



North Bay Village

Administrative Offices

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

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

OFFICIAL AGENDA

NORTH BAY VILLAGE PLANNING & ZONING BOARD MEETING

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

**TUESDAY
JULY 15, 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).

-
1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE, ROLL CALL**
 3. **OATH OF OFFICE**
 4. **(PUBLIC HEARINGS) ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN.**
 - A. **AN APPLICATION BY BRAD JOHNSON CONCERNING PROPERTY LOCATED AT 1321 BAY TERRACE, 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 SWIMMING POOL TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.**

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

2. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.
3. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 3.5 FEET FROM THE SIDE PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET SIDE-YARD SETBACK AREA.

1.) Board Recommendation

- B. A REQUEST BY ISABEL YERO, OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1888B 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

- C. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY AMENDING SECTION 152.056, SETBACK ENCROACHMENTS, BY ADDING SECTION "D"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

1.) Board Recommendation

5. **WORKSHOP**

A. **DRAFT LAND DEVELOPMENT CODE REVISIONS**

6. **ADJOURNMENT**



Staff Report Variance Request

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

Applicant: Brad Johnson

*Request: Variance to Minimum Rear Setback for
Placement of Pool*



Serving Florida Local Governments Since 1988

General Information

Applicant	Brad Johnson
Applicant Address	6650 Parkwood Dr Edina, MN 55436
Site Address	1321 Bay Terrace
Contact Person	Anita Chang
Contact Phone Number	954-464-1153
E-mail Address	achang@vankirkpools.com

Future Land Use Map Classification	Single Family Residential
Zoning District	RS-1
Use of Property	Single Family Home
Acreage	0.14 acres

Legal Description of Subject Property

LOT 1, BLOCK 2 OF NORTH BAY ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 ON PAGE 59 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SAID LANDS LYING AND BEING IN NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA CONTAINING 6,020 SQUARE FEET (0.14 ACRES), MORE OR LESS.

Requested Variance

The applicant's request is for approval of a variance to the required rear setback to allow a swimming pool to be 5.5 feet from the property line where 7.5 feet is required.

Project Description

The applicant intends to install a pool at a single family home in the North Bay Village RS-1 Zoning District. North Bay Village Code Section 152.060 requires pools to be setback at least 7.5 feet from the rear property line. The applicant is requesting permission to place the pool 5.5 feet from the rear property line, encroaching 2 feet into the required setback area.



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;

Staff Comments: The minimum lot size in the RS-1 Zoning District is 7,000 square feet. The subject property is a rectangular shaped lot of 6,020 square feet. The undersized nature of this parcel is somewhat of a special circumstance, as there are not many undersized parcels in the RS-1 District. The Applicant has provided no other evidence of special circumstances and/or conditions that are unique to the land or proposed structure.

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

Staff Comments: The undersize nature of the lot is not a condition that was created by the applicant. However, the need for a pool which encroaches on the required rear setback is a matter of choice necessitated only by the preference of the Applicant for a larger pool, which results 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;

Staff Comments: While it would require the construction of a somewhat smaller pool, the strict application of the minimum rear yard setback of 7.5 feet will not deny the Applicant the reasonable use of the property.

Applicant Comments: This particular property has a portion of the house (structure) where the strict application of the provisions of this chapter would deprive the homeowner of the reasonable use of land for which this variance is sought. .



- (1)d. and would (or 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 nonjustifiable 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."

If the Applicant should choose to build a pool of such a size that it requires that the pool encroach into the required setback, any perceived hardship is one that is self-created.

Requiring the Applicant to modify the proposed plans to meet the code does not deprive the Applicant of reasonable use of the land. A minor reduction in pool size does not constitute an unnecessary hardship.

- (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;

Staff Comments: It is our opinion that granting the requested variance would confer on the Applicant a special privilege that is denied to other lands in the RS-1 zoning district.

Applicant Comments: Granting the variance will not confer on the homeowner any special privilege denied to others in the same 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.

Staff Comments: Strict application of the minimum setback of 7.5 feet will not deny the Applicant the reasonable use of his property. Consequently, we are of the opinion that no variance to the rear setback is necessary.

Applicant Comments: The variance requested (2 feet) is the minimum variance that will make reasonable use of the land.

- (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.

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.

Applicant Comments: The variance requested will be in harmony with the general intent and purpose of this chapter. This variance would not be 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: 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 the pool to be placed 5.5 feet from the rear property line where a 7.5 foot setback is required.

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

Submitted by:

James G. LaRue
James G. LaRue, AICP
Planning Consultant

May 30, 2014

Hearing: North Bay Village Planning & Zoning Board, June 17, 2014





Staff Report Variance Request

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

Applicant: Brad Johnson

*Request: Variance from Side Yard Setback
Standards for Placement of Pool
Equipment*



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General Information

Applicant	Brad Johnson
Applicant Address	6650 Parkwood Dr Edina, MN 55436
Site Address	1321 Bay Terrace
Contact Person	Anita Chang
Contact Phone Number	954-464-1153
E-mail Address	achang@vankirkpools.com

Future Land Use Map Classification	Single Family Residential
Zoning District	RS-1
Use of Property	Single Family Home
Acreage	0.14 acres

Legal Description of Subject Property

LOT 1, BLOCK 2 OF NORTH BAY ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 ON PAGE 59 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SAID LANDS LYING AND BEING IN NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA CONTAINING 6,020 SQUARE FEET (0.14 ACRES), MORE OR LESS.

Requested Variance

The Applicant's request is for approval of a variance to the required side yard setback to allow pool equipment to be placed seven (7) feet from the property line where ten (10) feet is required.

Project Description

The Applicant intends to install a pool at an existing single family home in the North Bay Village RS-1 Zoning District. North Bay Village Code Section 152.027 requires structures in the RS-1 zoning district to be setback at least 10 feet from the interior lot lines. The applicant is requesting permission to place the pool equipment 7 feet from the west side property line, encroaching 3 feet into the required side yard setback area.



Required Findings

Sec. 152.0971(B) sets forth findings that are required for the reviewing body(ies) to authorize any non-use variance request. In addition to staff comments on these items, the applicant's comments have been listed as well. For ease of review, each of the criteria contained in subparagraphs (B)(1) through (B)(3) have been separated into their component parts.

- (1) The variance will be in harmony with the general appearance and character of the community.

Applicant Comments: This variance will be in harmony with the general appearance of the community.

Staff Comments: To ensure harmony with the general appearance of the community, the applicant should provide landscaping or other screening that will be tall enough to completely obscure the pool equipment from view. If the existing wall is not tall enough, this can be made a condition of approval.

- (2) The variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant Comments: This variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Staff Comments: Provided that the equipment installed is operational at a reasonable decibel level, staff does not believe that the pool equipment will be detrimental to public welfare.

- (3) The improvement is designed and arranged on the site in a manner that minimizes aerial and visual impact on the adjacent residences.

Applicant Comments: The reason for the request is so that this improvement can be designed and arranged on-site to be aesthetically pleasing and to minimize aerial and visual impact on adjacent residences and also passerby's on the bay.

Staff Comments: This improvement should not have an aerial/visual impact on the adjacent residences.

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 3 foot variance, to allow a 7 foot setback from the property line where a 10 foot setback is required, with the following stipulations:

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 pool equipment 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 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.
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.

Submitted by:

James G. LaRue

James G. LaRue, AICP
Planning Consultant

May 30, 2014

Hearing: North Bay Village Planning and Zoning Board, June 17, 2014





Staff Report Variance Request

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

Applicant: Brad Johnson

*Request: Variance to Required Setbacks for
Placement of Pool Deck*



**LaRue Planning
& Management Services, Inc.**

1375 Jackson Street, Suite 206
Fort Myers, Florida
239-334-3366

Serving Florida Local Governments Since 1988

General Information

Applicant	Brad Johnson
Applicant Address	6650 Parkwood Dr Edina, MN 55436
Site Address	1321 Bay Terrace
Contact Person	Anita Chang
Contact Phone Number	954-464-1153
E-mail Address	achang@vankirkpools.com

Future Land Use Map Classification	Single Family Residential
Zoning District	RS-1
Use of Property	Single Family Home
Acreage	0.14 acres

Legal Description of Subject Property

LOT 1, BLOCK 2 OF NORTH BAY ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 ON PAGE 59 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SAID LANDS LYING AND BEING IN NORTH BAY VILLAGE, MIAMI-DADE COUNTY, FLORIDA CONTAINING 6,020 SQUARE FEET (0.14 ACRES), MORE OR LESS.

Requested Variance

The Applicant's request is for approval of a variance to the required rear setback to allow a pool deck to be 5.5 feet from the rear property line where at least 7.5 feet is required; and for the pool deck to be 3.5 feet from the east side property line, where at least 7.5 feet is required; as per Section 152.060(A).



Project Description

The applicant intends to install a pool and a pool deck at an existing single family home in the North Bay Village RS-1 Zoning District. North Bay Village Code Section 152.060 requires pool decks to be setback at least 7.5 feet from the rear property line and 7.5 feet from interior side property lines. The proposed deck encroaches 2 feet into the rear setback area and 4 feet into the side setback area. In order for the plans to be built as shown, both encroachments must be approved by the Village Commission.

Additionally, the plans depict the pool deck at 2 feet high, and a storage area will be below the deck.

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;

Staff Comments: The minimum lot size in the RS-1 Zoning District is 7,000 square feet. The subject property is a rectangular shaped lot of 6,020 square feet. The undersized nature of this parcel is somewhat of a special circumstance, as there are not many undersized parcels in the RS-1 District. The Applicant has provided no other evidence of special circumstances and/or conditions that are unique to the land or proposed structure.

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

Staff Comments: The undersized nature of the lot is not a condition that was created by the applicant. However, the need for a pool deck which encroaches on the required side and rear setbacks is a matter of choice, necessitated only by the preference of the Applicant for a larger deck, which results 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;

Staff Comments: While it would require the construction of a somewhat smaller pool and deck, the strict application of the minimum rear and side yard setbacks of 7.5 feet will not deny the Applicant the reasonable use of the property.

