OVERSIGHT COMMITTEE

ANIMAL CONTROL ADVISORY BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

Insurance Underwriter Prior to Retirement & Managing the  
RH for 3 years. Beautification Board, Civil Service  
Board, Community Enhancement Board, Arts Cultural & Special  
Events Board

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE:

my 39 1/2 years in NBV + my concern for the  
city to prosper

**CITIZENS BUDGET & OVERSIGHT BOARD**

5(10)



City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

OCT 30 PM 4:16

CITY OF NORTH BAY VILLAGE BOARD/COMMITTEE APPLICATION

C mail = benardclinton@hotmail.com

NAME Clinton Bernard III TELEPHONE # 305-417-8110

MAILING ADDRESS 1881 79th Causeway, 1006 North Bay Village, FL 33141

CITY RESIDENT: YES [X] NO [ ] HOW MANY YEARS 3-months

BUSINESS OWNER: YES [X] NO [ ] PAST OR PRESENT

NAME AND ADDRESS OF BUSINESS Miami Dade Intel / Midwest Intel.com 1881 79th Causeway 1006 North Bay Village, FL 33141

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? 3-months

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE [ ] COMMUNITY ENHANCEMENT BOARD [X]
ARTS, CULTURAL & SPECIAL EVENTS BOARD [X] PLANNING & ZONING BOARD [X]
BUSINESS DEVELOPMENT ADVISORY COMMITTEE [X] YOUTH SERVICES BOARD [ ]
CITIZEN BUDGET AND OVERSIGHT BOARD [X]

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES [X] NO [ ]

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES [X] NO [ ]

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES [ ] NO [X]

ARE YOU A REGISTERED VOTER? YES [X] NO [ ]

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE: I have worked with 3 Senators and also work on the Event Board for the state of Michigan House of Representatives. I can also help with business development in the city.

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: I have an broad background - Investment Banker, Business Owner, Tutor, Legislative Aid/Director of Student Bar Association

- Mayor: Connie Leon-Kreps, Vice-Mayor: Eddie Lim, Commissioner: Stuart Blumberg, Commissioner: Dr. Richard Chervony

5111



City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

**CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION**

NAME MARIO J GARCIA TELEPHONE # 917-721-0131

MAILING ADDRESS 7540 CUTLASS AVE NBU 33141

CITY RESIDENT: YES  NO  HOW MANY YEARS 2

BUSINESS OWNER: YES  NO  PAST OR PRESENT N/A

NAME AND ADDRESS OF BUSINESS MA

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? \_\_\_\_\_

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- BUSINES DEVELOPMENT ADVISORY COMMITTEE
- CITIZEN BUDGET AND OVERSIGHT BOARD  ← *only if it meets 7pm or later*
- COMMUNITY ENHANCEMENT BOARD
- PLANNING & ZONING BOARD
- YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

See Attached

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

See Attached

5012

## **Mario Garcia**

7540 Cutlass Avenue  
North Bay Village, Florida 33141  
[mariojgarcianbv@gmail.com](mailto:mariojgarcianbv@gmail.com)

Family Nurse Practitioner Board Certified since 2008. RN Med-Surg Certified since 2003 and currently employed by Bascom Palmer Eye Institute University of Miami Pre-admission

Active member American Academy of Nurse Practitioners

Recipient of Clinical Excellence Award 2008 SUNY Downstate Medical Center

10 years of nursing experience in patient care and advocacy

Recipient of Leadership Award 2008 SUNY Downstate Medical Center

Civic Involvement includes: Vice Chair of Business Development Advisory Board North Bay Village; active participant at all Commission Meeting and Advisory Board Meetings to find out firsthand what our residents concerns really are.

30 years experience in retail attended countless seminars in resolving conflicts, customer service and recovery

Member of the Fifth Avenue Merchants Association from 1988 to 2001 Brooklyn, New York

Served as an advisor to the Board of Directors of the Fifth Avenue Merchants Association

Treasurer 1990 to 1999 Fifth Avenue Merchants Association

Initiated and coordinated an advertising newspaper for the area that was distributed to roughly 20,000 households Park Slope Brooklyn, New York

Met regularly with the Park Slope Community Board to coordinate efforts in the beautification and improvement of the community, including a 20 block Street Fair held once yearly that brought the merchants and residents together in a united effort.

Board member of Boy Scout Troop 45 Boy Scout Explorer 1990 to 1995

5(13)

# Mario Garcia, RN, MSN, FNP

7540 Cutlass Avenue  
North Bay Village, Florida 33141

Home: 786-348-0918

Cell: 917-721-0131

E-mail: fivemg@aol.com

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## Profile

Compassionate dedicated nurse practitioner, bilingual in English and Spanish, seeking to enhance an interdisciplinary team to deliver evidence based healthcare for the adult population. Nursing professional that can perform independently in the management of chronic and acute illnesses. Team player and self motivated individual, passionate about caring for people. Great attitude, positive thinker can perform under pressure with diligence and caring; love teaching and able to bring out the best in others. Given the opportunity will prove to be an asset to the organization with loyalty and hard work.

---

## Education

**Master of Science, Family Nurse Practitioner**, SUNY Downstate, Brooklyn, NY-August 31, 2008 graduated with a GPA 3.56 with 720 hours of clinical rotation in pediatric, adult, gyn, obstetric, geriatric primary care at Health and Hospital Corporation East New York Diagnostic and Treatment Center annex of Kings County Hospital; wrote papers on obesity; cultural diversity and leadership and management

**Bachelor of Science Nursing**, SUNY Downstate Brooklyn, NY-August, 2005 graduated with a GPA 3.61

**Associate Applied Science**, Nursing, Kingsborough Community College, Brooklyn, NY-June, 2003 graduated with GPA 3.281; VP of Student Nursing Body

---

## Clinical Experience

**Bascom Palmer Eye Institute** 1/2/2011 to present

- Pre-Admission History and Physical
- Order and evaluate labs and diagnostic test when needed
- Coordinate care of the pre-operative patient
- Refer patient when needed to follow up preexisting uncontrolled diagnosis
- Rapid Response Team Member

