North Bay Village
Administrative Offices
1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

OFFICIAL AGENDA

NORTH BAY VILLAGE
PLANNING & ZONING BOARD MEETING

VILLAGE HALL
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141

FEBRUARY 11, 2016 – 7:30 P.M.

NOTICE IS HEREWITH GIVEN TO ALL INTERESTED PARTIES THAT IF ANY PERSON SHOULD DECIDE TO APPEAL ANY DECISION MADE AT THE FORTHCOMING MEETING OF THE PLANNING & ZONING BOARD. 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 AUTHORIZES 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) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE, ROLL CALL

3. PUBLIC HEARING

A. APPLICATIONS BY ISLES OF DREAMS, LLC CONCERNING PROPERTY LOCATED AT **1415 KENNEDY CAUSEWAY**, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

1. A ONE YEAR RENEWAL OF RESOLUTION NO. 2014-16 FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT. RENEWAL TO BE EFFECTIVE FOR ONE YEAR FOLLOWING THE APPROVAL OF THE RENEWAL BY THE VILLAGE COMMISSION.

   1.) Board Recommendation

2. A ONE YEAR RENEWAL OF RESOLUTION NO. 2014-17 APPROVING DEVELOPMENT ACCORDING TO BAY VIEW OVERLAY STANDARDS PURSUANT TO SECTION 152.032(A)(3) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES. RENEWAL TO BE EFFECTIVE FOR ONE YEAR FOLLOWING THE APPROVAL OF THE RENEWAL BY THE VILLAGE COMMISSION.

   1.) Board Recommendation

3. A ONE YEAR EXTENSION OF RESOLUTION NO. 2014-18 APPROVING SITE PLANS PURSUANT TO SECTIONS 152.105(C)(9) AND 152.030(C)(3) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 237 UNIT, 32 STORY MIXED-USE STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.

   1.) Board Recommendation

4. PLANNING STAFF'S UPDATE REGARDING THE STATUS OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY DEVELOPMENT `STRATEGIC PLAN GRANT

5. APPROVAL OF MINUTES

A. Regular Meeting – January 5, 2016

   1.) Board Action

6. ADJOURNMENT

LaRue Planning & Management Services, Inc.

Memorandum

To: North Bay Village Planning & Zoning Board
From: James G. LaRue, AICP
Date: February 3, 2016
Subject: 1415 Kennedy Causeway (Isle of Dreams)
Renewal of Site Plan and Special Use Exceptions

The Isle of Dreams Project, at 1415 Kennedy Causeway, received site plan approval from the Village Commission on March 11, 2014, for a mixed-use (residential and commercial) development featuring a parking garage. At that time, the Commission also approved two special use exceptions; one for development of a mixed-use (residential and commercial) development in the General Commercial zoning district; and another special use exception approval to develop under the Bayview Overlay District regulations according to Village Land Development Code Section 152.032. That approved project contained 237 residential dwelling units, 9,900 square feet of commercial space, 32 stories, 340 feet high, and 627 parking spaces.

Due to expiration provisions in the Village Code, the special use exception approvals expired after one-year. The site plan approval is still valid until March of 2016. Section 152.105(C)(11) of the North Bay Village Code:

> *Site plans approved in accordance with these regulations shall expire two years following final approval by the Village Commission. Such Site Plans may be granted no more than two one-year renewals subject to approval by the Village Commission. Site Plans already approved shall expire four years following final adoption of this ordinance. To avoid expiration of the Site Plans the applicant must apply for a full Building Permit within the time frames set forth above.*

Section 152.103:

> *After the Village Commission has approved a special use exception or granted a variance, the special use exception or variance so approved or granted shall lapse after the expiration of one year, measured from the date of final Commission action, if no substantial construction or change of use has taken place in accordance with the plans for which the special use exception or variance was granted.*

At this time, no substantial construction has taken place and no building permits have been issued. The Applicant is now requesting renewals of the special use exception approvals and the site plan approval. Staff recommends that all three approvals be renewed by the Commission, effective until March 11, 2017. We have attached the staff reports that were provided to the Commission regarding the original site plan and special exception requests.

Additionally, it should be noted that the Applicant has proposed changes to the current site plan. Those changes are still under review by Village staff. It is possible that the changes will be minor and will qualify for review and approval according to the Administrative Site Plan Modification provisions of Section 152.105(C)(10. The revised site plan, which has been submitted for staff review, has the same footprint as the approved site plan and has remained at 237 residential dwelling units, 32 stories, and 340 feet high.

It is important to note that the current request is for extension of the current site plan approval, which was reviewed by staff and approved by the Village Commission in 2014.

Staff Report #1
Special Use Exception

Prepared for: *North Bay Village Commission*

Applicant: *Isle of Dreams, LLC*

Request: *Special Exception for Development of a Mixed Use Commercial Structure in the CG Zoning District*

LaRue Planning
& Management Services, Inc.
1375 Jackson Street, Suite 206
Fort Myers, Florida
239-334-3366
Serving Florida Local Governments Since 1988

General Information

Owner/Applicant:	Isle of Dreams, LLC Scott Greenwald
Applicant Address:	200 S Biscayne Blvd, Suite 850 Miami, FL 33131
Site Address:	1415 Kennedy Causeway
Contact Person:	Graham Penn
Contact Phone Number:	305-377-6229
Contact E-mail Address	gpenn@brzoninglaw.com

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning District	CG	CG
Use of Property	Commercial	Mixed Use (Multi-family Residential, Commercial)
Acreage	3.33 acres	3.33 acres

Legal Description of Subject Property

1716FTE & 50FTN of ½ MP ON W/L OF SEC N605FT E244FT S505FT SWLY TO N R/W/L OF NE 79TH ST W224FT TO POB

Folio: 23-3209-000-0201

Request

The applicant is requesting a special use exception pursuant to Sections 152.030(C)(3) and 152.098 of the North Bay Village Code of Ordinances for development of a mixed-use residential and commercial structure in the CG (General Commercial) zoning district.

General Description

The Letter of Intent dated December 23, 2013 describes the proposed development as a 32-story, mixed-use residential and commercial development with 237 multi-family units. Originally there was not a clear description of the type or square footage of commercial use proposed. Revisions have been subsequently submitted allowing staff to determine a parking space allocation of the commercial and restaurant mix that cannot be exceeded. Although, the Traffic Impact Study (TIS) provided by the Applicant describes the project as a "Condominium with 350 dwelling units a Quality Restaurant with 7,337 square feet and Specialty Retail with 2,440 square feet". This unit count is an over estimate and the mix of retail and restaurant represents an overabundance of restaurant uses versus retail. The actual customer service area for the restaurant is depicted on the site plan as a lesser amount.

Consistency with Comprehensive Plan

While the Comprehensive Plan is silent as to permitting mixed-use in the Commercial Future Land Use category, it does allow all of the proposed uses. We believe that a mix of multi-family units and the proposed commercial uses is consistent with the intent of the Commercial Future Land Use category.

Consistency with Special Use Exception Standards

Section152.098 provides for the Village Commission approval of a special use exception if there are clear indications that such an exception will not substantially adversely affect the uses of adjacent property.

Other Requirements and Considerations

The property to the immediate west is a TV station; to the immediate east is the parking area for the Crab House Restaurant which is proposed to be redeveloped to multi-family mixed use. The property across the street on the south side of Kennedy Causeway is a multi-story office building. A mixed use structure encompassing multi-family residential units, a restaurant and retail uses on the subject property is compatible with, and will have no adverse effect upon, the existing or proposed uses of the adjacent properties.

Findings and Recommendations

Staff finds that the request **is** consistent with Sections 152.030(C)(3) and 152.098 in that this modification of a special use exception will not adversely affect the uses permitted in the regulations of adjacent properties. The Planning & Zoning Board recommended by a 4-0 vote that the special exception request was consistent with the Comprehensive Plan.

Based on the foregoing analysis, Staff recommends **approval** of the request for the special use exception for a mixed-use residential and commercial structure to be constructed on the subject property.

Submitted by:
James L. LaRue
James L. LaRue, AICP
Planning Consultant

February 5, 2014

Hearing: Commission, February 11, 2014

Staff Report #2
Bay View Overlay (BVO) Standards

Prepared for: *North Bay Village Commission*
Applicant: *Isle of Dreams, LLC*
Request: *BVO review*

LaRue Planning
& Management Services, Inc.
1375 Jackson Street, Suite 206
Fort Myers, Florida
239-334-3366
Serving Florida Local Governments Since 1988

General Information

Owner/Applicant:	Isle of Dreams, LLC Scott Greenwald
Applicant Address:	200 S Biscayne Blvd, Suite 850 Miami, FL 33131
Site Address:	1415 Kennedy Causeway
Contact Person:	Graham Penn
Contact Phone Number:	305-377-6229
Contact E-mail Address	gpenn@brzoninglaw.com

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning District	CG	CG
Use of Property	Commercial	Mixed Use (Multi-family Residential, Commercial)
Acreage	3.33 acres	3.33 acres

Legal Description of Subject Property

1716FTE & 50FTN of ½ MP ON W/L OF SEC N605FT E244FT S505FT SWLY TO N R/W/L OF NE 79TH ST W224FT TO POB

Folio: 23-3209-000-0201

Request

Bay View Overlay Standards Review pursuant to Section 152.032(A)(3) of the North Bay Village Code of Ordinances.

Required Findings

The subject property is within the Bayview Overlay (BVO) District as created by North Bay Village in 2012. When a CG property is located in the BVO District, all provisions of Section 152.032 shall apply. When the provisions of the BVO are applied to a property in the CG zoning district, the bonus height provisions of Section 152.029(C) shall also apply.

Recommendations

Staff recommends this property is eligible to be reviewed under the provisions of the Bayview Overlay District. The bonus height provisions can also be applied allowing the mixed use development to be built up to the maximum height allowed in the BVO District if the proper setbacks are met.

Submitted by:
James G. LaRue
James G. LaRue, AICP
Planning Consultant

February 5, 2014

Hearing: Commission, February 11, 2014

Staff Report #4
Site Plan

Prepared for: *North Bay Village Commission*

Applicant: *Isle of Dreams, LLC*

Request: *Site Plan Approval and Building Height Bonus Review for a Mixed use Residential and Commercial Building*

La Rue Planning
& Management Services, Inc.
1375 Jackson Street, Suite 206
Fort Myers, Florida
239-334-3366
Serving Florida Local Governments Since 1988

General Information

Owner/Applicant:	Isle of Dreams, LLC Scott Greenwald
Applicant Address:	200 S Biscayne Blvd, Suite 850 Miami, FL 33131
Site Address:	1415 Kennedy Causeway
Contact Person:	Graham Penn
Contact Phone Number:	305-377-6229
Contact E-mail Address	gpenn@brzoninglaw.com

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning District	CG	CG
Use of Property	Commercial	Mixed Use (Multi-family Residential, Commercial)
Acreage	3.33 acres	3.33 acres

Legal Description of Subject Property

1716FTE & 50FTN of ½ MP ON W/L OF SEC N605FT E244FT S505FT SWLY TO N R/W/L OF NE 79TH ST W224FT TO POB

Folio: 23-3209-000-0201

Request

The applicant is requesting:

1. Site plan approval pursuant to Sections 152.105(C)(9) and 152.030(C)(3) of the North Bay Village Code of Ordinances for development of a 237 unit, 32 story multi-family condominium structure in the RM-70 (high density multiple-family residential) zoning district

2. Building height bonus review pursuant to Section 152.029(C)(8)(A-H) of the North Bay Village Code of Ordinances.

General Description

The Applicant proposes to develop the property with a mixed-use residential and commercial development featuring a parking garage. The 237 unit residential component will be located in a single tower pushed to the north, away from Kennedy Causeway. The portion of the structure to the south of the tower will be devoted to retail use, parking, and a rooftop amenity area. A second commercial area is proposed to be located on the eastern edge of the tower portion of the building, providing an ideal location for a restaurant use.

Consistency with Comprehensive Plan

The mixed use project is consistent with the Comprehensive Plan, as Future Land Use Policies 2.1.1a and 2.1.12 of the North Bay Village Comprehensive Plan depict combined commercial and residential development if certain requirements are met.

Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	Water
	Zoning District	Water
	Existing Land Use	Biscayne Bay
East	Future Land Use	Commercial
	Zoning District	Commercial General
	Existing Land Use	Restaurant
South	Future Land Use	Commercial
	Zoning District	Commercial General
	Existing Land Use	Commercial Office Building
West	Future Land Use	Commercial
	Zoning District	Commercial General
	Existing Land Use	TV Station

Adequacy of Public Facilities

Water and Sewer utilities will be provided by Miami-Dade County M-DC (DERM). This project will be required to meet Sewer Concurrency requirements as prescribed by the Public Works Director of North Bay Village. The specifics of these requirements will be outlined in the conditions of approval for this site plan.

Staff has reviewed the Traffic Impact Study (TIS) for Isle of Dreams: prepared by Richard Garcia & Associates, Inc., and offers the following comments:

1. The Study uses ITE code LU 230, Condo/Townhouse, the most conservative ITE peak hour trip generation factor (i.e., highest factor) that could be considered applicable to the proposed high rise condominium. We assume RGA did not use code LU 222, which is for high rise condominiums and has a lower generation rate, because the rates are based on a small sample size.

2. The Study uses appropriate ITE peak hour trip generation factors for the restaurant and specialty retail center.

3. The Study uses what would appear to be reasonable internal capture rates for a mixed-use development.

4. The findings of the TIS are summarized as follows:

   a. The proposed project will generate a net increase of 160 during the AM peak hour and 220 vehicle trips during the PM peak hour and.

   b. The Level of Service Standard (LOSS) for Kennedy Cswy. is D. The range of traffic for a Level of Service (LOS) of D is from 2,091 to 4,500 peak hour trips.

   c. The current traffic levels are estimated at 2,843 in the AM peak hour and 2,526 during the PM peak hour. Therefore the roadway is operating at LOS D.

   d. When the project is completed in 2016, the resultant AM and PM Peak hour traffic on North Bay/Kennedy Cswy. is projected to be 3,003 and 2,849 trips respectively. Based on FDOT Standards this means the roadway will continue to operate at LOS D once the project is completed.

CONCLUSION

After reviewing the materials, it is apparent that a project of the size and mix of uses proposed will not generate traffic levels that would result in violation of the Village's adopted LOSS of D. This would be true even if one eliminated trips due to internal capture.

Comparison of Submitted Site Plan With Land Development Regulations

The submitted site plan is based on approval by the Village Commission of several items, which are necessary in order for the site plan to be considered for review. Those items are:

1) A special use approval to utilize the mixed use provisions of the RM-70 Zoning District in the CG District; and
2) A special use approval to utilize the provisions of the Bay View Overlay District; and

Prior special use approval request to utilize compact parking spaces was withdrawn by the applicant at the Planning and Zoning Board hearing. There are no compact spaces now shown on the site plan.

The following site plan review has been conducted assuming the possibility that the Village Commission approves all above mentioned items.

It should be noted that several items could not be reviewed at the Planning and Zoning meeting because of discrepancies between, the site plan, the landscape plan, the letter of intent and verbal discussion with the architect regarding the lot area and location and dimensions of the lot lines. This was a major issue that was corrected by the applicant in the revised plans and these items have been reviewed by staff for the February Commission meeting.

Section	Regulation	Required	Provided
North Bay Village LDC			
152.029(C)(1)	Minimum lot area	27,000 sq ft	147,620 sq ft
152.029(C)(1)	Minimum frontage	75 ft	244 ft
152.032(C)	Maximum building height	340 ft	340 ft
152.029(C)(2)	Minimum front setback	40 ft	71 ft
152.032(C)(1)(b)	Minimum front setback	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. <u>100 ft setback required at top of building</u>	Portion of structure that is 240 ft and above is setback more than 100 ft from front property line

<table>
<tr><th>Section</th><th>Regulation</th><th>Required</th><th>Provided</th></tr>
<tr><td>152.032(C)(1)(c)</td><td>Minimum side setback</td><td>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 lot width.

<u>20% of 244 is 48.8 ft</u></td><td>48 ft – 10 in</td></tr>
<tr><td>152.029(C)(2)</td><td>Minimum rear setback</td><td>25 ft</td><td>42 ft</td></tr>
<tr><td>152.029(C)(3)</td><td>Required lot area per dwelling unit</td><td><table><tr><th>Unit type</th><th>Lot area/unit</th></tr><tr><td>Efficiency</td><td>620</td></tr><tr><td>1- BR</td><td>620</td></tr><tr><td>2- BR</td><td>685</td></tr><tr><td>3- BR</td><td>750</td></tr></table>
<u>78 one-br = 48,360</u>
<u>156 two-br = 106,680</u>
<u>3 three-br = 2,250</u>

<u>157,290 sq ft of lot area required</u></td><td>Only 147,620 lot area provided.