Applicant Comments: The strict application of the provisions would deprive the homeowner of the reasonable use of land for which this variance is sought.

- (1)d. and would (or 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 nonjustifiable 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."

The Applicant is choosing to build a deck of such a size that it is encroaching into the required setback. Any perceived hardship is one that is self-created.

Requiring the Applicant to modify the proposed plans to meet the code does not deprive the Applicant of reasonable use of the land. A minor reduction in deck size does not constitute an unnecessary hardship.



- (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;

Staff Comments: It is our opinion that granting the requested variance would confer on the Applicant a special privilege that is denied to other lands in the RS-1 zoning district.

Applicant Comments: Granting the variance will not confer on the homeowner any special privilege denied to others in the same 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.

Staff Comments: Strict application of the minimum side and rear yard setbacks will not deny the Applicant the reasonable use of his property. Consequently, we are of the opinion that, in this case, no variance is necessary.

Applicant Comments: The variance requested (2 feet) is the minimum variance that will make reasonable use of the land.

- (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.

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.

Applicant Comments: The variance requested will be in harmony with the general intent and purpose of this chapter. This variance would not be 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: 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 the pool deck to be placed 5.5 feet from the rear property line where a 7.5 foot setback is required.

Staff also recommends **denial** of the request to allow the pool deck to be placed 3.5 feet from the side property line where a 7.5 foot setback is required.

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

Submitted by:

James G. LaRue
James G. LaRue, AICP
Planning Consultant

July 8, 2014

Hearing: North Bay Village Planning & Zoning Board, July 15, 2014



NORTH BAY VILLAGE
PLANNING & ZONING BOARD MEETING
JULY 15, 2014

AFFIDAVIT OF BRAD JOHNSON

I, Brad Johnson, swear or affirm:

1. That I am the owner of 1321 Bay Terrace and applicant for these zoning variances.
2. That, since the year 2000, the original deck (removed earlier this year) had been located 6'10" from the eastern property line, which setback was also nonconforming to the current requirement of 7'6". The setback we are proposing for my replacement deck is 3'6", which is slightly more than one yard closer to this property line.
3. That there is a solid concrete fence on this property line, separating my property from that of my neighbor Yongyuth Nethongkome ("The Neighbor"), at 1331 Bay Terrace.
4. That, to the best of my knowledge, The Neighbor had never objected to the location of the original deck and probably hadn't noticed it, due to the solid fence between the properties.
5. That I attempted to reach The Neighbor in person to sign my petition indicating that he had no objection to the replacement deck's smaller setback but was informed by The Neighbor's sister, who was house-sitting for him, that her brother was out of the country through the month of July. She declined to provide his phone number but said she would give him my contact information.
6. That I subsequently attempted 4 times by email and once by fax to reach The Neighbor to discuss the replacement deck but have still not heard back, to date.
7. That I have no reason to believe that The Neighbor would object to the nonconforming setback of the proposed replacement deck, since no portion of the deck would be visible to The Neighbor from his deck, thanks to the fence, which is staying in place, and to the replacement deck's setback from the southern property line, which would be **greater** than that of the original deck.

Further affiant sayeth not.

I SWEAR OR AFFIRM THAT THE ABOVE AND FOREGOING REPRESENTATIONS ARE TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

7/9/2014 

Date Bradley P. Johnson

STATE OF MINNESOTA 
 COUNTY OF HENNEPIN 
 Ramsey

I, the undersigned Notary Public, do hereby affirm that Bradley P. Johnson personally appeared before me on the 9 day of July, 2014, and signed the above Affidavit as his free and voluntary act and deed.




 Notary Public

Yvonne Hamilton

From: Brad Johnson <bradjohnson612@yahoo.com>
Sent: Wednesday, July 09, 2014 3:43 PM
To: Yvonne Hamilton
Cc: Anita Chang
Subject: Exhibit for July 15 Planning & Zoning Board Hearing
Attachments: B Johnson Affidavit 7-15-14 P&Z Hearing.pdf

Dear Yvonne,

Given my inability to attend the above hearing on my variance applications, I would like to include the attached affidavit as an exhibit, either by providing it to the board in advance or by having it read aloud. Would you kindly let me know what the procedure would be for this and whether I will need to overnight somebody the original.

Thank you very much.

Best,
Brad



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

ES3

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: Brad Johnson Phone: 612-790-2208

Mailing Address: 6650 Parkwood Dr.
Edina, MN 55436

Legal Description of Property: North Bay Island PB40-59 Lot 1 & strip 1.65 Ft adj.

Existing Zoning: _____ Lot Size: 6020 SF Folio: 23-3209-008-0240

Type of Request: Requesting variance to side yard setback to allow pool equipment to be seven (7) feet from property line where ten (10) feet is required

Reason for Request: (Attach additional Pages if necessary) This variance requested will be in harmony with the general appearance of the community and will not be injurious to the area involved or otherwise detrimental to the public welfare. The reason for this request is so that this improvement can be designed & arranged on the site to be aesthetically pleasing and to minimize aerial & visual impact on adjacent residences & also passerby's on the bay.

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

04-21-14P12:54 RCVD

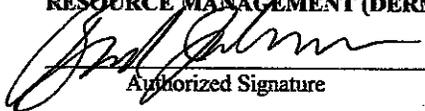
APPLICATION FOR HEARING
BEFORE THE PLANNING & ZONING BOARD AND
VILLAGE COMMISSION
PAGE 2 OF 2

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).

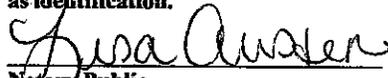

Authorized Signature

Bradley Johnson, Tee
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 18 day of April 2014
by Bradley Johnson
who is personally known to me or who has produced DL T190261229010
as identification.


Notary Public



Office Use Only:

Date Submitted: 4/30/14

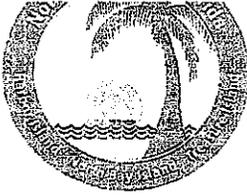
Fee Paid: \$ 1,200

Tentative Meeting Date: 6/17/14

Cash or Check # 3965

Date Paid: 4/30/14

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

Te: (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: Brad Johnson Phone: 612-790-2208

Mailing Address: 6650 Parkwood Rd.
Edina, MN 55436

Legal Description of Property: North Bay Island PB 40-59 Lot 1 9 Strip 1.65Ft adj.

Existing Zoning: _____ Lot Size: 6020 SF Folio: 23-3209-008-0240

Type of Request: Requesting variance to rear setback to allow swimming pool to be 5'6" from rear property line where 7'6" is required.

Reason for Request: (Attach additional Pages if necessary) This particular property has a portion of the house (structure) where in the strict application of the provisions of this chapter would deprive the homeowner of the reasonable use of land for which this variance is sought. Granting this variance will not confer on the homeowner any special privilege denied to others in the same zoning district. The variance requested (2 feet) is the minimum variance that will make possible a reasonable use of land, and will be in harmony with the general intent and purpose of the Chapter. This variance would not be injurious to the neighborhood or otherwise detrimental to the public welfare.

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

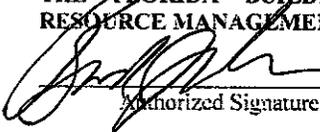
APPLICATION FOR HEARING
BEFORE THE PLANNING & ZONING BOARD AND
VILLAGE COMMISSION
PAGE 2 OF 2

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.

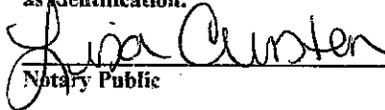
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Authorized Signature
Bradley Johnson, Tee
Print Name

(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 18 day of April 2014
by Bradley Johnson
who is personally known to me or who has produced DLT190261229010
as identification.


Notary Public



Office Use Only:

Date Submitted: 4/30/14 Fee Paid: \$ 1,200.00
Tentative Meeting Date: 6/17/14 Cash or Check # 3965
Date Paid: 4/30/14

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

APPLICATION FOR PUBLIC HEARINGS:

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Mailing Address: 6050 Parkwood Rd.
Edina, MN 55436

Legal Description of Property: North Bay Island PB 40-59 Lot 1 & Strip 1.65 Ft adj

Existing Zoning: _____ Lot Size: 6020 SF Folio: 23-3209-008-0240

Type of Request: Requesting variance to rear setback to allow deck to be 5'6" from rear property line where 7'6" is required.

Reason for Request: (Attach additional Pages if necessary) This request is parallel to a request for the swimming pool variance, in order to achieve an aesthetically harmonious space. The strict application of the provisions would deprive the homeowner of reasonable use of land for which this variance is sought. Granting this variance will not confer on the homeowner any special privilege denied to others in the same zoning district. The variance requested (2 feet) is the minimum variance that will make possible a reasonable use of land, and will be in harmony with the general intent and purpose of the chapter. This variance would not be injurious to the neighborhood or otherwise detrimental to the public welfare.

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

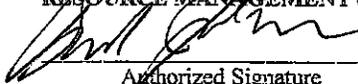
**APPLICATION FOR HEARING
BEFORE THE PLANNING & ZONING BOARD AND
VILLAGE COMMISSION
PAGE 2 OF 2**

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.

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Authorized Signature

Bradley Johnson, Tee
Print Name

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Sworn to and subscribed to before me this 18 day of April 2014
by Bradley Johnson
who is personally known to me or who has produced DL190261229D10
as identification


Notary Public

(Notary Seal)



Office Use Only:

Date Submitted: 4/30/14
Tentative Meeting Date: 6/17/14
Date Paid: 4/30/14

Fee Paid: \$ 1,200.00
Cash or Check # 3965

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



April 21st, 2014

To: City of North Bay Village Building Department
Attn: Yvonne Hamilton / Zoning Department
1666 Kennedy Causeway, 3rd Floor
North Bay Village, FL 33141
P: 305-754-6740 | F: 305-756-7722

Re: Johnson Residence, 1321 Bay Terrace

Dear Yvonne,

Included please find documents relating to the Johnson residence located at 1321 Bay Terrace.

