



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

**TREASURE ISLAND ELEMENTARY SCHOOL
7540 EAST TREASURE DRIVE
NORTH BAY VILLAGE, FL 33141**

**TUESDAY
APRIL 29, 2014 – 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 HEARINGS) ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN.**
 - A. **A REQUEST BY YEPARA, INC., PROPERTY OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1884 KENNEDY CAUSEWAY, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA FOR THE FOLLOWING:**
 1. **A VARIANCE PURSUANT TO SECTION 111.03 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT INTERPRETATION OF SECTION 111.12(A)(1) AND 111.12 (B)(1) FOR THE ISSUANCE OF A BUSINESS TAX RECEIPT TO PERMIT THE SALE AND ON PREMISES CONSUMPTION OF BEER AND WINE WITHIN 300 FEET OF AN EXISTING RESTAURANT HOLDING A 4COP LICENSE AND WITHIN 500 FEET OF A PUBLIC SCHOOL.**

1.) Board Recommendation

B. AN APPLICATION BY SILVIA OBERSTEIN CONCERNING PROPERTY LOCATED AT 7501 ADVENTURE AVENUE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

- 1. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF SECTION 152.027(C)(2) TO PERMIT AN ADDITION TO A SINGLE-FAMILY RESIDENCE TO FURTHER ENCROACH INTO THE REQUIRED SIDE YARD SETBACK, ALLOWING A SIDE YARD SETBACK OF 7.5 FEET WHERE THE CODE REQUIRES 15 FEET.**

1.) Board Recommendation

C. AN APPLICATION BY NORTH BAY CAUSEWAY, LLC CONCERNING PROPERTY LOCATED AT 1555 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

- 1. 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.**
- 2. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C)(4) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.**
- 3. DENSITY BONUS APPROVAL AND SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 127-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

1.) Board Recommendation

4. APPROVAL OF MINUTES

A. REGULAR PLANNING & ZONING BOARD MEETING-MARCH 18, 2014

1.) Board Action

5. ADJOURNMENT



Staff Report Variance Request

*Prepared for: North Bay Village
Planning & Zoning Board*

Applicant: Yepara, Inc.

*Request: Variance from the Distance Limitations for
Alcohol Sales*

General Information

Applicant	Yepara, Inc.
Applicant Address	
Site Address	1884 Kennedy Causeway
Contact Person	Rocio Salto
Contact Phone Number	305-866-7400
E-mail Address	rocicontractor@gmail.com

Future Land Use Map Classification	Commercial
Zoning District	General Commercial
Use of Property	Restaurant
Acreage	0.18 acres

Legal Description of Subject Property

9 53 42 BEG 229.54FTSWLY OF X OF S/L 79 ST CSEWY & W/L E TR DR S205FT NELY ALG CURVE 225FT M/L TO E TR DR N220.50FT SWLY ALG CURVE 229.54FT TO POB LESS EXT AREA

Requested Variance

A variance pursuant to section 111.03 of the North Bay Village Code from the strict interpretation of Section 111.12(A)(1) and Section 111.12(B)(1) for the issuance of a business tax receipt to permit the sale and on premises consumption of beer and wine within 300 feet of an existing restaurant holding a 4cop license and within 500 feet of a public school.



Description

The applicant would like to sell alcohol for consumption on premises and for consumption off premises. The business is located approximately 260 feet from Treasure Island Elementary School property and located as close as next door to businesses with existing licenses.

In order to receive approval for an alcohol sales license, the applicant must receive approval for a variance from Section 111.12(A)(1) and Section 111.12(B)(1) of the North Bay Village Code. Those sections are as follows:

Section 111.12

- (A) Distance limitations from schools and churches for alcoholic beverage licenses shall be as follows:
 - (1) No license for the sale of liquor, beer, and wine, or alcoholic beverages shall be granted or issued to any person where the place of business designated in the application therefor is within 500 feet of a public school. This distance shall be the airline distance from the main entrance of the place of business to the nearest point of the school grounds in use as part of the school facilities.

- (B) Distance limitations between licenses for the sale of alcoholic beverages shall be as follows:
 - (1) No license for a restaurant, lounge, or retail vendor of alcoholic beverages for consumption on the premises shall be granted to any person, firm, or corporation to sell or serve intoxicating liquor where the proposed or existing establishment of the person, firm, or corporation shall be situated less than 300 feet from an existing restaurant, lounge, or nightclub licensee holding a 4COP or an SRX 4COP License.



Required Findings:

In making a determination regarding a variance request for alcohol sales, Section 111.03 sets forth the following items for consideration by the Planning Board and Village Commission. For ease of review, each of the criteria contained in subparagraphs B through C have been separated into their component parts. Staff's comments are also included.

- (B)1 That the granting of the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant Comments: Absolutely! We are 'blending in' with our neighbors; the liquor store, grocery store, and restaurants next door, already sell and consume beer and wine on the premises.

Staff Comments: The entrance to this business is approximately 400 feet from Treasure Island Elementary School Property. The fact that it is closer than 500 feet is the first reason the applicant must request a variance. However, the building in which the applicant's business is located has a history of alcohol sales. In fact, there are existing businesses that currently hold alcohol sales licenses in the same building as the applicant. The close proximity to these other businesses is the other reason that the applicant must request a variance. Staff is not aware of any problems with alcohol sales at those businesses and it does not appear that approval of an additional alcohol sales license at this location will be injurious to the neighborhood or otherwise detrimental to the public welfare. Staff made contact with the Village Code Enforcement Officer to confirm the lack of issues at this location.

- (B)2 In addition to considering the character and use of adjoining buildings and those in the vicinity, the City Commission in determining its findings may take into account the effect of the granting of the variance upon the number of persons residing or working in the building or on the land, and traffic conditions in the vicinity of the location of the requested variance.

Applicant Comments: The effect of the granting of the variance upon the number of persons residing or working in the building or on the land will benefit such persons by potentially increasing the number of patrons and thus, increasing their earnings. Traffic conditions in the vicinity of the location of the requested variance will remain as previously approved by the City of NBV.

Staff Comments: This restaurant will generate traffic regardless of the issuance of an alcohol sales license. It is conceivable that some additional traffic will be generated due to alcohol sales. However, the building in which the business is located is on the corner of Kennedy Causeway and East Treasure Drive, and it is unlikely that these roadways will be overburdened with the potential increase vehicle trips.



- (C) The City Commission shall also consider whether a requested variance is consistent with the purposes and goals contained in and projected in the Master Plan adopted by the city pursuant to Resolution No. 2239 adopted November 9, 1970.

Staff Comments: This request is consistent with the North Bay Village Comprehensive Plan.

Staff finds that the requested variance does meet the requirements of Section 152.0971 in that the materials submitted adequately allow for an affirmative finding on all of the criteria contained as specifically identified by the foregoing staff comments.

Recommendation:

Staff recommends **approval** of a variance pursuant to section 111.03 of the North Bay Village Code from the strict interpretation of Section 111.12(A)(1) and Section 111.12(B)(1) for the issuance of a business tax receipt to permit the sale and on premises consumption of beer and wine within 300 feet of an existing restaurant holding a 4cop license and within 500 feet of a public school, under the following conditions:

1. There are no objections from owners or occupants of neighboring residential properties.
2. Cost Recovery changes must be paid pursuant to Section 152.110. Specifically, no license or permit 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.
3. Authorization or issue of a variance by the Village 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 issuance of a variance or a building permit 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.

Submitted by:

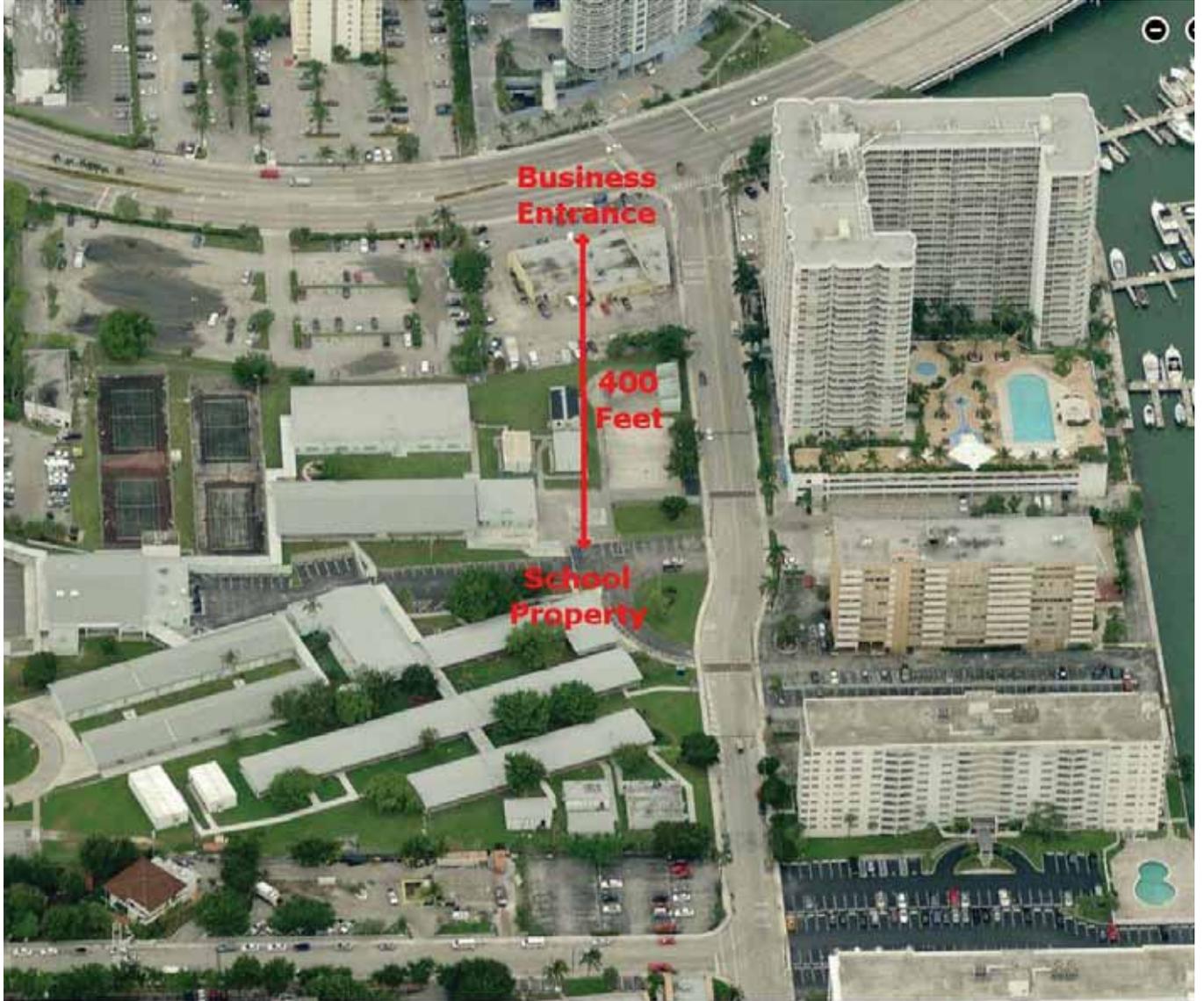
James G. LaRue, AICP
Planning Consultant

April 21, 2014

Hearing: North Bay Village Planning and Zoning Board, April 29, 2014



Aerial Depicting Distance to School





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

ES 1

HAMILTON

APPLICATION FOR PUBLIC HEARINGS:

Hearings and Notices: - All petitions for amendments, changes or supplements to these regulations for variances, special use exceptions, Site Plan Approval, Extension of Approved Site Plans, for Building Height Bonus Approval, or for an amendment, change or supplement to the Comprehensive Plan; district zoning map, or petitions appealing an administrative decision shall be considered at Public Hearings before the Planning & Zoning Board and, thereafter, the Village Commission. Notice of Public Hearings before the Planning & Zoning Board and the Village Commission 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.

Applicant's Name: YEPARA, INC. Phone: 305-866-7400

Mailing Address: 1884 79 St. Cswy, NBU, FL 33141

Legal Description of Property: _____

Existing Zoning: CG Lot Size: _____ Folio: _____

Type of Request: ~~S2X (ALCOHOL LICENSE & TOBACCO LICENSE)~~
2 COP (BEER & WINE) PACKAGE & CONSUMPTION JUL
(Consumption on premises)

Reason for Request: (Attach additional Pages if necessary) VARIANCE FOR

LICENSE REQUEST

All applications shall be submitted to the Village Clerk on or before the deadline implemented by the Village.

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

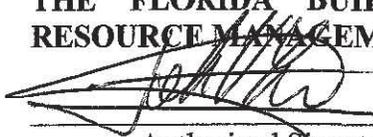
**APPLICATION FOR HEARING
BEFORE THE PLANNING & ZONING BOARD AND
VILLAGE COMMISSION
PAGE 2 OF 2**

Filing Fees - All persons, firms, or corporations petitioning the Planning & Zoning Board and 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 petition, conditional use permit or amendment.

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 petition.

I, (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning & 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.

(NOTE: ALL NEW AND SUBSTANTIAL IMPROVEMENTS MUST COMPLY WITH THE FLORIDA BUILDING CODE, DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM), AND FEMA (FLOOD) REGULATIONS).



Authorized Signature

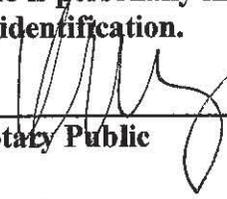
Johann Lara

Print Name

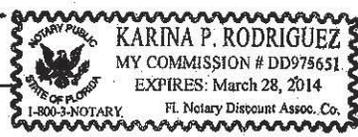
(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's position in the corporation and embossed with the corporate seal.)

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Sworn to and subscribed to before me this 17th day of February 2014
by Johann Lara
who is personally known to me or who has produced Driver's license
as identification.



Notary Public

 (Notary Seal)

- | | | | | |
|----------------------------|-------------------------|--------------------------------------|------------------------------|--------------------------------|
| Mayor
Connie Leon-Kreps | Vice Mayor
Eddie Lim | Commissioner
Dr. Richard Chervony | Commissioner
Wendy Duvall | Commissioner
Jorge Gonzalez |
|----------------------------|-------------------------|--------------------------------------|------------------------------|--------------------------------|

Office Use Only:

Date Submitted: 3/13/14

Fee Paid: \$ 600.

Tentative Meeting Date: 4/15/14

Cash or Check # 334

Date Paid: 3/13/14

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



YEPARÁ

Pasta & Grill



March 26, 2014

Yvonne O. Hamilton
Village Clerk
City of North Bay Village
1700 Kennedy Causeway, Suite 132
North Bavy Village, FL 33141

Re: Application for Beer & Wine License
Yepara, Inc. 1884 79 St. Cswy.

Dear Ms. Hamilton:

Please accept this Letter of Intent and application for a Beer & Wine License at the above referenced restaurant. I, Johann V. Lara, president of Yepara, Inc. hereby request approval to sell and serve beer and wine to our customers. I have struggled for three years and continue to struggle to upstart my business, while sales remain terribly low. I strongly believe that serving beer and wine to be consumed on the premises, and selling specialty beer and wine, will greatly help with the success of my business and will better cater to our residents.

At this point, I would like to point out that four of my neighbors sell beer and wine. All licenses were granted by your Board and Commission.

If you need anything further, please contact me at 786-319-0061.

Sincerely,

Johann V. Lara
President



North Bay Village

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

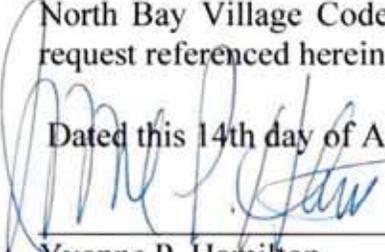
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

Re: A REQUEST BY YEPARA, INC., PROPERTY OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1884 KENNEDY CAUSEWAY, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA FOR THE FOLLOWING:

- A. A VARIANCE PURSUANT TO SECTION 111.03 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT INTERPRETATION OF SECTION 111.12(A)(1) AND 111.12 (B)(1) FOR THE ISSUANCE OF A BUSINESS TAX RECEIPT TO PERMIT THE SALE AND ON PREMISES CONSUMPTION OF BEER AND WINE WITHIN 300 FEET OF AN EXISTING RESTAURANT HOLDING A 4COP LICENSE AND WITHIN 500 FEET OF A PUBLIC SCHOOL.**

I, Yvonne P. Hamilton, Village Clerk hereby certify, as per Section 152.096(A)(2) of the North Bay Village Code of Ordinances, that the petition filed by Yepara, Inc. for the request referenced herein is complete.