Development Agreement guarantees bonus density at fixed rate. See bonus density item below.</td></tr>
<tr><td>Comprehensive Plan Future Land Use Policy 2.1.1a</td><td>Maximum density</td><td>70 dwelling units per acre</td><td>70 dwelling units per acre</td></tr>
<tr><td>152.029(C)(5)</td><td>Minimum pervious area</td><td>20% of total parcel

<u>20% of 147,620 = 29,524 sq ft of required pervious area</u></td><td>31,405 sq ft</td></tr>
<tr><td>152.029(C)(6)</td><td>Minimum dwelling unit floor area</td><td><table><tr><th>Unit type</th><th>Floor area</th></tr><tr><td>Efficiency</td><td>600</td></tr><tr><td>1-BR</td><td>900</td></tr><tr><td>2-BR</td><td>1,200</td></tr><tr><td>3-BR</td><td>1,350</td></tr></table></td><td>In compliance</td></tr>
</table>

Section	Regulation	Required	Provided
152.029(C)(7)	Baywalk/boardwalk requirement	A public access boardwalk must be provided along shoreline and access to that boardwalk must be provided with a walkway from the ROW. Dedicated easements shall be recorded for the boardwalk and access corridors.	Provided
152.029(C)(8)	Building density bonus	Additional density may be purchased, not to exceed 70 units per acre	Applicant is purchasing additional density according to stipulations of development agreement
152.029(C)(9)2	Paving surfaces	Except for covered garages, all exterior paving surfaces shall be constructed of brick pavers	Provided
152.029(C)(9)3	Required water feature	A water feature shall be provided in the front	Provided
152.029(C)(9)6	Screening of parking garages	Parking garages shall be constructed with architectural features that obscure it from public view	Provided
152.029(C)(9)7	Street tree lighting	Lighting shall be provided in all areas in front where trees are planted	Provided
5.2.2(a)(1)	Minimum standard parking space dimensions	9 ft by 18 ft	Provided
5.2.2(a)(2)	Minimum compact parking space dimensions	8 ft by 16 ft	N/A
5.2.2(a)(3)	Minimum handicapped parking space dimensions	Must comply with all applicable accessibility standards	Provided

Section	Regulation	Required	Provided
152.042(D)	Minimum number of handicapped spaces	2% of total required spaces. 2% of 617 = 13 handicapped spaces required	13 handicap spaces
ADA Requirement	Minimum number of handicapped spaces	For facilities with 500 to 1000 parking spaces, 2% must be handicapped spaces	
152.042(E)	Maximum number of compact parking spaces	20% of total required (only with approval by Village Commission)	N/A
152.042(K)	Minimum setback of ROW from parking spaces	20 ft	Provided
152.042(M)	Minimum separation of parking from walkways and streets	Parking spaces shall be separated from walkways, sidewalks, streets, or alleys by an approved wall, fence, curbing, or other protective device	Provided
152.042(P)	Back-out parking prohibition	Parking spaces shall not be designed so that no vehicle shall be required to back into a public ROW to obtain egress	Provided

Section	Regulation	Required	Provided
152.044(A)(2)	Minimum number of parking spaces per dwelling unit	• 2 spaces per one-br unit • 2 spaces per two-br unit • 3 spaces per three-br unit • Plus 10% of total required spaces • For parking allocation purposes, two-br units with enclosed dens count as 3-br units 78 one-br units = 156 129 two br-units = 258 30 three-br units = 90 504 + 10% = 554.4 required spaces	627 total parking spaces
152.044(B)(7)	Minimum number of parking spaces for restaurant	1 space per 75 sq ft of customer svc area. 3,680 sq ft of customer service area requires 49.1 spaces	
152.044(B)(8)	Minimum number of parking spaces per for retail	1 space per 200 sq ft of gross floor area 2,540 sq ft of retail requires 12.7 spaces	
	Total spaces required	554.4 + 49.1 + 12.7 = 617 total required	
152.045(B)	Minimum loading space dimensions	12 ft by 30 ft, and at least 14.5 ft of vertical clearance	Provided
152.045(C)	Loading space joint usage	Loading spaces for two or more uses may be collectively provided if so located as to be usable by all.	Utilized
152.045(E)	Loading and standard parking space restriction	No areas supplied to meet required off-street parking facilities may be utilized to meet the requirements for loading spaces.	In compliance

<table>
<tr><th>Section</th><th>Regulation</th><th>Required</th><th>Provided</th></tr>
<tr><td>152.045(F)(1)</td><td>Minimum number of loading spaces for retail and restaurant</td><td><table><tr><th>Gross floor area</th><th>Spaces</th></tr><tr><td><10,000</td><td>0</td></tr><tr><td>10,000-20,000</td><td>1</td></tr><tr><td>20,000-40,000</td><td>2</td></tr><tr><td>40,000-60,000</td><td>3</td></tr><tr><td>>60,000</td><td>4</td></tr></table><u>10,000 sq ft of retail requires 1 loading space.</u></td><td rowspan="2">3 loading spaces</td></tr>
<tr><td>152.045(F)(2)</td><td>Minimum number of loading spaces for multi-family</td><td><table><tr><th>Gross floor area</th><th>Spaces</th></tr><tr><td><25,000</td><td>0</td></tr><tr><td>25,000-50,000</td><td>1</td></tr><tr><td>50,000-100,000</td><td>2</td></tr><tr><td>>100,000</td><td>3</td></tr></table><u>Over 100,000 sq ft of GFA requires 3 loading spaces</u></td></tr>
<tr><td>155.17</td><td>Minimum width of maneuvering aisle</td><td>90 degree parking shall be designed 23 ft wide maneuvering aisles</td><td>Provided</td></tr>
<tr><td>155.18(A)3</td><td>Dumpster screening</td><td>Dumpster enclosures shall be designed in a manner as to visually screen the dumpster from adjacent view and shall be located in visually obscure areas of the site.</td><td>Provided</td></tr>
</table>

Section	Regulation	Required	Provided
155.18(A)4	Dumpster placement	Dumpster enclosures shall be placed in such a manner as to allow front end loader sanitation trucks to pick up garbage in a forward motion. Backing out the sanitation truck is prohibited	Provided
155.18(A)5	Mechanical equipment screening	Roof-mounted mechanical equipment and elevator shafts shall be screened by a parapet wall or grilles, and shall be painted in muted colors or match the building and shall not be visible from the street.	Provided
155.18(A)7	Mechanical equipment screening	Service bays, ground mounted air conditioning units, and other mechanical equipment shall be screened from public and on-site pedestrian view, and buffered.	Provided
Appendix D	Required benches along bay walk	Benches shall be provided at a minimum of 2.5 ft sections of bench per 100 ft of linear shoreline	Provided
Miami-Dade Landscaping Chapter 18A			
18A-4(C)	Vegetative survey	A vegetation survey shall be provided for all sites at the same scale as the landscape plan.	Not yet provided.
18A-4(D)	Irrigation plan	An Irrigation Plan shall be submitted. Where a landscape plan is required, an irrigation plan shall be submitted concurrently.	Not yet provided.

Section	Regulation	Required	Provided
18A-6(A)(5)	Maximum lawn area	50% of lot area. 50% of 147,620 = 73,810 sq ft	4,476.3 sf
18A-6(C)(1)	Tree height	Except street trees, all trees shall be a minimum of 10 ft high with a minimum of 2 inch caliper, except that 30% of the tree requirement may be met by native species with a minimum height of 8 ft.	Plan meets this requirement.
18A-6(C)(2)	Street trees	Street trees shall be provided along all roadways at a maximum average spacing of 35 feet on center (25' for palms).	5 live oaks and 7 palm trees provided for street trees
18A-6(C)(3)	Trees under power lines	Where overhead power lines require low growing trees, street trees shall have a minimum height of 8 ft and a maximum average spacing of 25 feet on center.	Power lines are not indicated on the site plan.
18A-6(C)(4)	Palms	Palms which are spaced no more than 25 feet on center and have a 14 foot minimum height or 4 inches minimum caliper diameter may count as a required tree.	Utilized
18A-6(C)(5)	Number of required trees	28 trees per acre required in multi-family residential zoning categories 28 x 3.38 = 95 trees required.	87 – 89 (non-palm) trees provided 90 proposed palms

Section	Regulation	Required	Provided
18A-6(C)(11)	Limitations on required trees	At least 30% shall be native species. At least 50% shall be low maintenance and drought tolerant. Of the required trees, no more than 30% shall be palms	Plan meets this requirement. All trees specified are low maintenance and drought tolerant. Plan meets this requirement.
18A-6(C)(12)	Limitations on required trees	80% of required trees shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida list.	This requirement has been met.
18A-6(D)(1)	Shrubs	All shrubs must be a minimum of 18 inches a time of planting. 10 shrubs are required for each required tree. 30% shall be native species 50% shall be low maintenance and drought tolerant 80% of required shrubs shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low Maintenance Landscape Plants for South Florida list.	This requirement has been met. This requirement has been met. This requirement has been met. This requirement has been met. This requirement has been met.

Section	Regulation	Required	Provided
18A-6(H)	Use buffers	Where dissimilar land uses exist on adjacent properties, that area shall be provided with a buffer consisting of trees spaced to a maximum average of 35-foot on center with shrubs which normally grow to a height of 6 feet, or a 6 foot wall with trees, within a 5 foot wide landscape strip. Shrubs shall be a minimum of 30 inches high and planted at a maximum of 36 inches on center; or if planted at a minimum height of 36 inches, shall have a maximum average spacing of 48 inches on center. <u>Adjacent properties do not contain dissimilar land uses</u>	N/A
18A-6(I)	Parking lot buffers	All parking lots adjacent to a right of way shall be screened by a continuous planting with a 7 foot landscape strip incorporating said planting Shrubs shall be a minimum of 18 inches high and planted at a maximum of 30 inches on center; or if planted at a minimum height of 36 inches, shall have a maximum average spacing of 48 inches on center.	This requirement has been met. Plan meets this requirement.

Section	Regulation	Required	Provided
18A-6(J)	Parking lot landscaping	10 square feet of landscaped area per parking space shall be provided within a parking lot.	This requirement has been met.
		Trees shall be planted within the parking lot at a minimum density of one tree per 80 square feet of landscaped area, exclusive of parking lot buffers.	This requirement has been met.
		Each tree shall have a minimum of 5 feet of planting area width, exclusive of curb dimension.	This requirement has been met.
Miami-Dade Biscayne Bay Management Plan			
33D-38(1)b	Minimum rear setback	50% of building height above 35 ft (measured from mean high water line), up to 75 ft maximum. <u>152.5 rear setback required</u>	Only 42 ft provided
33D-38(2)a	Minimum visual corridor	20% of lot width on one side, with a 20 ft minimum and a 100 ft maximum. Structures not permitted in view corridor. 20% of 244 = 48.8 ft required	48 ft – 10 in
33D-38(3)	Minimum side setback	Minimum of 25 ft	42 ft
33D-33(4)	Waiver from County	A waiver may be obtained from the Miami-Dade Shoreline Review Committee for exemption from the above requirements	Not yet provided

Recommendations

BUILDING HEIGHT BONUS:

Staff recommends **approval** of the building height and density bonus.

SITE PLAN:

Staff recommends **approval** of the site plan based on our analysis as highlighted in this report. Approval should also be based on the following conditions being met prior to the issuance of a building permit:

1) Submittal of a landscape plan, irrigation plan and vegetative survey which meet Miami-Dade Chapter 18A requirements

2) Dedication recording of the public boardwalk access easements as per section 152.029(C)(7).

3) Site plan approval from Miami-Dade Shoreline Review Committee.

4) Meeting School Board Concurrency requirements as determined by School Board Staff.

5) Payment of bonus height fees, as required under Section 152.029(C)8A-8F, as defined by the IOD Development Agreement.

6) Tie-in to Village's wastewater system at a Village designed, proximate location (proposed connection point).

    a. If and only if at the time of IOD's construction the Existing Force Main is operational, then IOD shall contribute to the established proportionate share program in place at the time of the connection.

    b. Alternatively, if at the time of construction by IOD, there is not an Existing Force Main, then IOD shall design and construct a Westbound Force Main to the Village Hall Pump Station ("Force Main Improvements") required to service the IOD development to the standards required by the Village. Upon completion and acceptance of the Force Main Improvements by the Village, those improvements shall be conveyed to the Village at no cost through an unencumbered bill of sale.

7) Cost recovery charges must be paid pursuant to Section 152.110. Specifically, no new development application shall be accepted and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost recovery deposits and outstanding fees and fines related to the property (including fees related to any previous development proposal applications on the property), have been paid in full.

8) Building permits and related approvals must be obtained from the Building Official prior to commencement of construction.

9) Approval of this site plan does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Village for approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.

10) All applicable state and federal permits must be obtained before commencement of construction.

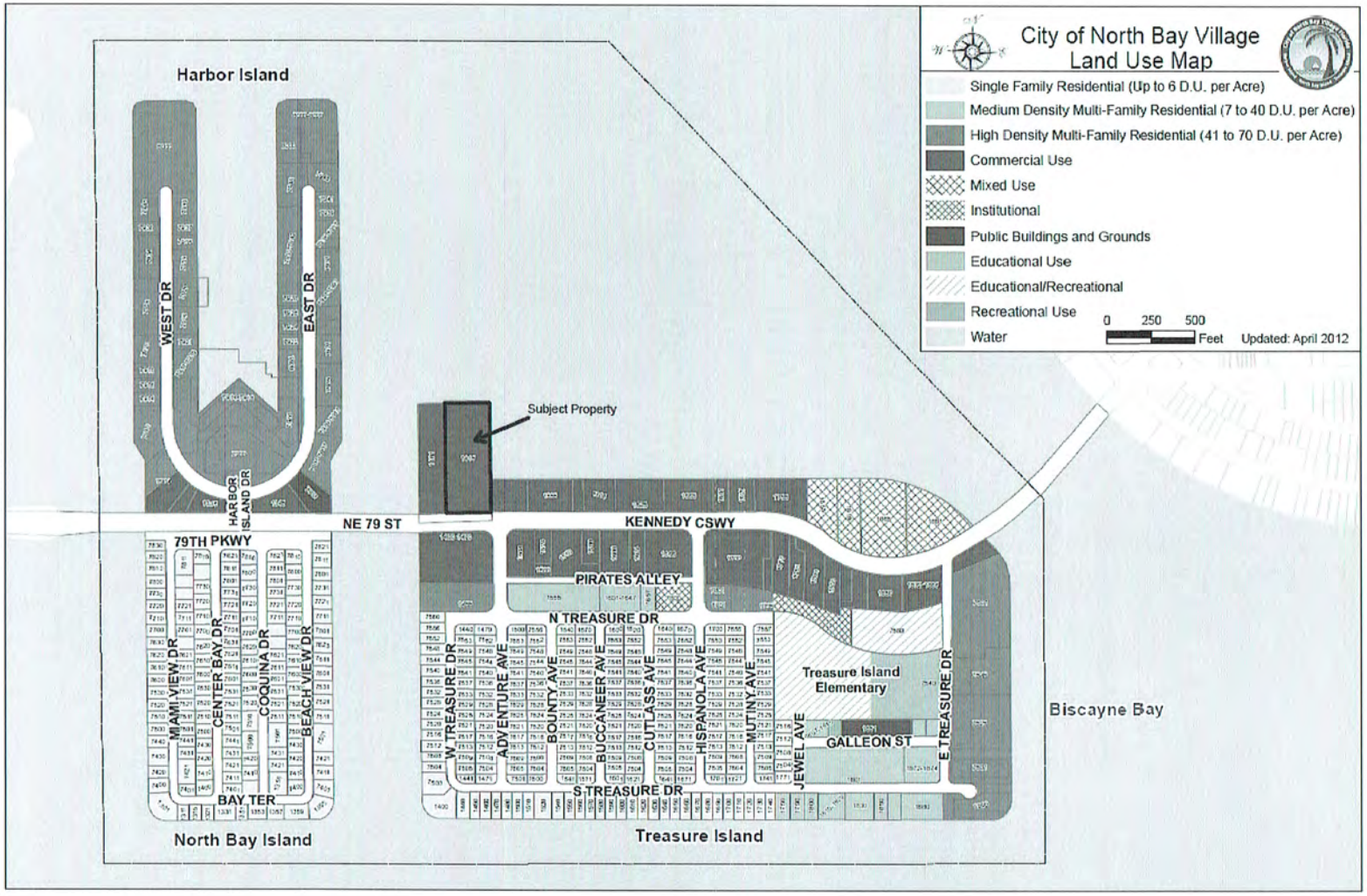
Submitted by:
James G. LaRue
James G. LaRue, AICP
Planning Consultant

February 5, 2014

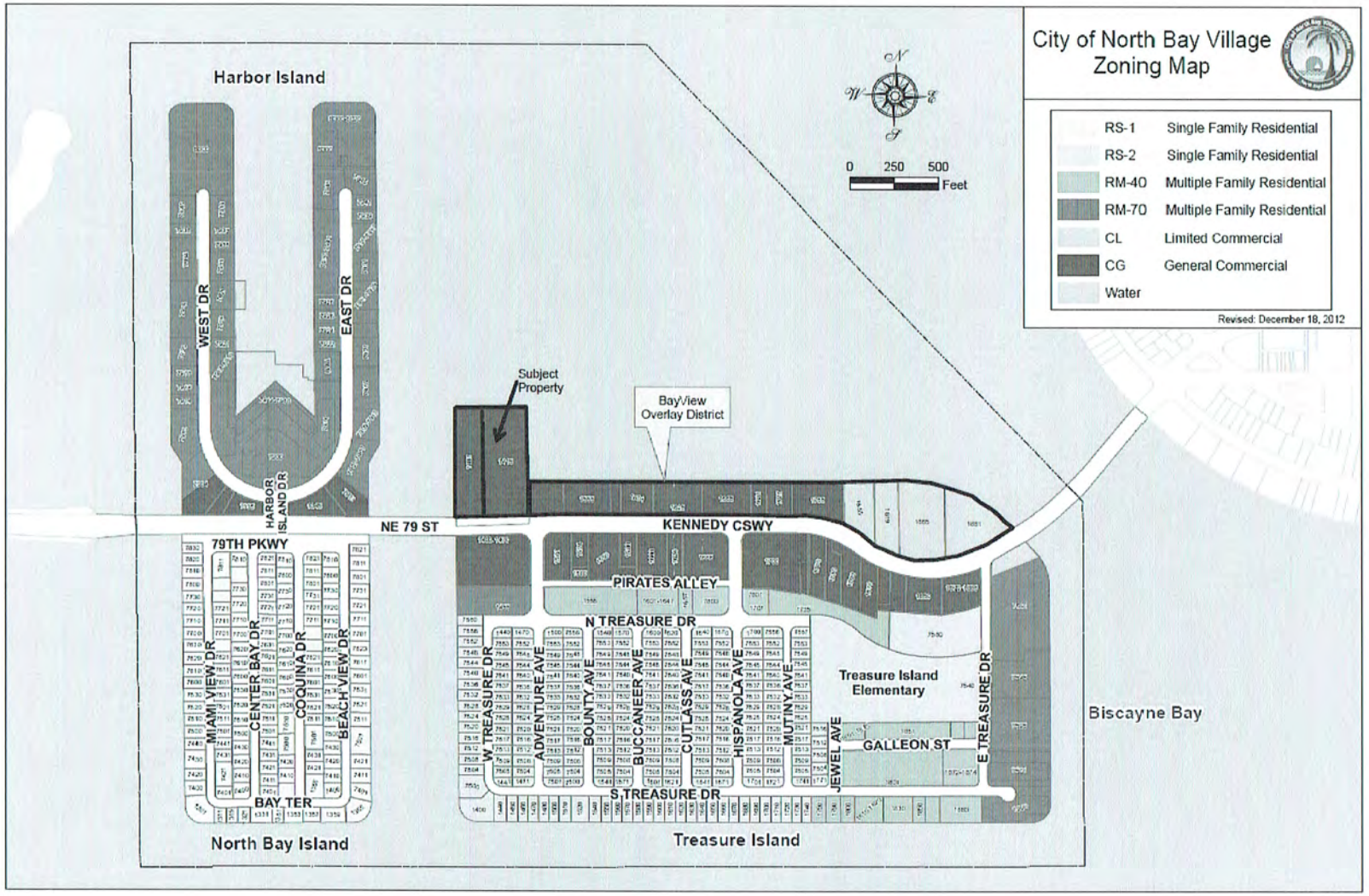
Hearing: Commission, February 11, 2014

Attachments: Future Land Use Map
Zoning Map
Aerial photograph

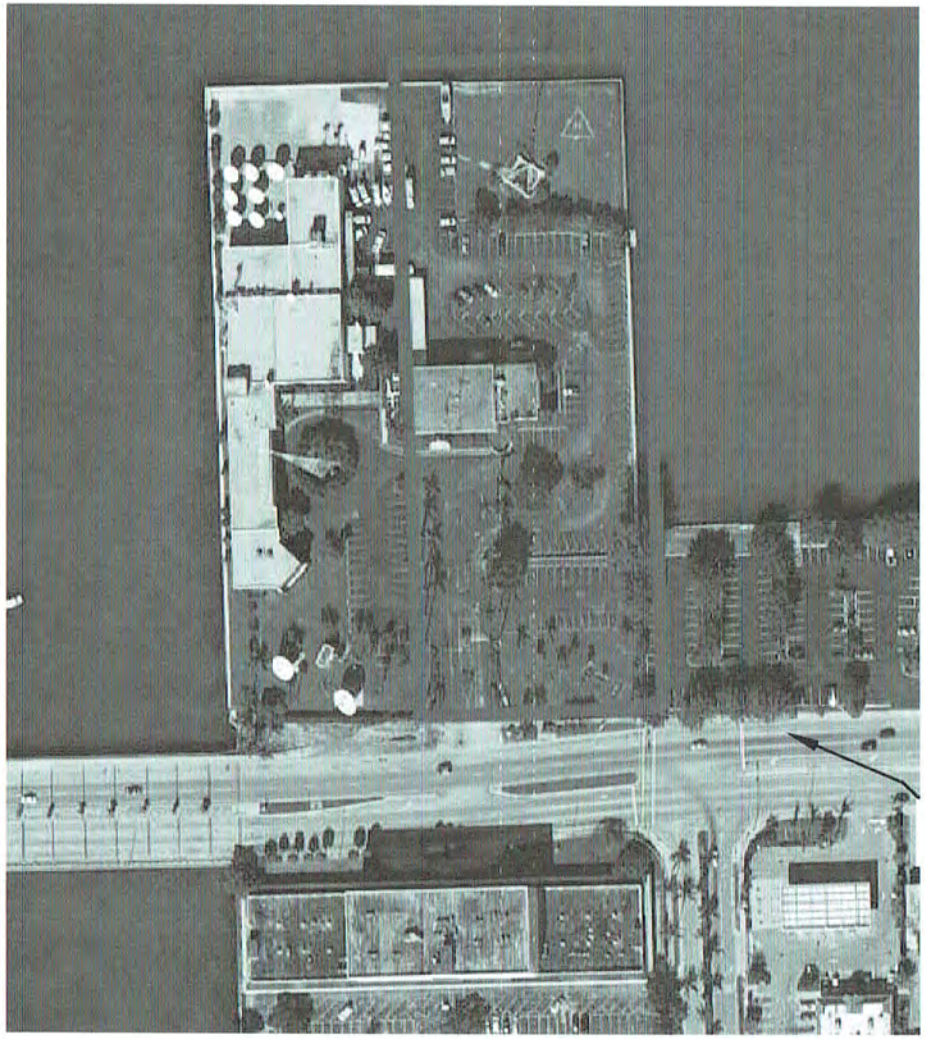
FUTURE LAND USE
SUBJECT SITE AND ENVIRONS



ZONING
SUBJECT SITE AND ENVIRONS



AERIAL PHOTOGRAPH
SUBJECT SITE AND ENVIRONS



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

Direct: 305-377-6229
E-Mail: gpenn@brzoninglaw.com

VIA HAND DELIVERY

December 29, 2015

Frank Rollason,
Village Manager
North Bay Village
1666 Kennedy Causeway, 3rd Floor
North Bay Village, Florida 33141

RE: Letter of Intent for Renewals of Development Orders for "Isle of Dreams" Development at 1415 Kennedy Causeway.