- (3) variance applications
- (1) check written to the City of North Bay Village
- (3) copies of pool plans drawn to show potential scenario with variances

If you have any questions or need any additional paperwork or information, please contact me immediately at 954-755-4402 or email at achang@vankirkpools.com. Also, can you please confirm receipt of this package please at the same number or email above?

Thank you very much,

A handwritten signature in black ink, appearing to read "Anita Chang", is written over the typed name and title.

Anita Chang | Design Consultant
Van Kirk & Sons Pools & Spas
3144 SW 13th Drive
Deerfield Beach, FL 33442
O: 954-755-4402 | F: 954-341-8950
Direct: 954-464-1153
E: achang@vankirkpools.com
www.vankirkpools.com

Van Kirk & Sons, Inc. Pools & Spas
3144 SW 13th Drive | Deerfield Beach, FL | 33442
Ph. 1-800-741-3911 | Fax 954-341-8950
www.VanKirkPools.com



www.facebook.com/vankirkpools



www.flickr.com/vankirkpools



www.pinterest.com/vankirkpools



North Bay Village

Administrative Offices

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

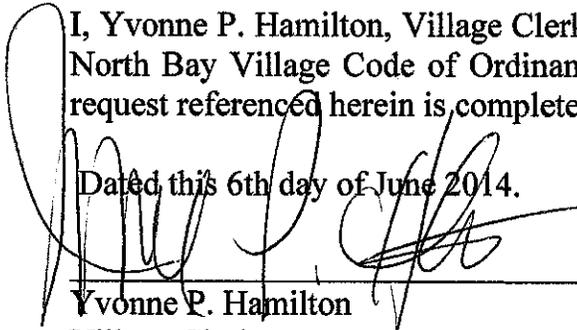
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

RE: AN APPLICATION BY BRAD JOHNSON CONCERNING PROPERTY LOCATED AT 1321 BAY TERRACE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

- A. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.**
- B. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.**
- C. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 3.5 FEET FROM THE SIDE PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET SIDE-YARD SETBACK AREA.**

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 Brad Johnson for the request referenced herein is complete.

Dated this 6th day of June 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-July 15, 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

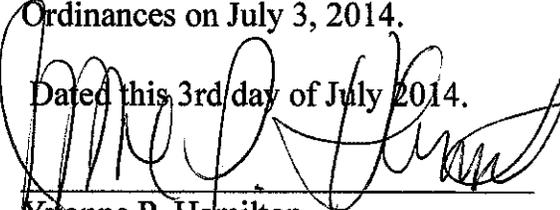
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

RE: AN APPLICATION BY BRAD JOHNSON CONCERNING PROPERTY LOCATED AT 1321 BAY TERRACE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

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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 July 3, 2014.

Dated this 3rd day of July 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-7/15/2014)

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

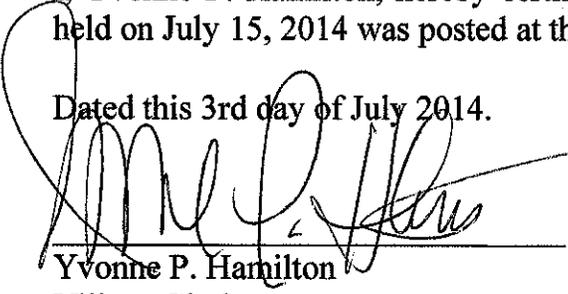
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

RE: AN APPLICATION BY BRAD JOHNSON CONCERNING PROPERTY LOCATED AT 1321 BAY TERRACE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

- A. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.**
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I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on July 15, 2014 was posted at the above-referenced property on July 3, 2014.

Dated this 3rd day of July 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-7/15/2014)

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 **JULY 15, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101,** NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. **AN APPLICATION BY BRAD JOHNSON CONCERNING PROPERTY LOCATED AT 1321 BAY TERRACE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:**
 - A. **A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.**
 - B. **A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.**
 - C. **A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 3.5 FEET FROM THE SIDE PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET SIDE-YARD SETBACK AREA.**

PROVIDING AN EFFECTIVE DATE.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING ADDRESSED TO THE 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
(June 27, 2014)

Owner/Occupant
7420 Beach View Drive
N. Bay Village, FL 33141

Owner/Occupant
7410 Beach View Drive
N. Bay Village, FL 33141

Owner/Occupant
7400 Beach View Drive
N. Bay Village, FL 33141

Owner Occupant
7431 Coquina Drive
N. Bay Village, FL 33141

Owner Occupant
7421 Coquina Drive
N. Bay Village, FL 33141

Owner Occupant
1356 Bay Terrace
N. Bay Village, FL 33141

Owner/Occupant
7400 Coquina Drive
N. Bay Village, FL 33141

Owner/Occupant
7410 Coquina Drive
N. Bay Village, FL 33141

Owner/Occupant
7420 Coquina Drive
N. Bay Village, FL 33141

Owner/Occupant
7401 Center Bay Drive
N. Bay Village, FL 33141

Owner/Occupant
7411 Center Bay Drive
N. Bay Village, FL 33141

Owner/Occupant
7421 Center Bay Drive
N. Bay Village, FL 33141

Owner/Occupant
7400 Center Bay Drive
N. Bay Village, FL 33141

Owner/Occupant
7410 Center Bay Drive
N. Bay Village, FL 33141

Owner/Occupant
7420 Center Bay Drive
N. Bay Village, FL 33141

Owner/Occupant
7401 Miami View Drive
N. Bay Village, FL 33141

Owner/Occupant
7421 Miami View Drive
N. Bay Village, FL 33141

Owner/Occupant
7431 Center Bay Drive
N. Bay Village, FL 33141

Owner/Occupant
1311 Bay Terrace
N. Bay Village, FL 33141

Owner/Occupant
1315 Bay Terrace
N. Bay Village, FL 33141

Owner/Occupant
1331 Bay Terrace
N. Bay Village, FL 33141

Owner/Occupant
1321 Bay Terrace
N. Bay Village, FL 33141

Owner/Occupant
1353 Bay Terrace
N. Bay Village, FL 33141

Owner/Occupant
1357 Bay Terrace
N. Bay Village, FL 33141

Owner/Occupant
1359 Bay Terrace
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 **JULY 15, 2014 AT 7:30 PM, OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1866 KENNEDY CAUSEWAY #101, 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 BRAD JOHNSON CONCERNING PROPERTY LOCATED AT 1321 BAY TERRACE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
 - A. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.
 - B. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.
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2. A REQUEST BY ISABEL YERO, OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1888B 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.
3. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY AMENDING SECTION 152.056, SETBACK ENCROACHMENTS, BY ADDING SECTION "D", PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING ADDRESSED TO THE PLANNING & ZONING BOARD C/O THE BUILDING & ZONING CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141.

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YVONNE P. HAMILTON, CMC
VILLAGE CLERK
(June 27, 2014)



Staff Report Variance Request

Prepared for: North Bay Village
Planning & Zoning Board

Applicant: Isabel Yero

Request: Variance from the Distance Limitations for
Alcohol Sales



Serving Florida Local Governments Since 1988

General Information

Applicant	Isabel Yero
Applicant Address	1888-B 79 th St. Causeway North Bay Village, Fl. 33141
Site Address	1888 Kennedy Causeway
Contact Person	Sergio Linarte
Contact Phone Number	305-934-1647
E-mail Address	mybusinesscarli@gmail.com

Future Land Use Map Classification	Commercial
Zoning District	General Commercial
Use of Property	Restaurant
Acreage	0.87 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: I would like to point out that 3 of my neighbors sell beer and wine and all licenses were granted by your Board and Commission.

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: I opened a restaurant in which we offer a variety of food from Spain and also a variety of wines and beer and the plates we offer has to be accompanied with the alcohol beverages mentioned above because it's part of the gastronomic culture. I strongly believe that without serving beer and wine to be consumed in the premises we cannot success in my business, but selling specialty Beer and Wine, will greatly help with the success of my business and will better cater our residents.

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 in 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 111.03 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

James G. LaRue, AICP
Planning Consultant

July 1, 2014

Hearing: North Bay Village Planning and Zoning Board, July 15, 2014



YERO ISABELLA SERVICES, INC
(DBA: DI YERO)

1888 79th St Causway
SUITE B
NORTH BAY VILLAGE, FL 33141

Tel: 305-206-7439

May 05 2014.

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

RE: Application for Beer & Wine License.
Yero Isabella Services, Inc (DBA: DI YERO)

Dear Mrs. Hamilton:

I request that please accept this letter of intent and the application for Beer & wine License at the restaurant referenced above. I Isabel Yero, president of Yero Isabella Services, Inc , hereby need the approval to sell and serve beer and wine to our customers. I opened a restaurant in which we offer variety food from Spain and also variety of wines and beer and the plates we offer has to be accompanied with the alcohol beverages mentioned above because it's part of the gastronomic culture.

I strongly believe that without serving beer and wine to be consumed in the premises we cannot success in my business, but selling specialty Beer and Wine, will greatly help with the success of my business and will better cater our residents.

I also will like to point out that 3 of my neighbors sell beer and wine and all licenses were granted by your Board and Commission.

If you need anything further, please feel free to contact me.

Best regards.



Isabel Yero.
President.



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

VARIANCE REQUEST APPLICATION FOR PUBLIC HEARING

Page 1 of 3

Site Address 1888-B 79th St. Cswy N. Bay Village, Fl 33141

Owner Name Isabel Yero Owner Phone # 305-266-7439

Owner Mailing Address 1888-B 79th St. Cswy N. Bay Village Fl 33141

Applicant Name THE SAME Applicant Phone # _____
(if different from Owner)

Applicant Mailing Address THE SAME

Contact Person Sergio Linarte Contact Phone # 305-934-1647

Contact Email Address MYBUSINESSCARLI@gmail.com

Legal Description of Property Commercial General

Existing Zoning 6000 Lot Size 37,780^{sq} Ft Folio Number 23-3209-000-0250

Project Description Restaurant

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

Variance Requested Beer & Wine

Reason for Request Approval of Alcohol license (Beer & Wine)

Mandatory Submittals (Applicant must check that each item is included with this application.)