Dated this 14th day of April 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-April 29, 2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



North Bay Village

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

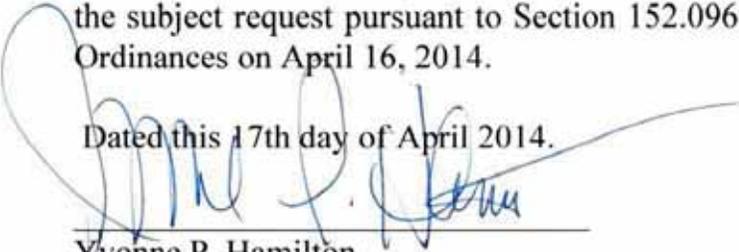
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I, Yvonne P. Hamilton, Village Clerk, hereby certify that the attached Notice of Public Hearing was mailed to property owners and residents within 300 feet of the property of the subject request pursuant to Section 152.096(A)(2) of the North Bay Village Code of Ordinances on April 16, 2014.

Dated this 17th day of April 2014.



Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-4/29/2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



North Bay Village

Administrative Offices

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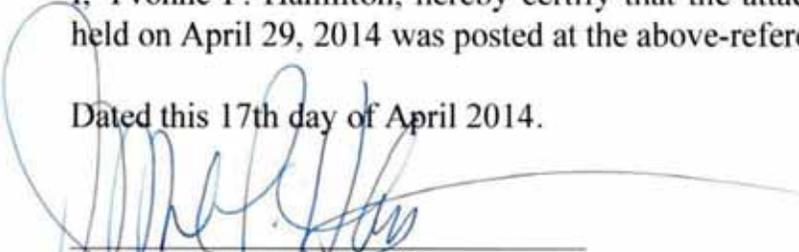
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

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I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on April 29, 2014 was posted at the above-referenced property on April 17, 2014.

Dated this 17th day of April 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-4/29/2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



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 **APRIL 29, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT TREASURE ISLAND ELEMENTARY SCHOOL, 7540 EAST TREASURE DRIVE**, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

1. **A REQUEST BY YEPARA, INC., PROPERTY OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1884 KENNEDY CAUSEWAY, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA FOR THE FOLLOWING:**

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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
(April 16, 2014)

The Inn on the Bay
1819 Kennedy Causeway
N. Bay Village, FL 33141

The Atkinson Trust LLC
4405 Greenway
Baltimore, MD 21218
Re: 1850 79th Street Causeway

NBV Corp
1655 Washington Avenue, #4 FL
Miami Beach, FL 33172-3172

School Board of Miami Dade
County
1450 N.E. 2nd Avenue
Miami, FL 33141

Treasure Isles Convalescent
Center
200 International CL, Suite #3500
Hunt Valley, MD 21030

The White House Condominium
Association
1770 Kennedy Causeway
N. Bay Village, FL 33141

Owner/Occupant
1865 Kennedy Causeway
Unit #1-G
N. Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Causeway
Unit #1-H
N. Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #1-I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #1-L
North Bay Village, Fl

Owner/Occupant
1865 Kennedy Cswy., #1N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Unit 2B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Apt. 2E
Miami Beach, Fl 33147

Owner/Occupant
1865 Kennedy Cswy., #2F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Apt. 2-G
Miami Beach, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #2H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Unit 2I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., 2-J
North Bay Village, F33141

Owner/Occupant
1865 Kennedy Cswy., Apt. 2K
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., 2-0
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Apt. 2-M
North Bay Village, 33141

~~Owner/Occupant
1865 Kennedy Cswy., #2N
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy., Unit 3C
North Bay Village, Fl.~~

~~Owner/Occupant
1865 Kennedy Cswy., Unit 3-A
North Bay Village, Fl 33141~~

Owner/Occupant
1865 Kennedy Cswy., Unit 3-B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy, sway #3F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #3D
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #3E
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Unit 3-I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., # 3-G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #3H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #3N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #3M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Unit 3-0
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #4A
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #4B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #4C
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #4D
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Apt. 4E
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., 4-F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #4G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #4-H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #4I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #4J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #4K
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #4L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Unit 4-H
North Bay Village, 33141

Owner/Occupant
1865 Kennedy Cswy., #4I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Unit 4J
North Bay Village, 33141

Owner/Occupant
1865 Kennedy Cswy., #5A
North Bay Village, Fl 3314

Owner/Occupant
1865 Kennedy Cswy., #5B
North Bay Village, Fl 33141

~~Owner/Occupant
1865 Kennedy Cswy., #5D
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy., #5D
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy., #5-E
North Bay Village, Fl 33141~~

Owner/Occupant
1865 Kennedy Cswy., #5-F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #5-G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Unit 5H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #5I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., Apt 8G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #5K
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #5-M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #5-M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #5N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #5O
North Bay Village, Fl 3314

Owner/Occupant
1865 Kennedy Cswy. #6A
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #6B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 6-C
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #6D
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 6E
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 6F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #6G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #6H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 6I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 6J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 6-K
North Bay Village, Fl. 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 6L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 6-M
North Bay Village, Fl. 33141

Owner/Occupant
1865 Kennedy Cswy. #6-N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #6-O
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #7A
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #7B
North Bay Village, Fl 33141

~~Owner/Occupant
1865 Kennedy Cswy. #7C
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy. Unit 7D
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy. #7E
North Bay Village, Fl 33141~~

Owner/Occupant
1865 Kennedy Cswy. Apt. 7F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 7G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 7H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #7-1
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 7J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #7K
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #7L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #7M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 7N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy House #7-O
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #7P
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #8B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 8-C
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #8D
N. Bay Village, FL 33141

Owner/Occupant
1865 Kennedy Cswy., #8E
N. Bay Village, FL 33141

Owner/Occupant
1865 Kennedy Cswy. #8F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #8G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 8H
North Bay Village, Fl 33141

Owner/Occupant
8510 NW 10th St
Pembroke Pine, Fl 33024

Owner/Occupant
1865 Kennedy Cswy. #8J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #8K
N. Bay Village, FL 3141

Owner/Occupant
1865 Kennedy Cswy. 8-L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #8M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 8N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 8O
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #9B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #9B
North Bay Village, Fl 33141

~~Owner/Occupant
1865 Kennedy Cswy. Apt 9C
North Bay Village, Fl. 33141~~

~~Owner/Occupant
1865 Kennedy Cswy. Apt 9D
North Bay Village, Fl. 33141~~

~~Owner/Occupant
1865 Kennedy Cswy. #9E
North Bay Village, Fl 33141~~

Owner/Occupant
1865 Kennedy Cswy. #9-F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #9G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #9H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy., #9I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 9J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 9K
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 9L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 9M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 9O
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #10A
North Bay Village, Fl. 33141

Owner/Occupant
1865 Kennedy Cswy. #10B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 10C
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 100
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. 10-E
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #10F
Miami, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #10G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #10H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #10I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 10J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 10K
North Bay Village, Fl 3141

Owner/Occupant
1865 Kennedy Cswy #10-L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #10M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #10-N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. U 10-O
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #11-A
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #11-B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #11C
North Bay Village, Fl. 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 11D
North Bay Village, Fl 33141

~~Owner/Occupant
1865 Kennedy Cswy. #11E
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy. #11F
North Bay Village, Fl 33141~~

Owner/Occupant
1865 Kennedy Cswy. #11G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #11H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #11-I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #11K
North Bay Village, Fl. 331141

Owner/Occupant
1865 Kennedy Cswy. #11-L
North Bay Village, Fl. 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 11-M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 11-M
North Bay Village, Fl. 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 11-O
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12A
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12D
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12E
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12-F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12-G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 12J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 12K
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #12-O
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 14A
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 14C
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #14-D
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 14-E
North Bay Village, Fl 33141

~~Owner/Occupant
1865 Kennedy Cswy. #14F
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy. Unit 14-G
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy. Unit 14I
North Bay Village, Fl 33141~~

Owner/Occupant
1865 Kennedy Cswy., #14J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #14K
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #14L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #14M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy, Unit 14-N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #14-O
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15A
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. 15-B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 15-C
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15D
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15E
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 15-F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 15G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 15-I
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15K
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15M
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #15N
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #16-A
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #16-B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #16C
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy #16D
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy #16E
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #16F
North Bay Village, Fl 33141

~~Owner/Occupant
1865 Kennedy Cswy. Unit 16G
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy. Apt. 16-H
North Bay Village, Fl 33141~~

~~Owner/Occupant
1865 Kennedy Cswy. Apt 16-I
North Bay Village, Fl 33141~~

Owner/Occupant
1865 Kennedy Cswy Unit 16J
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #16L
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy.
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit 16-0
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #PH-A
North Bay Village, Fl 33141

Owner/Occupant
1866 Kennedy Cswy. #PH-B
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #PHC
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. PHD
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. PH-E
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit PH-F
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. PH-G
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Apt. PH-H
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #PHI
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #PHJ
North Bay Village, Fl 33141

Owner/Occupant
1665 Kennedy Cswy. PH-K
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit PHL
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. #PHO
North Bay Village, Fl 33141

Owner/Occupant
1865 Kennedy Cswy. Unit #PH-N
North Bay Village, Fl 33141

Owner/Occupant
7601 East Treasure Drive, #CU1
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU2
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU3
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU7
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU8
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU9
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU11
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU12
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU13
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU14
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU15
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU16
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU17
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU18
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU19
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #410
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #417
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #419
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #414
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #415
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #416
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #411
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #402
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #403
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #404
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #405
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #406
N. Bay Village, FL 33141

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7601 East Treasure Drive, #406
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #408
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #409
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU4
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU5
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU6
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU10
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #424
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #501
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #502
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #503
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #504
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #505
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #506
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #507
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #508
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #509
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #510
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #511
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #512
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #515
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #603
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #516
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #517
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #518
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #519
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #520
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #523
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #524
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #605
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #608
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #702
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #703
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #611
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #704
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #705
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #710
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #711
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #708
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #714
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #715
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #716
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #717
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #718
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #707
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #720
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #721
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #723
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #724
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #809
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #810
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #803
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #804
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #805
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #806
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #807
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #808
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #812
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #814
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #815
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #816
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #817
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #818
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU1
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU2
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU3
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU7
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU8
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU9
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU11
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU12
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU13
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU14
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU15
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU16
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU17
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU18
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU19
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #410
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #417
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #419
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #414
N. Bay Village, FL 33141

Owner/Occupant
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N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2207
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2208
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2209
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2204
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2211
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2212
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2216
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2003
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2004
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2007
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2006
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2123
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2421
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2009
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2010
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2011
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2012
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2014
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2015
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2016
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2017
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2017
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2018
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2019
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2020
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2021
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2022
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2023
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2024
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2101
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2122
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2217
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2214
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2219
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7601 East Treasure Drive, #2220
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2221
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2222
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2223
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2224
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2301
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2302
N. Bay Village, FL 33141

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N. Bay Village, FL 33141

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7601 East Treasure Drive, #2117
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2118
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2119
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2120
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2121
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2316
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2314
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7601 East Treasure Drive, #2315
N. Bay Village, FL 33141

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Owner/Occupant
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N. Bay Village, FL 33141

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N. Bay Village, FL 33141

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N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2322
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2408
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2401
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2402
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2403
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2404
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2405
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2409
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2410
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2411
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2412
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2406
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2415
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2416
N. Bay Village, FL 33141

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N. Bay Village, FL 33141

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N. Bay Village, FL 33141

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7601 East Treasure Drive, #2424
N. Bay Village, FL 33141

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7601 East Treasure Drive, #1510
N. Bay Village, FL 33141

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7601 East Treasure Drive, #1511
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7601 East Treasure Drive, #1512
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N. Bay Village, FL 33141

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7601 East Treasure Drive, #1515
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #1516
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2111
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2116
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2104
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2105
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2115
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2107
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2108*
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2109
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2110
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU20
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #CU21
N. Bay Village, FL 33141



1800 Kennedy Causeway, #A-101
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A-104
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A107
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A110
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #201
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway #A204
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway #A207
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway #A210
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway #A301
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway #A304
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A-102
Miami Beach, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A105
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A108
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A111
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A202
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A205
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A208
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A211
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A302
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A305
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A103
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A106
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A109
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway #A112
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A203
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A206
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A209
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A212
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A303
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A306
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway #A307
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A308
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A309
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway #A310
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A311
North Bay Village, FL 33141

Owner / Occupant
1800 Kennedy Causeway, #A312
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway #B102
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B103
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B104
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway #B105
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B106
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B107
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway #B108
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B109
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B110
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway #B111
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B112
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B201
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B202
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B203
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B204
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B205
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B206
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B207
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B208
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B209
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B210
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B211
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B212
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B207
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B208
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B209
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B210
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B211
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B212
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B301
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B302
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B303
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B304
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B305
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B306
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B307
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B308
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B309
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B310
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B311
North Bay Village, FL 33141

Owner / Occupant
1790 Kennedy Causeway, #B312
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C101
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C102
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C103
North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C105
North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C111
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C112
North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C202
North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

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North Bay Village, FL 33141

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1780 Kennedy Causeway, #C205
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C206
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C207
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C208
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C209
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C210
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C211
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C212
North Bay Village, FL 33141

Owner / Occupant
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North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C302
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C303
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C304
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C305
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C306
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C307
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C308
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C309
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C310
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C311
North Bay Village, FL 33141

Owner / Occupant
1780 Kennedy Causeway, #C312
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D101
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D102
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D103
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D104
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D105
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D106
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D107
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D108
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D109
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D110
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D111
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D112
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D101
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D102
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D103
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D104
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D105
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D106
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D107
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D108
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D109
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D110
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D111
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D112
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D201
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D202
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D203
North Bay Village, FL 33141

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1770 Kennedy Causeway, #D204
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North Bay Village, FL 33141

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1770 Kennedy Causeway, #D209
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1770 Kennedy Causeway, #D210
North Bay Village, FL 33141

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1770 Kennedy Causeway, #D211
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D212
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D301
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D302
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D303
North Bay Village, FL 33141

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1770 Kennedy Causeway, #D304
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D305
North Bay Village, FL 33141

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1770 Kennedy Causeway, #D306
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1770 Kennedy Causeway, #D307
North Bay Village, FL 33141

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1770 Kennedy Causeway, #D308
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D309
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D310
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D311
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D312
North Bay Village, FL 33141

Owner/Occupant
1770 Kennedy Causeway, D314
N. Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D311
North Bay Village, FL 33141

Owner / Occupant
1770 Kennedy Causeway, #D312
North Bay Village, FL 33141



**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 **APRIL 29, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT TREASURE ISLAND ELEMENTARY SCHOOL, 7540 EAST TREASURE DRIVE,** NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. **A REQUEST BY YEPARA, INC., PROPERTY OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1884 KENNEDY CAUSEWAY, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA FOR THE FOLLOWING:**
 - A. **VARIANCE PURSUANT TO SECTION 111.03 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT INTERPRETATION OF SECTION 111.12(A)(1) AND 111.12 (B)(1) FOR THE ISSUANCE OF A BUSINESS TAX RECEIPT TO PERMIT THE SALE AND ON PREMISES CONSUMPTION OF BEER AND WINE WITHIN 300 FEET OF AN EXISTING RESTAURANT HOLDING A 4COP LICENSE AND WITHIN 500 FEET OF A PUBLIC SCHOOL.**
2. **AN APPLICATION BY NORTH BAY CAUSEWAY, LLC CONCERNING PROPERTY LOCATED AT 1555 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
 - A. **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.**
 - B. **SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 127-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**
 - C. **A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.**
3. **AN APPLICATION BY SILVIA OBERSTEIN CONCERNING PROPERTY LOCATED AT 7501 ADVENTURE AVENUE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
 - A. **A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF SECTION 152.027(C)(2) TO PERMIT AN ADDITION TO A SINGLE-FAMILY RESIDENCE TO FURTHER ENCROACH INTO THE REQUIRED SIDE YARD SETBACK, ALLOWING A SIDE YARD SETBACK OF 7.5 FEET WHERE THE CODE REQUIRES 15 FEET.**

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
(April 11, 2014)



Staff Report Variance Request

*Prepared for: North Bay Village
Planning & Zoning Board*

Applicant: Silvia Paasch-Oberstein

Request: Variance to Side Setback Requirements



Serving Florida Local Governments Since 1988

General Information

Applicant:	Silvia Paasch-Oberstein
Applicant Address:	7501 Adventure Avenue North Bay Village, FL 33141
Site Address:	7501 Adventure Avenue
Contact Person:	Silvia Oberstein
Contact Phone Number:	305-858-0220
E-mail Address	s.paasch-oberstein@jmx.de

Future Land Use Map Classification	Single Family Residential
Zoning District	RS-2
Use of Property	Single Family Home
Acreage (per survey)	0.16 acres

Legal Description of Subject Property

TREASURE PLAZA PB 51-87 LOT 15 BLK A

Requested Variance

A variance pursuant to section 152.097 of the North Bay Village Code from the strict interpretation of Section 152.027(C)(2) to build a structure 7.72 feet from the side (corner) property line, where the code requires at least 15 feet.