Dear Mr. Rollason:

Our law firm represents Isle of Dreams, L.L.C. (the "Applicant"), the owner of the parcel at the above-described address. Please consider this letter the Applicant's letter of intent in support of a public hearing application seeking the renewal of the Village's development order approvals for a mixed-use residential and commercial building on the site.

The Property. The subject property ("the Property") comprises approximately 3.33 acres of commercial land on a peninsula that extends to the north from the Kennedy Causeway into Biscayne Bay. The Property is zoned and planned for Commercial Use. The balance of the peninsula is owned by a commercial user - WSVN - who owns approximately thirty-nine (39) percent of the land.

Development Agreement. In late 2013, the Mayor and Village Commission approved a Development Agreement with the Applicant in accordance with the Florida Local Government Development Agreement Act, section 163.3220-163.3243, Fla. Stat. (2015). The Development Agreement was recorded in Official Record Book 28955, at Pages 3712 through 3750 of the Public Records of Miami-Dade County, Florida.

The Development Agreement, among other things, approved a redevelopment plan for the Property with a mixed use commercial and multi-family residential project, consisting of up to 237 multifamily residential units, 50,000 square feet of retail, restaurant, service or office uses, and accessory parking structures. The Development Agreement will remain valid until late 2020 and may be extended for up to four (4) additional years following that date.

Approved Isle of Dreams Development. In early 2014, the Village issued the development orders necessary for the implementation of the Development Agreement. The development orders together approved a well-designed mixed-use residential and commercial development featuring a parking garage. The applicable resolutions issued by the Village are as follows:

1. Resolution No 2014-16: Special Use Exception Review for Mixed Use Development in the General Commercial (CG) Zoning District.

2. Resolution No. 2014-17: Special Use Exception Review under the Bayview Overlay District Standards.

3. Resolution No. 2014-18: Site Plan & Building Height Bonus Review for the Development.

Permitting. Following the approval of the 2014 resolutions, the Applicant has filed the building permit application for the development of the project. However, completion of the permitting process has been delayed due to multiple factors, including, but not limited to, the time involved in securing a new home for the radio antennae complex on the Isle of Dreams site. The Applicant has therefore not yet been able to secure the building permit for the project.

Renewal Request. Under the terms of the Village's regulations, the Special Use Exceptions approved in March 2014 have now expired and the Site Plan approval will expire in March 2016. The Applicant therefore hereby requests the renewal of all three resolutions in order to give the Applicant adequate time to complete the permitting process and begin construction. As noted above, the Development Agreement, which governs the overall

completion of the project will remain effective until late 2020 and need not be extended.

Conclusion. We look forward to the Village's review and recommendation on the application. If you have questions or concerns, please call me at (305) 377-6229.

Sincerely,

Graham Penn

cc: Yvonne Hamilton
Jim Larue, AICP
Scott Greenwald
Jeffrey Bercow, Esq.

North Bay Village
Administrative Offices
1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

DEC29'15 3:27PM

APPLICATION FOR VARIANCE, INCLUDING EXTENSION OF AN UNEXPIRED VARIANCE AND/OR SPECIAL EXCEPTION APPROVAL

Instructions: Submit this application, along with 15 sets of sealed plans (1 set 36"x24" and 14 11"x17" sets) and the required information and fee, to the Village Clerk's Office at 1666 Kennedy Causeway, Suite 300. Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and place on the agenda. A sign will be posted on the property, and public hearings will be conducted by the Planning & Zoning Board and the Village Commission.

Site Address **1415 Kennedy Causeway**

Owner Name **Isle of Dreams, LLC** Owner Phone # **305 667 2225**

Owner Mailing Address **See Contact**

Applicant Name **Same as Owner** Applicant Phone #
(if different from Owner)
Applicant Mailing Address **See Contact**

Contact Person **Graham Penn** Contact Phone # **305 377 6229**

Contact Email Address **gpenn@brzoninglaw.com**

Legal Description of Property **1716FTE & 50FTN OF 1/2 MP ON W/L OF SEC N605FT E244FT S505FT SWLY TO N R/W/L OF NE 79TH ST W224FT TO POB.**

Existing Zoning **CG** Lot Size **3.33 acres** Folio Number **23-3209-000-0201**

Project Description **Mixed-use Residential and Commercial Development**

Section of North Bay Village Code from which the Applicant is Seeking Relief **152.103**

Variance Requested **Renewal of Development Orders 2014-16, 2014-17, and 2014-18.**

Reason for Request **See attached letter.**

APPLICATION FOR VARIANCE, INCLUDING EXTENSION OF AN UNEXPIRED VARIANCE AND/OR SPECIAL EXCEPTION APPROVAL

Mandatory Submittals (check that each item is included with this application):

_____Plans depicting work to be completed (including property survey)
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Applications are incomplete until all mandatory submittals have been received by the Village Clerk.

All requests for variances from the North Bay Village Code shall be considered at Public Hearings before the Village Commission. Notice of Hearing shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Clerk shall certify that the petition is complete before the hearing is legally advertised. All applications shall be submitted to the Village Clerk on or before the deadline implemented by the Village.

All persons, firms, or corporations requesting a variance from the Village Commission necessitating the publication of notices in the newspaper, and all relative thereto, the payment of such money in advance to the Village Clerk shall be deemed a condition precedent to the consideration of such a variance request.

All new and substantial improvements must comply with the Florida Building Code, Department of Environmental Resource Management (DERM), and FEMA regulations.

I (We) the undersigned, am (are) the (owner, tenant, agent, attorney) (designate one) of the subject property herein described. I (We) acknowledge and agree that during the consideration of the application before the Planning & Zoning Board and staff of North Bay Village, no rights shall vest on behalf of the applicant, which would be enforceable against the Village until after a Public Meeting is held by the Village Commission and the Village Commission has voted favorable on the proposed request.

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Village Code Section 152.096. Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board and the Village Commission revoked.

Authorized Signature_____

Print Name **Graham Penn, Esq. — Attorney for the Owner and Applicant**

(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's position in the corporation and embossed with the corporate seal.)

STATE OF FLORIDA
COUNTY OF Miami Dade

Sworn to and subscribed to before me this 29 day of December, 2015,

by Graham Penn,

who is personally known to me or who has produced _____ as identification.

Notary Public Signature _____

Commission Number/Expiration 4/10/19

Notary Public State of Florida
Diana Ramos
My Commission FF 207719
Expires 04/10/2019

Office Use Only:

Date Submitted:_____ Fee Paid: $_____

Tentative Meeting Date:_____ Cash ☐ or Check ☐ #_____

Date Paid: _____

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Print Name **Graham Penn, Esq. — Attorney for the Owner and Applicant**

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COUNTY OF Miami

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RESOLUTION NO. 2014-16

A RESOLUTION OF THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA APPROVING A REQUEST BY ISLE OF DREAMS, LLC, FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTION 152.030(C)(3) AND 152.098 OF THE NORTH BAY VVILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT AT 1415 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, PROVIDING FOR FINDINGS, PROVIDING FOR GRANTING THE REQUEST; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 152.030(C)(3) of the North Bay Village Code of Ordinances (the "Village Code"), Isle of Dreams, LLC has applied to North Bay Village for approval of a special use exception to construct a 237 unit, 32 story multi-family condominium structure in the CG (General Commercial) Zoning District at 1415 Kennedy Causeway; and

WHEREAS, Section 152.098(B) and Section 152.102 of the Village Code set forth the authority of the Village Commission to consider and act upon an application for a special use exception; and

WHEREAS, in accordance with Section 152.096 of the Village Code, a public hearing by the Planning and Zoning Board was noticed for January 30, 2014 7:30 P.M. at the Treasure Island Elementary School, 7540 East Treasure Drive, North Bay Village, Florida 33141 and the Planning and Zoning Board reviewed the application, conducted a public hearing and recommended approval of the request; and

WHEREAS, in accordance with Section 152.096 of the Village Code, public hearings by the Village Commission were noticed for February 11, 2014 and March 11, 2014 at 7540 East Treasure Drive, North Bay Village, Florida 33141 and all interested parties have had the opportunity to address their comments to the Village Commission; and

WHEREAS, Village Commission has reviewed the application, and considered the recommendations of the Planning and Zoning Board and comments from the public, and determined that the proposed use does not substantially affect adversely the subject property or adjacent properties.

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

Section 1. Recitals.

The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Finding.

In accordance with Section 152.098 of the Village Code, the Village Commission finds that the proposed special use exception for construction of a 237 unit, 32 story multi-family condominium dwelling structure will not substantially affect adversely the uses permitted in these regulations of adjacent property.

Section 3. Grant.

The special use request to permit a special use exception for construction of a 237 unit, 32 story multi-family condominium dwelling structure at 1415 Kennedy Causeway, North Bay Village, Florida, (Isle of Dreams), is hereby granted.

Section 4. **Appeal.**

In accordance with Section 152.104 of the Village Code, the Applicant, or any aggrieved property owner, may appeal the decision of the Village Commission by filing a Writ of Certiorari to the Circuit Court of Miami-Dade County, Florida, in accordance with the Florida Rules of Appellate Procedure.

Section 5. **Effective Date.** This Resolution shall take effect immediately upon adoption.

The motion to adopt the foregoing Resolution was offered by Commissioner Jorge Gonzalez, seconded by Vice Mayor Eddie Lim.

FINAL VOTE AT ADOPTION:

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

PASSED and ADOPTED this 11th day of March 2014.

CONNIE LEON-KREPS
MAYOR

ATTEST:

YVONNE P. HAMILTON, CMC
Village Clerk

APPROVED AS TO FORM:

Robert L. Switkes & Associates, P.A.
Village Attorney

North Bay Village Resolution: Isle of Dreams LLC Development-1415 Kennedy Causeway-Special Use Exception.

RESOLUTION NO. 2014-17

A RESOLUTION OF THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA APPROVING A REQUEST BY ISLE OF DREAMS, LLC, FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.032(A)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE BAYVIEW OVERLAY DISTRICT, PURSUANT TO SECTION 152.032(A)(3) AT 1415 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, PROVIDING FOR FINDINGS, PROVIDING FOR GRANTING THE REQUEST; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 152.032(A)(3) of the North Bay Village Code of Ordinances (the "Village Code"), Isle of Dreams, LLC has applied to North Bay Village for Bayview Overlay standards review to construct a 237 unit, 32 story multi-family condominium structure in the CG (General Commercial) Zoning District at 1415 Kennedy Causeway; and

WHEREAS, Section 152.098(B) and Section 152.102 of the Village Code set forth the authority of the Village Commission to consider and act upon an application for a special use exception; and

WHEREAS, in accordance with Section 152.096 of the Village Code, a public hearing by the Planning and Zoning Board was noticed for January 30, 2014 7:30 P.M. at the Treasure Island Elementary School, 7540 East Treasure Drive, North Bay Village, Florida 33141 and the Planning and Zoning Board reviewed the application, conducted a public hearing and recommended approval of the request; and

WHEREAS, in accordance with Section 152.096 of the Village Code, a public hearings by the Village Commission was noticed for February 11, 2014 and March 11, 2014 at the 7540 East Treasure Drive, North Bay Village, Florida 33141 and all interested parties have had the opportunity to address their comments to the Village Commission; and

WHEREAS, Village Commission has reviewed the application, and considered the recommendations of the Planning and Zoning Board and comments from the public, and determined that the proposed use does not substantially affect adversely the subject property or adjacent properties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals.

The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Finding.

The Village Commission finds that the subject property is located within the Bayview Overlay (BVO) District as created by North Bay Village in 2012; and is eligible to be reviewed under the provisions of the Bayview Overlay District.

Section 3. Grant.

The Village Commission approves the special use request to permit Bayview Overlay Standards Review pursuant to Section 152.032(A)(3).

Section 4. Appeal.

In accordance with Section 152.104 of the Village Code, the Applicant, or any aggrieved property owner, may appeal the decision of the Village Commission by filing a Writ of Certiorari to the Circuit Court of Miami-Dade County, Florida, in accordance with the Florida Rules of Appellate Procedure.

Section 4. **Appeal.**

In accordance with Section 152.104 of the Village Code, the Applicant, or any aggrieved property owner, may appeal the decision of the Village Commission by filing a Writ of Certiorari to the Circuit Court of Miami-Dade County, Florida, in accordance with the Florida Rules of Appellate Procedure.

Section 5. **Effective Date.** This Resolution shall take effect immediately upon adoption.

The motion to adopt the foregoing Resolution was offered by Commissioner Jorge Gonzalez, seconded by Vice Mayor Eddie Lim.

FINAL VOTE AT ADOPTION:

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

PASSED and ADOPTED this 11th day of March 2014.

CONNIE LEON-KREPS
MAYOR

ATTEST:

YVONNE P. HAMILTON, CMC
Village Clerk

APPROVED AS TO FORM:

Robert L. Switkes & Associates, P.A.
Village Attorney

North Bay Village Resolution: Isle of Dreams LLC Development-1415 Kennedy Causeway-Special Use Exception.

RESOLUTION NO. 2014-18 (Revised)

A RESOLUTION OF THE COMMISSION OF NORTH BAY VILLAGE, FLORIDA APPROVING A REQUEST BY ISLE OF DREAMS, LLC, FOR SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) AND 152.030(C)(3) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 237 UNIT, 32 STORY MULTI-FAMILY CONDOMINIUM STRUCTURE AT 1415 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, PROVIDING FOR FINDINGS, PROVIDING FOR GRANTING THE REQUEST; PROVIDING FOR CONDITIONS; PROVIDING FOR APPEAL; PROVIDING FOR VIOLATION OF CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 152.105(C)(9) of the North Bay Village Code of Ordinances (the "Village Code"), Isle of Dreams, LLC has applied to North Bay Village for approval of a Site Plan to construct a 237-unit, 32 story multi-family condominium structure in the CG (General Commercial) Zoning District, utilizing the bonus height and bonus density provisions pursuant to Section 152.029(C)(8); and

WHEREAS, Section 152.105(C) and Section 152.102 of the Village Code set forth the authority of the Village Commission to consider and act upon an application for Site Plan approval.

WHEREAS, in accordance with Section 152.096 of the Village Code, a public hearing by the Planning and Zoning Board was noticed for January 30, 2014 at 7:30 P.M. at the Treasure Island Elementary School, 7540 East Treasure Drive, North Bay Village, Florida 33141 and the Planning and Zoning Board reviewed the application, conducted a public hearing and recommended approval of the request; and

WHEREAS, in accordance with Section 152.096 of the Village Code, public hearings by the Village Commission were noticed for February 11, 2014 at 7:30 p.m. and March 11, 2015, at 7:30 P.M. at the Treasure Island Elementary School, 7540 East Treasure Drive, North Bay Village, Florida 33141 and all interested parties have had the opportunity to address their comments to the Village Commission; and

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

Section 1. Recitals.

The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Finding.

In accordance with Section 152.105(9) of the Village Code, the Village Commission finds that the proposed Site Plan for construction of a 237-unit, 32 story multi-family condominium dwelling structure:

A. Protects against and minimizes any undesirable effects upon contiguous and nearby property.

B. Provides sufficient off-street parking and loading facilities so that it will not be necessary to use the streets in the vicinity for this purpose.

C. Provides sufficient setbacks, open space, and landscaping in order to protect and enhance the appearance and character of the neighborhood.

D. Can be accommodated by existing community roads, services, and utilities, or the necessary additions are provided by the developer.

Section 3. Grant.

The Site Plan to construct a 237-unit, 32 story multi-family condominium dwelling structure at 1415 Kennedy Causeway, North Bay Village, Florida, as attached and incorporated herein as Exhibit "A" entitled "Isle of Dreams LLC" as submitted for hearing on March 3, 2014 and consisting of sheets A0.00, LP-1, LP-2, LP-3, A0-01, A1.00, A2.00, A2.01, A2.02, A3.00, A3.01, A3.02, A3.03, A3.04, A3.05, A3.06, A3.07, A3.08, A3.09, A4.00, A4.01, A4.02, A4.03, A5.00, is hereby approved.

Section 4. Conditions.

The Site Plan is approved with the condition that the following items are met prior to issuance of a Building Permit:

1) Submittal of a landscape plan, irrigation plan and vegetative survey which meet Miami-Dade Chapter 18A requirements
2) Dedication recording of the public boardwalk access easements as per section 152.029(C)(7).
3) Site plan approval from Miami-Dade Shoreline Review Committee.
4) Meeting School Board Concurrency requirements as determined by School Board Staff.
5) Payment of bonus height fees, as required under Section 152.029(C)8A-8F, as defined by the IOD Development Agreement.
6) Tie-in to Village's wastewater system at a Village designed, proximate location (proposed connection point). a) If and only if at the time of IOD's construction the Existing Force Main is operational, then IOD shall contribute to the established proportionate share program in place at the time of the connection.
    a) If and only if at the time of IOD's construction the Existing Force Main is operational, then IOD shall contribute to the established proportionate share program in place at the time of the connection.

b) Alternatively, if at the time of construction by IOD, there is not an Existing Force Main, then IOD shall design and construct a Westbound Force Main to the Village Hall Pump Station ("Force Main Improvements") required to service the IOD development to the standards required by the Village. Upon completion and acceptance of the Force Main Improvements by the Village, those improvements shall be conveyed to the Village at no cost through an unencumbered bill of sale.

7) Cost recovery charges must be paid pursuant to Section 152.110. Specifically, no new development application shall be accepted and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost recovery deposits and outstanding fees and fines related to the property (including fees related to any previous development proposal applications on the property), have been paid in full.

8) Building permits and related approvals must be obtained from the Building Official prior to commencement of construction.

9) Approval of this site plan does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Village for approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.

10) All applicable state and federal permits must be obtained before commencement of construction.

11) Applicant shall agree, in writing, that the public boardwalk shall be open to the public from sun-up until either 10:00 pm or until any businesses adjacent to the boardwalk remains open to the public, whichever is later; and boardwalk lighting shall remain on until boardwalk is closed to the public.

Section 5. Appeal.

In accordance with Section 152.104 of the Village Code, the Applicant, or any aggrieved property owner, may appeal the decision of the Village Commission by filing a Writ of Certiorari to the Circuit Court of Miami-Dade County, Florida, in accordance with the Florida Rules of Appellate Procedure.