Plans depicting work to be completed

Property survey

Application fees

Optional Submittals:

Response to required findings

Signed consent letters from neighboring property owners

Optional plan versions for consideration by Village Commission

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

VARIANCE REQUEST APPLICATION FOR PUBLIC HEARING

Applications are incomplete until all mandatory submittals have been received by the Village Clerk.

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

All persons, firms, or corporations requesting a variance from the Village Commission necessitating the publication of notices in the newspaper, and all relative thereto, the payment of such money in advance to the Village Clerk shall be deemed a condition precedent to the consideration of such a variance request, pursuant to Section 152.110 of the Village Code.

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

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

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

Authorized Signature Isabel Yero

Print Name Isabel Yero

(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 02 day of May, 20 14

by Isabel Yero

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

Notary Public Signature

Commission Number/Expiration



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

VARIANCE REQUEST APPLICATION FOR PUBLIC HEARING

Page 3 of 3

Office Use Only:

Date Submitted: 6/4/14

Tentative Meeting Date: 7/15/14

Fee Paid: \$ 6/4/14

Cash or Check # 119 - ~~\$200~~ - Cash - \$400

Date Paid: 6/4/14

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez

NBV, CORP

1665 Washington Ave. 4th Floor
Miami Beach, FL 23139
Tel: 305-532-6100.Ext.228.

May 05 2014.

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

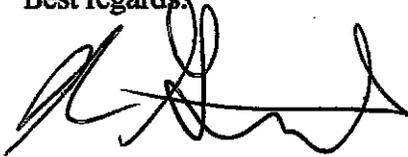
RE: Autorizacion to sell Beer & Wine.
Yero Isabella Services, Inc (DBA: DI YERO)

Dear Mrs. Hamilton:

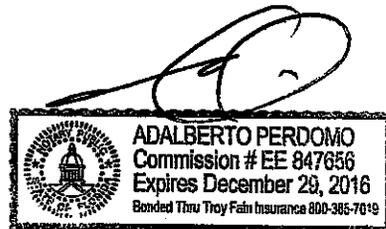
I hereby authorize Yero, president of Yero Isabella Services, Inc at the premises 1888 79th St Causway SUITE B, NORTH BAY VILLAGE, FL 33141, to act as my agent in applying for a variance from the Village to sell beer and wine at the place of business.

If you need anything further, please feel free to contact me.

Best regards,



NBV,CORP.
Shaun Grenald.
Owners Agent.





**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 JULY 15, 2014 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101, NORTH BAY VILLAGE, FLORIDA. DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

1. **A REQUEST BY ISABEL YERO, OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1888B 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.**

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.

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**YVONNE P. HAMILTON, CMC
VILLAGE CLERK
(July 3, 2014)**



North Bay Village

Administrative Offices

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

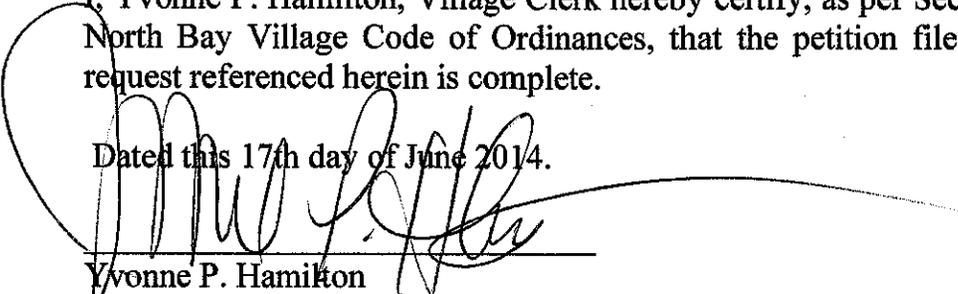
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

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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 Isabel Yero for the request referenced herein is complete.

Dated this 17th day of June 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting-July 15, 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

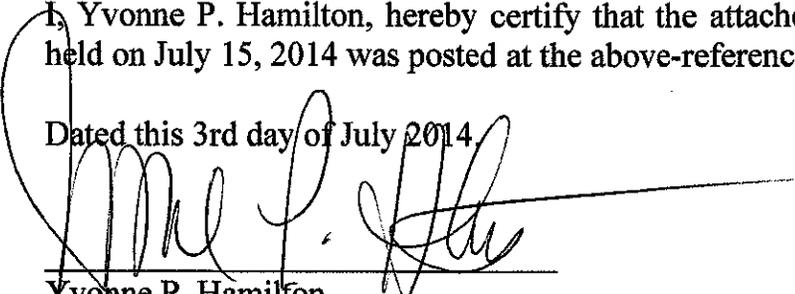
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I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on July 15, 2014 was posted at the above-referenced property on July 3, 2014.

Dated this 3rd day of July 2014.


Yvonne P. Hamilton
Village Clerk

(Planning & Zoning Board Meeting – 7/15/2014)

Mayor
Connie Leon-Kreps

Vice Mayor
Eddie Lim

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Jorge Gonzalez



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YVONNE P. HAMILTON, CMC
VILLAGE CLERK
(June 27, 2014)

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

The Atkinson Trust LLC
4405 Greenway
Baltimore, MD 21218

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 33132

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

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

Grandview Palace Condo Assoc.
7601 E. Treasure Drive, #25
N. Bay Village, FL 33141

Kennedy House Condominium
Association
1865 Kennedy Causeway
N. Bay Village, FL 33141

The Bridge Water Condominium
1881 Kennedy Causeway
N. Bay Village, FL 33141

Pizza D'Light
1886A Kennedy Causeway
N. Bay Village, FL 33141

Happy's Stork Lounge
1872 Kennedy Causeway
N. Bay Village, FL 33141

Yepara Restaurant
1884 Kennedy Causeway
N. Bay Village, FL 33141

DiYero
1888B Kennedy Causeway
N. Bay Village, FL 33141

Phones & More, Inc.
1876 Kennedy Causeway
N. Bay Village, FL 33141

Sunshine Grocery
1886 Kennedy Causeway
N. Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1805
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1606
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1106
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #405
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #707
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1802
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1905
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #904
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1507
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #507
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#2007
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1904
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1207
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1405
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#2002
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #903
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #806
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1704
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #804
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1107
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1203
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #605
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1801
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #802
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#2105
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1102
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1105
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #407
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1404
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #801
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1607
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #603
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #401
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #503
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #602
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #705
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #807
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1001
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1104
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1401
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#2106
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#2003
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #501
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #506
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #607
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #706
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #901
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1101
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1205
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1402
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1705
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1005
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #601
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #701
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #803
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #906
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1103
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1206
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1406
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1507
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway, #804
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1404
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1407
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1501
North Bay Village, FL 33141

Owner / Occupant
1881 Kennedy Causeway,
#1503
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1505
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1506
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1601
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1604
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1706
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1707
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1803
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1804
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1807
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1806
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1901
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1902
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#1907
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#2001
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#2006
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#2102
North Bay Village, FL 33141

Owner/Occupant
1881 Kennedy Causeway,
#2107
North 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
865 Kennedy Cswy. Apt. 6-C
North Bay Village, Fl 33141

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Owner/Occupant
865 Kennedy Cswy Unit 7D
North Bay Village, Fl 33141

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

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

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

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

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

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

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

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

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

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

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

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

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

Owner/Occupant
865 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. #10G
North Bay Village, Fl 33141

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sens de
Repliez à la hachure afin de

Étiquettes faciles à peler
@ 5160 AVERY

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
865 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
865 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. Unit PHL
North Bay Village, Fl 33141

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

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

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

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

Repliez à la hauteur afin de

Sens de

iquettes faciles à pejer
AVERY® 5160®



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

Owner/Occupant
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

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N. Bay Village, FL 33141

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

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

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

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

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

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

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

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7601 East Treasure Drive, #2021
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7601 East Treasure Drive, #2022
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7601 East Treasure Drive, #2024
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7601 East Treasure Drive, #2101
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7601 East Treasure Drive, #2122
N. Bay Village, FL 33141

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

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7601 East Treasure Drive, #2214
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7601 East Treasure Drive, #2219
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N. Bay Village, FL 33141

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7601 East Treasure Drive, #2224
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7601 East Treasure Drive, #2301
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N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #2118
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7601 East Treasure Drive, #2119
N. Bay Village, FL 33141

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7601 East Treasure Drive, #2120
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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
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7601 East Treasure Drive, #2404
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7601 East Treasure Drive, #2405
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7601 East Treasure Drive, #2409
N. Bay Village, FL 33141

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

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

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

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

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7601 East Treasure Drive, #2415
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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

Owner/Occupant
7601 East Treasure Drive, #1511
N. Bay Village, FL 33141

Owner/Occupant
7601 East Treasure Drive, #1512
N. Bay Village, FL 33141

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7601 East Treasure Drive, #1514
N. Bay Village, FL 33141

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

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

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

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

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

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

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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



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 **JULY 15, 2014 AT 7:30 PM. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101, NORTH BAY VILLAGE, FLORIDA.** DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY BRAD JOHNSON CONCERNING PROPERTY LOCATED AT 1321 BAY TERRACE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
 - A. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.080(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.
 - B. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.080(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.
 - C. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 3.5 FEET FROM THE SIDE PROPERTY LINE WHERE SECTION 152.080(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET SIDE-YARD SETBACK AREA.
2. A REQUEST BY ISABEL YERO, OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1888B 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.
3. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY AMENDING SECTION 152.056, SETBACK ENCROACHMENTS, BY ADDING SECTION "D"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING ADDRESSED TO THE 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
(June 27, 2014)

Chapter 111

ALCOHOLIC BEVERAGES*

General Provisions

- § 111.01 Definitions.
- § 111.02 Incorporation by reference into zoning code.
- § 111.03 Variances.

Licensing and Sales

- § 111.10 State and municipal licenses and fees; fees for remaining open until certain hour.
- § 111.11 Hours of sale.
- § 111.12 Distance limitations from schools and churches; between licensees.
- § 111.13 Solicitation of alcoholic beverages prohibited.
- § 111.14 Parking facilities for restaurants, nightclubs.
- § 111.15 Sale of alcoholic beverages by grocery stores or markets.
- § 111.16 Sale of alcoholic beverages on election days.
- § 111.99 Penalty.