**Kendall Regional Hospital** 11/25/2010 to 4/20/2011

- Unit Leader Telemetry
- Shift assignment; Shift report.
- Narcotic count/Inventory
- Code Cart check; Environment of Care Safety Rounds

- Staff Shift Huddle
- IMC Patient Report and Care Management
- OR Schedule Surgeries Checked
- Bed Assignments meeting criteria
- Core Measures and Checklists
- Evaluate Staffing on Shift, next shift and following day
- Supervise staff/Report to Director
- Manage complaints/Problem solve/Service Recovery
- Provide patient care when needed

**Arrhythmia and Syncope Center Mercy Hospital** 10/25/2010 to 11/25/2010

- Consults, hospital rounds and clinic follow ups including dictations

**(Outpatient Urgent Care Clinic) East New York Diagnostic and Treatment Center** 12/31/2008- 8/21/2010

Primary Care Provider as a Nurse Practitioner Board Certified

- Managing acute and chronic diseases including but not limited to Diabetes, Hypertension, Dyslipidimia, Obesity, Asthma, STDs, Depression and CHF. Responsible for the health maintenance of patients with daily review of labs, diagnostic testing, EKG, as well as recommending and ordering appropriate referrals. One day each week, respond to walk in clinic emergencies and member of the Rapid Response Team.

**(Hospital) Maimonides Medical Center, Brooklyn, NY-** December 15, 2003 to -8/21/2010

Staff Registered Nurse/Float Team (Med/Surg, Teli and/or Step Down)

Facilitate overall nursing care of acute Medical /Surgical unit; apply strong commitment to delivering quality care by adhering to evidence base practice

- Provide direct patient care with emphasis on meeting both physical and emotional needs and highly cultural diversity sensitive.
- Highly experienced and comfortable in the care of patients who are intubated and placed on mechanical respirators; enteral feeding; wound care; pain management and end of life care.
- Promote communication among interdisciplinary care team; documentation, sharp analytical and problem solving skills; patient advocate.
- Administer all facets of medications, monitor, examine, report and follow up; including lab result data.
- Extremely educated in blood transfusions, wound care, pain management, and catheterization.
- Delegate assignments and supervise efforts of nursing staff as floor charge nurse.
- Precept newly graduated nurses and new surgical nurses.
- Work with and care for people from a wide range of ethnic and culturally diversified background.

**Palm Garden Rehab & Nursing Home**, Brooklyn, NY- June 2003-  
December 2003: Staff RN

- Vent Unit, wound care, coordinate patient acute care, Physician's medical orders and monthly medication reconciliation.

**Kingsborough Community College**, Brooklyn, NY-January 2003 to  
June 2003: Student

**Celani Inc, Brooklyn N.Y/Capriccio De Uomo, Inc., NY** -August  
1988-January 2003 Manager

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### **Professional Membership**

American Nursing Association  
American Academy of Nurse Practitioner

---

### **Licensure & Certification**

State of Florida ARNP--Active  
State of New York, Family Nurse Practitioner -- Active  
State of New York, Registered Nurse -- Active  
State of New York, Licensed Practical Nurse - Active  
American Heart Association- Health Care Provider; CPR & AED, 5/2013 ACLS 9/2014  
PALS 5/2013  
FNP Certification ANCC 12/2013  
Medical Surgical Certification ANCC 6/2015  
Awards: Clinical Excellence 2008; Leadership 2008

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### **Interests**

Family; Nursing; reading; music; theater; New York Yankees, ; Florida Marlins; the beach and fishing



NOV 25 AM 10:44

### City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

## NORTH BAY VILLAGE BOARD/COMMITTEE APPLICATION

NAME Maria A. Haveland TELEPHONE # 786-371-5966

MAILING ADDRESS 7537 Minkey Avenue, North Bay Village, FL 33141

VILLAGE RESIDENT: YES  NO  HOW MANY YEARS 6

BUSINESS OWNER: YES  NO  PAST OR PRESENT N/A

NAME AND ADDRESS OF BUSINESS N/A

HOW LONG HAVE YOU BEEN OPERATING IN THE VILLAGE? N/A

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- BUSINESS DEVELOPMENT ADVISORY COMMITTEE
- CITIZENS BUDGET AND OVERSIGHT BOARD
- COMMUNITY ENHANCEMENT BOARD
- PLANNING & ZONING BOARD
- YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A VILLAGE BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A VILLAGE EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO  (SUBMIT COPY OF VOTER REGISTRATION CARD)

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:  
please see attached

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)  
please see attached

Mayor  
Connie Leon-Kreps

Vice Mayor  
Eddie Lim

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Jorge Gonzalez

5(17)

**Maria A. Haviland**

Application for a position on the Citizens Budget and Oversight  
Committee of North Bay Village

Work experience:

I am currently a licensed Florida CPA working in private practice locally. I have also worked as a staff accountant in a private international bank and a non-profit organization.

Background qualifications:

In my last position I worked extensively with budgeting and forecasting for an organization on a tight budget that was subject to strict internal, US and UK regulations. In addition, at the non-profit I helped control waste due to mismanagement of funds. Currently I am working in a nearby small business. Lastly, I am a local home owner with the best interest of North Bay Village at heart.