Section 6. Violation of Conditions.

Failure to adhere to the terms and conditions contained in this Resolution in Section 4, if any, shall be considered a violation of this Resolution and persons found violating the conditions shall be subject to the penalties prescribed by the Village Code, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Village Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the Village at any time upon a determination that the Applicant is in non-compliance with the Village Code.

Section 7. Effective Date.

This Resolution shall take effect immediately upon adoption.

The motion to adopt the foregoing Resolution was offered by Commissioner Richard Chervony, seconded by Commissioner Jorge Gonzalez.

FINAL VOTE AT ADOPTION:

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

PASSED and ADOPTED this 11th day of March 2014.

CONNIE LEON-KREPS
MAYOR

ATTEST:

YVONNE P. HAMILTON, CMC
Village Clerk

APPROVED AS TO FORM:

Robert L. Switkes & Associates, P.A.
Village Attorney

North Bay Village Resolution: Isle of Dreams-1415 Kennedy Causeway-Site Plan Approval.

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD ITS REGULAR MEETING ON ***FEBRUARY 11, 2016 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101,*** NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

1. APPLICATIONS BY ISLES OF DREAMS, LLC CONCERNING PROPERTY LOCATED AT **1415 KENNEDY CAUSEWAY**, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

   A. A ONE YEAR RENEWAL OF RESOLUTION NO. 2014-16 FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT. RENEWAL TO BE EFFECTIVE FOR ONE YEAR FOLLOWING THE APPROVAL OF THE RENEWAL BY THE VILLAGE COMMISSION.

   B. A ONE YEAR RENEWAL OF RESOLUTION NO. 2014-17 APPROVING DEVELOPMENT ACCORDING TO BAY VIEW OVERLAY STANDARDS PURSUANT TO SECTION 152.032(A)(3) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES. RENEWAL TO BE EFFECTIVE FOR ONE YEAR FOLLOWING THE APPROVAL OF THE RENEWAL BY THE VILLAGE COMMISSION.

   C. A ONE YEAR EXTENSION OF RESOLUTION NO. 2014-18 APPROVING SITE PLANS PURSUANT TO SECTIONS 152.105(C)(9) AND 152.030(C)(3) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 237 UNIT, 32 STORY MIXED-USE STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.

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 PLANNING & ZONING BOARD C/O THE BUILDING & ZONING CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141.

THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK DURING REGULAR WORKING HOURS AT 1666 KENNEDY CAUSEWAY, #300. 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 VILLAGE 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 PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (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
(January 26, 2016)

NORTH MIAMI FLORIDA

NORTH MIAMI PLANNING COMMISSION AGENDA
Tuesday, February 9, 2016 7:00PM
Council Chambers
776 NE 125th Street, North Miami, FL 33161

I. **ASSEMBLY AND ORGANIZATION:**
   A. Call to Order
   B. Pledge of Allegiance
   C. Roll Call of Board Members
   D. Amendments to the Agenda

II. **APPROVAL OF MINUTES:** January 5, 2016

III. **COMMUNICATIONS:** None

IV. **CONTINUED PUBLIC HEARINGS:**

PC 01-16: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE EXECUTION OF THE CAMPUS DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI AND THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES, IN ACCORDANCE WITH SECTION 1013.30, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**
   1. Staff Report
   2. Commission Action

V. **PUBLIC HEARINGS:**

PC 20-15: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE VACATION, ABANDONMENT AND SALE OF A PORTION OF A CITY OWNED RIGHT-OF-WAY FOR NW 13TH AVENUE, MEASURING 114 FEET LONG AND 60 FEET WIDE, LYING IMMEDIATELY NORTH OF NW 119TH STREET, BETWEEN BLOCKS 17 AND 32 OF SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO NEGOTIATE THE SALE OF THE SUBJECT PORTION OF THE RIGHT-OF-WAY, IN ACCORDANCE WITH CHAPTER 29, ARTICLE 3, DIVISION 9, OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE CONVEYANCE; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**
   1. Staff Report
   2. Commission Action

PC 02-16: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT REQUEST FROM CRP/WESTPORT SELF STORAGE 125TH, LLC, D/B/A U.S. STORAGE CENTERS, TO CONSOLIDATE FOUR (4) ADJACENT PARCELS (SPECIFICALLY IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NUMBERS 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, AND 06-2229-042-0240) INTO ONE (1) SINGLE PARCEL WITH ONE (1) SINGLE FOLIO NUMBER, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**
   1. Staff Report
   2. Commission Action

PC 03-16: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE DESIGNATION OF THE COMMERCIAL AREAS ALONG NW 7TH AVENUE BETWEEN NW 119TH STREET TO NW 135TH STREET AS A 'CHINATOWN CULTURAL ARTS AND INNOVATION DISTRICT'; FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO DO ALL THINGS NECESSARY TO CREATE A MASTER PLAN TO SERVE AS A DESIGN GUIDE TO ENSURE THE FUTURE GROWTH OF THE SUBJECT AREA; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**
   1. Staff Report
   2. Commission Action

VI. **COMMITTEE REPORTS:** None

VII. **OLD BUSINESS:** None

VIII. **NEW BUSINESS:** None

IX. **ADJOURNMENT**

Interested parties may appear at the meeting and be heard with respect to the matter. Any person wishing to appeal the recommendations of the Planning Commission will need a verbatim record of the meetings proceedings, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286.0105 F.S.) In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Community Planning & Development Department no later than four (4) days prior to the proceeding. Telephone (305) 893-6511, Ext. 12159, for assistance. If hearing impaired, telephone our TDD line at (305) 893-7936 for assistance.

North Bay Village
Assessment of Business Conditions

Within North Bay Village, there are approximately 100 business, concentrated generally in a 6 block area along Kennedy Causeway. According to business license records from 2011, there has been no significant change in the number of business and types of businesses in the past 4 years. Most of the commercial buildings contain multiple businesses and were built in the 1950s, 1960s and 1970s, with one built in the early 2000s. Within the last two years, the Village Commission has approved 5 site plans for new mixed-use developments along Kennedy Causeway. In total, those projects contain nearly 50,000 square feet of proposed commercial space (retail, restaurant and office). Several of those projects are in various stages of the permitting process, and when completed, will provide new opportunities for the North Bay Village residents and business community.

In examining the frequency of businesses, grouped by NAICS classification, it is clear that the Accommodation and Food Service sector is the dominating business type in North Bay Village. After that, there are five sectors that are fairly equally represented. They are Retail Trade; Health Care and Social Assistance; Professional, Scientific, and Technical Services; Administrative and Support and Waste Management and Remediation Services; and Other Services (except Public Administration). The Other Services category includes businesses in the areas of personal beauty, pet grooming, and religious learning. For more detailed breakdowns, please refer to the attached *North Bay Village Business Inventory* and below for the *Frequency of Business Types Table*.

There are several factors and conditions supporting business retention and development in the Village. They are listed as follows:

- The Village has approved new development site plans (residential and commercial mixed-use). Over the last three years, The Village Commission has approved site plans with a combined total of over 1,000 dwelling units and limited commercial mixed-use development. Construction was recently completed on a 285 dwelling unit rental building, which is now occupied.

- The Village recently joined the Miami Shores Chamber of Commerce. The Village had no unified Chamber of Commerce until it enlisted the marketing expertise of Miami Shores. The Village's Mayor sits on the Chamber's Board of Directors and the Village businesses are listed in the Chamber's Directory.

- Several Infrastructure improvements for the Village are in the planning phase. The Florida Department of Transportation (FDOT) is undergoing improvements on the Kennedy Causeway, adding bicycle lanes, reducing driving lane widths and possibly decreasing the speed limit for the corridor. Major water and sewer line replacements are scheduled over the next several years, as the systems are aging and experiencing breaks and leakages. Additionally, FDOT has lengthened several curb cuts along Kennedy Causeway, and has plans to lengthen more; which will provide safer vehicle access to the businesses.

- The population of the Village is not just retirement aged; and in fact, is displayed as a fairly neat bell curve, peaking in the 30-34 age cohort. The Shimberg Center for affordable housing estimates the Village population at just under 8,000 people in 2015, with a median age of 37. This is a contrast to the historically retirement aged North Bay Village population of years past. This relatively young population is a major factor in support of new local businesses.

North Bay Village 2015 Population by Age Cohort		
Age	2015 Population	Percent of Total Population
0-4	363	4.6
5-9	343	4.3
10-14	306	3.8
15-19	316	4.0
20-24	467	5.9
25-29	795	10.0
30-34	919	11.5
35-39	727	9.1
40-44	764	9.6
45-49	617	7.7
50-54	638	8.0
55-59	501	6.3
60-64	378	4.7
65-69	297	3.7
70-74	209	2.6
75+	328	4.1
Total	7,968	100.0
Source: Shimberg Center for Affordable Housing, 2015		

- Somewhat racially and ethnically diverse, 58% of the North Bay Village population identifies as Hispanic. Six percent are black and four percent are Asian. Whites are 85% of the population. This is according to the 2010 US Census.

- Businesses are located on a busy arterial. According to the FDOT traffic counts, the AM and PM peak hour traffic movements on Kennedy Causeway are 2,935 and 2,735, respectively. This active traffic volume can be viewed as both a positive and a negative for businesses along the

Causeway. While many motorists view the corridor as a thoroughfare from the Beach to the mainland, there is also some opportunity to capture potential diners and shoppers.

- The physical access to businesses is good to adequate. The businesses along the Causeway all have direct access to that corridor, although many of the access points could be better designed. With slower speeds, the ingress and egress points could be safer. The proposed beautification of the Causeway would also increase the probability of enticing travelers to patronize the Village businesses. In addition to FDOT's beautification plans, North Bay Village has a beautification fund which has been fortified with bonus height fees collected from developers.

- Land use categories and regulations in the Village are generally conducive to business location. The Commercial Future Land Use (FLU) category allows mixed-use residential as a permitted use. Allowable multi-family density is relatively high at 70 dwelling units per acre (dua). And the floor area ratio (FAR) for the Commercial FLU category is reasonable at 2.75

There are also several factors and conditions that inhibit business retention and development in the Village. They are as follows:

- Older commercial buildings and a lack of commitment for redevelopment are major contributing factors inhibiting business development in North Bay Village.

- Village infrastructure (sewer, water) is in poor condition. Site plan approvals are nearly always conditional on the agreement of the developer to update the infrastructure necessary for their particular project. This can include new lines and the shared cost of new pump stations. These costs can be considerable and may be a major determining factor in a developer's decision to build in North Bay Village.

- The Village is more of a throughway than an attraction, with the majority of Kennedy Causeway users going to or from Miami Beach, rather than driving to the Village as a destination.

- The Village has no architectural theme and no gateway entry areas that promote it as a distinctive community or destination.

- The Causeway, as it now exists, is not a "walkable" environment. In most places, street lanes are contiguous to the narrow sidewalks. Crossing the Causeway is difficult and dangerous. There are a limited number of crosswalks and the medians are narrow, with less than adequate refuge for pedestrians. And unfortunately, the effort to increase vehicular safety by lengthening curb cuts has an inverse relationship to pedestrian safety. Longer curb cuts allow vehicles to make faster turns into parking lots and increase the distance that pedestrians and bicyclists must traverse before reaching the relative safety of the next raise curb.

- Nonconforming signs exist, and in some instances lack a consistent pattern of design and color scheme.

- Most of the older commercial properties contain legal non-conformities, including number of parking spaces and parking design. These issues have a direct effect on the ability of businesses to serve potential customers.

- Due to the small number of existing businesses, the closing or relocation of just a few businesses creates very noticeable vacancies, causing a more negative impact then would occur otherwise.

Frequency of Business Types Table
by NAICS Code

NAICS Code	Industry Title	Frequency
72	Accommodation and Food Services	16
44-45	Retail Trade	11
62	Health Care and Social Assistance	11
81	Other Services (except Public Administration)	11
54	Professional, Scientific, and Technical Services	10
56	Administrative and Support and Waste Management and Remediation Services	10
53	Real Estate Rental and Leasing	8
42	Wholesale Trade	7
71	Arts, Entertainment, and Recreation	6
48-49	Transportation and Warehousing	5
51	Information	4
23	Construction	3
61	Educational Services	3
52	Finance and Insurance	1
92	Public Administration	1
11	Agriculture, Forestry, Fishing and Hunting	0
21	Mining	0
22	Utilities	0
31-33	Manufacturing	0
55	Management of Companies and Enterprises	0

North Bay Village Grant

Deliverable 2

Conduct Resident Survey

A resident survey (see Attachment 1) regarding business and service needs in the community was available on the Village's website from December 14, 2015 – January 11, 2016. A notice (see Attachment 2) on or about December 4, 2015, was included with the water bills to direct residents to the website to complete the survey. The notice was also posted on the Village's website in the News & Announcements section. Hard copies of the survey were also made available at the Community Outreach and Planning & Zoning (P&Z) Board meetings on January 5, 2016.

The survey received a total of 46 responses, which represents approximately 0.8 percent of the North Bay Village population above 19 years of age. Even though that level of response may not be considered statistically significant, there were some patterns in the responses that can be used as a basis for determining resident business preferences and desires. See Attachment 3 for a complete breakdown of the responses.

In order to allow respondents to express preferences for several business types, the survey was designed such that the same question was essentially asked three times: What types of businesses do you feel are needed in North Bay Village? Thus, the responses to Question 1 were the business types that were most desired by the respondents.

The most popular answers to Question 1 were: casual dining restaurants (23.91%), grocery (21.74%), and gym/fitness center (15.22%). And when asked in Question 2 how often they visited the type of business identified in Question 1, over 90% of respondents claimed to visit those business daily, 2-4 times per week, or once per week. Thus, from those that responded to the survey, it seems that there is clear demand for casual dining, grocery, and a gym/fitness center. It should also be noted that these same sentiments were echoed in both the write-in responses to Survey Question 21 and the verbal comments made at the community outreach and P&Z Board meetings.

Additional market support for casual dining, grocery, and a gym is also found in the responses to Questions 3, 4, 5 and 6. In response to the question of how much money they spent each time they visited the business identified in Question 1, over 80% of respondents indicated they spent $25 to $199, with over 25% responding that they spent $100 to $199 each time. Over 40% of respondents indicated that they currently travel 4 miles or more (one-way) to visit the type of business identified in Question 1; and over 40% indicated that they currently travel more than 2 miles but less than 4 (one-way) to visit the type of business identified in Question 1. Nearly all of the respondents indicated that they would be willing to live within a short distance down the street from the business type indicated in Question 1.

Questions 7 and 13 sought additional responses for business types desired by the respondent to be located in the Village. Here there were no clearly outstanding types of businesses preferred, as responses were not as concentrated as they were for Question 1. However, the follow up questions indicate that respondents were likely to spend money at the businesses selected, and that they prefer those businesses be located in close proximity to their residence.

Question 20 allowed respondents to pick multiple business types that they would feel comfortable walking to. Here again, there were strong preferences for a gym/fitness center (69.23%), casual dining (66.67%), and grocery (64.1%). Additional responses indicate a willingness and possibly a desire to locate walkable retail businesses in the Village.

The final question, number 21, allowed respondents to write-in additional business types that respondents felt were needed in the Village. Grocery was, again, overwhelmingly mentioned in these responses. It should be noted that both the Question 21 write-in responses and the verbal responses received at the meetings both acknowledge the existence of the current grocery store in North Bay Village, but indicated that it was not adequate to meet the needs of the respondents. Another common mention was a coffee shop and a bank.

North Bay Village is located on spoil islands in Biscayne Bay, along the Kennedy Causeway route between the mainland and Miami Beach. It would seem that the Village would be a prime location for businesses that cater to commuters (i.e. coffee shops, grocery stores, and casual dining). Added to this observation, the responses to Question 19 shows that residents are not satisfied with the adequacy of retail services currently being provided in the Village. Only 17% strongly agree that they are adequate. While 70% disagree or strongly disagree that they are sufficient to serve the present population.

There could be several reasons that these businesses are absent from North Bay Village, but it seems the most likely is that there is not adequate commercial space along the Causeway for these types of businesses. This may be a current barrier, but the good news is that within the last 3 years, over 50,000 square feet of ground floor retail has been approved along Kennedy Causeway in conjunction with residential mixed-use site plan approvals. Several of these projects are currently in the building permit process.

The Village's Commercial Future Land Use category allows a broad range of retail, office and personal service uses, thereby reducing zoning incompatibility from a non-conforming use perspective. Also, the majority of the Village businesses are located on the Kennedy Causeway, not incompatible with the location of the Village's single family neighborhoods. However, access compatibility for North Bay Village residents remains a challenge when trying to achieve a walkable environment for shopping. New mixed-use development will reduce the resident's reliance on the automobile but sidewalk and bicycle path improvements will also have to be made to coincide with the new developments.

Thank you for your assistance in completing the following survey. North Bay Village received a grant from the Florida Department of Economic Opportunity, which is to be used for comprehensive planning and business development. The purpose of this survey is to gather data regarding business and service needs in North Bay Village. The collected data will be analyzed to develop a strategic plan for retaining and attracting the types of businesses and services desired by the residents. The survey is divided into four sections. The first three sections are very similar but the intent is to gather useful information regarding your habits and personal preferences for several business types of your choosing. Your responses are anonymous and the entire survey should take no more than 5 minutes of your time.

PLEASE CIRCLE YOUR RESPONSES BELOW

1) Which, if any, of the following types of businesses do you most strongly feel are needed in North Bay Village? Choose one:

   Apparel and shoes

   Bars, lounges, pubs, craft breweries

   Books and music

   Convenience store

   Department store merchandise

   Fast food restaurants

   Casual dining restaurants

   Fine dining restaurants

   Furniture and home furnishings

   Grocery

   Hardware and garden supply

   Jewelry

   Pharmacy/drugstore

   Specialty food and beverage

   Sporting goods, hobbies

   Gym or fitness center

   None of the above (please skip to question 19)

2) For the business you identified in Question 1, how often do you usually shop or visit?

   Daily

   2-4 times per week

   Once per week

   2 times per month

   Once per month

   Never

   Don't know

3) For the business you identified in Question 1, how much do you usually spend each time you shop or visit these types of businesses?

   Less than $25

   $25 to $49

   $50 to $99

   $100 to $199

   $200 to$299

   $300 to $399

   $400 to $499

   $500 or more

   Don't know

4) How far do you usually travel (one way) when you shop or visit the type of business you identified in Question 1?

One mile or less

More than 1 but less than 2 miles

More than 2 but less than 4 miles

4 miles or more

Don't know

5) How far are you willing to travel (one way) when you shop or visit the type of business you identified in Question 1?

One mile or less

More than 1 but less than 2 miles

More than 2 but less than 4 miles

4 miles or more

Don't know

6) How close are you willing to live near the type of business you identified in Question 1? Choose all answers that apply.

Next door

Across the street

Behind the business

Short distance down the street

Would rather not live anywhere near it

7) In addition to your response to question 1, which, if any, of the following types of businesses do you also feel are needed in North Bay Village? Choose one:

Apparel and shoes

Bars, lounges, pubs, craft breweries

Books and music

Convenience store

Department store merchandise

Fast food restaurants

Casual dining restaurants

Fine dining restaurants

Furniture and home furnishings

Grocery

Hardware and garden supply

Jewelry

Pharmacy/drugstore

Specialty food and beverage

Sporting goods, hobbies

Gym or fitness center

None of the above (please skip to question 19)

8) For the business you identified in Question 7, how often do you usually shop or visit?

Daily

2-4 times per week

Once per week

2 times per month

Once per month

Never

Don't know

9) For the business you identified in Question 7, how much do you usually spend each time you shop or visit these types of businesses?