GENERAL PROVISIONS

§ 111.01 Definitions.

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Alcoholic beverages. All beverages containing more than one percent of alcohol by weight, to be determined as set forth in F.S. § 561.01(4)(b).

Cocktail lounge. A lounge or room, selling, serving or dispensing alcoholic beverages for consumption on the premises, which may have entertainment, but which does not sell food for consumption on the premises. In those instances where a lounge and restaurant, as defined in this section, are operated under a common ownership, in a single building, they shall have to pay only the one license fee for such operation.

Employee. Any person employed by any person, firm, corporation, or business entity holding a license issued by the Village, as set forth in the definition of "employers" below.

Employers. Any person, firm, corporation, or other business entity holding a license issued by

the Village to sell, serve, or dispense any alcoholic beverages for consumption on the premises or resale off the premises from which it was sold, served, or dispensed.

Nightclub. A restaurant, dining room, or other establishment, licensed by the Village as a "nightclub" which, in addition to serving and selling food for consumption on the premises, serves, sells, or dispenses alcoholic beverages to customers in the premises for consumption on the premises and where floor shows or other forms of entertainment are provided for the guests in the premises, at any time from 10:00 a.m. to 5:00 a.m. seven days a week.

Restaurant. A room, building, or portion of a building licensed by the Village as a "restaurant," whose primary service to its customers is the preparation and serving of meals and other edibles for consumption on the premises. "Restaurant" does not include sandwich shops, snack bars, or other eating establishments whose principal function is serving snacks or sandwiches.

Retail vendor. A person, firm, corporation, or other business entity selling or offering for sale, alcoholic beverages for consumption off the premises.

Wholesale vendor. Any person, firm, corporation, or other business entity who sells or offers to sell, consigns, or offers to consign any alcoholic beverage for resale, regardless of quantity sold or offered for sale by the "wholesale vendor."

Wine. All beverages' made from fresh fruits, berries, or grapes, either by natural fermentation or by natural fermentation with brandy added in the manner required by the laws and regulations of the United States, and shall further include all sparkling wines, champagnes, combinations of the aforesaid beverages, and like products. Sugar, flavors, and coloring materials may be added to wine to make it conform to the consumer's taste, except that the ultimate flavor or the color of the

*State law reference—Alcoholic beverage law, F.S. Ch. 561 et seq.

product may not be allowed to imitate a beverage other than wine or to change the character of the wine.

(1964 Code, § 3-1; Ord. 206, passed 10-23-68; Am. Ord. 233, passed 4-21-71)

§ 111.02 Incorporation by reference into zoning code.

The zoning regulations of the Village shall incorporate by reference every provision and restriction contained in this chapter pertaining to alcoholic beverages, including but not exclusive of the provisions of § 111.12.

(1964 Code, § 3-7.1; Ord. 237, passed 10-27-71; Am. Ord. 262, passed 7-17-74)

Cross reference—Zoning, Ch. 152.

§ 111.03 Variances.

Any variance request from the regulations and restrictions contained in this chapter shall require a majority vote of the Village Commission, following consideration by the Planning and Zoning Board. In making a determination regarding a variance request from the provisions of this chapter, the Village Commission may consider in the alternative the following:

- (A) The standards contained in § 152.122.
- (B) 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. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Village 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.
- (C) The Village 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 Village pursuant to Resolution No. 2239 adopted November 9, 1970.

(1964 Code, § 3-7.2; Ord. 237, passed 10-27-71; Am. Ord. 262, passed 7-17-74)

LICENSING AND SALES

§ 111.10 State and municipal licenses and fees; fees for remaining open until certain hour.

(A) Each vendor of alcoholic beverages, as defined in § 111.01, operating within the Village, shall obtain a state license as required by F.S. §§ 563.02, 564.02, and 565.02, and shall pay to the state the required fees, a portion of which shall be remitted to the Village in accordance with F.S. § 561.342. Any person, firm, or corporation operating a nightclub, as defined in § 111.01, shall in addition to the required state fee, as it now and hereafter exists pay the additional sum of \$2,500.00 for the privilege of remaining open until 5:00 a.m. seven days a week, or such hours as are provided for in this chapter.

(B) It shall be unlawful for any person, firm, corporation, or other business entity, to engage in the business of selling, dispensing, or serving alcoholic beverages, wines, and beer in the Village without having first obtained a license from the Village to engage in that business. Any person, firm or corporation, before engaging in the business of selling, serving, or dispensing alcoholic beverages, shall file with the Village Clerk a sworn application stating the character of the business to be engaged in, the address of the existing building wherein the premises sought to be licensed is located, and stating that the applicant has the right of immediate possession to the premises. The application shall further state the name of the manager or person to be in charge of the business and the type of license as defined in this chapter, which the applicant desires. The application shall also give the names and addresses of any persons having ownership in the business for which the license is being sought.

(1964 Code, § 3-2; Ord. 206, passed 10-23-68; Am. Ord. 233, passed 4-21-71; Am. Ord. 307, passed 10-15-80)

Cross reference—Penalty, § 111.99

§ 111.11 Hours of sale.

(A) The hours of sale of alcoholic beverages shall be as follows:

- (1) Nightclub license owners shall be allowed to sell, serve, and dispense alcoholic beverages for consumption on the premises from 10:00 a.m. to 5:00 a.m. seven days a week.
- (2) Restaurant license holders shall be allowed to sell, serve, and dispense alcoholic beverages for consumption on the premises from 10:00 a.m. to 2:00 a.m., seven days a week, if their restaurant license does not prohibit the holder from staying open for such periods of time.
- (3) Lounges where alcoholic beverages are sold, served, and dispensed for consumption on the premises shall be allowed to sell, serve, and dispense alcoholic beverages from 10:00 a.m. until 2:00 a.m.
- (4) Retail vendors of alcoholic beverages for consumption off the premises shall be allowed to remain open from 10:00 a.m. until 2:00 a.m.

(B) The hours of sale listed in division (A) above, shall be the only hours when alcoholic beverages may be sold, dispensed, or served. However, these limits shall not prohibit establishments from serving food and nonalcoholic beverages beyond the expiration of the hours for serving alcoholic beverages if the occupational license held permits this.

(1964 Code, § 3-4; Ord. 206, passed 10-23-68; Am. Ord. 233, passed 4-21-71)

Cross references—Penalty, § 111.99; privilege of remaining open for longer hours; fee, § 111.10.

State law reference—Authority to regulate hours of sale, F.S. §§ 562.14 and 562.45.

§ 111.12 Distance limitations from schools and churches; between licensees.

(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.

- (2) 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 church. This distance shall be the airline distance from the main entrance of the place of business to the main entrance of the church.
- (3) The provisions of this division (A) shall not apply to vendors of beverages containing alcohol of more than one percent by weight and not more than 3.2 percent by weight for consumption off the premises only.

(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.
- (2) No nightclub license shall be granted to any person, firm, or corporation to sell or serve intoxicating liquor, wine, or beer where the proposed or existing establishment of the person, firm, or corporation shall be situated less than 1,000 feet from an existing licensee.
- (3) No license for a retail vendor of alcoholic beverages, except for beer and wine, for consumption off the premises shall be granted to any person, firm, or corporation, to sell intoxicating beverages where

the proposed or existing establishment of the person, firm, or corporation shall be situated less than 1,000 feet from an existing off-premises licensee.

(4) No license for retail vendors of beer and wine for consumption off the premises in connection with an ancillary to the retail operation of a food and grocery store (retail) or supermarket licensed pursuant to the occupational license tax schedule as provided in § 110.10, shall be granted to any person, firm, or corporation where the proposed or existing establishment of the person, firm, or corporation shall be situated less than 300 feet from a similar existing licensee.

(5) Distances under this division (B) shall be measured from the building line of an existing licensee and shall be the airline distance between the buildings.

(6) This division (B) shall not apply to transfers of existing licenses if the licenses are current and in good standing at the time of the transfers, provided that the transferred licenses shall be used at the existing locations.

(1964 Code, §§ 3-5, 3-6; Ord. 237, passed 10-27-71; Am. Ord. 262, passed 7-17-74; Ord. 206, passed 10-23-68)

Cross references—Penalty, § 111.99; incorporation into zoning code by reference, § 111.02.

State law reference—Authority to regulate location of licensees, F.S. § 562.45.

§ 111.13 Solicitation of alcoholic beverages prohibited.

(A) It shall be unlawful for any employer or employee, whether full or part time, in a place dispensing alcoholic beverages for consumption on the premises, to solicit any customer of the establishment to purchase beverages for consumption by the employer or employee for which the customer pays.

(1964 Code, § 3-8)

(B) It shall be unlawful for any employee, whether full or part time, in an establishment dispensing alcoholic beverages for consumption on the premises, to mingle or fraternize with

customers or patrons of the establishment incident to the purchasing of alcoholic beverages for consumption by the employee and for which the customer of the establishment pays.

(1964 Code, § 3-9)

(C) It shall be unlawful for any owner, operator, manager, or other employee of a place dispensing alcoholic beverages for consumption on the premises, to employ or permit on the premises any person to solicit drinks for himself or any other person for which a customer or patron of the establishment pays.

(1964 Code, § 3-10; Ord. 206, passed 10-28-68)

Cross reference—Penalty, § 111.99.

§ 111.14 Parking facilities for restaurants, nightclubs.

No restaurant, cocktail lounge, or nightclub serving alcoholic beverages to be consumed upon the premises shall be permitted in the Village and no license shall be issued therefor, unless such proposed place of business shall have parking facilities adjacent thereto equivalent to one automobile to each two and one-half seats. This section shall not apply to already existing and licensed places of business.

(1964 Code, § 3-7; Ord. 206, passed 10-23-68)

§ 111.15 Sale of alcoholic beverages by grocery stores or markets.

Any grocery store or market licensed to sell beer and wine as a part of its business shall not be required to have more parking spaces than those required by the zoning code regulations of the Village applicable to them, but sale of such alcoholic beverages shall be restricted to those hours prescribed by their particular licenses pursuant to § 111.11(A)(4).