5(18)

**COMMUNITY ENHANCEMENT BOARD**

5(19)



Community Enhancement Bd.  
NOV 16 PM 5:06

CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION

NAME: HANN BAKST TELEPHONE # 305-865-8296

MAILING ADDRESS: 1865 LF Kennedy Cswy # 7D

CITY RESIDENT: YES  NO

BUSINESS OWNER: YES  NO

NAME AND ADDRESS OF BUSINESS \_\_\_\_\_

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? None

CHECK THE BOARD(S)/COMMITTEE YOU WOULD LIKE TO SERVE ON:

ARTS, CULTURAL & SPECIAL EVENTS BOARD  COMMUNITY ENHANCEMENT BOARD

PLANNING AND ZONING BOARD  CITIZEN BUDGET AND OVERSIGHT COMMITTEE

ANIMAL CONTROL ADVISORY BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

Insurance Underwriter Prior to Retirement & Managing the R.H. for 34 years. Beautification Board, Civil Service Board, Community Enhancement Board, Arts Cultural & Special Events Board

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE:

my 39 1/2 years in NBV + my concerns for the city to prosper



City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

OCT 30 PM 4:16

**CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION**

email = benrodelinton@hotmail.com

NAME Clinton Benard III

TELEPHONE # 305-917-8110

MAILING ADDRESS 1881 79th Causeway, 1006 North Bay Village, FL 33141

CITY RESIDENT: YES  NO

HOW MANY YEARS 3-months

BUSINESS OWNER: YES  NO

PAST OR PRESENT

NAME AND ADDRESS OF BUSINESS Miami Dade Intel / Midwest Intel.com

1881 79th Causeway 1006 North Bay Village, FL 33141

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? 3-months

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE  COMMUNITY ENHANCEMENT BOARD
- ARTS, CULTURAL & SPECIAL EVENTS BOARD  PLANNING & ZONING BOARD
- BUSINES DEVELOPMENT ADVISORY COMMITTEE  YOUTH SERVICES BOARD
- CITIZEN BUDGET AND OVERSIGHT BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE: I have worked with 3 Senators And also work on the Event Board for the state of Michigan House of Representatives. I am also help with business development in the city.

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary) I have An broad background - Investment Banker, Business Owner, Tutor, Legislative Aid / Director of Student Bar Association

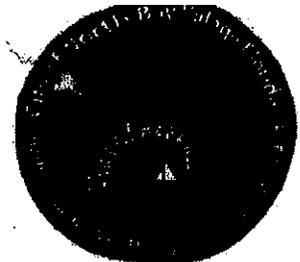
Mayor  
Connie Leon-Kreps

Vice-Mayor  
Eddie Lim

Commissioner  
Stuart Blumberg

Commissioner  
Dr. Richard Chervony

5(21)



City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

CITY OF NORTH BAY VILLAGE BOARD/COMMITTEE APPLICATION

NAME Penelope Friedland TELEPHONE # 305-495-4901

MAILING ADDRESS 7500 MIAMI VLEN DRIVE, N. BAY VILLAGE

CITY RESIDENT: YES NO

HOW MANY YEARS 9

BUSINESS OWNER: YES NO

PAST OR PRESENT N/A

NAME AND ADDRESS OF BUSINESS N/A

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? Resident for 9 years

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
ARTS, CULTURAL & SPECIAL EVENTS BOARD
BUSINES DEVELOPMENT ADVISORY COMMITTEE
CITIZEN BUDGET AND OVERSIGHT BOARD
COMMUNITY ENHANCEMENT BOARD
PLANNING & ZONING BOARD
YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES NO

ARE YOU A REGISTERED VOTER? YES NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE: CURRENT CHAIR - COMMUNITY ENHANCEMENT BOARD, NBV PAST-CHAIRMAN - PLANNING + ZONING BOARD 2018 REP PANEL FOR LANDSCAPING CONTRACT

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

PLEASE SEE ATTACHMENT

- Mayor Connie Leon-Kreps
Vice-Mayor Eddie Lim
Commissioner Stuart Blumberg
Commissioner Dr. Richard Chervony

**Penelope Friedland**  
**7500 Miami View Drive**  
**North Bay Island**  
**North Bay Village, FL 33141**  
**Tel: 305-495-4901**  
**Fax: 305-757-0025**  
**Email: penelopefriedland@yahoo.com**  
**www.LuxuryHomesTeam.com**

November 4<sup>th</sup>, 2012

Dear Mayor Kreps, Vice-Mayor Lim & Commissioners,

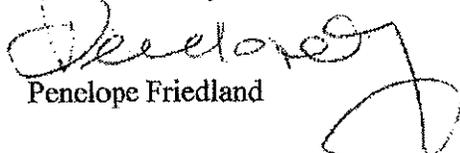
I would like to be considered for the Community Enhancement Board of North Bay Village.

I have served as Chairman on the Community Enhancement Board for the past two years and it has truly been a pleasure. It is clearly evident that the City has taken a much more involved position with our Board and most of our monthly meetings had at least one Commission member present and with helpful input for the board. I believe that through your commitment to our members' suggestions and requests, we have assisted the City in taking some great strides forward.

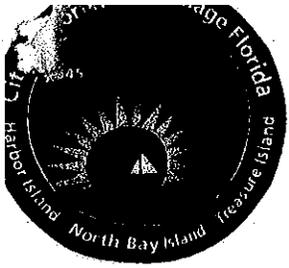
Now that Phase I of the Enhancement Project has been completed and looks so beautiful, I look forward to working with the City, towards getting Phase II off the ground. It is with this goal in mind that I hope that you will consider my application to continue working with the Community Enhancement Board for the next two (2) years.

The City of North Bay Village is truly a gem and it is important to maintain and enhance its undeniable beauty. For the past nine (9) years, since I became a resident, I have continually served on various boards and my mission has first and foremost been to assist in the City's beautification. I would love to continue to work on the CEB and would consider it an honor to be appointed.

Yours Sincerely,

  
Penelope Friedland

5(23)



City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

SEP 17 AM 8:52

**CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION**

816-977-5098

NAME Candrea D. Jackson

TELEPHONE # 180

MAILING ADDRESS 1801 S. Treasure Drive #520 North Bay Village, FL 33141

CITY RESIDENT: YES  NO

HOW MANY YEARS 3

BUSINESS OWNER: YES  NO

PAST OR PRESENT

NAME AND ADDRESS OF BUSINESS N/A

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? N/A

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- BUSINES DEVELOPMENT ADVISORY COMMITTEE
- CITIZEN BUDGET AND OVERSIGHT BOARD
- COMMUNITY ENHANCEMENT BOARD
- PLANNING & ZONING BOARD
- YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mayor  
Connie Leon-Kreps

Vice-Mayor  
Eddie Lim

Commissioner  
Stuart Blumberg

Commissioner  
Dr. Richard Chervony

5(24)

ANDREANA D. JACKSON  
CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION

**PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERINCE:**

Please refer to my attached resume for work experience. Civic service includes being a registered voter since 1995 on my eighteenth birthday and always being an informed citizen on current events that affect my community and the world at large. Since moving to North Bay Village in March of 2009, I knew the city had not reached full potential, as a member of the Community Enhancement Board I would have the opportunity to aid in that process to moving the city forward.

**PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE:**

I have attended the University of Kansas for my undergraduate course work in Communications Studies and Barry University for my master degree in Organizational Learning and Leadership. Both intuitions taught me the value of hard work making tough decisions based on need not popularity and the value of team work. I believe my interpersonal and organizational skills would add value to North Bay Village Community Enhancement Board.

5(25)

**ANDREANA D. JACKSON**  
andreana.jackson@gmail.com  
(816) 977-5098 Mobile

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**PROFESSIONAL PROFILE**

Accomplished candidates with the proven talent to manage develop, plan and implement organizational training session and conference events. Highly organized with the ability multi-task while maintaining primary focus on priority assignments. Developed a reputation for displaying professionalism and high levels of integrity. Proficient with software packages such as Microsoft Office Suite, Adobe Acrobat; Access, Publisher, and SharePoint.

**EDUCATION**

- Master of Science Organizational Learning and Leadership  
Barry University, Miami Shores, FL May 2011
- Bachelor of General Studies Communications  
University of Kansas, Lawrence, KS May 2008

**WORK EXPERIENCE**

Camber Corporation/ US Southern Command, Doral Florida  
**Joint Training Facilitator Specialist**

07/25/11-6/17/12

- Managed collaboration on various projects that involved aspects of training, instructional/training system planning, analysis, design, development, implementation, evaluation.
- Managed training rooms and facilities scheduling and set-up environment (computers, projectors, whiteboards, and video-conference) for meetings, collaborations, presentations, etc.
- Applied instructional design expertise and supported to the production of a broad range training products which included a wide variety of formats and delivery vehicles: online, hardcopy and storyboards, guides, and briefings.
- Responsible for planning and executing department conferences and events including site selection, contract negotiations, produced all event collateral maintained conference registration website and email blast. Managed coordination for AV support for conferences and events.

US Southern Command, Doral, Florida

**Partnering and Military Education Coordinator**

02/14/11-07/25/11

- Responsible for logistics of all VIP visits for US Professional Military Education and Partner Nation education institution representatives to the headquarters.
- Developed visit concepts for distinguished visitors and ensured execution with critical points of contact in advance of scheduled events.
- Arranged schedules for general officers, and senior executives to participate in conferences meetings for up to 100-80 attendees.

Miami Gay and Lesbian Film Festival, Miami, Florida  
**Membership & Box Office Coordinator Temporary**

02/08/2010-05/05/2010

- Administrative duties included answering phones, running the front office and assisting internal and external customers.
- Collaborated with graphic design team in editing festival media guide and event invitation design.
- Responsible for selling and renewing festival memberships, which included cold calling, mailing letters, answering member inquiries.
- Responsible for processing and selling festival ticket orders for all events.

U.S. Army Command & General Staff College, Fort Leavenworth, KS  
**Public Affairs/Event Specialist**

09/03/07-09/03/08

- Planned command conferences and ceremonies for 300 - 2,000 attendees. Developed media products for distribution during major events.
- Prepared, coordinated, executed and evaluated major media events and press conference for VIP personnel including General Colin Powell and the Excellency President of Uganda. Managed travel itineraries for distinguished guests and high-ranking world dignitaries.
- Updated, edited, maintained, and composed content for Command website drafted and edited news releases for local and national media.
- Administered public relations training for military officers for war time response to media.
- Conducted literature research and maintained a database of relevant news stories for Professional Military Education College.

Fort Leavenworth Unified School District, Fort Leavenworth, KS  
**Substitute Teacher**

11/06/06-06/10/07

- Taught classroom lessons and monitored students, grades K-12.
- Established excellent rapport with administration, resulting in frequent requests to substitute.
- Enforced strong classroom management strategies.

Full Employment Council, Kansas City, MO  
**Intern for "Youth to Work" Program**

06/07/01-08/01/01

- Synchronized logistical placement of 60 - 80 youth participants, 14-15 years of age, into community work sites.
- Conducted up to 10 weekly work site visits to foster job skill development.
- Briefed participants and managers; and-mediated concerns.

Nordstrom, Kansas City, MO  
**Customer Service Specialist**

11/15/98- 05/10/01

- Served as customer service agent for upscale department store.
- Conducted occasional inventory duties.
- Met and often exceed sales goals.



City of North Bay Village

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OCT 24 PM 1:08

**CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION**

NAME CANDIS MASON TELEPHONE # 305-432-8436

MAILING ADDRESS 1625 KENNEDY CSWY

CITY RESIDENT: YES  NO  HOW MANY YEARS 10

BUSINESS OWNER: YES  NO  PAST OR PRESENT

NAME AND ADDRESS OF BUSINESS \_\_\_\_\_

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? \_\_\_\_\_

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- BUSINES DEVELOPMENT ADVISORY COMMITTEE
- CITIZEN BUDGET AND OVERSIGHT BOARD
- COMMUNITY ENHANCEMENT BOARD
- PLANNING & ZONING BOARD
- YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE: AMERICAN AIRLINES 22YRS

MY TRAVEL GIVES ME A UNIQUE PERBPECTIVE TO POSSIBLY ENHANCE NORTH BAY VILLAGE.