Less than $25

$25 to $49

$50 to $99

$100 to $199

$200 to$299

$300 to $399

$400 to $499

$500 or more

Don't know

10) How far do you usually travel (one way) when you shop or visit the type of business you identified in Question 7?

One mile or less

More than 1 but less than 2 miles

More than 2 but less than 4 miles

4 miles or more

Don't know

11) How far are you willing to travel (one way) when you shop or visit the type of business you identified in Question 7?

One mile or less

More than 1 but less than 2 miles

More than 2 but less than 4 miles

4 miles or more

Don't know

12) How close are you willing to live near the type of business you identified in Question 7? Choose all answers that apply.

Next door

Across the street

Behind the business

Short distance down the street

Would rather not live anywhere near it

13) Finally, is there one other type of business that you also feel is needed in North Bay Village? Choose one:

Apparel and shoes

Bars, lounges, pubs, craft breweries

Books and music

Convenience store

Department store merchandise

Fast food restaurants

Casual dining restaurants

Fine dining restaurants

Furniture and home furnishings

Grocery

Hardware and garden supply

Jewelry

Pharmacy/drugstore

Specialty food and beverage

Sporting goods, hobbies

Gym or fitness center

None of the above (please skip to question 19)

14) For the business you identified in Question 13, how often do you usually shop or visit?

Daily

2-4 times per week

Once per week

2 times per month

Once per month

Never

Don't know

15) For the business you identified in Question 13, how much do you usually spend each time you shop or visit these types of businesses?

Less than $25

$25 to $49

$50 to $99

$100 to $199

$200 to$299

$300 to $399

$400 to $499

$500 or more

Don't know

16) How far do you usually travel (one way) when you shop or visit the type of business you identified in Question 13?

One mile or less

More than 1 but less than 2 miles

More than 2 but less than 4 miles

4 miles or more

Don't know

17) How far are you willing to travel (one way) when you shop or visit the type of business you identified in Question 13?

One mile or less

More than 1 but less than 2 miles

More than 2 but less than 4 miles

4 miles or more

Don't know

18) How close are you willing to live near the type of business you identified in Question 13? Choose all answers that apply.

Next door

Across the street

Behind the business

Short distance down the street

Would rather not live anywhere near it

19) Do you agree that retail services are adequate within the Village to serve the present population?

Strongly agree

Agree

No opinion

Disagree

Strongly disagree

20) Which of these business types would you feel comfortable walking to? Choose as many as you like:

- Apparel and shoes
- Bars, lounges, pubs, craft breweries
- Books and music
- Convenience store
- Department store merchandise
- Fast food restaurants
- Casual dining restaurants
- Fine dining restaurants
- Furniture and home furnishings
- Grocery
- Hardware and garden supply
- Jewelry
- Pharmacy/drugstore
- Specialty food and beverage
- Sporting goods, hobbies
- Gym or fitness center
- Other (please specify)

21) Is there any other business type that you feel is needed in North Bay Village? Please write your response in below.

_____

_____

_____

_____

North Bay Village received a grant from the Florida Department of Economic Opportunity, which is to be used for comprehensive planning and business development.

The Village will be conducting an online survey from December 14, 2015 – January 11, 2016. Please visit the Village's website at www.nbvillage.com and click on the *Business Survey* link under News & Announcements.

The purpose of this survey is to gather data regarding business and service needs in North Bay Village. The collected data will be analyzed to develop a strategic plan for retaining and attracting the types of businesses and services desired by the residents. The intent is to gather useful information regarding your habits and personal preferences for several business types of your choosing.

Your assistance in gathering information regarding business and service needs within the Village is greatly appreciated. All responses are anonymous.

North Bay Village recibió una concesión del Departamento de oportunidad económica de la Florida, que debe ser utilizada para la planificación integral y desarrollo empresarial.

North Bay Village llevará a cabo una encuesta en línea del 14 de Diciembre de 2015 – 11 de Enero del 2016. Por favor visite la pagina web de la ciudad www.nbvillage.com y haga click en el enlace de la encuesta de negocios bajo anuncios y noticias.

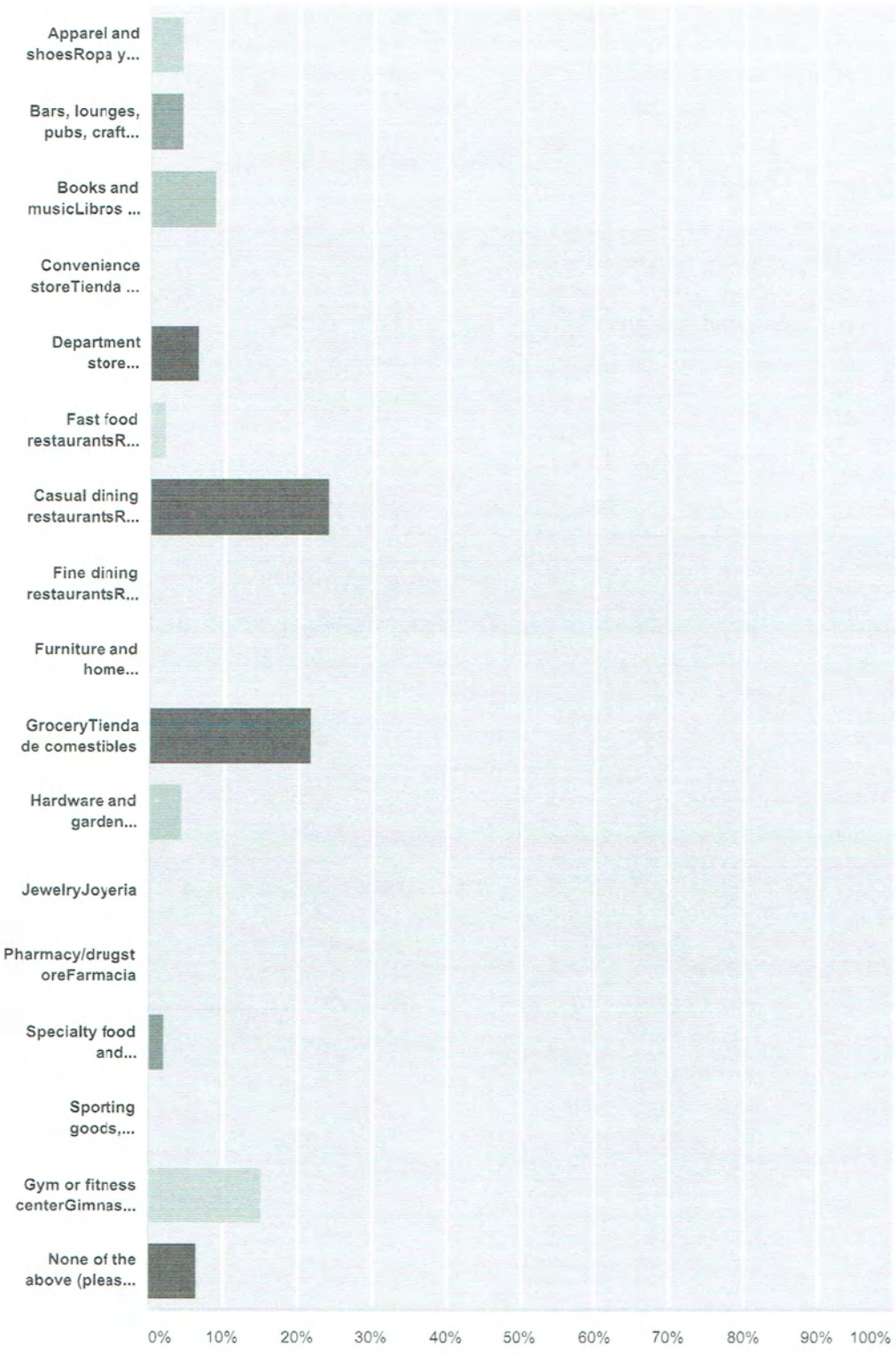
El propósito de este estudio es recoger datos con respecto a los negocios y las necesidades del servicio en North Bay Village. Los datos recogidos serán analizados para desarrollar un plan estratégico para retener y atraer a los tipos de negocios y servicios deseados por los residentes. La intención es reunir información útil acerca de sus hábitos y preferencias personales para varios tipos de negocios de su elección.

Es muy apreciada su ayuda en la recopilación de información sobre las necesidades comerciales y de servicios dentro de la ciudad. Todas las respuestas son anónimas.

North Bay Village Business Survey

Q1 Which, if any, of the following types of businesses do you most strongly feel are needed in North Bay Village? Choose one:Cual de los siguientes negocios cree que es el que mas se necesita en en North Bay Village? Escoga uno:

Answered: 46 Skipped: 0

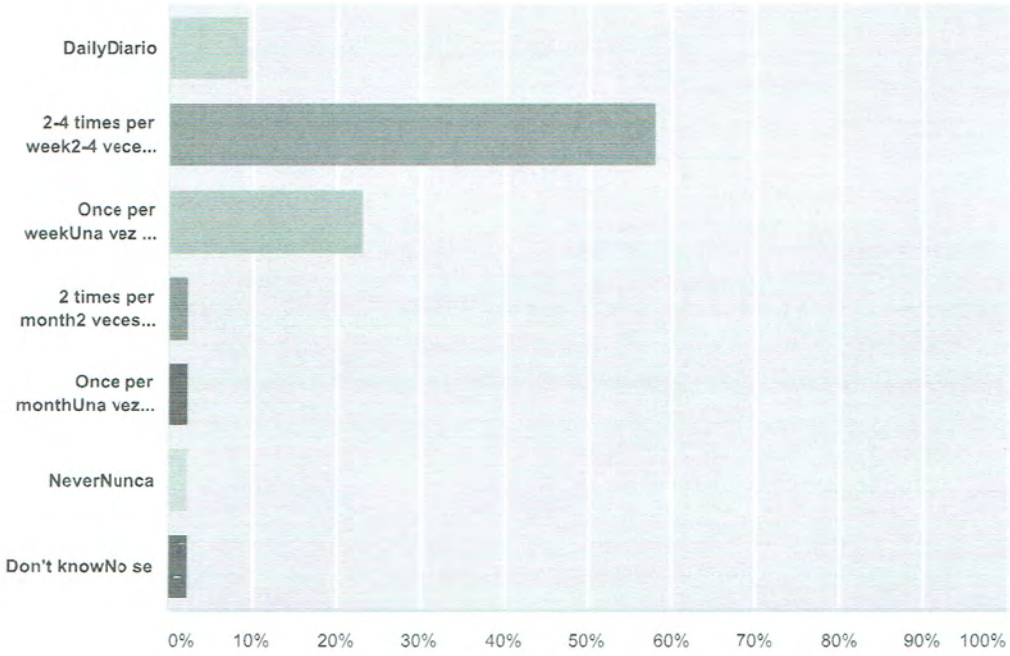


Answer Choices	Responses	
Apparel and shoesRopa y zapatos	4.35%	2
Bars, lounges, pubs, craft breweriesBares, salones, pubs, cervecerías artesanales	4.35%	2

Books and musicLibros y música	8.70%	4
Convenience storeTienda de barrio	0.00%	0
Department store merchandiseTiendas de departamento y mercancias	6.52%	3
Fast food restaurantsRestaurantes de comida rapida	2.17%	1
Casual dining restaurantsRestaurantes de cena casual	23.91%	11
Fine dining restaurantsRestaurantes de cena formal	0.00%	0
Furniture and home furnishingsMuebles y hogar	0.00%	0
GroceryTienda de comestibles	21.74%	10
Hardware and garden supplyFerretería y artículos de jardinería	4.35%	2
JewelryJoyeria	0.00%	0
Pharmacy/drugstoreFarmacia	0.00%	0
Specialty food and beverageBebidas y alimentos de la especialidad	2.17%	1
Sporting goods, hobbiesMercancias deportivo, aficion	0.00%	0
Gym or fitness centerGimnasio o centro de ejercicio	15.22%	7
None of the above (please skip to question 19)Ninguna de las anteriores (por favor, pasar a pregunta 19)	6.52%	3
Total		**46**

Q2 For the business you identified in Question 1, how often do you usually shop or visit?Para el negocio que identificó en la pregunta 1, con qué frecuencia generalmente lo visita?

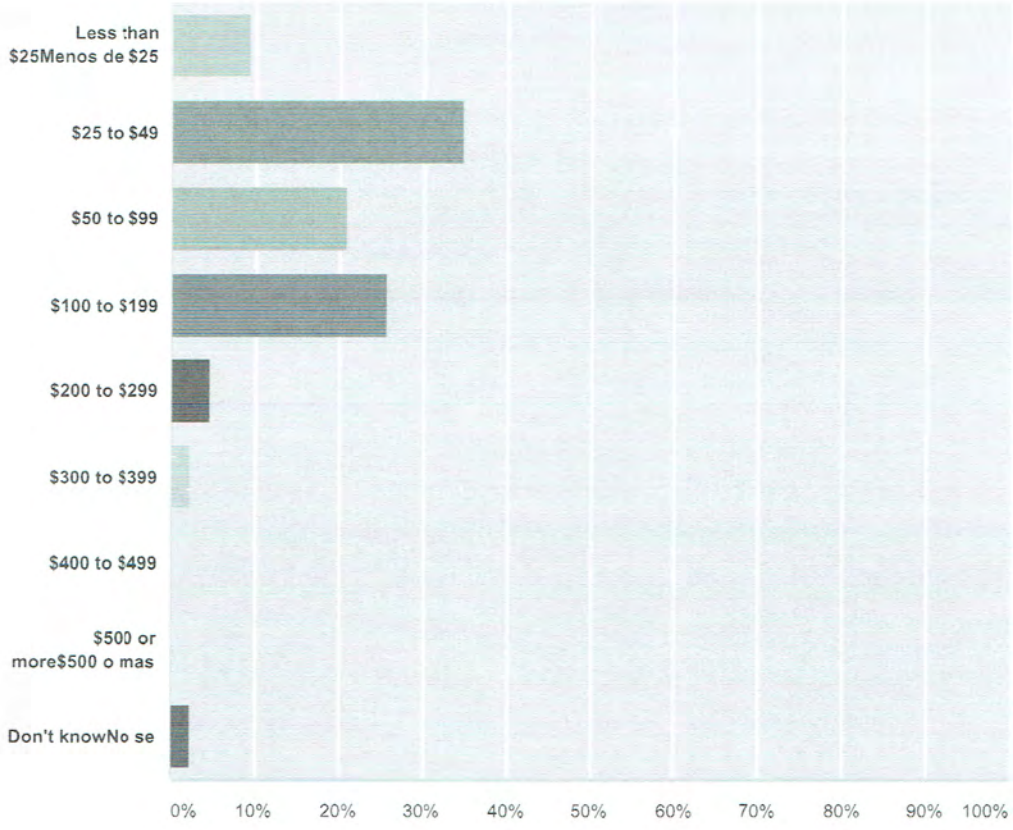
Answered: 43 Skipped: 3



Answer Choices	Responses	
DailyDiario	9.30%	4
2-4 times per week2-4 veces por semana	58.14%	25
Once per weekUna vez por semana	23.26%	10
2 times per month2 veces por mes	2.33%	1
Once per monthUna vez por mes	2.33%	1
NeverNunca	2.33%	1
Don't knowNo se	2.33%	1
Total		**43**

Q3 For the business you identified in Question 1, how much do you usually spend each time you shop or visit these types of businesses?Para el negocio que identificó en la pregunta 1, cuánto usted normalmente gasta cada vez que compra o visita este tipo de establecimiento?

Answered: 43 Skipped: 3

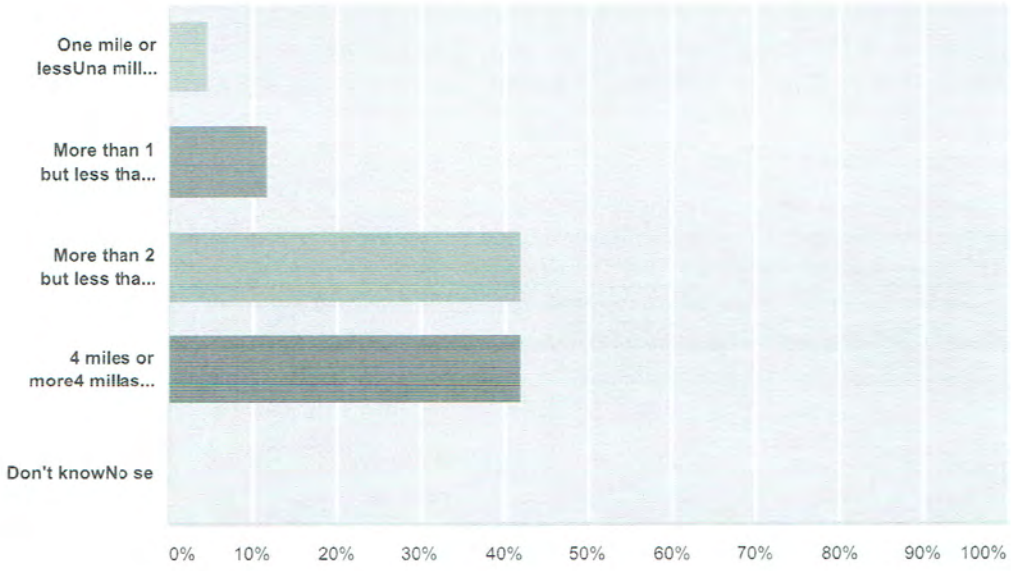


Answer Choices	Responses	
Less than $25Menos de $25	9.30%	4
$25 to $49	34.88%	15
$50 to $99	20.93%	9
$100 to $199	25.58%	11
$200 to $299	4.65%	2
$300 to $399	2.33%	1
$400 to $499	0.00%	0
$500 or more$500 o mas	0.00%	0

Don't knowNo se	2.33%	1
Total		**43**

Q4 How far do you usually travel (one way) when you shop or visit the type of business you identified in Question 1?Hasta qué punto usted generalmente viaja (sólo ida) cuando usted visita el tipo de negocio identificado en la pregunta 1?

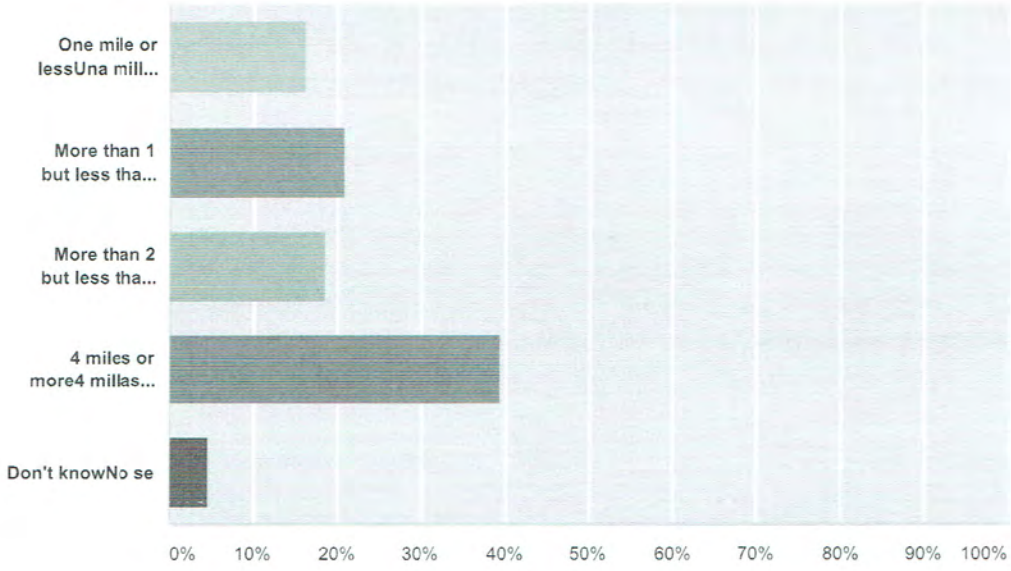
Answered: 43 Skipped: 3



Answer Choices	Responses	
One mile or lessUna milla o menos	4.65%	2
More than 1 but less than 2 milesMás de 1 pero menos de 2 millas	11.63%	5
More than 2 but less than 4 milesMás de 2 pero menos de 4 millas	41.86%	18
4 miles or more4 millas o más	41.86%	18
Don't knowNo se	0.00%	0
Total		**43**

Q5 How far are you willing to travel (one way) when you shop or visit the type of business you identified in Question 1? Hasta dónde estás dispuesto a viajar (una forma) cuando compra o visita el tipo de negocio que identificó en la pregunta 1?