(1964 Code, § 3-14; Ord. 206, passed 10-23-68; Am. Ord. 233, passed 4-21-71)

Cross reference—Penalty, § 111.99

§ 111.16 Sale of alcoholic beverages on election days.

All places of business within the Village where alcoholic beverages are sold at wholesale or retail, shall not make any such sales during any state,

county, general, or primary election or any municipal election, during the hours in which the polls are open.

(1964 Code, § 3-16; Ord. 206, passed 10-23-68)

Cross reference—Penalty, § 111.99

§ 111.99 Penalty.

Any person, firm, or corporation doing business or providing services in the Village as contemplated by this chapter without having first obtained a current, valid license as required by this chapter shall be subject to a fine of not more than \$1,000.00 or imprisonment for not more than six months, or both, as provided by Charter § 3.08(D). Each day any person, firm, or corporation continues to operate without a required license shall be considered an additional violation, and they may be separately charged, tried, and convicted by a court of competent jurisdiction under the terms of this chapter.

(1964 Code, § 3-11; Ord. 206, passed 10-23-68; Am. Ord. 307, passed 10-15-80)



Memorandum

To: North Bay Village Planning & Zoning Board
From: James G. LaRue, AICP
Date: July 7, 2014
Subject: **Proposed Mechanical Encroachments Ordinance**

As you may already be aware, property owners within the Village regularly apply for approval of building permits for plans that include mechanical equipment in required side setback areas. Mechanical equipment is a term we use to refer to several types of machinery, such as air conditioning units, generators and swimming pool related equipment.

The current code requires that applicants must apply for a variance to place mechanical equipment in the setback area. However, since every variance request of this type that has gone before the Commission has been approved, it is apparent to staff that allowing mechanical equipment to encroach three or four feet into the setback area is something that the Village would like to allow. Additionally, it appears that historically, the Building Department may have been approving the installation of mechanical equipment in setback areas without submitting them for variances. Due to the general trend and local attitude towards this subject, staff recommends that a text amendment to the Village Code should be made, which allows for the installation of mechanical equipment in setback areas as a matter of right, without the need for a variance.

Staff is currently in the process of compiling a list of recommendations for a large scale LDC amendment which will address a variety of inconsistencies and issues with the existing Code. It may be some time before those major revisions are adopted. So, prior to that proposal, we are bringing forward a small text amendment which would add certain mechanical equipment to the list of approved setback encroachments, along with a few stipulations on the distance of approved encroachment and the level of noise produced by said mechanical equipment.

CC: Yvonne Hamilton, Village Clerk
Frank Rollason, Village Manager
Robert Switkes, Village Attorney

ORDINANCE NO. _____

AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY AMENDING SECTION 152.056, SETBACK ENCROACHMENTS, BY ADDING SECTION "D"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE. *(INTRODUCED BY VILLAGE MANAGER FRANK K. ROLLASON)*

WHEREAS, the municipality of North Bay Village (the "Village") seeks to encourage flexibility for placement of mechanical equipment in side yard setback areas, and

WHEREAS, the Village recognizes that variances for the placement of mechanical equipment in side setback areas have generally been approved by the Village Commission, and

WHEREAS, the Village recognizes the need to define what mechanical equipment shall be allowed to encroach on side setback areas, and

WHEREAS, the Planning and Zoning Board has reviewed this zoning code modification at a duly advertised public hearing and recommended approval of the zoning code change, and

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

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

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

Section 2. Section 152.056, Setback Encroachments, of the Code of Ordinances for North Bay Village is hereby amended by adding section D to read as follows:

(D) In the Single Family Zoning Districts, ground mounted mechanical equipment, including air conditioning equipment, pool equipment, heat pumps, water heaters, generators and other similar equipment, may be placed in a side yard setback area; provided:

- (1) the unobstructed side setback area is not reduced by more than 50% of what is required in the zoning district regulations; and**
- (2) the equipment placed in the setback area does not operate above 70 decibels; and**
- (3) the equipment placed in the setback area does not exceed a height of 48 inches above ground level.**

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

Section 4. Severability. The provisions of this Ordinance are declared to be non-severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall render this Ordinance void in its entirety.

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

Section 6. Effective Date. This Ordinance shall be effective immediately upon adoption on second reading.

A motion to approve the foregoing Ordinance on first reading on _____ was offered by Commissioner _____, seconded by Commissioner _____.

The Votes were as follows:

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

A motion to approve the foregoing Ordinance on final reading was offered by Commissioner _____ seconded by Commissioner _____.

FINAL VOTES AT ADOPTION:

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

DULY PASSED AND ADOPTED __th day of _____ **2014.**

Connie Leon-Kreps
Mayor

ATTEST:

Yvonne P. Hamilton, Village Clerk, CMC

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

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

- (d) Reason for classification as nonconforming.

- (e) Date fence was erected.

(Ord., passed 4-1-83; Am. Ord. 85-01, passed 1-22-85; Am. Ord. 85-06, passed 5-28-85; Ord. No. 93-04, § 1, 4-13-93; Ord. No. 97-03, § 1, 3-25-97; Ord. No. 02-01, § 1, 1-8-02; Ord. No. 02-22, § 1, 7-23-02; Ord. No. 03-10, § 1, 6-10-03; Ord. No. 04-11, § 1, 5-11-04; Ord. No. 2010-04, § 1, 7-13-10)

Cross reference—Penalty, § 152.999.

§ 152.056 Setback encroachments.

Every part of every required front, side, and rear yard setback shall be open and unobstructed from the ground to the sky except as herein provided.

- (A) Cornices, roof overhangs, window air conditioning units, awnings, chimneys, and sills may extend into a required side or rear yard, provided any such extension does not exceed 36 inches into the required yard. Balconies shall be permitted to project to a distance of 48 inches into the required yard, provided there is a seven-foot clear span.
- (B) A canopy shall be permitted to extend from the entrance door to the street line of any main building in multi-family residential districts. Where a sidewalk and curb exist, the canopy may extend to within 18 inches of the curb line. Such canopies shall not exceed 15 feet in width or 12 feet in height or be screened or enclosed in any manner, and shall provide an unobstructed, clear space between the grade and the bottom of the valance of at least six and one-half feet. Such canopies shall be required to be removed during hurricane warning periods.
- (C) A "garden window" is defined for this subsection as a premanufactured window unit constructed to form an interior shelf or shelves enclosed by glass to serve as a miniature greenhouse for the cultivation of small potted plants. A garden window

shall be permitted to extend outward from the building into a setback. A perpendicular distance not to exceed 24 inches.

(Ord., passed 4-1-83; Ord. No. 94-08, § 1, 12-13-94)

Cross reference—Penalty, § 152.999.

§ 152.057 Height exceptions.

Church steeples, bell towers, chimneys, tanks, decorative features, elevator lift housing, air conditioning units, or other mechanical or functional features may exceed zoning district height requirements, except as may be otherwise stipulated herein.

(Ord., passed 4-1-83)

§ 152.058 Towers, aerials, antennas, poles, and masts.

Prior to the erection of a water tower, standpipe, windmill, tower, aerial, antenna, pole, mast, or other vertical structure over ten feet in height above the roof of a permitted structure, or over 20 feet in height if erected at grade, the requirements of this section and the South Florida Building Code shall be observed.

- (A) Plans and specifications required. Plans and specifications for the structures listed above shall be submitted to the Building Official showing all dimensions, size, and kind of members, footings, and guy wires; the location, depth, and type of guy anchors and footings; the type and weight of the antenna, apparatus, or structure to be attached to or supported by the structure; and an application made for a permit.
- (B) Maximum height.
- (1) The vertical height of any of the above structures shall not be greater than 90 percent of the horizontal distance from its base to the nearest adjacent street right-of-way line. Radio towers, where incidental to a business use in the commercial district, may extend to a height of 150 feet measured from ground elevation.
 - (2) Poles, masts, and towers for supporting antenna used in the operation of

(B) Notice to adjacent municipalities. When any proposed change of a zoning district boundary lies within 500 feet of the boundary of a municipality, notice of the proposed change, together with the date, time, and place of the public hearing shall be forwarded to the planning board, if such exists, or the governing body of the municipality, in order to give the municipality an opportunity to appear at the hearing and express its opinion on the effect of the boundary change.

(C) Withdrawal of petition or request for postponement. Any petition may be withdrawn by a request in writing from the petitioner at any time before a decision by the Village Commission; however, filing fees shall not be refunded upon any withdrawal. Postponement of a scheduled hearing will normally not be granted unless evidence which is vital to the decision is unavoidably missing or there is objective evidence of the illness or incapacity of a principal.

(Ord. of 4-1-83; Ord. No. 02-19, § 4, 6-25-02)

§ 152.097 Variances.

(A) The Village Commission shall have the power, after a public hearing, to vary or adopt the strict application of the requirements of this chapter, and to prescribe appropriate conditions and safeguards associated with the granting of a variance. However, under no circumstances shall the Village Commission grant a variance to permit a use not permitted in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in that district.

(B) In order to authorize any variance from the strict application of the provisions of this Ordinance, the Village Commission must and shall find:

- (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.

- (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.
- (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.

(C) In order to recommend approval of a variance, or grant a variance, the Planning and Zoning Board, or the Village Commission, as the case may be, must make an affirmative finding with respect to the criteria contained in division (B) above. These findings may be made by one motion addressed to all three findings or, at the request of any member of the Board or Commission as the case may be, a finding or findings shall be considered separately. The findings shall be made prior to the vote on the application. The variance application shall be considered as a whole unless any member of the Planning and Zoning Board, or Village Commission, as the case may be, shall request that the application be considered in parts, in which event the application shall be considered in such parts as requested. In light of the particular circumstances involved with each separate variance request, the grant of any variance shall not constitute or be deemed a precedent for the grant of any other variance.
(Ord., passed 4-1-83; Am. Ord. 85-04, passed 5-14-85)

§ 152.0971 Non-use variances.