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

Mayor  
Connie Leon-Kreps

Vice-Mayor  
Eddie Lim

Commissioner  
Stuart Blumberg

Commissioner  
Dr. Richard Chervony

5(28)

**PLANNING & ZONING BOARD**

5(29)



11/15/12

### City of North Bay Village

Administrative Offices  
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Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

## CITY OF NORTH BAY VILLAGE BOARD/COMMITTEE APPLICATION

NAME J. F. BOO FARREY TELEPHONE # 305-542-3583

MAILING ADDRESS 1315 BAY TRAIL NORTH BAY VILLAGE FL 33141

CITY RESIDENT: YES X NO \_\_\_\_\_ HOW MANY YEARS 36

BUSINESS OWNER: YES X NO \_\_\_\_\_ PAST OR PRESENT Present

NAME AND ADDRESS OF BUSINESS FARREY'S LIGHTING & BATH  
1850 NE 146 ST NORTH MIAMI FL 33181

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? \_\_\_\_\_

#### CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- BUSINESS DEVELOPMENT ADVISORY COMMITTEE
- CITIZENS BUDGET AND OVERSIGHT BOARD
- COMMUNITY ENHANCEMENT BOARD
- PLANNING & ZONING BOARD
- YOUTH SERVICES BOARD

- ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO \_\_\_\_\_
- HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO \_\_\_\_\_
- HAVE YOU EVER BEEN A CITY EMPLOYEE? YES \_\_\_\_\_ NO
- ARE YOU A REGISTERED VOTER? YES  NO \_\_\_\_\_

#### PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

PLANNING & ZONING 2012  
BOARD OF TRUSTEES HEAD OF BUILDING & GROUND? COMMITTEE SINCE 1987  
MIAMI COUNTY DAY SCHOOL  
BOARD OF DIRECTORS - CITY OF HEALTH SERVICES SINCE 2000  
BOARD OF TRUSTEES - MIAMI SENIOR & SERVICES SINCE 1986  
Past President Miami Dolphins Exchange 1985

#### PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

EXPERIENCE AS CEO OF MY BUSINESS

Mayor  
Connie Leon-Kreps

Vice-Mayor  
Eddie Lim

Commissioner  
Stuart Blumberg

Commissioner  
Dr. Richard Chervony

5(30)

PSZ

CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION

NAME: ANN BAKST TELEPHONE # 305-865-8296

MAILING ADDRESS: 1865 JF Kennedy Cswy # 7D

CITY RESIDENT: YES  NO

BUSINESS OWNER: YES  NO

NAME AND ADDRESS OF BUSINESS \_\_\_\_\_

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? None

CHECK THE BOARD(S)/COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- COMMUNITY ENHANCEMENT BOARD
- PLANNING AND ZONING BOARD
- CITIZEN BUDGET AND OVERSIGHT COMMITTEE
- ANIMAL CONTROL ADVISORY BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

Insurance Underwriter prior to Retirement & Managing the R/H for 34 years. Beautification Board, Civil Service Board, Community Enhancement Board, Arts Cultural & Special Events Board

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE:

my 39 1/2 years in NBV + my concern for the City to prosper



For the period of 2001-2002, I functioned as Secretary of the Beautification Board, responsible for recording, transcribing, and making available the meeting Minutes to the Board Chairman for distribution in a timely manner. I performed this service each month as requested, in an appropriate manner. Also, I assisted in various events such as the Arbor Day Tree Give Away, and House of the Month Award.

My work summary includes several years as an independent businessman in the hi-tech and transportation sectors, more than 30 successful years in the computer distribution and manufacturing sector, (in various sales and management functions), and more than 10 years experience as a independent investor, in both real estate and financial markets. Currently I work as a mortgage banker focused in the Miami residential real estate market.

**PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVER ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE?**

My service on the Beautification Board and Community Enhancement Boards allow me a better understanding of the city functions, and how the board could provide input to the commission and city management. I know how to monitor on-going projects, suggest city beautification projects, and suggest services improvements. Also, I believe my board service time gives me a unique view of how various proposals and improvements could affect the city both financially and aesthetically.

In addition, I have successfully proposed, built, and received approval for various projects improving my own property significantly. All projects were completed in a timely manner, applying proper city and county building codes. All projects received final approval from the City of North Bay Village. There are no outstanding liens on my property.

Finally, all city, county, and federal taxes have always been paid on time and in full. At this time, or at no time in the past have I had any city, county or federal taxes past due or in any state of collection.

My goals for the city include:

- Continued improving infrastructure to support new businesses and residents moving into the city
- Formation of an economic council to solicit new businesses moving into the city
- Developing ideas to present to the council for city beautification projects
- Increased police presence during the evening hours
- Master plan development finalized within the city so developers, residents, and anyone concerned know the direction of the city of the next decade.

With several successful years experience as a businessman, I offer wide background of experience to the city. My experiences allow me to help in determining projects that offer the best value for the city's future growth and expansion of the tax base in a controlled way. My skills include goal oriented project management, development and understanding of budgets, home renovations of various types, development of specific targeted areas, and financial management skills. In addition, I also possess a good understanding of several types of technology that could benefit the city in supporting development projects that would enhance the city.



City of North Bay Village

Administrative Offices

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**CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION**

NAME MARIO J GARCIA TELEPHONE # 917-721-0131

MAILING ADDRESS 7540 CUTLASS AVE NBU 33141

CITY RESIDENT: YES  NO  HOW MANY YEARS 2

BUSINESS OWNER: YES  NO  PAST OR PRESENT N/A

NAME AND ADDRESS OF BUSINESS N/A

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? \_\_\_\_\_

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- BUSINESS DEVELOPMENT ADVISORY COMMITTEE
- CITIZEN BUDGET AND OVERSIGHT BOARD
- COMMUNITY ENHANCEMENT BOARD
- PLANNING & ZONING BOARD
- YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

SEE ATTACHED

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

SEE ATTACHED

## **Mario Garcia**

7540 Cutlass Avenue  
North Bay Village, Florida 33141  
[mariojgarcianbv@gmail.com](mailto:mariojgarcianbv@gmail.com)

Family Nurse Practitioner Board Certified since 2008. RN Med-Surg Certified since 2003 and currently employed by Bascom Palmer Eye Institute University of Miami Pre-admission

Active member American Academy of Nurse Practitioners

Recipient of Clinical Excellence Award 2008 SUNY Downstate Medical Center

10 years of nursing experience in patient care and advocacy

Recipient of Leadership Award 2008 SUNY Downstate Medical Center

Civic Involvement includes: Vice Chair of Business Development Advisory Board North Bay Village; active participant at all Commission Meeting and Advisory Board Meetings to find out firsthand what our residents concerns really are.