Project Description

The plans submitted by the applicant for this variance request depict an addition to an existing single family residence on a corner lot in the RS-2 Zoning District. For corner lots, the RS-2 regulations require a setback of 15 feet from the property line which is adjacent to the side street. The existing structure is nonconforming in that it encroaches on the side setback. It is built 7.72 feet from the property line. The plans depict an addition which would be placed on the rear of the existing structure. The addition would also be 7.72 feet from the property line. In order to build the addition according to the plans submitted and increase the nonconformity, a variance must be approved by the Village Commission which allows a 7.72 foot setback, where a 15 foot setback is required.

Required Findings

Sec. 152.097(B) sets forth the findings that are required for the reviewing body(ies) to authorize any variance request. Sec. 152.097(C) requires that the reviewing body(ies) must make an affirmative finding with respect to the criteria listed below. For ease of review, each of the criteria contained in subparagraphs (B)(1) through (B)(3) have been separated into their component parts.

- (1)a. That there are (or are not) special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district;

Applicant Comments: There are not special circumstances and conditions which are peculiar to the land, structure or building involved and which are not generally applicable to other lands, structures or buildings in the same zoning district.

Staff Comments: The Applicant has provided no evidence of special circumstances and/or conditions that are unique to the land or proposed structure. The property is 7,140 square feet, in excess of the 6,000 square foot minimum lot size required in the RS-2 Zoning District; and with 60 foot width, which meets the 60 foot minimum frontage required in the RS-2 District. Architectural considerations are not valid reasons for granting a variance.

- (1)b. that the special circumstances and conditions were not (or were) self-created by any person having an interest in the property;

Applicant Comments: The special circumstances and conditions were not self created by any person having an interest in the property.

Staff Comments: There are no special circumstances and/or conditions. The need for a larger master bathroom is a matter of choice necessitated only by the preference of the Applicant for more square footage, resulting in the need for the variance.

- (1)c. and that the strict application of the provisions of this chapter would (or would not) deprive the Applicant of the reasonable use of the land, structure, or building for which the variance is sought;

Applicant Comments: The application of the provisions of this chapter would not deprive the applicant of the reasonable use of the land structure, or building for which the variance is sought.

Staff Comments: Since there is an existing residence on the property, the applicant already has reasonable use of the property. The strict application of the provisions of Chapter 152 does not allow the proposed addition to be built. If the variance is not granted, the applicant can continue using the residence as it currently exists or build an addition which does not further the nonconforming encroachment on the setbacks.

- (1)d. and would (or would not) involve an unnecessary hardship for the Applicant.

Applicant Comments: and would not involve an unnecessary hardship for the applicant.

Staff Comments: The definition of an unnecessary hardship in Chapter 152 is as follows:

- (2) *Hardship, unnecessary.* Arduous restrictions upon the uses of a particular property, which are unique and distinct from that of adjoining property owners. Granting of relief from an unnecessary hardship should not violate sound zoning principles, including considerations that: adjacent properties will not be substantially reduced in value, it is not granting a special privilege not to be enjoyed by others in similar circumstances, and the public interest is maintained, including following the spirit of this chapter and the comprehensive master plan. Invalid and unjustifiable bases for pleading unnecessary hardship include but are not limited to:
- (a) Loss of the "best" use of the land, and business competition.
 - (b) Self-created hardships by the applicant's own acts.
 - (c) Neighboring violations and nonconformities.
 - (d) Claims of inability to sell the property.
 - (e) General restrictions of this chapter.

There is no unique characteristic about the lot that requires a variance to the minimum side yard setback. Adding to the size of the structure is a choice made by the Applicant. Any perceived hardship is one that is self-created. The applicant could potential make an addition to the house without furthering the existing nonconformance. Requiring the Applicant to modify the proposed site plan to meet the code does not deprive the Applicant of reasonable use of the land.

- (2)a. That granting the variance requested will not (or will) confer on the Applicant any special privilege that is denied by this chapter to other land, structures, or buildings in the same zoning district;

Applicant Comments: Granting the variance request will not confer on the applicant any special privilege that is denied by this chapter to other land. Structure or buildings in the same zoning district

Staff Comments: The width and depth of the lot is the same as many of the other lots in the RS-2 district. It is our opinion that granting the requested side yard setback variance would confer on the Applicant a special privilege that is denied to other lands in the RS-2 zoning district.

- (2)b. and the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.

Applicant Comments: Yes the minimum variance granted will make possible the reasonable use of land, structure or building.

Staff Comments: Strict application of the minimum side yard setback of 15 feet will not deny the Applicant the reasonable use of her property. Consequently, we are of the opinion that no variance to the side yard setback is necessary.

- (3) That granting the variance will (or will not) be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant Comments: Granting the variance will be in harmony and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff Comments: We do not feel that the granting of the variance would be particularly injurious to the neighborhood or otherwise detrimental to the public welfare. Nevertheless, the granting of the variance will not be in harmony with the general intent of Chapter 152. Most importantly, the request does not meet the very specific requirements for granting a variance.

The City's LDC contains the same criteria in Sec. 2.7.6 as discussed above except they are numbered (1) through (6). The LDC also includes a seventh criterion which reads as follows:

7. The variance request is not based exclusively upon a desire to reduce the cost of development.

Applicant Comments: No, the variance requested will upgrade the cost of development.

Staff Comments: We do not believe that the Applicant has based this variance request exclusively to reduce the cost of development.

Recommendations

Staff recommends **denial** of the requested variance to allow a 7.72 foot setback from the side (corner) property line where 15 foot is required.

Staff finds that the requested variance does not meet the requirements of Sec. 152.097 (C) in that the materials submitted do not adequately allow for an affirmative finding on most of the criteria contained in 152.097(B) as specifically identified by the foregoing Staff Comments.

Submitted by:


James G. LaRue, AICP
Planning Consultant

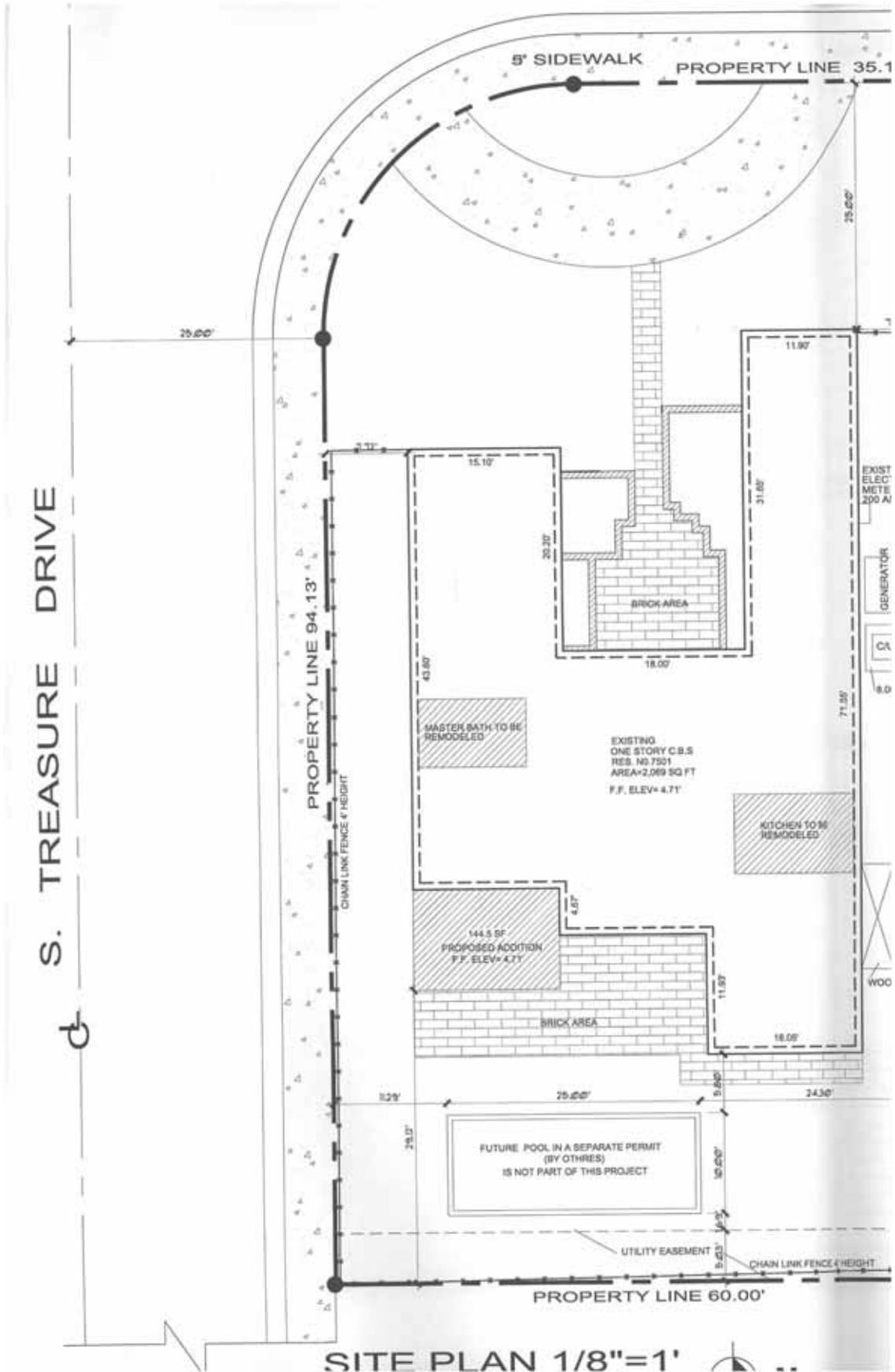
April 21, 2014

Hearing: North Bay Village Planning & Zoning Board, April 29, 2014

The reason for this letter is because I, Silvia Paasch-Oberstein would like to extend my master bedroom. Recently we are remodeling the master bathroom and I feel that my master bedroom needs to be extended because is to small. I would like to have more space to walk around my furniture and I cannot because the area is to small. We would like to extend the room 10' feet towards to the east side of the house not toward the encroachment following the wall on the south side which already exists.

Thank you.

Submitted Plans





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

APPLICATION FOR PUBLIC HEARINGS:

Hearings and Notices: - All petitions for amendments, changes or supplements to these regulations for variances, special use exceptions, Site Plan Approval, Extension of Approved Site Plans, for Building Height Bonus Approval, or for an amendment, change or supplement to the Comprehensive Plan; district zoning map, or petitions appealing an administrative decision shall be considered at Public Hearings before the Planning & Zoning Board and, thereafter, the Village Commission. Notice of Public Hearings before the Planning & Zoning Board and the Village Commission 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.

Applicant's Name: Silvia Oberstein Phone: 1-646-359-1963

Mailing Address: 7501 ~~North~~ Adventure Ave
Northbay Village fl 33141

Legal Description of Property: Treasure Plaza lot 15 B1K A

Existing Zoning: RS-2 Lot Size: 6000x119 Folio: 23-3209-012-0150

Type of Request: New addition - Variance

Reason for Request: (Attach additional Pages if necessary) zoning not allowing us to build new addition. Addition will encourage the side yard setback.

All applications shall be submitted to the Village Clerk on or before the deadline implemented by the Village.

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

Office Use Only:

Date Submitted: 4/4/14

Fee Paid: \$ 1200.

Tentative Meeting Date: _____,

Cash or Check # 487

Date Paid: 4/4/14

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



North Bay Village

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

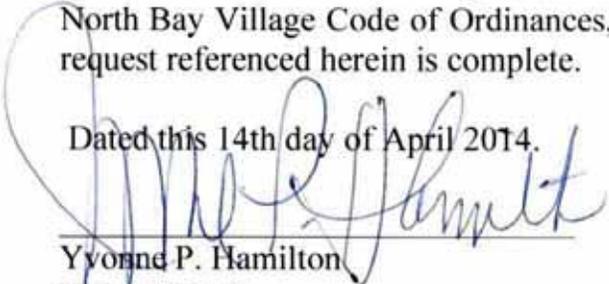
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

Re: **AN APPLICATION BY SILVIA OBERSTEIN CONCERNING PROPERTY LOCATED AT 7501 ADVENTURE AVENUE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**

- A. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF SECTION 152.027(C)(2) TO PERMIT AN ADDITION TO A SINGLE-FAMILY RESIDENCE TO FURTHER ENCROACH INTO THE REQUIRED SIDE YARD SETBACK, ALLOWING A SIDE YARD SETBACK OF 7.5 FEET WHERE THE CODE REQUIRES 15 FEET.**

I, Yvonne P. Hamilton, Village Clerk hereby certify, as per Section 152.096(A)(2) of the North Bay Village Code of Ordinances, that the petition filed by Silvia Oberstein for the request referenced herein is complete.

Dated this 14th day of April 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-April 29, 2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



North Bay Village

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

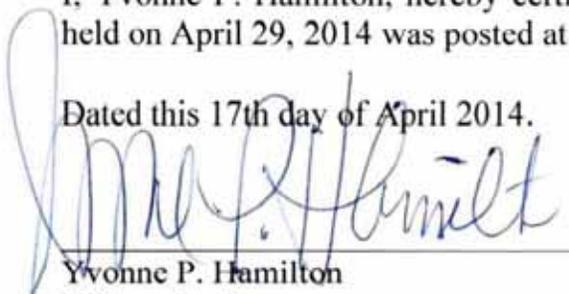
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

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I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on April 29, 2014 was posted at the above-referenced property on April 17, 2014.

Dated this 17th day of April 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-4/29/2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
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North Bay Village

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

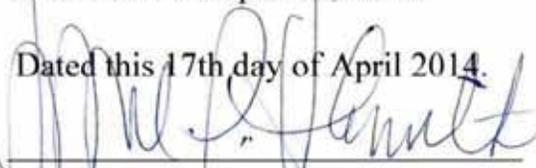
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

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I, Yvonne P. Hamilton, Village Clerk, hereby certify that the attached Notice of Public Hearing was mailed to property owners and residents within 300 feet of the property of the subject request pursuant to Section 152.096(A)(2) of the North Bay Village Code of Ordinances on April 16, 2014.