(A) Notwithstanding any other provision of this chapter, in residential districts, upon application duly made upon an application form to be

provided by the Department, the Village Commission may consider requests for non-use variances which are defined as variances of setback lines, lot size, restrictions and yard requirements for the location and construction of fences, nonpermanent carports, screen enclosures, sheds, awnings and air conditioning compressors, swimming pool pumps and pool heating equipment.

(B) The Commission may grant such variance requests if the Commission finds:

- (1) The variance will be in harmony with the general appearance and character of the community;
- (2) The variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- (3) The improvement is designed and arranged on the site in a manner that minimizes aerial and visual impact on the adjacent residences.

(C) As a courtesy, notice of the meeting at which the non-use variance request is to be considered shall be provided in writing by regular mail posted at least seven days prior to the meeting to all property owners and residents of property abutting the subject property and immediately across the street.

(Ord. 89-04, passed 11-14-89; Ord. No. 93-03, §§ 1, 2, 4-13-93)

§ 152.098 Use exceptions.

(A) In order to provide for adjustment in the relative locations of uses and buildings of the same or of different classifications; to promote the usefulness of these regulations as instruments for fact-finding, interpretation, application, and adjustment; and to supply the necessary flexibility to their efficient operation, special use exceptions are permitted by these regulations.

(B) The Village Commission may permit the following buildings and uses as special exceptions, provided there are clear indications that such exceptions will not substantially affect adversely the uses permitted in these regulations of adjacent property.

- (1) Day nursery.

- (2) Religious institution.
- (3) Private or commercially operated swimming pools or tennis courts, when not a permitted accessory use, and commercial recreational facilities.
- (4) Exposition center, civic center, art gallery.
- (5) Golf course, marina.
- (6) Public buildings and facilities.
- (7) Public utilities or public service uses, and appurtenances thereto.
- (8) Structural alterations to special uses, after these uses are approved by the Village Commission.
- (9) Other special uses as may be enumerated in specific zoning districts.
- (10) Reserved.

(Ord., passed 4-1-83; Ord. No. 02-04, § 2, 1-22-02)

§ 152.099 Appeal of administrative decisions.

The Village Commission may, after a public hearing, grant relief on appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the interpretation of any portion of these regulations.

(Ord., passed 4-1-83)

§ 152.100 Amendments and changes to zoning, comprehensive plan regulations.

(A) The Village Commission may, from time to time, after a public hearing, amend or change the comprehensive plan, the district boundaries of the Zoning District Map, or the regulations established herein. Such amendments or changes shall be in general accord with sound principles of planning and zoning and with the purpose of these regulations.

(B) Spot zoning.

- (1) Spot zoning shall be prohibited with regard to all amendments or changes in the district boundaries of the Zoning District Map or these regulations, and the granting of variances, special use exceptions, or appeals of administration decisions shall



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 **JULY 15, 2014 AT 7:30 PM, OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY #101, NORTH BAY VILLAGE, FLORIDA.** DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT RECOMMENDATIONS TO THE VILLAGE COMMISSION:

1. AN APPLICATION BY BRAD JOHNSON CONCERNING PROPERTY LOCATED AT 1321 BAY TERRACE, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:
 - A. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.
 - B. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 5.5 FEET FROM THE REAR PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET REAR-YARD SETBACK AREA.
 - C. A VARIANCE PURSUANT TO SECTION 152.097 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES TO ALLOW A SWIMMING POOL DECK TO BE 3.5 FEET FROM THE SIDE PROPERTY LINE WHERE SECTION 152.060(A) OF THE VILLAGE CODE REQUIRES A 7.5 FEET SIDE-YARD SETBACK AREA.
2. A REQUEST BY ISABEL YERO, OWNER OF THE BUSINESS ESTABLISHMENT LOCATED AT 1888B 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.
3. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA, AMENDING CHAPTER 152 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES ENTITLED "ZONING" BY AMENDING SECTION 152.056, SETBACK ENCROACHMENTS, BY ADDING SECTION "D", PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING ADDRESSED TO THE 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
(June 27, 2014)



Memorandum

To: North Bay Village Planning & Zoning Board
From: James G. LaRue, AICP
Date: July 9, 2014
Subject: Land Development Regulations Revision

Our office has been tasked with revising the North Bay Village Land Development Regulations. During our time working with the existing codes, we have found that there are many areas which could use modernization and adjustment to further the current goals of the Village and its residents. We have prepared a presentation to outline some of the areas of focus and to give the Planning & Zoning Board members an opportunity to provide staff with input and direction on the revisions. Some of the topics that will be discussed in this presentation include:

- Variance requests
- Building height in the single family districts
- Commercial parking lot use
- Collapsing and reorganization of the zoning districts
- Developer's obligations to provide free parking
- Recreation Concurrency
- Removal of parking garage restrictions in RM-70 District
- Dock approvals

Other items will be discussed as well, but please feel free to reach out to our office ahead of time if there is anything specific that you would like us to address at the July 15th workshop. Call us or email us at Jim@LaRuePlanning.com, and please see the attached document, which is a table of contents for the new codes, cross referenced with the old codes. It is a work in progress but it should be a helpful example of the changes that will be addressed.

CC: Frank Rollason, Village Manager
Yvonne Hamilton, Village Clerk

**VILLAGE OF NORTH BAY VILLAGE
UNIFIED LAND DEVELOPMENT REGULATIONS**

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	d. Maximum building height	§152.028(C)(4)	
	e. Minimum pervious area	§152.028(C)(5)	
	f. Minimum floor area	§152.028(C)(6)	
	4. Special uses permitted	§152.028(D)	
	a. Single family homes	§152.028(D)(1)	

LDC	DESCRIPTION	CH 152	CH 155
§3.4.4	D. RM-70, High Density Multiple-Family Residential District	§152.029	
	1. Purpose and intent	§152.029(A)	
	2. Uses permitted (Sign regulations to be modified.)	§152.028 (B)(1)–(3)	
	3. Site development standards	§152.029(C)	
	a. Minimum lot size (area and frontage)	§152.029(C)(1)	
	b. Minimum yard setbacks	§152.029(C)(2)	
	c. Maximum density	§152.029(C)(3)	
	d. Maximum building height	§152.029(C)(4)	
	e. Parking structure story restriction (Relax parking structure limit?)	§152.029(C)(4)	
	f. Minimum pervious area	§152.029(C)(5)	
	g. Minimum floor area	§152.029(C)(6)	
	h. Minimum boardwalk/baywalk accessibility criteria	§152.029(C)(7)	
	4. Height bonus	§152.029 (C)(B)(A)–(F)	
	5. Density bonus	§152.029 (C)(B)(H)	
	6. Allocation of funds	§152.029 (C)9, last item	
	7. Additional requirements	§152.029 (C)9, 1–7	
§3.6 and Table 5-1	8. Special exceptions in high density multiple family residential district	§152.0295	
§3.6(a)	a. Purpose and intent	§152.0295(A)	
§3.6(b)	b. Uses permitted	§152.0295(B)	
§3.6(c)	c. Site development standards	§152.0295(C)	
	(1) Minimum lot size (area and frontage)	§152.0295(C)(1)	
	(2) Minimum yard setbacks	§152.0295(C)(2)	
	(3) Maximum density	§152.0295(C)(3)	
	(4) Maximum building height	§152.0295(C)(4)	
	(5) Minimum pervious area	§152.0295(C)(5)	
	(6) Minimum floor area	§152.0295(C)(6)	
	(7) Off-street parking	§152.0295(C)(7)	
	(8) Landscaping	§152.0295(C)(8)	
	9. Planned Residential Development (PRD) Zoning Overlay	§152.0296	
	a. Purpose and intent	§152.0296(A)	
	b. Compatibility with zoning and existing development	§152.0296(B)	
	c. Ownership requirements	§152.0296(C)	
	d. Development parameters	§152.0296 (D)(1)–(4)	
	e. Uses permitted	§152.0296(E)	
	f. Site development standards	§152.0296(F)	
	(1) Building setbacks	§152.0296 (F)(1)	

LDC	DESCRIPTION	CH 152	CH 155
	(a) Front pedestal	§152.0296 (F)(1)(a)	
	(b) Front tower	§152.0296 (F)(1)(b)	
	(c) Rear pedestal/tower	§152.0296 (F)(1)(c)	
	(d) Sides pedestal	§152.0296 (F)(1)(d)	
	i. Tower, one side	§152.0296 (F)(1)(d)1	
	ii. Tower, other side	§152.0296 (F)(1)(d)2	
	(2) Flex setback	§152.0296 (F)(2)	
	(3) Building height	§152.0296 (F)(3)	
	(4) Off-street parking	§152.0296 (F)(4)	
	(5) Design	§152.0296 (F)(5)	
	(6) Entrance feature/porte cochere	§152.0296 (F)(6)	
	(7) Balconies	§152.0296 (F)(7)	
	(8) Landscape requirements	§152.0296 (F)(8)	
	(9) Minimum unit size	§152.0296 (F)(9)	
	G. Application procedure	§152.0296 (G)(1) – (9)	
	H. Public hearing procedure	§152.0296 (H)(1) – (8)	
	I. Legal effect of PRD	§152.0296(I)	
§3.2.2 and Table 5-1	E. CG, General Commercial District	§152.030	
	1. Purpose and intent	§152.030(A)	
§3.4.2(a)	2. Uses permitted	§152.030 (B)(1)–(13)	
	3. Special uses permitted	§152.030 (C)(1)–(7)	
	4. Site development standards	§152.030(D)	
	a. Minimum lot size (area and frontage)	§152.030(D)(1)	
	b. Minimum yard setbacks	§152.030(D)(2)	
	c. Maximum building height	§152.030(D)(3)	
	d. Minimum pervious area	§152.030(D)(4)	
	5. Prohibited uses	§152.030(E)	
§3.2.2	F. CL, Limited Commercial District (Want to eliminate CL and have only CG?)	§152.031	
	1. Purpose and intent	§152.031(A)	
§3.4.2(a)	2. Uses permitted	§152.031 (B)(1)–(4)	
	3. Site development standards	§152.031(C)	
	a. Minimum lot size (area and frontage)	§152.031(C)(1)	
	b. Minimum yard setbacks	§152.031(C)(2)	
	c. Maximum density	§152.032(C)(3)	
	d. Maximum building height	§152.031(C)(4)	
	e. Minimum pervious area	§152.031(C)(5)	