30 years experience in retail attended countless seminars in resolving conflicts, customer service and recovery

Member of the Fifth Avenue Merchants Association from 1988 to 2001 Brooklyn, New York

Served as an advisor to the Board of Directors of the Fifth Avenue Merchants Association

Treasurer 1990 to 1999 Fifth Avenue Merchants Association

Initiated and coordinated an advertising newspaper for the area that was distributed to roughly 20,000 households Park Slope Brooklyn, New York

Met regularly with the Park Slope Community Board to coordinate efforts in the beautification and improvement of the community, including a 20 block Street Fair held once yearly that brought the merchants and residents together in a united effort.

Board member of Boy Scout Troop 45 Boy Scout Explorer 1990 to 1995

# Mario Garcia, RN, MSN, FNP

7540 Cutlass Avenue  
North Bay Village, Florida 33141

Home: 786-348-0918

Cell: 917-721-0131

E-mail: fivemg@aol.com

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## Profile

Compassionate dedicated nurse practitioner, bilingual in English and Spanish, seeking to enhance an interdisciplinary team to deliver evidence based healthcare for the adult population. Nursing professional that can perform independently in the management of chronic and acute illnesses. Team player and self motivated individual, passionate about caring for people. Great attitude, positive thinker can perform under pressure with diligence and caring; love teaching and able to bring out the best in others. Given the opportunity will prove to be an asset to the organization with loyalty and hard work.

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## Education

**Master of Science, Family Nurse Practitioner**, SUNY Downstate, Brooklyn, NY-August 31, 2008 graduated with a GPA 3.56 with 720 hours of clinical rotation in pediatric, adult, gyn, obstetric, geriatric primary care at Health and Hospital Corporation East New York Diagnostic and Treatment Center annex of Kings County Hospital; wrote papers on obesity; cultural diversity and leadership and management

**Bachelor of Science Nursing**, SUNY Downstate Brooklyn, NY-August, 2005 graduated with a GPA 3.61

**Associate Applied Science**, Nursing, Kingsborough Community College, Brooklyn, NY-June, 2003 graduated with GPA 3.281; VP of Student Nursing Body

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## Clinical Experience

**Bascom Palmer Eye Institute** 1/2/2011 to present

- Pre-Admission History and Physical
- Order and evaluate labs and diagnostic test when needed
- Coordinate care of the pre-operative patient
- Refer patient when needed to follow up preexisting uncontrolled diagnosis
- Rapid Response Team Member

**Kendall Regional Hospital** 11/25/2010 to 4/20/2011

- Unit Leader Telemetry
- Shift assignment; Shift report.
- Narcotic count/Inventory
- Code Cart check; Environment of Care Safety Rounds

- Staff Shift Huddle
- IMC Patient Report and Care Management
- OR Schedule Surgeries Checked
- Bed Assignments meeting criteria
- Core Measures and Checklists
- Evaluate Staffing on Shift, next shift and following day
- Supervise staff/Report to Director
- Manage complaints/Problem solve/Service Recovery
- Provide patient care when needed

**Arrhythmia and Syncope Center Mercy Hospital** 10/25/2010 to 11/25/2010

- Consults, hospital rounds and clinic follow ups including dictations

**(Outpatient Urgent Care Clinic) East New York Diagnostic and Treatment Center** 12/31/2008- 8/21/2010

Primary Care Provider as a Nurse Practitioner Board Certified

- Managing acute and chronic diseases including but not limited to Diabetes, Hypertension, Dyslipidimia, Obesity, Asthma, STDs, Depression and CHF. Responsible for the health maintenance of patients with daily review of labs, diagnostic testing, EKG, as well as recommending and ordering appropriate referrals. One day each week, respond to walk in clinic emergencies and member of the Rapid Response Team.

**(Hospital) Maimonides Medical Center, Brooklyn, NY-** December 15, 2003 to -8/21/2010

Staff Registered Nurse/Float Team (Med/Surg, Teli and/or Step Down)

Facilitate overall nursing care of acute Medical /Surgical unit; apply strong commitment to delivering quality care by adhering to evidence base practice.

- Provide direct patient care with emphasis on meeting both physical and emotional needs and highly cultural diversity sensitive.
- Highly experienced and comfortable in the care of patients who are intubated and placed on mechanical respirators; enteral feeding; wound care; pain management and end of life care.
- Promote communication among interdisciplinary care team; documentation, sharp analytical and problem solving skills; patient advocate.
- Administer all facets of medications, monitor, examine, report and follow up; including lab result data.
- Extremely educated in blood transfusions, wound care, pain management, and catheterization.
- Delegate assignments and supervise efforts of nursing staff as floor charge nurse.
- Precept newly graduated nurses and new surgical nurses.
- Work with and care for people form a wide range of ethnic and culturally diversified background.

**Palm Garden Rehab & Nursing Home**, Brooklyn, NY- June 2003-  
December 2003: Staff RN

- Vent Unit, wound care, coordinate patient acute care, Physician's medical orders and monthly medication reconciliation.