Dated this 17th day of April 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-4/29/2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



**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 APRIL 29, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT TREASURE ISLAND ELEMENTARY SCHOOL, 7540 EAST TREASURE DRIVE, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

- 1. AN APPLICATION BY SILVIA OBERSTEIN CONCERNING PROPERTY LOCATED AT 7501 ADVENTURE AVENUE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
 - A. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF SECTION 152.027(C)(2) TO PERMIT AN ADDITION TO A SINGLE-FAMILY RESIDENCE TO FURTHER ENCROACH INTO THE REQUIRED SIDE YARD SETBACK, ALLOWING A SIDE YARD SETBACK OF 7.5 FEET WHERE THE CODE REQUIRES 15 FEET.**

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.

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YVONNE P. HAMILTON, CMC
VILLAGE CLERK
(April 14, 2014)

Owner/Occupant
7504 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7508 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7512 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7516 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7524 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7505 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7509 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7513 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7517 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7521 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7525 Adventure Avenue
North Bay Village, FL 33141

Owner/Occupant
7505 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7509 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7513 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7517 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7521 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7525 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7504 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7508 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7512 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7516 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7520 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7524 Bounty Avenue
North Bay Village, FL 33141

Owner/Occupant
7505 West Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
7509 West Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
7513 West Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
7517 West Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
7521 West Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
7525 West Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1441 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1471 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1501 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1521 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1541 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1450 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1460 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1470 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1480 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1500 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1510 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1520 South Treasure Drive
N. Bay Village, FL 33141

Owner/Occupant
1540 South Treasure Drive
N. Bay Village, FL 33141



**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 **APRIL 23, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT TREASURE ISLAND ELEMENTARY SCHOOL, 7540 EAST TREASURE DRIVE,** NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. A REQUEST BY YEPARA, INC., PROPERTY OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1884 KENNEDY CAUSEWAY, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA FOR THE FOLLOWING:
 - A. VARIANCE PURSUANT TO SECTION 111.03 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT INTERPRETATION OF SECTION 111.12(A)(1) AND 111.12 (B)(1) FOR THE ISSUANCE OF A BUSINESS TAX RECEIPT TO PERMIT THE SALE AND ON PREMISES CONSUMPTION OF BEER AND WINE WITHIN 300 FEET OF AN EXISTING RESTAURANT HOLDING A 4COP LICENSE AND WITHIN 500 FEET OF A PUBLIC SCHOOL.
2. AN APPLICATION BY NORTH BAY CAUSEWAY, LLC CONCERNING PROPERTY LOCATED AT 1555 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
 - A. 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.
 - B. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 127-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.
 - C. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.
3. AN APPLICATION BY SILVIA OBERSTEIN CONCERNING PROPERTY LOCATED AT 7501 ADVENTURE AVENUE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
 - A. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF SECTION 152.027(C)(2) TO PERMIT AN ADDITION TO A SINGLE-FAMILY RESIDENCE TO FURTHER ENCROACH INTO THE REQUIRED SIDE YARD SETBACK, ALLOWING A SIDE YARD SETBACK OF 7.5 FEET WHERE THE CODE REQUIRES 15 FEET.

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YVONNE P. HAMILTON, CMC
VILLAGE CLERK
(April 11, 2014)



Staff Report Special Use Exception

Prepared for: North Bay Village
Planning & Zoning Board

Applicant: North Bay Causeway, LLC

Site Address: 1555 Kennedy Causeway

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

General Information

Owner/Applicant:	North Bay Causeway, LLC
Applicant Address:	9130 S. Dadeland Blvd, Suite 1509 Miami, FL 33156
Site Address:	1555 Kennedy Causeway
Contact Person:	Neisen O. Kasdin
Contact Phone Number:	305-374-5600
E-mail Address	neisen.kasdin@akerman.com

Future Land Use	Commercial
Zoning District	CG
Use of Property	Restaurant (vacant
Acreage	1.92 acres

Legal Description of Subject Property

PARCEL A
 COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RUN NORTH 88°41'24" EAST FOR 1960 FEET; THENCE NORTH 01°37'08" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 01°37'08" WEST FOR A DISTANCE OF 180 FEET TO A POINT; THENCE RUN NORTH 88°41'24" EAST FOR A DISTANCE OF 200 FEET TO A POINT; THENCE RUN SOUTH 01°37'08" EAST FOR A DISTANCE OF 180 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.E. 79TH STREET CAUSEWAY; THENCE RUN SOUTH 88°41'24" WEST ALONG SAID LINE FOR A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL B
 COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RUN NORTH 88°41'24" EAST, FOR 2160 FEET THENCE NORTH 01°37'08" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 01°37'08" WEST FOR A DISTANCE OF 180 FEET TO A POINT; THENCE RUN NORTH 88°41'24" EAST FOR A DISTANCE OF 265 FEET TO A POINT; THENCE RUN SOUTH 01°37'08" EAST FOR A DISTANCE OF 180 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.E. 79TH STREET CAUSEWAY; THENCE RUN SOUTH 88°41'24" WEST ALONG SAID LINE FOR A DISTANCE OF 265 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



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	CG
	Existing Land Use	Trio on the Bay
South	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Restaurants, Dry Cleaner and Public Storage
West	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Approved Isle of Dreams Mixed-Use Condo

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 commercial structure in the CG (General Commercial) zoning district.

General Description

The submitted plans depict the proposed development as a 22-story, mixed-use residential and commercial development with 127 multi-family units. Additionally, the tabular project summary shows 9,625 square feet of office space and 18,790 square feet of retail space.

Consistency with Comprehensive Plan

While the Comprehensive Plan is silent as to 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

Section 152.098 provides for 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 west is a TV station and a property proposed for another mixed-use condo tower; to the immediate east is the Trio on the Bay. To the south, across Kennedy Causeway are restaurants, a dry cleaners and a self storage facility. A mixed use structure encompassing multi-family residential units, a restaurant and retail and office 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.

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

Submitted by:

James G. LaRue, AICP
Planning Consultant

April 21, 2014

Hearing: North Bay Village Planning & Zoning Board, April 29, 2014





Staff Report Site Plan

*Prepared for: North Bay Village
Planning and Zoning Board*

Applicant: North Bay Causeway LLC

Site Address: 1555 Kennedy Causeway

*Request: Site Plan Approval for a Mixed-Use
Condominium Building*

General Information

Owner/Applicant:	North Bay Causeway, LLC
Applicant Address:	9130 S. Dadeland Blvd, Suite 1509 Miami, FL 33156
Site Address:	1555 Kennedy Causeway
Contact Person:	Neisen O. Kasdin
Contact Phone Number:	305-374-5600
E-mail Address	neisen.kasdin@akerman.com

Future Land Use	Commercial
Zoning District	CG
Use of Property	Restaurant (vacant)
Acreage	1.92 acres

Legal Description of Subject Property

PARCEL A

COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RUN NORTH 88°41'24" EAST FOR 1960 FEET; THENCE NORTH 01°37'08" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 01°37'08" WEST FOR A DISTANCE OF 180 FEET TO A POINT; THENCE RUN NORTH 88°41'24" EAST FOR A DISTANCE OF 200 FEET TO A POINT; THENCE RUN SOUTH 01°37'08" EAST FOR A DISTANCE OF 180 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.E. 79TH STREET CAUSEWAY; THENCE RUN SOUTH 88°41'24" WEST ALONG SAID LINE FOR A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RUN NORTH 88°41'24" EAST, FOR 2160 FEET THENCE NORTH 01°37'08" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 01°37'08" WEST FOR A DISTANCE OF 180 FEET TO A POINT; THENCE RUN NORTH 88°41'24" EAST FOR A DISTANCE OF 265 FEET TO A POINT; THENCE RUN SOUTH 01°37'08" EAST FOR A DISTANCE OF 180 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.E. 79TH STREET CAUSEWAY; THENCE RUN SOUTH 88°41'24" WEST ALONG SAID LINE FOR A DISTANCE OF 265 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



Request

The applicant is requesting:

1. Height bonus review in conjunction with site plan approval pursuant to Section 152.029(C)(8)(H) of the North Bay Village Code of Ordinances.
2. Site plan approval pursuant to Section 152.105(C)(9) of the North Bay Village Code of Ordinances for development of a 127 dwelling unit, 22 story mixed-use condominium structure in the CG zoning district.

General Description

The site plan request for this development is for a 127 dwelling unit, 22 story, mixed use condominium. This site is the current location of the Crabhouse restaurant. The applicant is requesting approval for bonus height to 240 ft and a variance to the 4 story limitation on parking garage levels to allow 5 garage levels.

The tabular project summary shows 9,625 square feet of office space and 18,790 square feet of retail space.

Consistency with Comprehensive Plan

The multifamily mixed-use is consistent with the description of the Commercial Future Land Use category under Policy 2.1.1a of the Future Land Use Element.

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	CG
	Existing Land Use	Trio on the Bay
South	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Restaurants, Dry Cleaner and Public Storage
West	Future Land Use	Commercial
	Zoning District	CG
	Existing Land Use	Approved Isle of Dreams Mixed-Use Condo



Adequacy of Public Facilities

Traffic Analysis

We have reviewed the Traffic Impact Study (TIS) for 1555 Kennedy Causeway Prepared by Richard Garcia & Associates, Inc. and offer the following comments:

1. The Study uses appropriate ITE peak hour trip generation factors for high-rise residential condominium and general office use, walk-in bank, quality restaurant and bagel/coffee shop.
2. The Study uses what would appear to be reasonable internal capture and pass-by trip rates for a mixed-use development.
3. The findings of the TIS with regard to the roadway analysis for Kennedy Causeway are summarized as follows:
 - a. The proposed project will generate a net increase of 155 new vehicle trips during the AM peak hour and 161 vehicle trips during the PM peak hour.
 - b. The Level of Service Standard (LOSS) for Kennedy Causeway 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 roadway is currently operating at LOS D in both the AM and PM peak hours. The proposed 2017 AM and PM peak hour traffic levels without development of the subject project are estimated at 2,919 and 2,750, respectively. Therefore the roadway will be operating at LOS D.
 - d. When the project is completed in 2017, and the additional 155 AM peak hour trips and the 161 PM peak hour trips are added to the projected traffic in 2017, the resultant AM and PM Peak hour trips on North Bay/ Kennedy Causeway will be less than the FDOT standard of 4,500. This means the roadway will continue to operate at LOS D once the project is completed.
4. The Applicant should be prepared to discuss the effects on the community of the reduced level of service at the intersection of Kennedy Causeway and Adventure Avenue resulting from the traffic generated at this intersection by the proposed project.
5. We have also looked at the aggregate traffic impact on North Bay Causeway of the projects at 1555 Kennedy Causeway, 1755 Kennedy Causeway, 1415 Kennedy Causeway, and 7914-7918 West Drive. The following table shows that even with the aggregate impact of all four developments, Kennedy Causeway will still operate at LOS D.



Project	Peak-Hour Trips	
	AM	PM
1. Mixed-use, 1555 Kennedy Causeway	155	161
2. Condo-hotel, 1755 Kennedy Cswy.	92	106
3. Isle of Dreams, 1415 Kennedy Cswy.	160	220
4. Indigo, 927914 -- 7918 West Drive	44	33
Total	451	520
Projected trips in 2017 w/o #1	2,919	2,750
Total with new developments	3,370	3,270
Capacity at LOS D	4,500	4,500
Remaining Capacity	1,130	1,230

The Traffic Study prepared by KPB Consulting, Inc. for the Indigo project also provides insight from a more regional perspective. The KPB analysis cites Miami-Dade County MPO and FDOT, January 2014 as the source for the available peak hour capacity on NE 79th Street between North Bayshore Drive and U.S. 1 on the mainland. Based on existing traffic volumes and peak hour trips associated with “approved but not built” developments, there is a remaining capacity of 968 trips along that roadway segment. Adding in the 520 trips estimated for the four developments above, the remaining capacity for peak- hour trips between N. Bayshore Dr. and U.S. 1 will amount to 448.

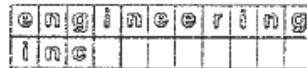
Traffic Analysis Conclusion

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 for Kennedy Causeway. This would be true even if one eliminated trips due to internal capture.



Water and Sewer Analysis

The applicant has provided evidence that the existing facilities have sufficient capacity or that capacity will be expanded to accommodate the proposed development.



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WATER AND SEWER CAPACITY ANALYSIS NARRATIVE

PROJECT NAME: MIXED USE DEVELOPMENT 1555 79th STREET CAUSEWAY
CITY OF NORTH BAY VILLAGE

DATE: April 21, 2014

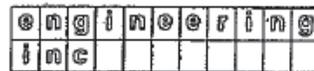
Based on the Miami-Dade County Chapter 24 requirements the proposed project will generate a **12,777 GPD** (gallons per day) net increase of Sanitary Sewer Flows. Refer to attached Water Use Calculations.

Miami Dade County RER (MDC-RER) has issued a Sewer Capacity Reservation for this project for a total of **12,878 GPD** which is sufficient for the needs of the project. Refer to attached documentation from MDC-RER.

This sewer capacity reservation is for a period of 90 days expiring on 05/13/2014 but can be periodically extended every 90 days by the developer upon payment of the required fees until a building permit application is submitted and a formal Sewer Allocation Letter is obtained from MDC-RER

The City of North Bay Village will be providing domestic water for the needs of the project. The expected net increase in Domestic Water consumption will be for **12,878 GPD**. It is expected that the City has sufficient capacity to meet this demand.





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PROPOSED WATER USE CALCULATIONS

PROJECT: 1555 KENNEDY CAUSEWAY
DATE: 18-Apr-14

TYPE OF BUILDING USE	AREA [sf]	RATE [gpd/sf]	ADF [gpd]
<u>PROPOSED FLOWS:</u>			
RESIDENTIAL CONODMINIUMS	127	150	19,050
OFFICE	9,810	0.05	491
RETAIL	18,790	0.10	1,879
SUB-TOTAL			<u>21,420</u>
<u>PREVIOUS FLOWS:</u>			
RESTAURANT	8,643	1.00	8,643
SUB-TOTAL			<u>8,643</u>
NET INCREASE:			12,777



Rudy Vargas

From: Gonzalo Negrete [gon@bddevelopments.com]
Sent: Monday, April 21, 2014 10:23 AM
To: Rudy Vargas; Lea Serrala
Subject: FW: 1555 NBV

Rudy,
As you can see below, 12,878 is the reserve flow allocated to this project at this time.
Thanks

Gonzalo

From: Lezcano, Frank (RER) [mailto:LezcoF@miamidade.gov]
Sent: Wednesday, April 09, 2014 10:01 AM
To: Gonzalo Negrete
Cc: Fernandez, Cristina (RER)
Subject: RE: 1555 NBV

Hello Gonzalo,

Below is the information regarding your allocation letter. The next expiration date is 05/13/2014.

Please let me know if you have any further questions.

Regards,

Proposed Project Flows

3 Affected 23 -0003 CITY OF NORTH BAY VILLAGE

Folio:	Lot - Block:	Address (39 max):	Building Process #:	Proposed Flows:	Proposed Description:	Certification Date:	Status:
	/		N/A	0		4/8/2014	

New Rows to Add: 1

Folio:	Lot/Block:	Address (39 max):	Build Process #:	Prop. Flow:	Prop. Desc. (100 max):	Cert. Date:	NORC:	EQCB:	Status:	Deal Date:
23 333204000001	/	1555 79TH ST CBVY	CB N/A	21521 Prop. Flow: 8543 Cole. Flow: 12878	127 Residential Units, 8,625 SF Office and Prop. Desc. (100 max): 8543 SF Full Service Restaurant	05/21/2012 ReCert. Date: 02/12/2014 90d Expiration Date: 05/13/2014	<input type="checkbox"/>	<input type="checkbox"/>	APPROVED C/C/L Deal Date: None	

Number of Projects Saved: 1 Total (Proposed - Previous) Flows: 12,878
 Rows last saved on: 3/21/2014 12:47:28 PM Total Designated Flows: 0
 last modified by: FERNAC Total Expired Flows: 0
Total Other Flows: 0
Total Reserve Flow to Allocate: 12,878

Frank Lezcano, Engineer III Environmental Plan Review
Miami-Dade Department of Regulatory and Economic Resources
Overtown Transit Village
701 NW 1st Court, 2nd Floor
Miami, Florida 33136
Phone (305)372-6502
Fax (305)372-6550
"Delivering Excellence Every Day"
Please consider the environment before printing this email.