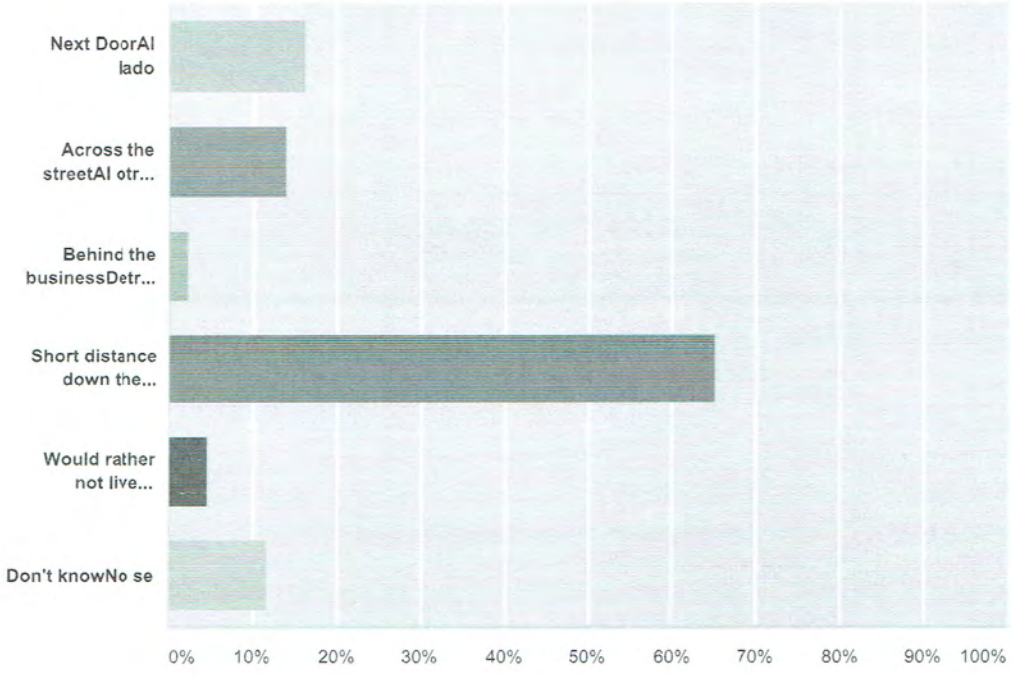
Answered: 43 Skipped: 3



Answer Choices	Responses	
One mile or lessUna milla o menos	16.28%	7
More than 1 but less than 2 milesMás de 1 pero menos de 2 millas	20.93%	9
More than 2 but less than 4 milesMás de 2 pero menos de 4 millas	18.60%	8
4 miles or more4 millas o más	39.53%	17
Don't knowNo se	4.65%	2
Total		**43**

Q6 How close are you willing to live near the type of business you identified in Question 1? Choose all answers that apply.¿Qué tan cerca está usted dispuesto a vivir cerca del tipo de negocio identificado en la pregunta 1? Elegir todas las respuestas que se aplican.

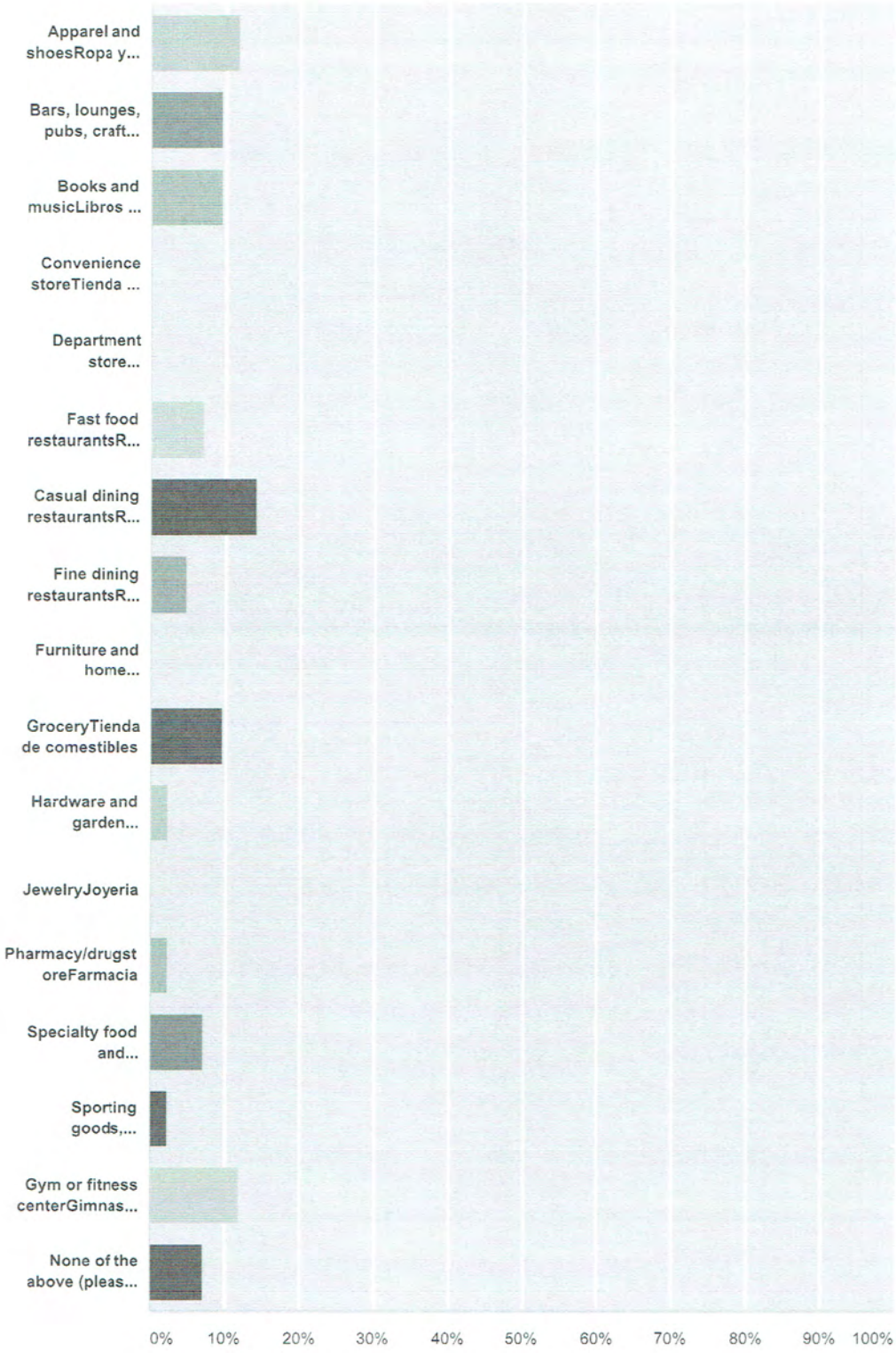
Answered: 43 Skipped: 3



Answer Choices	Responses	
Next DoorAl lado	16.28%	7
Across the streetAl otro lado de la calle	13.95%	6
Behind the businessDetras del negocio	2.33%	1
Short distance down the streetPoca distancia de la calle	65.12%	28
Would rather not live anywhere near itPreferir no vivir cerca de los negocios	4.65%	2
Don't knowNo se	11.63%	5
Total Respondents: 43		

Q7 In addition to your response to question 1, which, if any, of the following types of businesses do you also feel are needed in North Bay Village? Choose one:¿Además de su respuesta a la pregunta 1, Cual de los siguientes negocios cree que se necesita en North Bay Village? Elegir uno:

Answered: 42 Skipped: 4

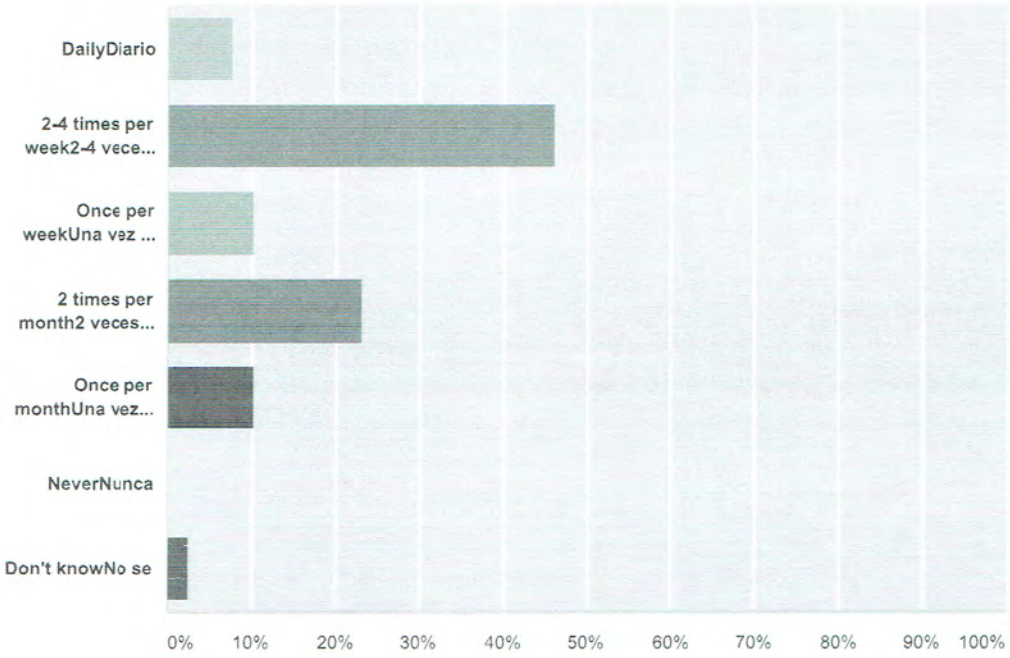


Answer Choices	Responses	
Apparel and shoesRopa y zapatos	11.90%	5
Bars, lounges, pubs, craft breweriesBares, salones, pubs, cervecerías artesanales	9.52%	4

Books and musicLibros y música	9.52%	4
Convenience storeTienda de barrio	0.00%	0
Department store merchandiseTiendas de departamento y mercancias	0.00%	0
Fast food restaurantsRestaurantes de comida rapida	7.14%	3
Casual dining restaurantsRestaurantes de cena casual	14.29%	6
Fine dining restaurantsRestaurantes de cena formal	4.76%	2
Furniture and home furnishingsMuebles y hogar	0.00%	0
GroceryTienda de comestibles	9.52%	4
Hardware and garden supplyFerretería y artículos de jardinería	2.38%	1
JewelryJoyeria	0.00%	0
Pharmacy/drugstoreFarmacia	2.38%	1
Specialty food and beverageBebidas y alimentos de la especialidad	7.14%	3
Sporting goods, hobbiesMercancias deportivo, aficion	2.38%	1
Gym or fitness centerGimnasio o centro de ejercicio	11.90%	5
None of the above (please skip to cuestion 19)Ninguna de las anteriores (por favor, pasar a pregunta 19)	7.14%	3
Total		**42**

Q8 For the business you identified in Question 7, how often do you usually shop or visit?Para el negocio que identificó en la pregunta 7, con qué frecuencia generalmente lo visita?

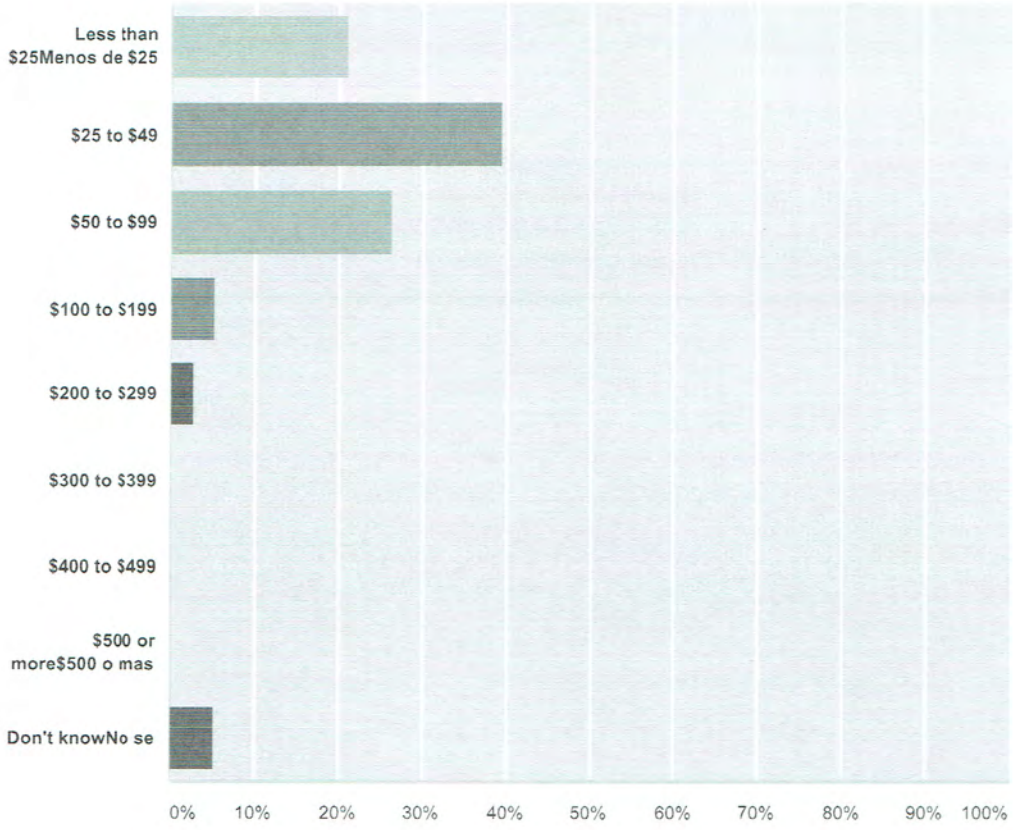
Answered: 39 Skipped: 7



Answer Choices	Responses	
DailyDiario	7.69%	3
2-4 times per week2-4 veces por semana	46.15%	18
Once per weekUna vez por semana	10.26%	4
2 times per month2 veces por mes	23.08%	9
Once per monthUna vez por mes	10.26%	4
NeverNunca	0.00%	0
Don't knowNo se	2.56%	1
Total		**39**

Q9 For the business you identified in Question 7, how much do you usually spend each time you shop or visit these types of businesses?Para el negocio que identificó en la pregunta 7, cuánto usted normalmente gasta cada vez que compra o visita este tipo de establecimiento?

Answered: 38 Skipped: 8

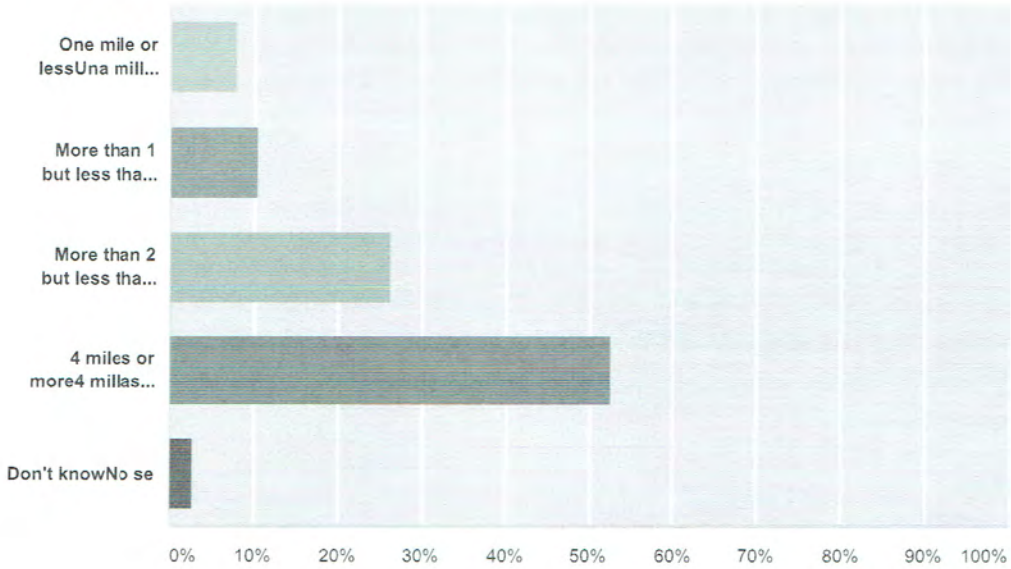


Answer Choices	Responses	
Less than $25Menos de $25	21.05%	8
$25 to $49	39.47%	15
$50 to $99	26.32%	10
$100 to $199	5.26%	2
$200 to $299	2.63%	1
$300 to $399	0.00%	0
$400 to $499	0.00%	0
$500 or more$500 o mas	0.00%	0

Don't knowNo se	5.26%	2
Total		**38**

Q10 How far do you usually travel (one way) when you shop or visit the type of business you identified in Question 7?Hasta qué punto usted generalmente viaja (sólo ida) cuando usted visita el tipo de negocio identificado en la pregunta 7?

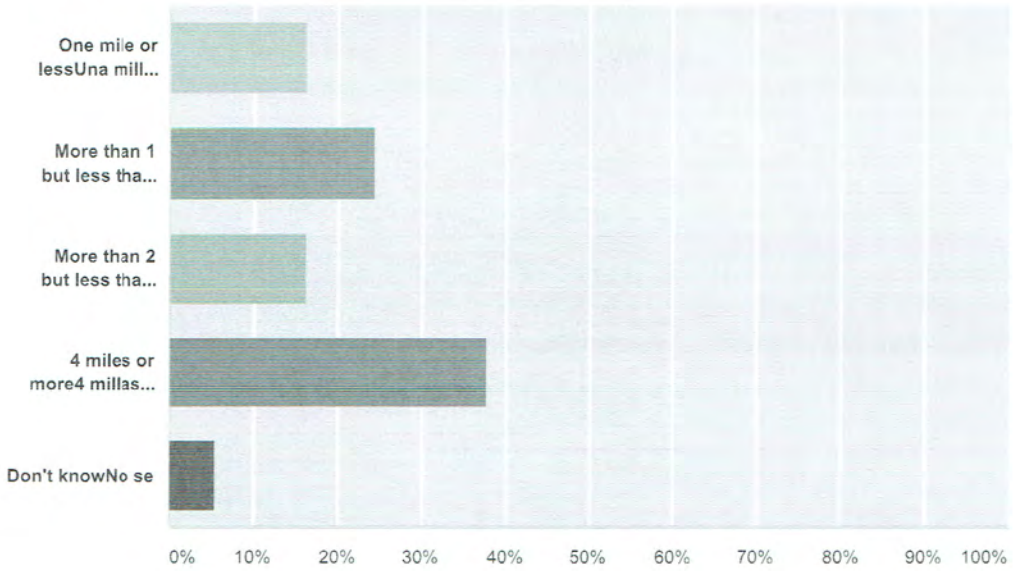
Answered: 38 Skipped: 8



Answer Choices	Responses	
One mile or lessUna milla o menos	7.89%	3
More than 1 but less than 2 milesMás de 1 pero menos de 2 millas	10.53%	4
More than 2 but less than 4 milesMás de 2 pero menos de 4 millas	26.32%	10
4 miles or more4 millas o más	52.63%	20
Don't knowNo se	2.63%	1
Total		**38**

Q11 How far are you willing to travel (one way) when you shop or visit the type of business you identified in Question 7? Hasta dónde estás dispuesto a viajar (una forma) cuando compra o visita el tipo de negocio que identificó en la pregunta 7?