**Kingsborough Community College**, Brooklyn, NY-January 2003 to  
June 2003: Student

**Celani Inc, Brooklyn N.Y/Capriccio De Uomo, Inc., NY** -August  
1988-January 2003 Manager

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### **Professional Membership**

American Nursing Association  
American Academy of Nurse Practitioner

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### **Licensure & Certification**

State of Florida ARNP--Active  
State of New York, Family Nurse Practitioner – Active  
State of New York, Registered Nurse – Active  
State of New York, Licensed Practical Nurse - Active  
American Heart Association- Health Care Provider; CPR & AED, 5/2013 ACLS 9/2014  
PALS 5/2013  
FNP Certification ANCC 12/2013  
Medical Surgical Certification ANCC 6/2015  
Awards: Clinical Excellence 2008; Leadership 2008

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### **Interests**

Family; Nursing; reading; music; theater; New York Yankees, ; Florida Marlins; the beach and fishing



City of North Bay Village

Administrative Offices

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20080101 10:00:02

**CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION**

NAME Reinaldo Trujillo TELEPHONE # 305 318 5481

MAILING ADDRESS 7601 E. Treasure Dr Unit 1511

CITY RESIDENT: YES X NO \_\_\_\_\_ HOW MANY YEARS 10

BUSINESS OWNER: YES \_\_\_\_\_ NO X PAST OR PRESENT \_\_\_\_\_

NAME AND ADDRESS OF BUSINESS \_\_\_\_\_

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? \_\_\_\_\_

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- BUSINESS DEVELOPMENT ADVISORY COMMITTEE
- CITIZENS BUDGET AND OVERSIGHT BOARD
- COMMUNITY ENHANCEMENT BOARD
- PLANNING & ZONING BOARD
- YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES X NO \_\_\_\_\_

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES X NO \_\_\_\_\_

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES \_\_\_\_\_ NO X

ARE YOU A REGISTERED VOTER? YES X NO \_\_\_\_\_ (SUBMIT COPY OF VOTER REGISTRATION CARD)

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:  
Former Commissioner, Vice Mayor + chair of The P+Z

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)  
Government + P+Z Board. Experience in the NBV

Mayor  
Connie Leon-Kreps

Vice-Mayor  
Eddie Lim

Commissioner  
Stuart Blumberg

Commissioner  
Dr. Richard Chervony

5(40)



City of North Bay Village

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OCT 30 PM 4:16

CITY OF NORTH BAY VILLAGE BOARD/COMMITTEE APPLICATION

Email = benardclinton@hotmail.com

NAME Clinton Bernard III TELEPHONE # 305-917-8110

MAILING ADDRESS 1881 79th Causeway, 1006 North Bay Village, FL 33141

CITY RESIDENT: YES [X] NO [ ] HOW MANY YEARS 3-months

BUSINESS OWNER: YES [X] NO [ ] PAST OR PRESENT [X] PRESENT

NAME AND ADDRESS OF BUSINESS Miami Trade Intel / Midwest Intel.com 1881 79th Causeway 1006 North Bay Village, FL 33141

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? 3-months

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE [ ] COMMUNITY ENHANCEMENT BOARD [X]
ARTS, CULTURAL & SPECIAL EVENTS BOARD [X] PLANNING & ZONING BOARD [X]
BUSINESS DEVELOPMENT ADVISORY COMMITTEE [X] YOUTH SERVICES BOARD [ ]
CITIZEN BUDGET AND OVERSIGHT BOARD [X]

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES [X] NO [ ]
HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES [X] NO [ ]
HAVE YOU EVER BEEN A CITY EMPLOYEE? YES [ ] NO [X]
ARE YOU A REGISTERED VOTER? YES [X] NO [ ]

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE: I have worked with 3 Senators And Also work on the Event Board for the state of Michigan House of Representatives. I can also help with Business Development in the city.

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary) I have An broad background - Investment Banker, Business Owner, Tutor, Legislative Aid / Director of Student Bar Association

Mayor Connie Leon-Kreps Vice-Mayor Eddie Lim Commissioner Stuart Blumberg Commissioner Dr. Richard Chervony

5041



City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

CITY OF NORTH BAY VILLAGE BOARD/COMMITTEE APPLICATION

NAME BARRY BESCHEL TELEPHONE # 305-986-2888

MAILING ADDRESS 7914 HARBOR ISLAND DR # C303, NBV, FL 33141

CITY RESIDENT: YES [checked] NO [ ] HOW MANY YEARS 5

BUSINESS OWNER: YES [ ] NO [ ] PAST OR PRESENT [ ]

NAME AND ADDRESS OF BUSINESS [ ]

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? [ ]

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE [ ] COMMUNITY ENHANCEMENT BOARD [ ]
ARTS, CULTURAL & SPECIAL EVENTS BOARD [ ] PLANNING & ZONING BOARD [checked]
BUSINESS DEVELOPMENT ADVISORY COMMITTEE [ ] YOUTH SERVICES BOARD [ ]
CITIZEN BUDGET AND OVERSIGHT BOARD [ ]

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES [checked] NO [ ]

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES [checked] NO [ ]

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES [ ] NO [checked]

ARE YOU A REGISTERED VOTER? YES [checked] NO [ ]

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

CURRENT PLANNING AND ZONING BOARD MEMBER

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

Mayor Connie Leon-Kreps Vice-Mayor Eddie Lim Commissioner Stuart Blumberg Commissioner Dr. Richard Chervony

5(42)

**YOUTH SERVICES BOARD**

8(43)

**City of North Bay Village**

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

**CITY OF NORTH BAY VILLAGE**  
**BOARD/COMMITTEE APPLICATION**

NAME Alex Funkhouser TELEPHONE # 305-458-5579

MAILING ADDRESS PO Box 601002, North Miami Beach, FL 33160

CITY RESIDENT: YES  NO  HOW MANY YEARS           

BUSINESS OWNER: YES  NO  PAST OR PRESENT Present

NAME AND ADDRESS OF BUSINESS Sherlock Technology Staffing  
1666 JFK Causeway, Suite 604, North Bay Village, FL 33141