From: Fernandez, Cristina (RER)
Sent: Wednesday, April 09, 2014 9:38 AM
To: Lezcano, Frank (RER)
Subject: FW: 1555 NBV

Allocation 2012-1667

From: Gonzalo Negrete [mailto:gon@bddevelopments.com]



Comparison of Submitted Site Plan With Land Development Regulations

Section	Regulation	Required	Provided										
North Bay Village LDC													
152.029(C)(1)	Minimum lot area	27,000 sq ft	83,699 sq ft (1.92 acres)										
152.029(C)(1)	Minimum frontage	75 ft	465 ft										
152.029(C)(2)	Minimum front setback	40 ft	40 ft										
152.029(C)(2)	Minimum side setback	15 ft on one side. 20% of lot width on the other side <u>20% of 465 = 93</u> Combination of both side setbacks to be at least 60 ft	15 ft on east side 93 ft on west side Combination of both side setbacks equal to 108 ft										
152.029(C)(2)	Minimum rear setback	25 ft	25 ft										
152.029(C)(3)	Required lot area per dwelling unit	<table border="1"> <thead> <tr> <th>Unit type</th> <th>Lot area/unit</th> </tr> </thead> <tbody> <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> </tbody> </table> $78 \times 620 = 48,360$ $2 \times 620 = 1,240$ $45 \times 685 = 30,825$ $2 \times 750 = 1,500$ $48,360 + 1,240 + 30,825 + 1,500 = 81,925$ sq ft of required lot area	Unit type	Lot area/unit	Efficiency	620	1-BR	620	2-BR	685	3-BR	750	81,925 < 83,699
Unit type	Lot area/unit												
Efficiency	620												
1-BR	620												
2-BR	685												
3-BR	750												
Comprehensive Plan Future Land Use Policy 2.1.1a	Maximum density	70 dwelling units per acre	66.15 dwelling units per acre										
152.029(C)(4)	Maximum building height	150 ft or 15 stories, whichever is less	240 ft Applicant requesting approval of bonus height under Section 152.029(C)(8)										



Section	Regulation	Required	Provided										
152.029(C)(4)	Maximum parking levels	4 stories	5 stories of parking garage. Applicant requesting a variance to this requirement under Section 152.097										
152.029(C)(5)	Minimum pervious area	20% of total parcel <u>20% of 83,699 =</u> <u>16,740 sq ft</u>	26,138 sq ft										
152.029(C)(6)	Minimum dwelling unit floor area	<table border="1"> <thead> <tr> <th>Unit type</th> <th>Floor area</th> </tr> </thead> <tbody> <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> </tbody> </table>	Unit type	Floor area	Efficiency	600	1-BR	900	2-BR	1,200	3-BR	1,350	Efficiencies shown at 753 and 776 sq ft 1BRs shown at 1,111 sq ft 2BR shown at 1,340; 1,435; 1,544; and 1,635 sq ft 3BR shown at 2,289 sq ft
Unit type	Floor area												
Efficiency	600												
1-BR	900												
2-BR	1,200												
3-BR	1,350												
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 height bonus	Additional height may be purchased	Applicant is purchasing 90 ft of additional height at \$6,750 per dwelling unit for total cost of \$857,250.										
152.029(C)(8)	Building density bonus	Additional density may be purchased, not to exceed 70 units per acre	N/A										



Section	Regulation	Required	Provided
152.029(C)(9)2	Paving surfaces	Except for covered garages, all exterior paving surfaces shall be constructed of brick pavers	Concrete and brick pavers provided throughout
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	In compliance
152.042(D)	Minimum number of handicapped spaces	2% of total required spaces. <u>2% of 448 = 9 handicapped spaces required</u>	9 handicapped parking spaces
ADA Requirement	Minimum number of handicapped spaces	9 handicapped spaces for facilities with 401 to 500 parking spaces	
152.042(E)	Maximum number of compact parking spaces	20% of required parking spaces	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



Section	Regulation	Required	Provided										
152.042(P)	Back-out parking prohibition	Parking spaces shall be designed so that no vehicle shall be required to back into a public ROW to obtain egress	Provided										
152.044(A)(2)	Minimum number of parking spaces per dwelling unit	<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Spaces Req</th> </tr> </thead> <tbody> <tr> <td>Efficiency</td> <td>1.5</td> </tr> <tr> <td>1BR&2BR</td> <td>2</td> </tr> <tr> <td>3BR</td> <td>3</td> </tr> <tr> <td colspan="2">Plus 10% for Guests</td> </tr> </tbody> </table> <u>78 x 1.5 = 117</u> <u>2 x 2 = 4</u> <u>45 x 2 = 90</u> <u>2 x 3 = 6</u> <u>10% = 21.7</u> <u>238.7 spaces required</u>	Unit Type	Spaces Req	Efficiency	1.5	1BR&2BR	2	3BR	3	Plus 10% for Guests		412 parking spaces
Unit Type	Spaces Req												
Efficiency	1.5												
1BR&2BR	2												
3BR	3												
Plus 10% for Guests													
152.044(B)(4)	Minimum number of parking spaces for offices	1 space per 300 sq ft of gross floor area <u>9,625 / 300 = 32.1</u>											
152.044(B)(7)	Minimum number of parking spaces for restaurant	1 space per 75 sq ft of customer svc area											
152.044(B)(8)	Minimum number of parking spaces for retail	1 space per 200 sq ft of gross floor area <u>18,790 / 200 = 94</u>											
	Total spaces required	<u>238.7 + 32.1 + 94 = 365 spaces</u>											
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										



Section	Regulation	Required		Provided
		Gross floor area	Spaces	
152.045(F)(1)	Minimum number of loading spaces for retail, office and restaurant	<10,000	0	2 loading spaces
		10,000-20,000	1	
		20,000-40,000	2	
		40,000-60,000	3	
		>60,000	4	
		<u>9,625 sq ft of Office</u> <u>18,790 sq ft of Retail</u> <u>28,415 Total sq ft</u> <u>2 load spaces required</u>		
152.045(F)(2)	Minimum number of loading spaces for multi-family	<25,000	0	3 loading spaces
		25,000-50,000	1	
		50,000-100,000	2	
		>100,000	3	
		<u>3 load spaces required</u>		
152.056	Maximum balcony encroachment into side or rear yard	4 ft		N/A
155.17	Minimum width of maneuvering aisle	23 ft		Provided
155.17	Minimum width of 2-way access aisle	23 ft		Provided
155.18(A)3	Dumpster screening	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.		Provided



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.	In compliance
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.	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.	Provided



Section	Regulation	Required	Provided
18A-6(A)(5)	Maximum lawn area	40% of lot area, less the area covered by buildings	Sod not depicted on plans
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.	In compliance
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). <u>With 465 linear feet of frontage, either 14 trees or 19 palms are required.</u>	23 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 feet and a maximum average spacing of 25 feet on center.	In compliance
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 inch minimum caliper diameter may count as a required tree.	
18A-6(C)(5)	Number of required trees	28 trees per acre required in multi-family residential zoning categories <u>28 x 1.92 = 54 required trees</u>	89 trees and palms provided



Section	Regulation	Required	Provided
18A-6(C)(11)	Limitations on required trees	<p>At least 30% shall be native species.</p> <p>At least 50% shall be low maintenance and drought tolerant.</p> <p>Of the required trees, no more than 30% shall be palms</p>	<p>In compliance.</p> <p>This requirement has been met by native trees.</p> <p>Not in compliance</p>
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.	



Section	Regulation	Required	Provided
18A-6(D)(1)	Shrubs	<p>All shrubs must be a minimum of 18 inches at time of planting.</p> <p>10 shrubs are required for each required tree. <u>540 shrubs required</u></p> <p>30% shall be native species</p> <p>50% shall be low maintenance and drought tolerant</p> <p>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.</p>	<p>562 shrubs provided</p> <p>In compliance</p> <p>This requirement has been met by native shrubs.</p>



Section	Regulation	Required	Provided
18A-6(H)	Use buffers	<p>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-feet 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.</p> <p>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.</p>	Use buffers are not required. Adjacent land uses do not meet definition of dissimilar use.
18A-6(I)	Parking lot buffers	<p>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</p> <p>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.</p>	<p>Provided</p> <p>Provided</p>



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.	Provided
		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.	Provided
		Each tree shall have a minimum of 5 feet of planting area width, exclusive of curb dimension.	Provided
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>75 ft required</u>	25 ft
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. <u>93 ft required</u>	93 ft on west side
33D-38(3)	Minimum side setback	Minimum of 25 ft	93 ft on west side
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 density bonus based on submittal of a site plan which meets the North Bay Village Code.

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) Replace enough of the palms with non-palm trees so that the landscape plan is in compliance with Section 18A-6(C)(11) of the Miami-Dade Landscape Code.
- 2) Prior to the issuance of a building permit, the public access easement and boardwalk must be dedicated and recorded. Applicant shall agree, in writing, that boardwalks shall be open to the public from sun-up until either 10:00 pm or at least 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.
- 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 any applicable impact fees.
- 6) Payment of bonus height fees, as required under Section 152.029(C)8.
- 7) Tie-in to Village's wastewater system at a Village designed proximate location (proposed connection point) and payment of pro-rata costs involved in tying into appropriate connection point.
- 8) 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), have been paid in full.
- 9) Building permits and related approvals must be obtained from the Building Official prior to commencement of construction.



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

Submitted by:

James G. LaRue, AICP
Planning Consultant

April 21, 2014

Hearing: North Bay Village Planning & Zoning Board, April 29, 2014

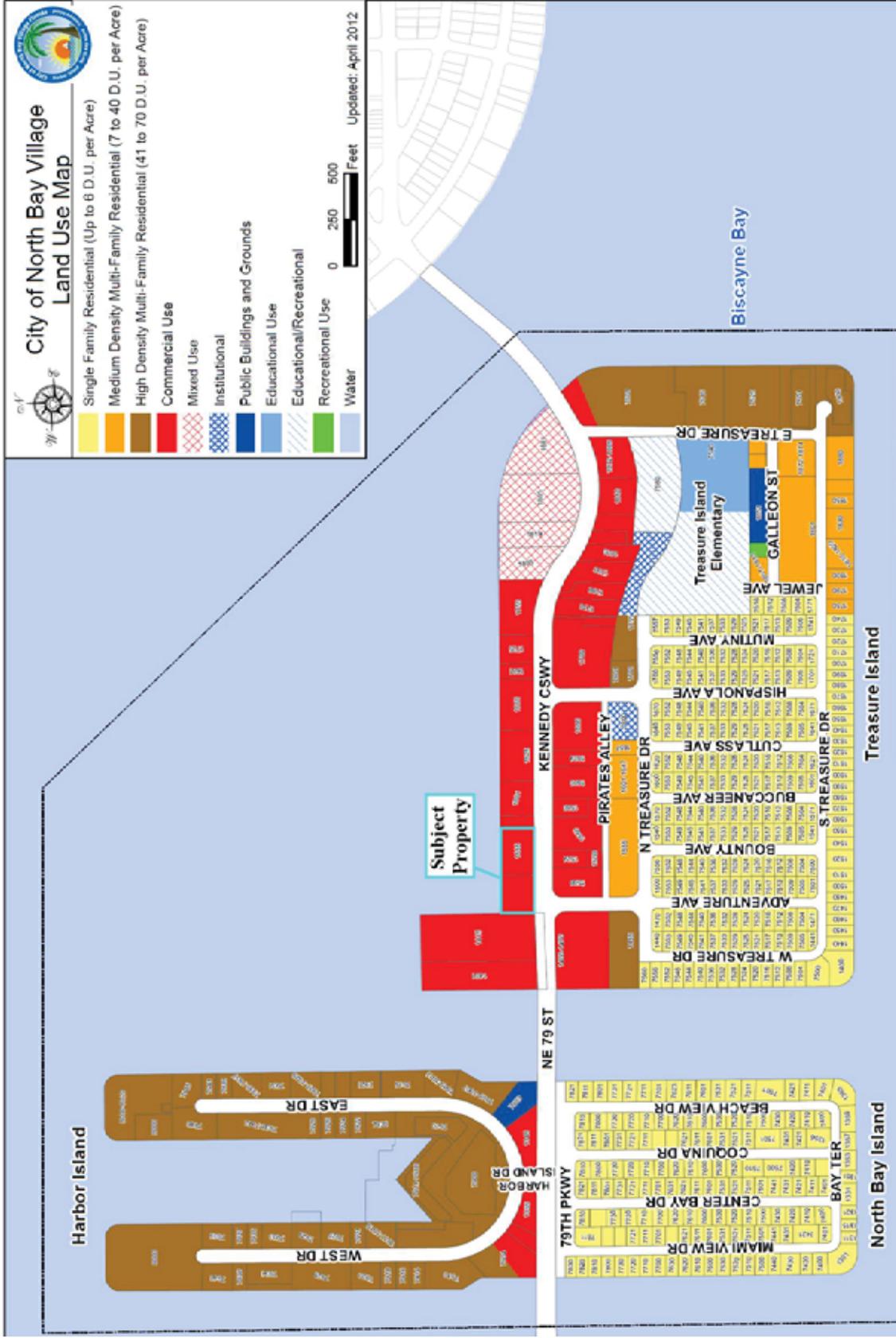
Attachments: Aerial photograph
Future Land Use Map
Zoning Map



**AERIAL
SUBJECT SITE AND ENVIRONS**



FUTURE LAND USE SUBJECT SITE AND ENVIRONS





Staff Report Variance

Prepared for: North Bay Village
Planning & Zoning Board

Applicant: North Bay Causeway, LLC

Site Address: 1555 Kennedy Causeway

Request Variance to allow five levels of parking
garage where the Code allows not more
than four.

General Information

Owner/Applicant:	North Bay Causeway, LLC
Applicant Address:	9130 S. Dadeland Blvd, Suite 1509 Miami, FL 33156
Site Address:	1555 Kennedy Causeway
Contact Person:	Neisen O. Kasdin
Contact Phone Number:	305-374-5600
E-mail Address	neisen.kasdin@akerman.com

Future Land Use	Commercial
Zoning District	CG
Use of Property	Restaurant (closed)
Acreage	1.92 acres

Legal Description of Subject Property

PARCEL A
 COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RUN NORTH 88°41'24" EAST FOR 1960 FEET; THENCE NORTH 01°37'08" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 01°37'08" WEST FOR A DISTANCE OF 180 FEET TO A POINT; THENCE RUN NORTH 88°41'24" EAST FOR A DISTANCE OF 200 FEET TO A POINT; THENCE RUN SOUTH 01°37'08" EAST FOR A DISTANCE OF 180 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.E. 79TH STREET CAUSEWAY; THENCE RUN SOUTH 88°41'24" WEST ALONG SAID LINE FOR A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL B
 COMMENCING AT THE ONE-HALF MILE POST ON THE WEST LINE OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS SHOWN ON THE MAP OF HIGHWAY RIGHT-OF-WAY OF PROPOSED NORTHEAST SEVENTY-NINTH STREET CAUSEWAY, WHICH SAME IS RECORDED IN PLAT BOOK 25, AT PAGE 70 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RUN NORTH 88°41'24" EAST, FOR 2160 FEET THENCE NORTH 01°37'08" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING CONTINUE NORTH 01°37'08" WEST FOR A DISTANCE OF 180 FEET TO A POINT; THENCE RUN NORTH 88°41'24" EAST FOR A DISTANCE OF 265 FEET TO A POINT; THENCE RUN SOUTH 01°37'08" EAST FOR A DISTANCE OF 180 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.E. 79TH STREET CAUSEWAY; THENCE RUN SOUTH 88°41'24" WEST ALONG SAID LINE FOR A DISTANCE OF 265 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



Request

The Applicant is requesting a variance pursuant to Section 152.097 of the North Bay Village Code of Ordinances in connection with the development of a mixed use condominium to allow 4.5 stories of parking garage where Section 152.029(C)(4) allows not more than 4.