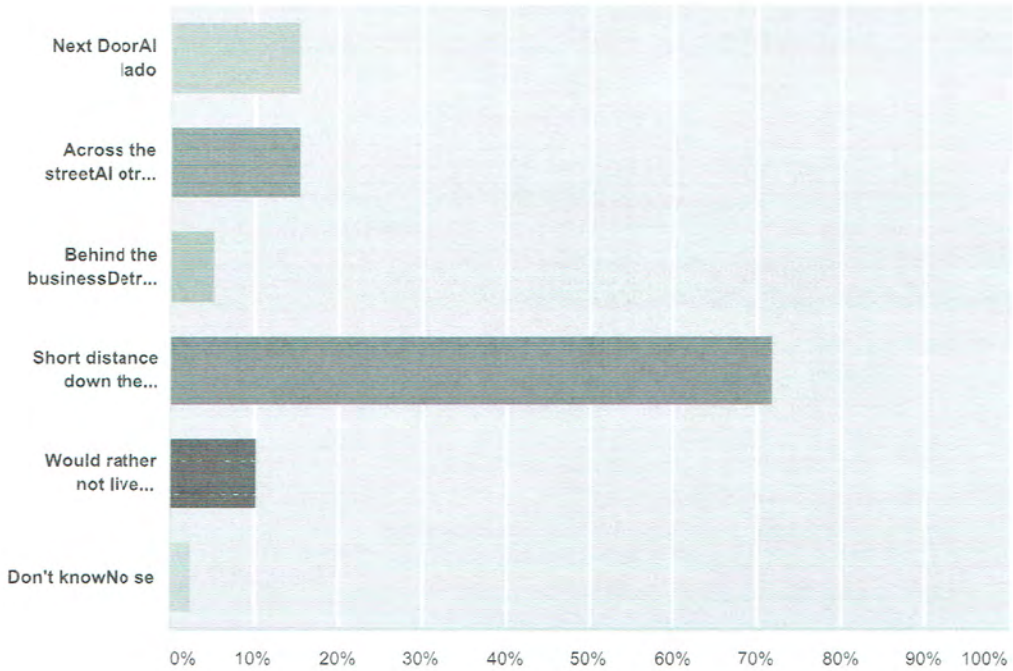
Answered: 37 Skipped: 9



Answer Choices	Responses	
One mile or lessUna milla o menos	16.22%	6
More than 1 but less than 2 milesMás de 1 pero menos de 2 millas	24.32%	9
More than 2 but less than 4 milesMás de 2 pero menos de 4 millas	16.22%	6
4 miles or more4 millas o más	37.84%	14
Don't knowNo se	5.41%	2
Total		**37**

Q12 How close are you willing to live near the type of business you identified in Question 7? Choose all answers that apply.¿Qué tan cerca está usted dispuesto a vivir cerca del tipo de negocio identificado en la pregunta 7? Elegir todas las respuestas que se aplican.

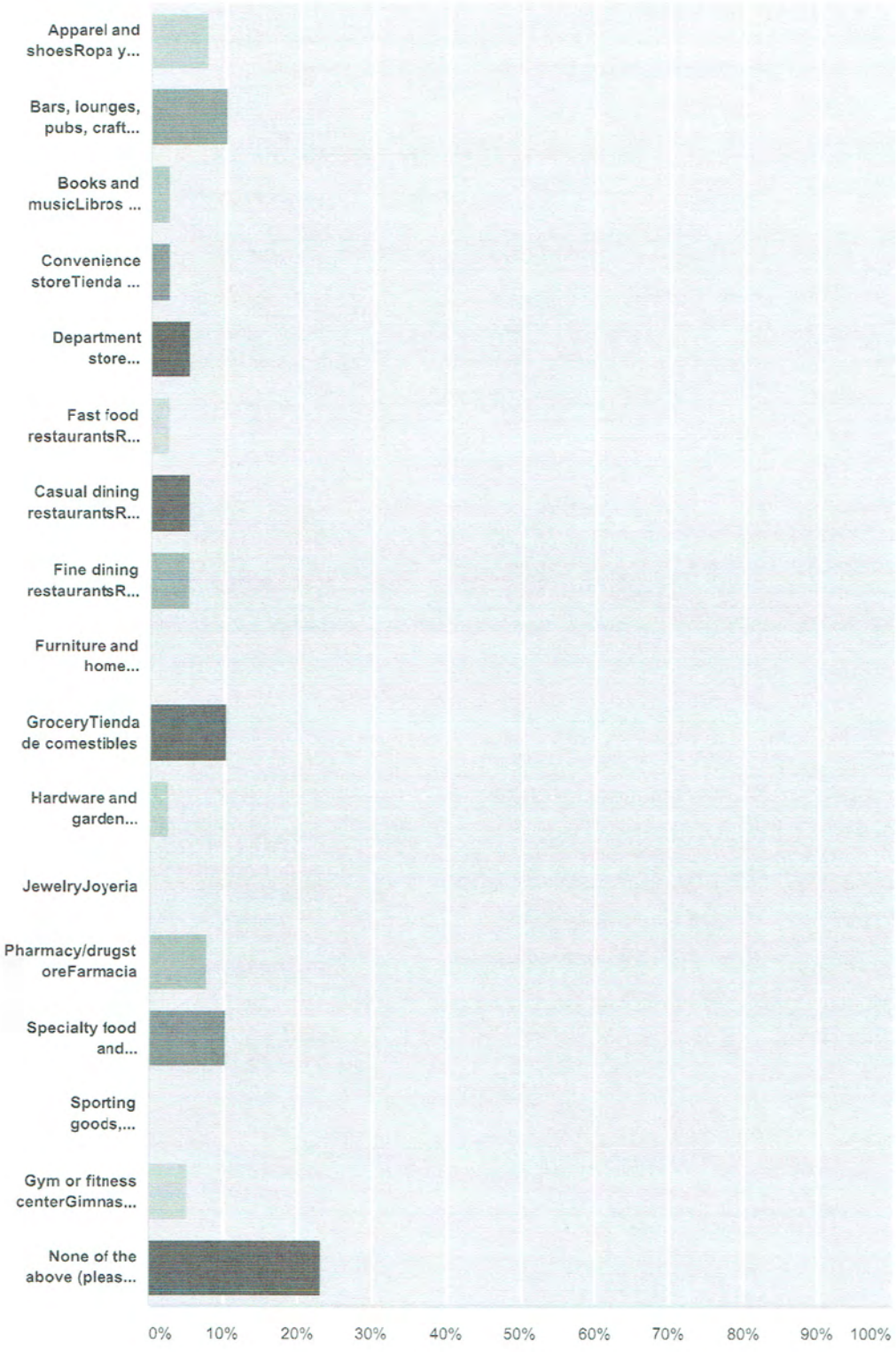
Answered: 39 Skipped: 7



Answer Choices	Responses	
Next DoorAl lado	15.38%	6
Across the streetAl otro lado de la calle	15.38%	6
Behind the businessDetras del negocio	5.13%	2
Short distance down the streetPoca distancia de la calle	71.79%	28
Would rather not live anywhere near itPreferir no vivir cerca de los negocios	10.26%	4
Don't knowNo se	2.56%	1
Total Respondents: 39		

Q13 Finally, is there one other type of business that you also feel is needed in North Bay Village? Choose one:¿Por último, identifique otro tipo de negocio que también sea necesario en North Bay Village? Elija uno:

Answered: 39 Skipped: 7

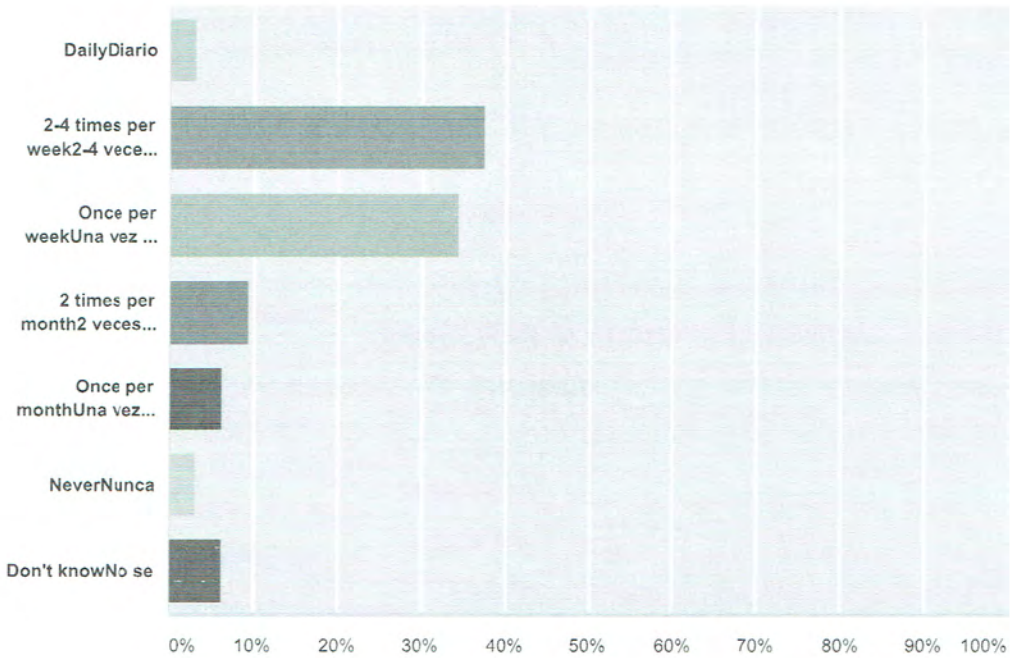


Answer Choices	Responses	
Apparel and shoesRopa y zapatos	7.69%	3
Bars, lounges, pubs, craft breweriesBares, salones, pubs, cervecerías artesanales	10.26%	4

Books and musicLibros y música	2.56%	1
Convenience storeTienda de barrio	2.56%	1
Department store merchandiseTiendas de departamento y mercancias	5.13%	2
Fast food restaurantsRestaurantes de comida rapida	2.56%	1
Casual dining restaurantsRestaurantes de cena casual	5.13%	2
Fine dining restaurantsRestaurantes de cena formal	5.13%	2
Furniture and home furnishingsMuebles y hogar	0.00%	0
GroceryTienda de comestibles	10.26%	4
Hardware and garden supplyFerretería y artículos de jardinería	2.56%	1
JewelryJoyeria	0.00%	0
Pharmacy/drugstoreFarmacia	7.69%	3
Specialty food and beverageBebidas y alimentos de la especialidad	10.26%	4
Sporting goods, hobbiesMercancias deportivo, aficion	0.00%	0
Gym or fitness centerGimnasio o centro de ejercicio	5.13%	2
None of the above (please skip to question 19)Ninguna de las anteriores (por favor, pasar a pregunta 19)	23.08%	9
Total		**39**

Q14 For the business you identified in Question 13, how often do you usually shop or visit?Para el negocio que identificó en la pregunta 13, con qué frecuencia generalmente lo visita?

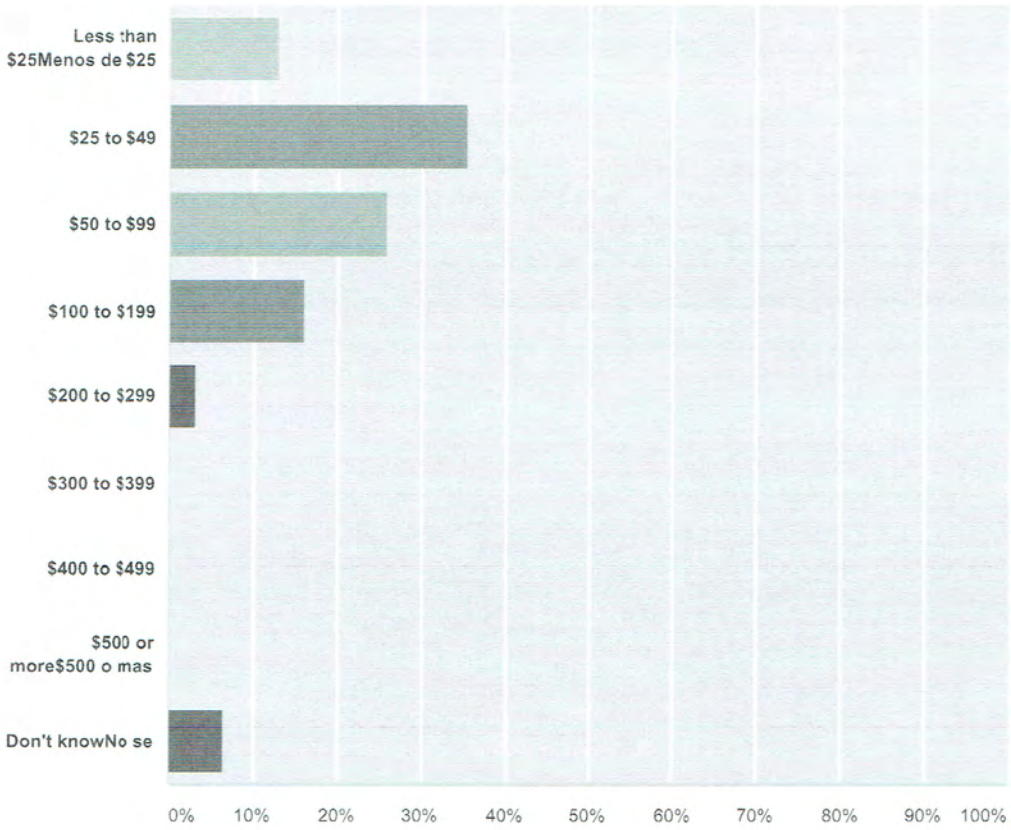
Answered: 32 Skipped: 14



Answer Choices	Responses	
DailyDiario	3.13%	1
2-4 times per week2-4 veces por semana	37.50%	12
Once per weekUna vez por semana	34.38%	11
2 times per month2 veces por mes	9.38%	3
Once per monthUna vez por mes	6.25%	2
NeverNunca	3.13%	1
Don't knowNo se	6.25%	2
Total		**32**

Q15 For the business you identified in Question 13, how much do you usually spend each time you shop or visit these types of businesses?Para el negocio que identificó en la pregunta 13, cuánto usted normalmente gasta cada vez que compra o visita este tipo de establecimiento?

Answered: 31 Skipped: 15

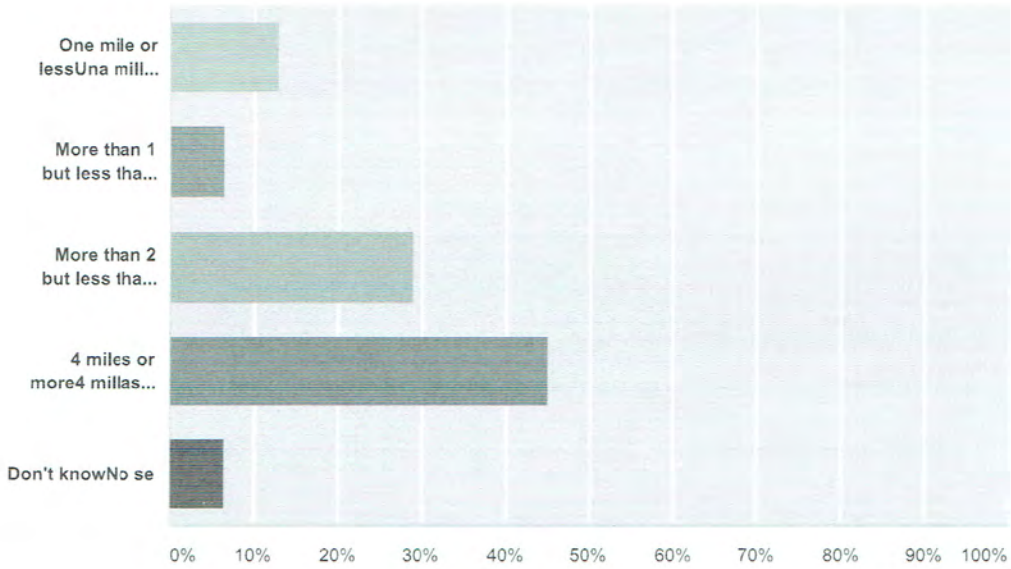


Answer Choices	Responses	
Less than $25Menos de $25	12.90%	4
$25 to $49	35.48%	11
$50 to $99	25.81%	8
$100 to $199	16.13%	5
$200 to $299	3.23%	1
$300 to $399	0.00%	0
$400 to $499	0.00%	0
$500 or more$500 o mas	0.00%	0

Don't knowNo se	6.45%	2
Total		**31**

Q16 How far do you usually travel (one way) when you shop or visit the type of business you identified in Question 13?Hasta qué punto usted generalmente viaja (sólo ida) cuando usted visita el tipo de negocio identificado en la pregunta 13?

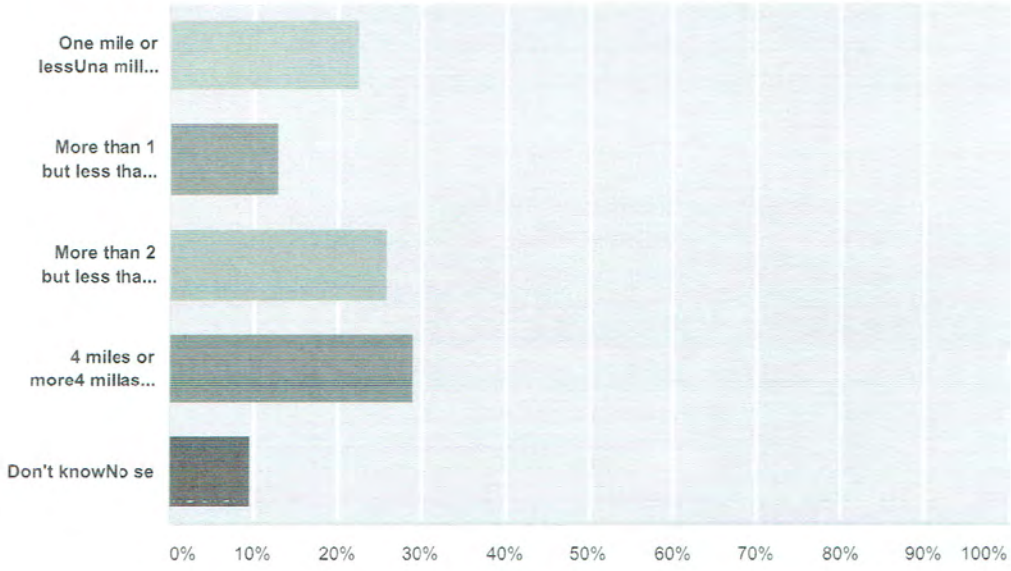
Answered: 31 Skipped: 15



Answer Choices	Responses	
One mile or lessUna milla o menos	12.90%	4
More than 1 but less than 2 milesMás de 1 pero menos de 2 millas	6.45%	2
More than 2 but less than 4 milesMás de 2 pero menos de 4 millas	29.03%	9
4 miles or more4 millas o más	45.16%	14
Don't knowNo se	6.45%	2
Total		**31**

Q17 How far are you willing to travel (one way) when you shop or visit the type of business you identified in Question 13? Hasta dónde estás dispuesto a viajar (una forma) cuando compra o visita el tipo de negocio que identificó en la pregunta 13?