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? 3 years

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- |  |                          |                             |                                     |
|--|--------------------------|-----------------------------|-------------------------------------|
| ANIMAL CONTROL ADVISORY COMMITTEE      | <input type="checkbox"/> | COMMUNITY ENHANCEMENT BOARD | <input type="checkbox"/>            |
| ARTS, CULTURAL & SPECIAL EVENTS BOARD  | <input type="checkbox"/> | PLANNING & ZONING BOARD     | <input type="checkbox"/>            |
| BUSINES DEVELOPMENT ADVISORY COMMITTEE | <input type="checkbox"/> | YOUTH SERVICES BOARD        | <input checked="" type="checkbox"/> |
| CITIZEN BUDGET AND OVERSIGHT BOARD     | <input type="checkbox"/> |                             |                                     |

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mayor  
Connie Leon-Kreps

Vice-Mayor  
Eddie Lim

Commissioner  
Stuart Blumberg

Commissioner  
Dr. Richard Chervony

5(44)



City of North Bay Village

Administrative Offices

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SEP 26 AM 8:20

CITY OF NORTH BAY VILLAGE BOARD/COMMITTEE APPLICATION

NAME Rosa Neely TELEPHONE # 305-431-7836
MAILING ADDRESS 7901 Hispanola Avenue #904, N. Bay Village, FL 33141
CITY RESIDENT: YES X NO HOW MANY YEARS 5
BUSINESS OWNER: YES NO X PAST OR PRESENT
NAME AND ADDRESS OF BUSINESS

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY?

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
ARTS, CULTURAL & SPECIAL EVENTS BOARD
BUSINES DEVELOPMENT ADVISORY COMMITTEE
CITIZEN BUDGET AND OVERSIGHT BOARD
COMMUNITY ENHANCEMENT BOARD
PLANNING & ZONING BOARD
YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES X NO
HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES X NO
HAVE YOU EVER BEEN A CITY EMPLOYEE? YES NO X
ARE YOU A REGISTERED VOTER? YES X NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

Served 3 months on the NBV Youth Services Board
Current VP of Treasure Island Elementary PTA
President of Treasure Island PTA in January 2013
Concerned parent/Resident (4 children)

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE:

I am a management & communications professional. Eager and willing to help and serve the children of our community. I have experience in everything from Budgets to event planning and currently work for the University of Miami where I have been for 14 yrs.

- Mayor Connie Leon-Kreps
Vice-Mayor Eddie Lim
Commissioner Stuart Blumberg
Commissioner Dr. Richard Chervony

5(45)



City of North Bay Village

Administrative Offices

1700 Kennedy Causeway, Suite #132 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

NOV 28 PM 3:15

**CITY OF NORTH BAY VILLAGE  
BOARD/COMMITTEE APPLICATION**

NAME Jorge Piedra TELEPHONE # 786 230-7997

MAILING ADDRESS 7505 Hispanola Ave N.B.V FL 33141

CITY RESIDENT: YES  NO  HOW MANY YEARS 18

BUSINESS OWNER: YES  NO  PAST OR PRESENT

NAME AND ADDRESS OF BUSINESS Rock ENT of Miami  
Treasure Island Classics.

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? N/A

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

- ANIMAL CONTROL ADVISORY COMMITTEE
- ARTS, CULTURAL & SPECIAL EVENTS BOARD
- BUSINESS DEVELOPMENT ADVISORY COMMITTEE
- CITIZENS BUDGET AND OVERSIGHT BOARD
- COMMUNITY ENHANCEMENT BOARD
- PLANNING & ZONING BOARD
- YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO  (SUBMIT COPY OF VOTER REGISTRATION CARD)

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

Management & Business Owner Experience.

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional page if necessary)

Previous experience in the Youth Services Board.

Mayor: Connie Leon-Kreps  
 Vice Mayor: Eddie Lim  
 Commissioner: Dr. Richard Chervony  
 Commissioner: Wendy Duvall  
 Commissioner: **5(46)** Jorge Gonzalez

**CITY OF NORTH BAY VILLAGE**  
**BOARD/COMMITTEE APPLICATION**

NAME Kevin Vericker TELEPHONE # 305 866 7071

MAILING ADDRESS 7520 Hispanola Ave North Bay Village FL 33141

CITY RESIDENT: YES  NO  HOW MANY YEARS 14

BUSINESS OWNER: YES  NO  PAST OR PRESENT

NAME AND ADDRESS OF BUSINESS \_\_\_\_\_

HOW LONG HAVE YOU BEEN OPERATING IN THE CITY? \_\_\_\_\_

CHECK THE BOARD COMMITTEE YOU WOULD LIKE TO SERVE ON:

YOUTH SERVICES BOARD

ARE YOU AVAILABLE FOR EVENING MEETINGS? YES  NO

HAVE YOU EVER SERVED ON A CITY BOARD/COMMITTEE? YES  NO

HAVE YOU EVER BEEN A CITY EMPLOYEE? YES  NO

ARE YOU A REGISTERED VOTER? YES  NO

PLEASE GIVE A SUMMARY OF YOUR WORK AND CIVIC SERVICE EXPERIENCE:

Chair of the Youth Services Board FY-2012 (November 2011 – Present)

Previous Member of the Budget Oversight Board.

Cost Performance Analyst specializing in Outcome Based Budgeting for Federal and State Entities

PLEASE COMMENT ON HOW YOU THINK YOUR BACKGROUND QUALIFIES YOU TO SERVE ON THIS BOARD AND WHAT YOU MAY BE ABLE TO CONTRIBUTE: (use additional pages if necessary)

I am proud of the strong collaboration between the city departments and the various stakeholders in the development of a Youth Services Vision over the last year. Specific accomplishments include sponsoring a background check for volunteers working with the city youth, supporting the grants applications for after school programs, hosting and moderating the detailed examination of the International Baccalaureate Program funding to provide the commission with clear and transparent data to inform their decisions.

This year, the emerging need to build a city wide master recreation plan which will cross all areas of interest – cultural, business development, budget, events and zoning – will be a top priority. I look forward to working closely with the city administration and with the other boards to support the North Bay Village Commission by fully analyzing the various proposals, reporting the information to the commission in transparent and useful formats and creating recommendations so that the commission is able to make fully informed decisions. I welcome the challenge of facilitating this cross – board and departmental effort.

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