Since there is no such thing as a half story, the Village Commission should consider this as a request for a variance to allow 5 stories of parking garage where Section 152.029(C)(4) allows not more than 4.

Required Findings

The Sec. 152.097(B) and (C) requires that in order to authorize, recommend or grant any variance, the reviewing body(ies) must make an affirmative finding with respect to the criteria listed below. For ease of review, each of the criteria contained in subparagraphs (B)(1) through (B)(3) have been separated into their component parts, as follows:

- (1)a. That there are (or are not) special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district;

Applicant Response: The unique circumstances relating to the proposed structure are that it complies with all of the site development standards including height, density, intensity (FAR), setbacks and off street parking. However, in order to realize the intensity of development permitted by the Code and Comprehensive Plan and yet meet the required off street parking for uses that will occupy the building, the parking structure must extend to 4.5 stories.

Staff Comments: It is difficult to see the special circumstances or conditions to this property which are not applicable to other properties along Kennedy Causeway or in the CG District. However, it must be stated that other developments along the Causeway have requested and received relief from this parking level limitation after objecting to its restrictiveness.

- (1)b. that the special circumstances and conditions were not (or were) self-created by any person having an interest in the property;

Applicant Response: The limitation on four (4) stories for a parking structure was not created by the applicant, yet a strict interpretation of the Code on this point would deprive the Applicant of a reasonable use of the property as is otherwise permitted by the Code.



Staff Comments: The applicant's current design for this development seems to have artificially created the need for this variance request. It is up to the applicant to explain the necessity to exceed the parking level limitation.

- (1)c. and that the strict application of the provisions of this chapter would (or would not) deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought and would (or would not) involve an unnecessary hardship for the applicant.

Applicant Response: The Code provision limiting the parking structure to four (4) stories is unreasonable as the same limitation of the stories of parking is applied to a building of 150 feet in height as to a building of 240 feet in height, both of which are permitted under the RM-70 regulations.

Staff Comments: There seems to be ample development and reasonable use of this property without granting a variance. There is no hardship just because the applicant doesn't wish to meet the District requirements.

- (2)a. That granting the variance requested will not (or will) confer on the applicant any special privilege that is denied by this chapter to other land, structures, or buildings in the same zoning district;

Applicant Response: Granting the variance does not confer on the Applicant any special privilege. Should another property owner believe that a property would be unnecessarily burdened as a result of the regulation the property owner is able to submit a request for a variance, provided the variance criteria are met.

Staff Comments: If approved, the variance would not be so substantial as to confer a special privilege to this property holder.

- (2)b. and the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.

Applicant Response: The proposed variance is the minimum that will make possible the reasonable use of the land in accordance with the site development standards other than regarding limitations on parking structure stories.

Staff Comments: The variance requested is probably the minimum that would make possible the reasonable use of this property. The request is also minor in that the development barely exceeds the 4 level limitation of parking.



- (3) That granting the variance will (or will not) be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant Response: Granting the variance will be in harmony with the general intent of this chapter as the North Bay Village Code of Ordinances and Comprehensive Plan clearly intend for development to be constructed intensely along the Kennedy Causeway. The Project complies with all other site development standards including setbacks, height, density and FAR; the proposed variance does not alter the building envelope, building height or intensity of development within the building beyond that which is permitted by Code. Granting the variance merely allows for an additional half-story within the building to be occupied by parking.

The project will not be injurious to the neighborhood nor detrimental to the public welfare; the vision for the project is to revitalize the commercial corridor along Kennedy Causeway and to improve the quality of life for its residents. Granting of the variance will allow the project to proceed as designed and work towards enhancing the commercial corridor as a destination for tourists and residents of the neighborhood and region.

Staff Comments: The variance, if granted, is not injurious to the neighborhood or otherwise detrimental to the public welfare.

The City's LDC contains the same criteria in Sec. 2.7.6 as discussed above except they are numbered (1) through (6). The LDC also includes a seventh criterion which reads as follows:

7. The variance request is not based exclusively upon a desire to reduce the cost of development.

Staff Comments: The applicant has not stated and staff does not believe that reducing the cost of development was a reason for this request.



Recommendations

Staff finds that the requested variance generally meets the requirements of Sections 152.097(B) and 152.097(C). Consequently, staff recommends **approval** of the requested variance to allow up to 5 stories of parking garage.

It should be also noted that staff is currently working on a list of suggested revisions to North Bay Village's Land Development Regulations, and that removal of this requirement (the limitation of 4 stories of parking garage levels in the RM-70 District Regulations) is one of the suggested revisions, because the limitation may be unduly restrictive.

Submitted by:

James G. LaRue, AICP
Planning Consultant

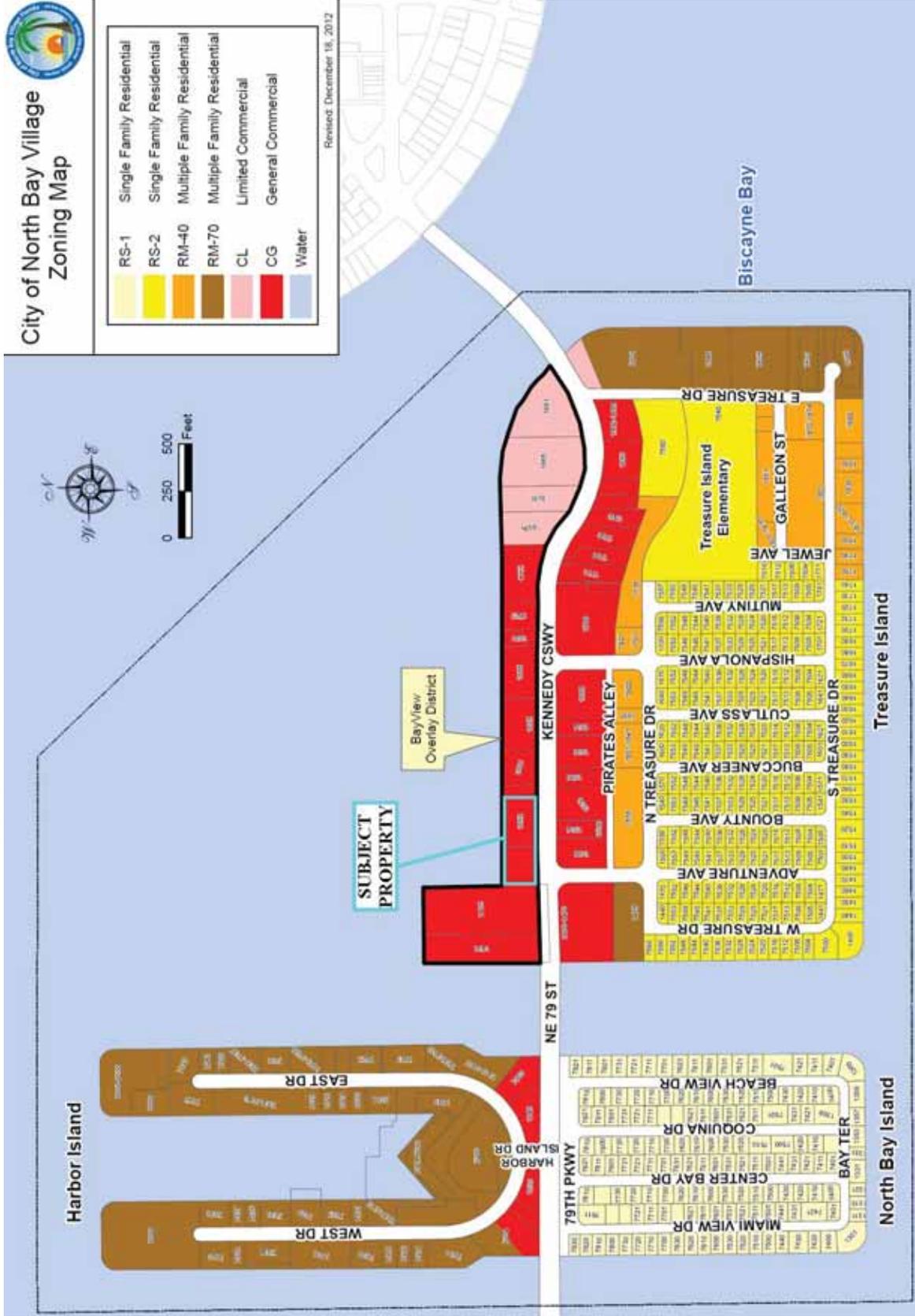
April 21, 2014

Hearing: Planning & Zoning Board, April 29, 2014

Attachments: Zoning Map



ZONING SUBJECT SITE AND ENVIRONS



City of North Bay Village
Zoning Map

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

Revised: December 18, 2012



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02-07-14 PM 3:30 3677

February 7, 2014

Jim LaRue, Planning Director
North Bay Village
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141

**Re: 1555 Kennedy Causeway
North Bay Village, FL**

Dear Mr. LaRue:

On behalf of the applicant, North Bay Causeway, LLC (the "Applicant"), enclosed herein please find an application for development of the subject property, located at 1555 Kennedy Causeway (the "Property") in North Bay Village (the "Village"), Florida. The Property is approximately 1.92 acres in size and presently occupied by a vacant restaurant building and surface parking lot, formerly known as The Crab House. The proposed development will consist of a mixed use building to be occupied by 127 multifamily residential units, office, retail space, and structured parking (the "Project"). The retail users on the ground floor are likely to include a coffee café, restaurant/bar and bank. Office space will occupy portions of the second and third levels of the building.

This application includes a request for site plan approval, special use exception and variance. Since the Property is located adjacent to Biscayne Bay, in addition to this submittal, the Applicant will submit a separate application for review by the Biscayne Bay Shoreline Committee.

The Property is located on the north side of Kennedy Causeway on Treasure Island and is located at the western end of the commercial district of the Village. Historically, this area of the Kennedy Causeway was a vibrant enclave of restaurants and retail destinations, although in recent years the area has experienced a decline. Through this Project, the Applicant seeks to contribute towards revitalizing the Causeway and creating a destination for residents and tourists, drawing activity and revenues to the Village. As part of the Project, a portion of bay walk will be

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constructed along the Property's Biscayne Bay frontage to create linear access for pedestrians along the waterfront.

The Property is located within the General Commercial (CG) zoning district as depicted on the North Bay Village Zoning Map. Similarly zoned properties are located to the east, west and south and Biscayne Bay lies to the north. The Property also lies within the Bay View Overlay (BVO) district, although the Project will not utilize any provisions of the BVO regulations. Per the North Bay Village Land Use Map, the Property is designated as Commercial land use.

1. Special Use Exception

As set forth in Village Code of Ordinance Section 152.030(C)(3) and upon approval of the City Commission, mixed use commercial and multifamily structures are permitted within the CG zoning district, provided they conform with all site development standards as set forth under Section 152.029(C) (the "RM-70 regulations").

As further set forth in Village Code of Ordinances Section 152.098(B), the City Commission may permit certain uses or buildings as special use exceptions, *provided there are clear indications that such exceptions will not substantially affect adversely the uses permitted in these regulations of adjacent property.*

The proposed use of the Property for a mixed use structure is not anticipated to adversely impact the uses that may be permitted on adjacent properties, which are similarly zoned "CG" and could similarly utilize the special use exception for construction of a mixed use structure. If adjacent properties do not utilize the special use exception and instead develop or remain as strictly commercial uses, the Project would still not be anticipated to adversely impact those uses because residents of the Project will likely utilize any commercial services or establishments within the immediate proximity.

2. Application for Site Plan Approval

The proposed project consists of a 22-story mixed use building to be occupied by residential and commercial uses as well as a parking structure that will be incorporated into the podium of the building. Approximately 19,748 square feet (sq.ft.) dedicated to retail uses and approximately 7,055 sq. ft. dedicated to lobby/common areas will be located on the ground floor. The Applicant envisions a restaurant will occupy the waterfront space on the ground level, while the remaining areas on the ground level will be used for retail use with specific tenancy to be determined at a later time. At this time, the anticipated users are a coffee café and bank.

Per the North Bay Village Land Use Map, the Property is designated as Commercial land use. Pursuant to Policy 2.1.1.a. of the North Bay Village Comprehensive Plan, "Commercial" means *A broad range of general and professional office, retail, banking, hotel, service*

establishments, and high density residential. Further, this policy identifies a maximum floor area ratio (FAR) of 2.5 for commercial uses. The Project's FAR will not exceed 2.5, which is consistent with the Comprehensive Plan.

As described in the previous section of this letter, the project will utilize the special use exception and therefore is being developed based on the site development standards of the RM-70 zoning district described at Village Code of Ordinances Section 152.029(C) and as follows.

i. Minimum Lot Size

As set forth in North Bay Village Code of Ordinances Section 152.029(C)(1), the minimum lot size is 27,000 square feet and the minimum frontage requirement is 75 feet. The Property is approximately 83,699 square feet in area and has frontage of 465 feet on Kennedy Causeway. The property is in compliance with this Section with respect to minimum lot size and frontage.

ii. Setbacks

The setbacks for the proposed structure are as follows:

Type	Required	Provided
Front	40'	40'
Rear	25'	25'
Side (west/interior)	20% of lot width	93' (20% of lot width)
Side (east/interior)	15'	15'

The proposed setbacks are in compliance with North Bay Village Code of Ordinances Section 152.029(C)(2).

iii. Density

The proposed density has been calculated in accordance with the table set forth in North Bay Village Code of Ordinances Section 152.029(C)(3), which allows residential units varying densities based on unit size.

The proposed dwelling units are broken down as follows:

Unit Type	# Units	Required lot area (Sq. ft./unit)	Required lot area
Efficiency/One Bedroom	80	620	49,600
Two-bedroom	45	685	30,825
Three-bedroom	2	750	1,500
Total	127		81,925

As the total provided land area of 83,699 square feet exceeds the required land area of 81,925 square feet to meet the density requirements, the Project complies with North Bay Village Code of Ordinances Section 152.029(C)(3).

iv. Building Height

Although the maximum building height permitted by right is 150 feet, an applicant may elect to claim building height bonuses totaling 90 feet pursuant to North Bay Village Code of Ordinances Section 152.029(C)(8)(A) through (8)(F). The Applicant has elected to utilize the available bonus heights and therefore the Project will consist of a 22-story building, no portion of which will extend higher than 240 feet.

v. Pervious Area

As set forth in North Bay Village Code of Ordinances Section 152.029(C)(5), the minimum pervious area required is 20% of the lot width, or 16,740 square feet. The proposed pervious area totals approximately 23,008 . The Project complies with this section.

vi. Minimum Floor Area

North Bay Village Code of Ordinances Section 152.029(C)(6) sets forth the minimum floor area required for each type of multifamily dwelling unit. All of the proposed dwelling units meet the requirements for minimum floor area

Unit type	Min. floor area required	Min. floor area provided
Efficiency (B and D)	600 sq. ft.	741 sq. ft.
One-bedroom (PH4)	900 sq. ft.	1,111 sq. ft.
Two-bedroom (A, C, PH1, PH2)	1200 sq. ft.	1,298 sq. ft.
Three-bedroom + (PH3)	1300 sq. ft.	2,289 sq. ft.

The project complies with the minimum floor area requirements.

vii. Additional Requirements

Pursuant to North Bay Village Code of Ordinances Section 152.029(C)(9), properties developed under the RM-70 zoning requirements shall provide additional elements, as follows:

- 1. A public access boardwalk as required by the Miami-Dade County Shoreline Review Committee. (Developer shall dedicate an easement to the City conveying the boardwalk and a public access corridor.***

A public access boardwalk is provided along the Biscayne Bay shoreline at the north side of the Property. An application will be submitted to the Miami-Dade Shoreline Review Committee for review.

- 2. All exterior paving surfaces, except for covered parking garages, shall be constructed of brick pavers.***

As detailed on the Project plans, the proposed exterior parking surfaces will be constructed of brick pavers.

- 3. A water feature shall be provided in front of each development.***

A water feature will be provided and is detailed on the landscape plans.