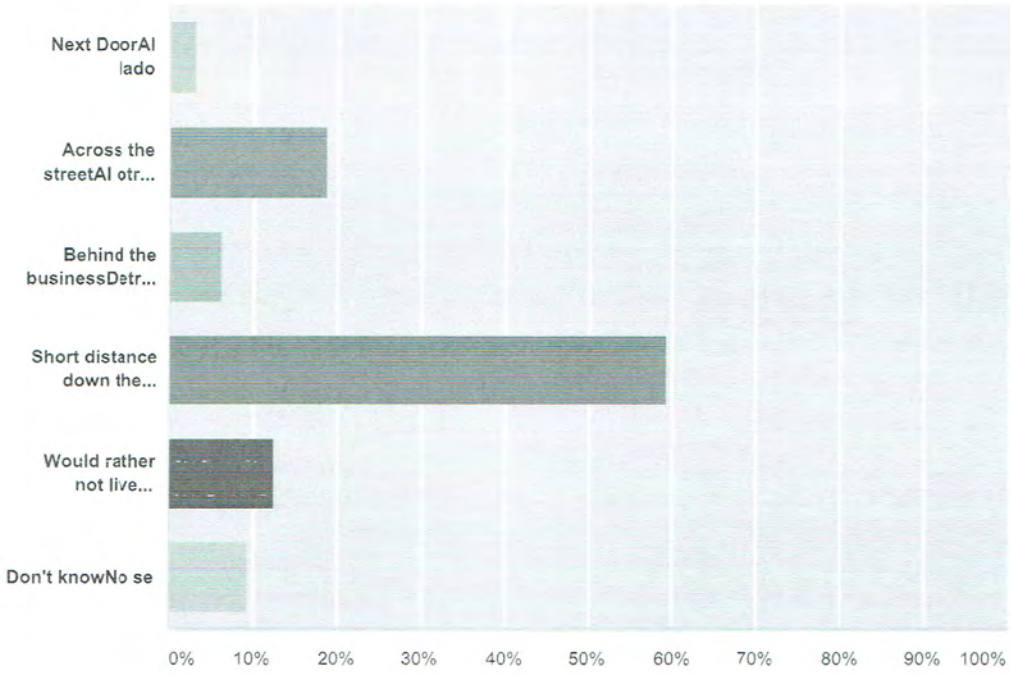
Answered: 31 Skipped: 15



Answer Choices	Responses	
One mile or lessUna milla o menos	22.58%	7
More than 1 but less than 2 milesMás de 1 pero menos de 2 millas	12.90%	4
More than 2 but less than 4 milesMás de 2 pero menos de 4 millas	25.81%	8
4 miles or more4 millas o más	29.03%	9
Don't knowNo se	9.68%	3
Total		**31**

Q18 How close are you willing to live near the type of business you identified in Question 13? Choose all answers that apply.¿Qué tan cerca está usted dispuesto a vivir cerca del tipo de negocio identificado en la pregunta 13? Elegir todas las respuestas que se aplican.

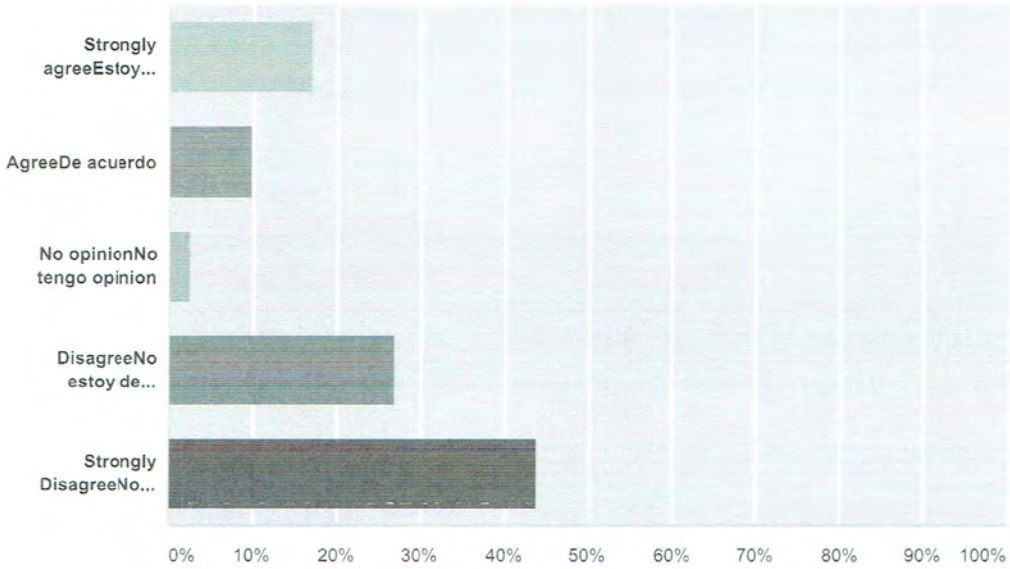
Answered: 32 Skipped: 14



Answer Choices	Responses	
Next DoorAl lado	3.13%	1
Across the streetAl otro lado de la calle	18.75%	6
Behind the businessDetras del negocio	6.25%	2
Short distance down the streetPoca distancia de la calle	59.38%	19
Would rather not live anywhere near itPreferir no vivir cerca de los negocios	12.50%	4
Don't knowNo se	9.38%	3
Total Respondents: 32		

Q19 Do you agree that retail services are adequate within the Village to serve the present population?Está de acuerdo en que los servicios al por menor sean adecuadas dentro del pueblo para servir a la población actual?

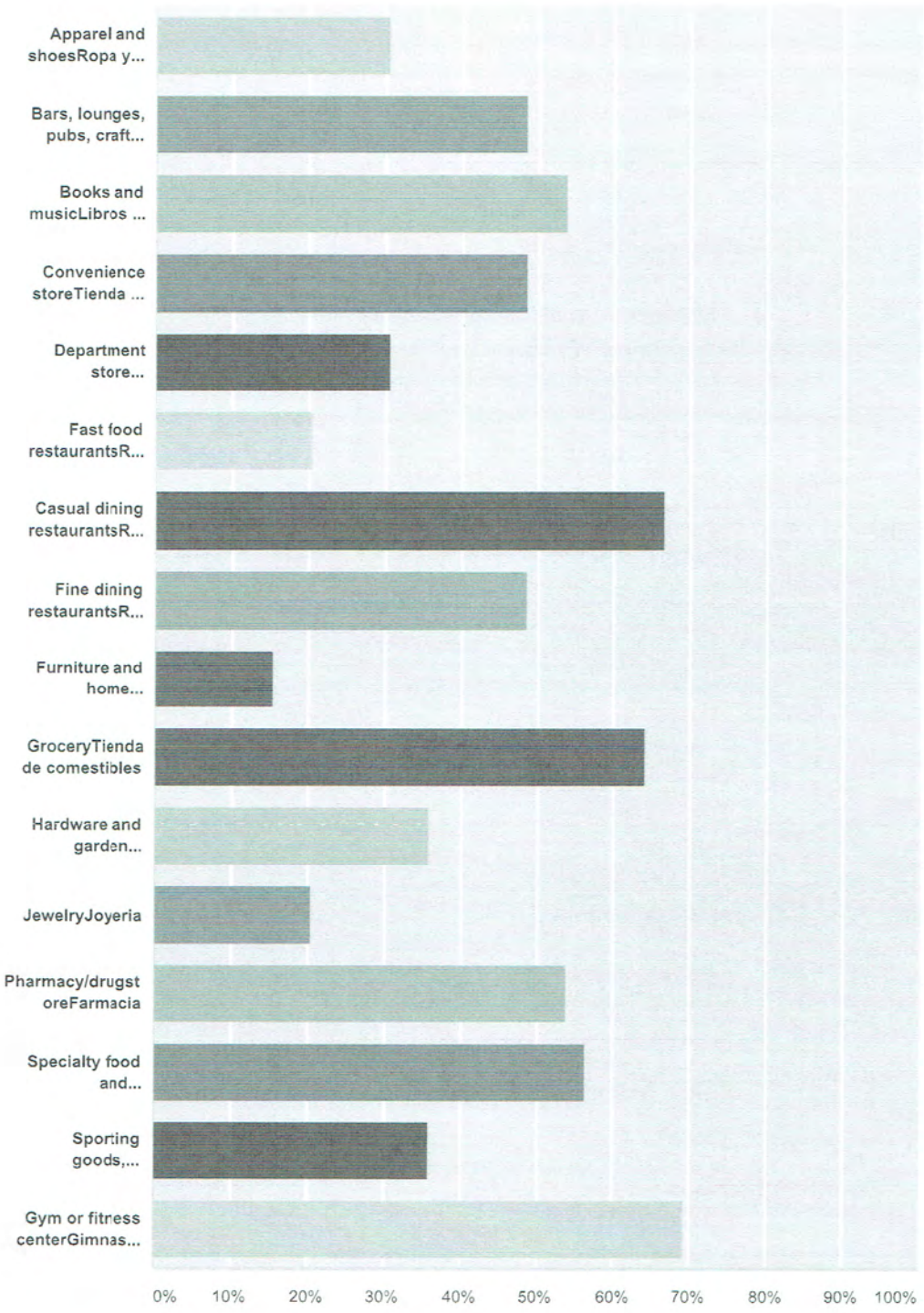
Answered: 41 Skipped: 5



Answer Choices	Responses	
Strongly agreeEstoy fuertemente de acuerdo	17.07%	7
AgreeDe acuerdo	9.76%	4
No opinionNo tengo opinion	2.44%	1
DisagreeNo estoy de acuerdo	26.83%	11
Strongly DisagreeNo estoy fuertemente de acuerdo	43.90%	18
Total		**41**

Q20 Which of these business types would you feel comfortable walking to? Choose as many as you like:A cual de estos tipos de negocio se sentiría cómodo ir caminando? Elegir tantas como quieras:

Answered: 39 Skipped: 7



Answer Choices	Responses	
Apparel and shoesRopa y zapatos	30.77%	12
Bars, lounges, pubs, craft breweriesBares, salones, pubs, cervecerías artesanales	48.72%	19
Books and musicLibros y música	53.85%	21
Convenience storeTienda de barrio	48.72%	19

Department store merchandiseTiendas de departamento y mercancias	30.77%	12
Fast food restaurantsRestaurantes de comida rapida	20.51%	8
Casual dining restaurantsRestaurantes de cena casual	66.67%	26
Fine dining restaurantsRestaurantes de cena formal	48.72%	19
Furniture and home furnishingsMuebles y hogar	15.38%	6
GroceryTienda de comestibles	64.10%	25
Hardware and garden supplyFerretería y artículos de jardinería	35.90%	14
JewelryJoyeria	20.51%	8
Pharmacy/drugstoreFarmacia	53.85%	21
Specialty food and beverageBebidas y alimentos de la especialidad	56.41%	22
Sporting goods, hobbiesMercancias deportivo, aficion	35.90%	14
Gym or fitness centerGimnasio o centro de ejercicio	69.23%	27
Total Respondents: 39		

Q21 Is there any other business type that you feel is needed in North Bay Village? Please write your response in below.Existe algun tipo de negocio que usted piense sea necesario en North Bay Village? Por favor escriba su respuesta.

Answered: 28 Skipped: 18

#	Responses	Date
1	Miscellaneous Store with School and office Supplies	1/11/2016 4:44 PM
2	STARBUCKS,DUNKIN DONUTS,EINSTEIN BAGELS	1/11/2016 4:42 PM
3	Auto repair	1/11/2016 4:15 PM
4	bank	1/6/2016 7:09 PM
5	nail salon, coffee shop	1/6/2016 6:53 PM
6	community center	1/6/2016 4:28 PM
7	It would be nice to get a Starbucks.	1/5/2016 1:29 PM
8	Indoor kids play, cafe/ coffeeshops with wifi, doctor's offices, healthfood stores, anchor tenants such as cheesecake factory, Macy's, starbucks etc.	1/5/2016 11:48 AM
9	Fresh Market	1/5/2016 12:59 AM
10	coffee shop/breakfast restaurant such as Starbucks	1/4/2016 11:55 PM
11	A yoga studio, a health food store, clothing store.We also need better wider sidewalks on the causeway. And that the police enforce the speed limit with more light up signage informing of speed limit and lots of speeding tickets. Also, Bravo health clinic is a fake business, they only accept cash, they have no patient files and the doctor who works there says she does "research for Merk Frost" and showed an old microscrope in a dirty room. We have too many shabby businesses, driving through NBV it looks like a town where no one cares. If I didn't live here I would NEVER stop, there's nothing here. Also the fact that all the retail spots in the D'Bella pizza building are empty is an embarrassment. Visit Bay Harbor Islands' causeway and get some ideas of how to legislate and encourage a vibrant local retail and restaurant district! Also, considering the amount of dogs it's a shame that the commission is dragging its heels on making a dog park. If Mayor Kreps wants to get reelected she should get cracking on making actual positive changes for residents. PS. excited about the new bikes lanes on the causeway, please force to police to enforce speed limits so we can bike safely.	1/4/2016 11:39 PM
12	Gym	1/4/2016 11:22 PM
13	water taxis, farmers markets, trader Joes, fresh fish market	1/4/2016 9:43 PM
14	Farmers' Market, Whole Foods and/or Trader Joe's	1/4/2016 9:42 PM
15	Medical office	1/4/2016 9:23 PM
16	banks, camera & photo printing, health food,spa	1/4/2016 8:35 PM
17	bank, medical offices	1/4/2016 5:20 PM
18	Starbucks, Publix or Whole Foods	1/4/2016 5:05 PM
19	Quality Grocery Store	1/3/2016 4:30 PM
20	Fast Food Drive Through such as Burger King, Chinese Food Restaurant like the old Pan Toy. A cleaner and more hospitable grocery store, maybe upscale foods would be nice although it is all about demographics and at the end of the day, a business needs to make money. The return of Chase Bank would have been nice.	1/3/2016 2:02 PM
21	ice cream shop / bagel shop or breakfast food	1/3/2016 9:18 AM
22	BANK, we need banking back in town	1/2/2016 1:22 PM

23	clean up causway with stores under. ice cream store	1/2/2016 11:21 AM
24	a better grocery store	1/2/2016 10:46 AM
25	We need Specialty businesses such as a Whole Foods Grocery Store, a Starbucks, and a large/upscale fitness center such as an Equinox to elevate the quality of daily life for the residents and set us apart from the more typical fast food/convenience store areas that exists throughout the county.	12/28/2015 3:13 PM
26	a park, for scheduled entertainment, rollerskating parties, and hired social event	12/21/2015 7:47 AM
27	A supermarket that offers variety of foods not just Latin foods, a market where employees speak English and provide service to all residents not just a select few.	12/16/2015 10:30 AM
28	starbucks	12/14/2015 10:19 AM

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

OFFICIAL MINUTES

NORTH BAY VILLAGE
PLANNING & ZONING BOARD MEETING

VILLAGE HALL
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141

JANUARY 5, 2016 – 7:30 P.M.

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1. CALL TO ORDER

The Chair Bud Farrey called the meeting to order at 7:45 p.m.

Other Board Members in Attendance:
Marvin Wilmoth, Vice Chair
Dr. Douglas Hornsby

Dr. Joshua Furman was absent.

Staff Members Present:

Jim LaRue/Ben Smith, Village Planners
Frank K. Rollason, Village Manager
Yvonne P. Hamilton, Village Clerk

2. PLEDGE OF ALLEGIANCE, ROLL CALL

Marvin Wilmoth led the Pledge of Allegiance.

3. PUBLIC HEARING

A. IDENTIFYING THE TYPES OF BUSINESSES AND SERVICES PREFERRED BY VILLAGE RESIDENTS

The Village Planner announced that the completed Business Development Survey is to be completed by January 11, 2016 as part of the grant opportunity. He reported that good information was received as a result of the neighborhood input, by allowing people to vocalize their preferences above and beyond completing the survey.

Mr. LaRue informed the Board that a review of the list of businesses in the Village did not show a significant change. The main concern is to find out the types of business service needs of the community; those types of businesses that are beneficial to the Village.

B. STRATEGIC PLANNING INFRASTRUCTURE NEEDS/CONCERNS

The Board Members listed their preferences for new businesses as follows:

Bud Farrey
-Starbucks
-Hair Salon
-Grocery Store (Publix/Winn Dixie)

Dr. Douglas Hornsby
-Mechanic Shop
-Urgent Care Facility
-Infrastructure Improvements

A discussion took place regarding infrastructure improvements in the Village, such as Water & Sewer and Widening of Sidewalks.

The Board also discussed the lack of an architectural theme for the Village, which is important to providing an identify, particularly on the east side. Also discussed was the need for improvements to the medians, which serve as gateway to the community, as well as the creation of walkable areas.

Mr. LaRue discussed the next step in the process to provide the summary of the survey results to the Board and submit information to the Department of Economic Development for approval of infrastructure needs and provide staff initiative for approval.

It was also discussed that a Middle School will be beneficial to the community.

Discussion took place about allowing the potential for more than one floor of business in the mixed-use developments and developing the north side of the causeway with something like a Riverwalk area to drive the identity of the Village.

4. ADJOURNMENT

The meeting adjourned at 8:10 P.M.

Prepared by: Yvonne P. Hamilton, CMC
Village Clerk

Approved by the Planning & Zoning Board this_____ day of _____2016.

_____
Bud Farrey, Chair
Planning & Zoning Board

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OFFICIAL MINUTES

NORTH BAY VILLAGE
COMMUNITY OUTREACH MEETING

VILLAGE HALL
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141

JANUARY 5, 2016 – 6:00 P.M.

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1. INTRODUCTION

The Village Planner Jim LaRue commenced the meeting at 6:26 p.m. after members of the public attended. He discussed the purpose of the meeting to receive public input on business development, regarding the service needs of the community, with an object to revitalize and expand by bringing new business to the Village.

2. DISCUSSION

IDENTIFY THE BUSINESS AND SERVICE NEEDS OF THE COMMUNITY AND PREFERENCES OF THE VILLAGE RESIDENTS

Mr. LaRue explained a requirement of the Economic Development Grant to identify things that the Village needs in terms of improved infrastructure. He discussed the survey that was provided to the public to obtain their preferences for the different types of services they would like to see to attract business, as opposed to passerby. He spoke of the need to also receive feedback from neighborhood groups on what types of business or things they would like to see to retain business in the Village.

Residents Dr. Douglas Hornsby, Marvin Wilmoth, Kokoa Woodget, and Business Owner Jairo Reyes participated in the discussion. They gave their preference for addition of the following types of businesses to the community:

-Professional/Medial (Family Care/Pediatricians)
-Library

-Local Casual Restaurants
-Local Boating Business
-Beer Gardens
-Healthy Eating Options
-Natural Health & Fitness
-Bank
-Next Generation Technology

In response to a question from Ms. Woodget regarding the use of the grant, Mr. LaRue explained that in addition to the survey requesting information pertaining to the business needs of the community, the Village Commission will develop a Strategic Plan with an objective for marketing suggestions to expand businesses.

Mr. LaRue reminded the public of the February 11th deadline for submittal of the completed surveys. He indicated that a summary of the results of the survey will be discussed at the February 2016 Planning & Zoning Board Meeting. The plan is to outline the infrastructure needs of the Village to attract business. The process will continue to April and May.

It was pointed out that the Village is currently working on water and sewer improvements, which should be completed by 2016.

3. ADJOURNMENT

The meeting adjourned at 6:50 P.M.

Prepared by: Yvonne P. Hamilton, CMC
Village Clerk

(Note: The Minutes are not a verbatim record of the meeting. A copy of the audio recording is available at the Village Clerk's Office until the time for disposition in accordance with the Records Disposition and other Public Records Law.)

(Two or more members of the Commission may be in attendance.)

Vice Mayor Jorge Gonzalez was in attendance.