- 4. Developments shall comply with existing landscaping requirements, as well as changes implemented in the future to conform to contiguous developments and landscaping plans implemented for the causeway and interior island areas.***

The proposed project complies with the landscaping requirements of the Miami-Dade County Code. The property owner will make all efforts to comply with any future landscaping plans implemented for the causeway and interior island areas.

- 5. Developments shall provide streetscape benches along the boardwalk area.***

As is required by the Miami-Dade County Biscayne Shoreline Ordinance, benches will be provide along the proposed boardwalk area.

- 6. All parking garages shall be constructed with architectural features that hide them from public view (glass, screening, greenery, etc).***

As shown on the renderings, the proposed parking structure shall be architecturally screened to minimize visual impact.

- 7. Lighting shall be provided in all areas in the front of development where trees are planted.***

As detailed on the landscape plans, lighting shall be provided in all areas in the front of development where trees are planted.

viii. Off Street Parking

In accordance with North Bay Village Code of Ordinances Section 152.044, the required off street parking for multifamily units is one and one-half (1.5) spaces per efficiency unit, two (2) parking spaces per one and two bedroom units and three (3) spaces for three bedroom and larger units. Additionally, the parking requirement for office use is one (1) parking space per 300 square feet of gross floor area; for retail is one (1) space per 200 square feet of gross floor area; and for restaurant is one (1) space per 75 square feet of customer service area.

The parking requirements are summarized as follows:

Use	Parking Calculation	Units/floor area	Required spaces
Efficiency	1.5 spaces/unit	78	117
One & Two-bedroom units	2 spaces/unit	47	94
Three bedroom units	3 spaces/unit	2	6
Office	1 space/300 sq. ft. GFA	9,740	32.5
Retail	1 space/200 sq. ft. GFA	3,132	15.6
Restaurant	1 space/75 sq. ft. customer service area	10,878	145.04
Total			411

A total of 411 parking spaces will be provided for the Project, as is required by Code.

ix. Site Plan Requirements

The project is in compliance with the requirements for site plans that contain more than 299 sq. ft. of commercial space as described at North Bay Village Code Section 152.105(C)(9)(a) through (d) as follows:

- (a) *Protects against and minimizes any undesirable effects upon contiguous and nearby property.*

The Project will not result in undesirable effects on contiguous and nearby property. The project is anticipated to positively impact an underutilized commercial corridor. The Project will consist of an attractive building and landscaping on what is presently a vacant restaurant parcel and surface parking lot and will provide public access along the waterfront.

- (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.*

The proposed project provides sufficient off street parking and loading facilities.

- (c) Provides a sufficient setbacks, open space, and landscaping in order to protect and enhance the appearance and character of the neighborhood.*

The Project will enhance the character of the commercial corridor along Kennedy Causeway. The streetscape will be improved by the provision of attractive landscaping along the Property's frontage, thereby enhancing the appearance and character of the neighborhood and substantially improving the pedestrian realm from its present condition.

- (d) Can be accommodated by existing community roads, services, and utilities, or the necessary additions are provided by the developer.*

The project will have direct access to Kennedy Causeway. The impacts to the roadway are discussed within the Traffic Impact Study prepared by Richard Garcia & Associates, which is enclosed with this application. Existing infrastructure is available to serve the site.

3. Application for Variance

As set forth in North Bay Village Code of Ordinances Section 152.029(C)(4), *a maximum of four stories may be utilized for a parking structure.* The Applicant is submitting a building and site design that complies with all setbacks, lot coverage and other site development standards including off street parking and loading. However, in order to realize the density and intensity permitted on the subject property under the zoning regulations and meet the off street parking requirements, a minimum of 4.5 stories of parking must be included in the building. As such, the Applicant is requesting a variance to deviate from the requirement that the stories for a parking structure be limited to four.

The Project is in compliance with the variance criteria, as described at Code Section 152.097 as follows:

(1) That there are (or are not) special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district; that the special circumstances and conditions were not (or were) self-created by any person having an interest in the property; and that the strict application of the provisions of this chapter would (or would not) deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought and would (or would not) involve an unnecessary hardship for the applicant.

The unique circumstances relating to the proposed structure are that it complies with all of the site development standards including height, density, intensity (FAR), setbacks and off street parking. However, in order to realize the intensity of development permitted by the Code and Comprehensive Plan and yet meet the required off street parking for uses that will occupy the building, the parking structure must extend to 4.5 stories. The limitation on four (4) stories for a parking structure was not created by the applicant, yet a strict interpretation of the Code on this point would deprive the Applicant of a reasonable use of the property as is otherwise permitted by the Code. Further, the Code provision limiting the parking structure to four (4) stories is unreasonable as the same limitation on the stories of parking is applied to a building of 150 feet in height as to a building of 240 feet in height, both of which are permitted under the RM-70 regulations.

(2) That granting the variance requested will not (or will) confer on the applicant any special privilege that is denied by this chapter to other land, structures, or buildings in the same zoning district; and the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.

Granting the variance does not confer on the Applicant any special privilege. Should another property owner believe that a property would be unnecessarily burdened as a result of the regulation, the property owner is able to submit a request for a variance, provided the variance criteria are met. The proposed variance is the minimum that will make possible the reasonable use of the land in accordance with the site development standards other than regarding limitations on parking structure stories.

(3) That granting the variance will (or will not) be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

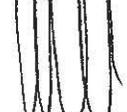
Granting the variance will be in harmony with the general intent of this chapter as the North Bay Village Code of Ordinances and Comprehensive Plan clearly intend for development to be constructed intensely along the Kennedy Causeway. The Project complies with all other site development standards including setbacks, height, density and FAR; the proposed variance does not alter the building envelope, building height or intensity of development within the building beyond that which is permitted by Code. Granting of the variance merely allows for an additional half-story within the building to be occupied by parking.

The project will not be injurious to the neighborhood nor detrimental to the public welfare; the vision for the project is to revitalize the commercial corridor along Kennedy Causeway and to improve the quality of life for its residents. Granting of the variance will allow the project to proceed as designed and work towards enhancing the commercial corridor as a destination for tourists and residents of the neighborhood and region.

Jim LaRue
February 7, 2014
Page 9

Thank you for your consideration of this Project.

Sincerely,



Neisen O. Kasdin



North Bay Village

02-07-14P02:12 RCVD

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

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

APPLICATION FOR PUBLIC HEARINGS:

Hearings and Notices: - All petitions for amendments, changes or supplements to these regulations for variances, special use exceptions, Site Plan Approval, Extension of Approved Site Plans, for Building Height Bonus Approval, or for an amendment, change or supplement to the Comprehensive Plan; district zoning map, or petitions appealing an administrative decision shall be considered at Public Hearings before the Planning & Zoning Board and, thereafter, the Village Commission. Notice of Public Hearings before the Planning & Zoning Board and the Village Commission 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.

Applicant's Name: North Bay Causeway, LLC Phone: (305) 670-1991

Mailing Address: 9130 S. Dadeland Blvd, Suite 1509
Miami, FL 33156

Legal Description of Property: Parcels A and B - See enclosed survey.

Existing Zoning: CG Lot Size: 1.92 acres Folio: 23-3209-000-0030; 0020

Type of Request: Applicant requests Special Exception Use approval
for proposed mixed use multifamily and commercial building
pursuant to North Bay Village Code of Ordinances Section 152.030(C)(3).

Reason for Request: (Attach additional Pages if necessary) See attached Letter of
Intent.

1555 Kennedy Cawry

All applications shall be submitted to the Village Clerk on or before the deadline implemented by the Village.

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

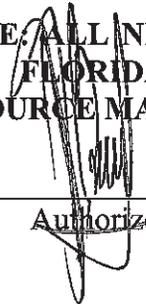
**APPLICATION FOR HEARING
BEFORE THE PLANNING & ZONING BOARD AND
VILLAGE COMMISSION
PAGE 2 OF 2**

Filing Fees - All persons, firms, or corporations petitioning the Planning & Zoning Board and 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 petition, conditional use permit or amendment.

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 petition.

I, (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning & 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.

(NOTE: ALL NEW AND SUBSTANTIAL IMPROVEMENTS MUST COMPLY WITH THE FLORIDA BUILDING CODE, DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM), AND FEMA (FLOOD) REGULATIONS).



 Authorized Signature

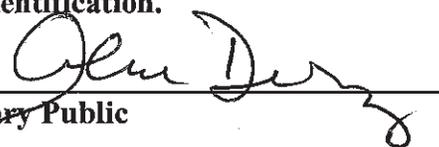
MIGUEL ANGEL BARBAJALLO AS MANAGING MEMBER

 Print Name
 OF B DEVELOPMENTS LLC AS MANAGER OF NORTH BAY CAUSEWAY LLC

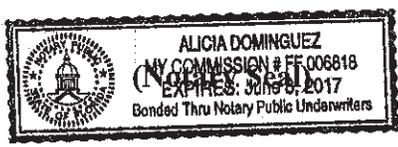
(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's position in the corporation and embossed with the corporate seal.)

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Sworn to and subscribed to before me this 4 day of February 2014
by Miguel Angel Barbajallo
who is personally known to me or who has produced _____
as identification.



 Notary Public



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

Office Use Only:

Date Submitted: _____

Fee Paid: \$ _____

Tentative Meeting Date: _____

Cash or Check # _____

Date Paid: _____

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



North Bay Village

02-07-14P02:12 RCVD

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

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

APPLICATION FOR PUBLIC HEARINGS:

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Applicant's Name: North Bay Causeway, LLC Phone: (305) 670-1991

Mailing Address: 9130 S. Dadeland Blvd, Suite 1509
Miami, FL 33156

Legal Description of Property: Parcels A and B - See enclosed survey.

Existing Zoning: CG Lot Size: 1.92 acres Folio: 23-3209-000-0030; 0020

Type of Request: Applicant requests site plan approval for
proposed mixed use building containing retail, office and
residential units. See enclosed Letter of Intent for further detail.

Reason for Request: (Attach additional Pages if necessary) See attached Letter of
Intent.

1555 Kennedy Cswy.

All applications shall be submitted to the Village Clerk on or before the deadline implemented by the Village.

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

**APPLICATION FOR HEARING
BEFORE THE PLANNING & ZONING BOARD AND
VILLAGE COMMISSION
PAGE 2 OF 2**

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I, (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning & 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.

(NOTE: ALL NEW AND SUBSTANTIAL IMPROVEMENTS MUST COMPLY WITH THE FLORIDA BUILDING CODE, DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT (DERM), AND FEMA (FLOOD) REGULATIONS).

Authorized Signature

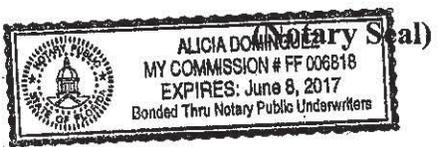
MIGUEL ANGEL BARBAGALLO AS
MANAGING MEMBER OF IS DEVELOPMENTS LLC
MANAGER OF NORTH BAY CAUSEWAY LLC

(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 4 day of February 2014
by Miguel Angel Barbajallo
who is personally known to me or who has produced _____
as identification.

Notary Public



- | | | | | |
|----------------------------|-------------------------|--------------------------------------|------------------------------|--------------------------------|
| Mayor
Connie Leon-Kreps | Vice Mayor
Eddie Lim | Commissioner
Dr. Richard Chervony | Commissioner
Wendy Duvall | Commissioner
Jorge Gonzalez |
|----------------------------|-------------------------|--------------------------------------|------------------------------|--------------------------------|

Office Use Only:

Date Submitted: _____

Fee Paid: \$ _____

Tentative Meeting Date: _____

Cash or Check # _____

Date Paid: _____

Office Use Only:

Date Submitted: _____

Fee Paid: \$ _____

Tentative Meeting Date: _____

Cash or Check # _____

Date Paid: _____

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



North Bay Village

02-07-14P02:12 RCVD

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

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APPLICATION FOR PUBLIC HEARINGS:

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Applicant's Name: North Bay Causeway, LLC Phone: (305) 670-1991

Mailing Address: 9130 S. Dadeland Blvd, Suite 1509
Miami, FL 33156

Legal Description of Property: Parcels A and B - See enclosed survey.

Existing Zoning: CG Lot Size: 1.92 acres Folio: 23-3209-000-0030; 0020

Type of Request: Applicant requests variance from North Bay Village Code of Ordinances Section 152.029(C)(4) that limits the stories for a parking structure to four (4).

Reason for Request: (Attach additional Pages if necessary) See attached Letter of Intent.

1555 Kennedy Cwy -

All applications shall be submitted to the Village Clerk on or before the deadline implemented by the Village.

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

**APPLICATION FOR HEARING
BEFORE THE PLANNING & ZONING BOARD AND
VILLAGE COMMISSION
PAGE 2 OF 2**

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I, (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning & 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.

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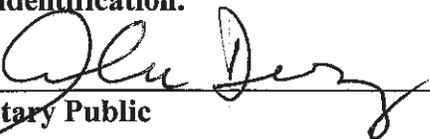

Authorized Signature

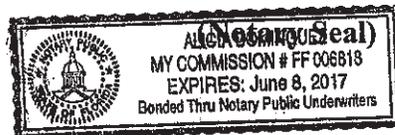
MIGUEL ANGEL BARBAGALLO AS MANAGING MEMBER
OF BDEVELOPMENTS LLC, MANAGER OF NORTH BAY CAUSEWAY LLC
Print Name

(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 4 day of February 2014
by Miguel Angel Barbagallo
who is personally known to me or who has produced _____
as identification.


Notary Public



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



North Bay Village

Administrative Offices

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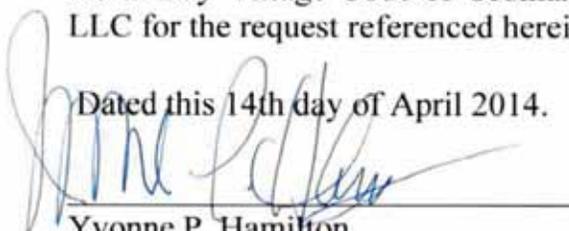
2. AN APPLICATION BY NORTH BAY CAUSEWAY, LLC CONCERNING PROPERTY LOCATED AT 1555 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

- A. 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.**
- B. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 127-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**
- C. BAY VIEW OVERLAY STANDARDS REVIEW, INCLUDING HEIGHT APPROVAL, PURSUANT TO SECTION 152.032(A)(3) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.**

A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.

I, Yvonne P. Hamilton, Village Clerk hereby certify, as per Section 152.096(A)(2) of the North Bay Village Code of Ordinances, that the petition filed by North Bay Causeway, LLC for the request referenced herein is complete.

Dated this 14th day of April 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-April 29, 2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



North Bay Village

Administrative Offices

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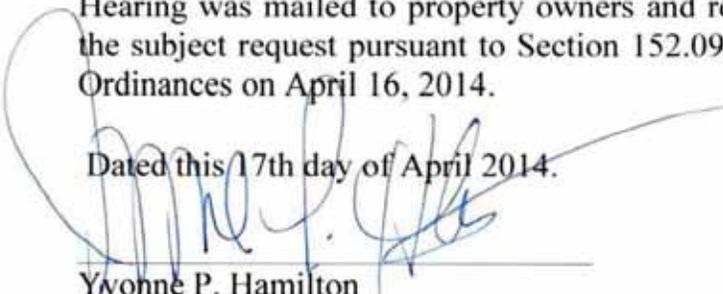
RE: AN APPLICATION BY NORTH BAY CAUSEWAY, LLC CONCERNING PROPERTY LOCATED AT 1555 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

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A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.

I, Yvonne P. Hamilton, Village Clerk, hereby certify that the attached Notice of Public Hearing was mailed to property owners and residents within 300 feet of the property of the subject request pursuant to Section 152.096(A)(2) of the North Bay Village Code of Ordinances on April 16, 2014.

Dated this 17th day of April 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-4/29/2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



North Bay Village

Administrative Offices

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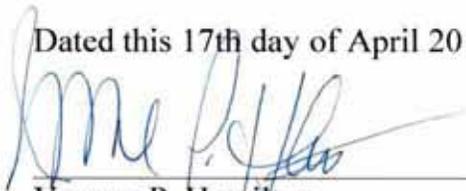
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I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on April 29, 2014 was posted at the above-referenced property on April 17, 2014.

Dated this 17th day of April 2014.



Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-4/29/2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



**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 APRIL 29, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT TREASURE ISLAND ELEMENTARY SCHOOL, 7540 EAST TREASURE DRIVE, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY NORTH BAY CAUSEWAY, LLC CONCERNING PROPERTY LOCATED AT 1555 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
 - A. 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.
 - B. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 127-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.
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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
(April 11, 2014)

COLE BN NORTH BAY VILLAGE FL
1665 KENNEDY CAUSEWAY
NORTH BAY VILLAGE, FL 33141

Benihana Restaurant
1665 Kennedy Causeway
N. Bay Village, FL 33141

ATLANTIC BROADBAND
1681 KENNEDY CAUSEWAY
NORTH BAY VILLAGE, FL
33141

Florvest LLC
968 N.E. 84th St reet
Miami, FL 33138

THE SHOPPES OF NORTH BAY
VILLAGE, LLC
1320 S. Dixie Highway, Suite 781
Miami, Florida 33146

THE LEXI CONDOMINIUM
7901 HISPANOLA AVENUE
N. BAY VILLAGE, FL 33141

THE WITE HOUSE
CONDOMINIUM
1770 KENNEDY CAUSEWAY
N. BAY VILLAGE, FL 33141

BAYVIEW CONDOMINIUM
1625 KENNEDY CAUSEWAY
N. BAY VILLAGE, FL 33141

CAUSEWAY TOWER
1666 KENNEDY CSWY., #600
N. BAY VILLAGE, FL 33141

BMS North Bay Village
P.O. Box 25025
Glendale, CA 91201

Baymar Hotels & Properties, Inc.
1111 Kane Concourse, #211
Bay Harbor Islands, FL 33154-2040

Trio on the Bay
1601 Kennedy Causeway
N. Bay Village, FL 33141

GOL TV
1580 Kennedy Causeway
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway, #501E
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#502F
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#503F
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#504D
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#505B
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#506B
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#507A
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#508A
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#509C
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway, #601E
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#602F
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#603F
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#604D
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#605B
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#606B
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#607A
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#608A
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#609C
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway, #701E
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#702F
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#703F
N. Bay Village, FL 33141

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#704D
N. Bay Village, FL 33141

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1625 Kennedy Causeway,
#705D
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#706B
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#707A
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#708A
N. Bay Village, FL 33141

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#709C
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway, #801E
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#802H
N. Bay Village, FL 33141

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1625 Kennedy Causeway,
#803H
N. Bay Village, FL 33141

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#804D
N. Bay Village, FL 33141

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#805D
N. Bay Village, FL 33141

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#806B
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#808A
N. Bay Village, FL 33141

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1625 Kennedy Causeway,
#809C
N. Bay Village, FL 33141

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1625 Kennedy Causeway, #901E
N. Bay Village, FL 33141

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1625 Kennedy Causeway,
#902H
N. Bay Village, FL 33141

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1625 Kennedy Causeway,
#903H
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#904D
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#508A
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#509C
N. Bay Village, FL 33141

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#907A
N. Bay Village, FL 33141

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#908A
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#909C
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#1001F
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#1002H
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#1003H
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway
#1004D
N. Bay Village, FL 33141

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1625 Kennedy Causeway
#1008A
N. Bay Village, FL 33141

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1625 Kennedy Causeway
#1009C
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway
#1102D
N. Bay Village, FL 33141

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1625 Kennedy Causeway
#1103B
N. Bay Village, FL 33141

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1625 Kennedy Causeway
#1104B
N. Bay Village, FL 33141

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#1105G
N. Bay Village, FL 33141

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1625 Kennedy Causeway
#1106G
N. Bay Village, FL 33141

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#1109C
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#1201E
N. Bay Village, FL 33141

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1625 Kennedy Causeway,
#1202D
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway,
#1203B
N. Bay Village, FL 33141

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1625 Kennedy Causeway
#1204B
N. Bay Village, FL 33141

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#1205G
N. Bay Village, FL 33141

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1625 Kennedy Causeway
#1207C
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway
#PH101E
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway
#PH102D
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway
#PH103B
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway
#PH104B
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway
#PH105G
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway
#PH106G
N. Bay Village, FL 33141

Owner/Occupant
1625 Kennedy Causeway
#PH107C
N. Bay Village, FL 33141



**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 **APRIL 23, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT TREASURE ISLAND ELEMENTARY SCHOOL, 7540 EAST TREASURE DRIVE,** NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. A REQUEST BY YEPARA, INC., PROPERTY OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1884 KENNEDY CAUSEWAY, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA FOR THE FOLLOWING:
 - A. VARIANCE PURSUANT TO SECTION 111.03 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT INTERPRETATION OF SECTION 111.12(A)(1) AND 111.12 (B)(1) FOR THE ISSUANCE OF A BUSINESS TAX RECEIPT TO PERMIT THE SALE AND ON PREMISES CONSUMPTION OF BEER AND WINE WITHIN 300 FEET OF AN EXISTING RESTAURANT HOLDING A 4COP LICENSE AND WITHIN 500 FEET OF A PUBLIC SCHOOL.

2. AN APPLICATION BY NORTH BAY CAUSEWAY, LLC CONCERNING PROPERTY LOCATED AT 1555 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
 - A. 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.
 - B. SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 127-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.
 - C. A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.

3. AN APPLICATION BY SILVIA OBERSTEIN CONCERNING PROPERTY LOCATED AT 7501 ADVENTURE AVENUE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
 - A. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FROM THE STRICT APPLICATION OF SECTION 152.027(C)(2) TO PERMIT AN ADDITION TO A SINGLE-FAMILY RESIDENCE TO FURTHER ENCROACH INTO THE REQUIRED SIDE YARD SETBACK, ALLOWING A SIDE YARD SETBACK OF 7.5 FEET WHERE THE CODE REQUIRES 15 FEET.

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
(April 11, 2014)



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

PLANNING & ZONING BOARD MEETING

**TREASURE ISLAND ELEMENTARY SCHOOL
7540 EAST TREASURE DRIVE
NORTH BAY VILLAGE, FL 33141**

March 18, 2014 – 7:30 P.M.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

The meeting was called to order at 7:34 P.M. by Chair Reinaldo Trujillo and the Pledge of Allegiance was recited. Also present at Roll Call were Board Members Bud Farrey, Marvin Wilmoth and Barry Beschel. The Vice Chair James Carter was absent. Also present were Building & Zoning Clerk Elena Grek, Village Clerk Yvonne P. Hamilton, Deputy Village Clerk Jenorgen Guillen, and the Village Planner Ben Smith. Mayor Connie Leon-Kreps, Vice Mayor Eddie Lim, Commissioner Richard Chervony and Village Manager Frank K. Rollason were in attendance.

As a quorum was determined to be present, the meeting commenced.

The Chair offered the applicants the option to defer or move forward with their requests since only four members of the Board were present.

Village Attorney Robert L. Switkes swore in those individuals who indicated that they would testify.

Mr. Switkes advised the Board Members to disclose any communication they may have had regarding the issues on the agenda and whether they had any conflict of interest pertaining those issues. Board Member Bud Farrey disclosed his personal knowledge of his neighbor, Mr. William Webb, Jr.

1. (PUBLIC HEARINGS) ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN.

A. AN APPLICATION BY 7914 BUILDING, LLC CONCERNING PROPERTY LOCATED AT 7914, 7916 AND 7918 WEST DRIVE, TRACT C OF HARBOR ISLAND, NORTH BAY VILLAGE, FLORIDA, IN CONNECTION WITH THE DEVELOPMENT OF A 52 UNIT, 15 STORY MULTI-FAMILY CONDOMINIUM STRUCTURE:

1. A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.042(E) AND 152.098 OF THE NORTH BAY VILALGE CODE OF ORDINANCES TO ALLOW UP TO TWENTY (20) PERCENT OF THE DEVELOPMENT'S REQUIRED PARKING SPACES TO BE DESIGNED SPECIFICALLY FOR COMPACT VEHICLES.

The Village Clerk read the request into the record.

Ben Smith, of LaRue Planning & Management Services, Inc., Village Planner, provided a brief report on the request.

Wayne Pathman, of Lewis, Pathman LLP, One Biscayne Tower, Two South Biscayne Tower, Suite 2400, Miami, FL 33131, presented the request to the Commission.

The Chair opened the Public Hearing.

Fane Lozman, of 7918 West Drive, Henrik Risvang, of 7934 West Drive, and Village Manager Frank K. Rollason addressed the Board.

Discussion ensued regarding the fact that the developer is required to assign the required number of parking spaces to the unit owners, without charge, pursuant to the Village Code.

The Chair closed the public hearing.

Marvin Wilmoth made a motion to approve the request for parking spaces designated for compact vehicles contingent upon a positive approval of a Site Plan for this development and for the developer to assign the required number of parking spaces to the unit owners pursuant to Section 152.044 of the North Bay Village Code of Ordinances. Barry Beschel seconded the motion, which was adopted by a 4-0 roll call vote. The vote was as follows: Barry Beschel, Reinaldo Trujillo, Bud Farrey, and Marvin Wilmoth all voting Yes.

B. AN APPLICATION BY KAKUTA SAINT CONCERNING PROPERTY LOCATED AT 7441 CENTER BAY DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

- 1. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A GENERATOR TO ENCROACH 4 FEET INTO THE REQUIRED 10 FOOT SIDE INTERIOR SETBACK AREA.**

The Village Clerk read the item into the record.

Ben Smith, of LaRue Planning & Management Services, Inc., Village Planner made a brief report on the request.

The Chair opened the Public Hearing.

The applicant Kakuta Saint addressed the Commission.

The Chair closed the Public Hearing.

Barry Beschel made a motion to approve the request with the following conditions:

1. To comply with Section 151.25, screening must be provided which screens the entire height of the generator structure (applicant has stated his intention to comply with this by extending his side yard fence).
2. Generator testing times shall be restricted to between 10am and 2pm on weekdays and non-holidays.
3. Building permits and related approvals for generator installation must be obtained from the Building Official prior to commencement of construction.
4. All applicable state and federal permits must be obtained before commencement of construction.
5. Cost Recovery charges must be paid pursuant to Section 152.110. Specifically, no building permit 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.

6. Authorization or issue of a variance or a building permit by the Village 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 issuance of a variance or a building permit 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.

The motion was adopted by a 4-0 roll call vote. The vote was as follows: Marvin Wilmoth, Bud Farrey, Reinaldo Trujillo, and Reinaldo Trujillo all voting Yes.

C. AN APPLICATION BY WILLIAM WEBB CONCERNING THE PROPERTY AT 1357 BAY TERRACE, NORTH BAY ISLAND, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

1. **A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO PERMIT A TWO-STORY SINGL-FAMILY RESIDENTIAL STRUCTURE TO EXCEED THE MAXIMUM HEIGHT OF SECTION 152.026(C)(3), WHICH ALLOWS A BUILDING HEIGHT OF NO MORE THAN 25 FEET ABOVE FEMA BASE FLOOD ELEVATION.**

The Village Clerk read the request into the record.

Ben Smith, of LaRue Planning & Management Service, Inc., Village Planner made a brief report on the request.

Avelino R. Leoncio, Jr., A.1.A., Architect for the project, 14511 Rosewood Road, Miami Lakes, FL 33014 and Mr. Webb addressed the Board.

The Chair opened the Public Hearing and there were no speakers.

Bud Farrey made a motion to approve the request. Barry Beschel seconded the motion which was adopted by a 3-1 roll call vote. The vote was as follows: Reinaldo Trujillo, Bud Farrey, and Barry Beschel all voting Yes. Marvin Wilmoth voted No.

D. AN APPLICATION BY HOLGER PIENING AND ANDREA FRANKE CONCERNING PROPERTY LOCATED AT 1700 SOUTH TREASURE DRIVE, TREASURE ISLAND, NORTH BAY VILLAGE, FLORIDA FOR THE FOLLOWING:

1. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO PERMIT A 4.5 FOOT SIDE-INTERIOR SETBACK FOR THE CONSTRUCTION OF STEPS AND LANDING LEADING FROM THE SWIMMING POOL DECK, WHERE THE CODE REQUIRES A SETBACK OF 7.5 FEET.

The Village Clerk read the requests into the record.

Ben Smith, of LaRue Planning & Management Service, Inc., Village Planner made a brief report on the request.

Counsel for the applicant, Brian S. Alder, and Tony Leon, Architect, 4300 Biscayne Boulevard, Miami, Florida made a brief presentation on the project.

The Chair opened the Public Hearing.

Doris Acosta, of 1790 South Treasure Drive, and Village Manager Frank K. Rollason addressed the Commission.

The Chair closed the Public Hearing.

Bud Farrey made a motion to approve the request for a Variance to permit the 4.5 foot side-interior setback for the construction of steps and landing leading from the Swimming Pool deck, where the Code Requires a setback of 7.5 feet. Barry Beschel seconded the motion, which was adopted by a 4-0 roll call vote. The vote was as follows: Bud Farrey, Reinaldo Trujillo, Barry Beschel, and Marvin Wilmoth all voting Yes.

2. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO PERMIT THE POOL EQUIPMENT TO ENCROACH 3.3 FEET INTO THE REQUIRED 7.5 FOOT SIDE INTERIOR SETBACK AREA.

Marvin Wilmoth made a motion to approve the request for a Variance to permit the pool equipment to encroach 3.3 feet into the required 7.5 foot side interior setback area with the following conditions:

1. To comply with Section 151.25, landscaping and/or other methods of screening must be provided which screens the entire height of the pool equipment.
2. Building permits and related approvals for generator installation must be obtained from the Building Official prior to commencement of construction.
3. All applicable state and federal permits must be obtained before commencement of construction.

4. Cost Recovery changes must be paid pursuant to Section 152.110. Specifically, no building permit 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.
5. Authorization or issue of a variance or a building permit by the Village 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 issuance of a variance or a building permit 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.

Bud Farrey seconded the motion, which was adopted by a 4-0 roll call vote. The vote was as follows: Barry Beschel, Reinaldo Trujillo, Reinaldo Trujillo and Marvin Wilmoth all voting Yes.

The Chair Reinaldo Trujillo made a motion to table the following Item 3E until all of the required information is submitted to the satisfaction of Village Planner, Jim LaRue. Marvin Wilmoth seconded the motion, which was adopted by a 4-0 roll call vote.

E. AN APPLICATION BY NORTH BAY CAUSEWAY, LLC CONCERNING PROPERTY LOCATED AT 1555 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

1. **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.**
2. **SITE PLAN APPROVAL PURSUANT TO SECTION 152.105(C)(9) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 127-UNIT, 22-STORY CONDOMINIUM STRUCTURE WITH A PARKING GARAGE.**

BAY VIEW OVERLAY STANDARDS REVIEW, INCLUDING HEIGHT APPROVAL, PURSUANT TO SECTION 152.032(A)(3) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES.

3. **A VARIANCE PURSUANT TO SECTION 152.097 OF NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW 5 STORIES OF**

PARKING, WHERE SECTION 152.029(C) ALLOWS A MAXIMUM OF FOUR STORIES OF PARKING.

2. APPROVAL OF MINUTES

A. REGULAR PLANNING & ZONING BOARD MEETING-FEBRUARY 18, 2014

Barry Beschel made a motion to approve the Minutes as submitted. Bud Farrey seconded the motion, which was adopted by a 4-0 roll call vote. The vote was as follows: Marvin Wilmoth, Bud Farrey, Reinaldo Trujillo, and Marvin Wilmoth all voting Yes.

3. ADJOURNMENT

The meeting adjourned at 10:10 p.m.

*Prepared and submitted by: Yvonne P. Hamilton
Village Clerk*

*Adopted by the Planning & Zoning Board on
this ___ day of _____ 2014.*

Reinaldo Trujillo, Chair

(Note: The Minutes are summary of the proceeding.)