	f. Minimum floor area	§152.031(C)(6)	
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LDC	DESCRIPTION	CH 152	CH 155
§3.5	8.11 Use exceptions (include lapse of use exception, § 152.103)	§152.098	
	A. Purpose and intent	§152.098(A)	
	B. Uses permitted	§152.098 (B)(1) – (10)	
	C. Lapse of special use exception	§152.103	
§3.7 (1) – (19)	8.12 Prohibited uses		
	Division 3, Supplemental Use Regulations		
	8.13 Supplemental use regulations		
	A. Accessory uses and structures	§152.061	
	1. Permitted accessory uses by zoning district	§152.061(A)	
	a. In all residential districts	§152.061 (A)(1)(a) – (c)	
	b. In all zoning districts	§152.061 (A)(2)(a) – (e)	
	2. Special regulations	§152.061 (B)(1) – (5)	
	B. Unusual and new uses	§152.064 (A) – (S)	
	Division 4, Supplemental Development Standards		
	8.14 Supplemental development standards		
	A. Awnings and canopies		§155.19
	B. Boats, docks and piers.	§152.059 (A) – (E)	
	C. Clotheslines.	§152.065	
	D. Construction materials on premises before permit issued; removal of materials.	§152.063	
	E. Dumpster enclosures, garbage/mechanical equipment rooms		§155.18, A,1 – 8
	F. Fences, walls, and hedges.	§ 152.055 (A) – (E)	
	G. Height exceptions.	§152.057	
	H. Outdoor dining and sidewalk cafes (Currently only allowed in CG where the referenced sections include specific conditions and requirements)	§152.030(9) (A)(1) – (17)	§155.25
	I. Recreational and camping equipment	§152.062 (A) – (I)	
§5.6 (1) & 2))	J. Safe and sanitary dwelling unit standards (minimum)		
	K. Security guards.	§152.066 (A) – (C)	
	L. Setback encroachments.	§152.056 (A) – (C)	
	M. Swimming pools	§152.060	
	1. Purpose and intent	§152.060	
	2. Standards and requirements	§152.060 (A) – (G)	
	3. Barriers for swimming pools, spas and hot tubs, required	§152.0601	
	a. Barrier construction	§152.0602, A – L	
	b. Access to swimming pools, spas and hot tubs.	§152.0603	
	c. Adjacent waterways as barriers.	§152.0604	
	d. Schedule of penalties	§152.0605	

LDC	DESCRIPTION	CH 152	CH 155
	N. Towers, aerials, antennas, poles, and masts.	§152.058	
	1. Generally	§152.058	
	a. Plans and specifications required.	§152.058(A)	
	b. Maximum height.	§152.058(B)(1)	
	c. Poles, masts, and towers for antenna used for amateur and	§152.058(B)(2) (a) – (f)	
	2. Dish antennas.	§152.0581 (A) – (J)	
§5.7	3. Screening of mechanical equipment.	§152.0582	
§5.7.1	a. Mechanical equipment located on the ground.	§152.0582,1	
§5.7.2	b. Equipment and appurtenances mounted on rooftops.	§152.0582,2	
	c. Painting of exposed appurtenances	§152.0582 3 rd paragraph	
	CHAPTER IX, GENERAL SITE DESIGN STANDARDS		
§5.1 and Table 5-1	Division I, Generally [Note: do not use §5.1 and Table 5-1, they conflict with Ch 152]		
	9.1 Purpose and intent [Modify 155.01 & 02]		§155.01 & 02
§5.2 and 5.2.1	Division 2, Off-Street Parking and Loading		
	9.2 Purpose and intent	§152.040	
	9.3 Off-street parking requirements		
	A. General Requirements	152.041(A)	
	1. Off-street parking required	§152.041(A)(1)	
	2. Continued provision of required parking	§152.041(A)(2)	
	3. Expansion of existing buildings and uses	§152.041(A)(3)	
	4. Change of use or occupancy	§152.041(A)(4)	
§5.2.1 Site Plan Req'd	B. Plan required	§152.043 (A)&(B)	
§5.2.3	C. Minimum number of off-street parking spaces required	§152.044	
	1. Fractions of spaces	§152.044	
§5.2.3(1)	2. Residential uses (conflict between LDC & Ch 152 re: MF 1 bdr units)	§152.044 (A)(1) – (3)	
§5.2.3(2)	3. Commercial uses	§152.044(B)	
§5.2.3(3)	4. Community facilities	§152.044(C)	
	5. Places of assembly	§152.044(D)(2)	
	6. Uses not listed	§152.044(D)(1)	
	D. Exceptions to parking requirements (waivers and reduction of requirements?)	§152.044(E)	
	1. Off-site parking	§152.044(E)(1)	
	2. Waiver or reduction of parking requirements	§152.044(E)(2)	

LDC	DESCRIPTION	CH 152	CH 155
§5.2.1 General	E. Design standards	§152.042	
	1. Definition	§152.042(A)	
	2. Paving and drainage	§152.042(B)	
	3. Traffic control	§152.042(C)	
§5.2.2 (a)(1)	4. Space dimensions (conflict between LDC & Ch. 152) LDC requires 9' x 18'; Ch 152 requires 10' x 20'	§152.042(F)	
§5.2.2 (a)(2)	5. Compact spaces	§152.042(E)	
§5.2.2 (a)(3)	6. Handicapped spaces [specifics need to be changed to meet state regs]	§152.042(D)	
	7. Markings	§152.042(G)	
	8. Wheel stops	§152.042(H)	
	9. Illumination	§152.042(I) (I) – (7)	
	10. Landscaping	§152.042(J)	
	11. Right-of-way setback	§152.042(K)	
	12. Maintenance	§152.042(L)	
	13. Separation from walkways and streets	§152.042(M)	
	14. Entrances and exits	§152.042(N)	
	15. Interior drives	§152.042(O)	
	16. Back-out parking prohibited	§152.042(P)	
	17. Reduction of parking space dimensions	§152.042(Q)	
	18. Additional design criteria		§155.17, A 1 – 10
	F. Joint use of required off-street parking spaces	§152.041(B)	
	1. Location of spaces	§152.041(B)(1)	
	2. Joint use for theaters, auditoriums, nightclubs and churches	§152.041(B)(2)	
	9.4 Off-street loading and unloading requirements	§152.045	
	A. General Requirements	§152.045(A)	
	1. Off-street loading facilities required	§152.045(A)(1)	
	2. Continued provision of required loading facilities	§152.045(A)(2)	
	3. Modernization, alteration, conversion, or enlargement of structure or	§152.045(A)(3)	
	4. Restrictions	§152.045(E)	
	B. Number of loading spaces required	§152.045(F)	
§5.2.4(1)	1. Retail, personal service, restaurant or wholesale operation	§152.045(F)(1)	
§5.2.4(2)	2. Multifamily residential, hotel/motel, office, hospital, spa, place of public assembly or similar use	§152.045(F)(2)	
	C. Design standards		
§5.2.2(b)	1. Space dimensions	§152.045(B)	
	2. Paving and drainage	§152.045(D)	
	D. Joint usage	§152.045(C)	

LDC	DESCRIPTION	CH 152	CH 155
	Division 3, Limitations on the Use of On-street and Off-street Parking Areas		
	9.5 In residential districts		
	A. Storage, sales or repair of merchandise or vehicles; display of signs or advertising devices; and storage or parking of commercial vehicles	§152.041(C)(1)	
	B. Limits on duration and time of parking of commercial vehicles	§152.041(C)(2) and (2)(a)	
	C. Exceptions to §8.5B	§152.041(C)(2)(b) & (c)	
	9.6 In all zoning districts		
	A. Limitations on parking truck tractors, semitrailers, tandem trailer trucks and special mobile equipment	§152.041(C)(3)(a)	
	B. Definitions	§152.041(C)(3)(b) & (b)(1-4)	
	C. Violations	§152.041(C)(3)(c)	
	DIVISION 4, Landscaping (Refer to Ch. 18A, Miami-Dade Landscape Code)		
	9.7 Landscaping guidelines		§155.14 (A), & (B)
	9.8 Landscaping and open space in commercial districts		§155.13,A,3
	9.9 Plant categories		§155.15
	9.10. Tree removal and relocation		§155.16
	Division 5, Transportation System Regulations [Include these?]		
	9.11 Purpose and intent		
	9.12 Streets		
	9.13 Access and driveways		
	9.14 Bicycle and pedestrian access standards		
	9.15 Apportionment of roadway improvement costs		
§5.4	Division 6, Design Standards for Coastal Sites		
§5.4.1	9.16 Dade County shoreline development review		
§5.4.2	9.17 Coastal construction within Biscayne Bay (North Bay Village approval)		
§5.4.2 (a)(1)&(2)	A. Application procedure – Private docks		
§5.4.2 (b)(1)&(2)	B. Design guidelines – Private docks		
§5.4.2 (c)(1)	C. Application procedure – Marina		
§5.4.2 (d)(1) – (3)	D. Design guidelines – Marina		
§5.5	Division 7, Stormwater Management		
§5.5(a)	9.18 Standards		
§5.5(b)	9.19 Permit authority and delegation		
§5.5(c)	9.20 Design requirements		
§5.5(d)(1)	A. Rainfall frequency		
§5.5(d)	B. Flood limit		
	Division 8, Design Guideline Standards		§155.01 thru §155.27

LDC	DESCRIPTION	CH 152	CH 155
	CHAPTER X, FLOOD DAMAGE PROTECTION / FLOODPLAIN MGT.		
§6.1.	10.1 Statutory authorization, findings of fact, purpose and objectives		
§6.1(a)	A. Statutory authorization		
§6.1(b)	B. Findings of fact		
§6.1(c)	C. Statement of purpose		
§6.1(d)	D. Objectives		
§6.2	10.2 Definitions		
§6.3	10.3 General provisions		
§6.4	10.4 Administration		
§6.5	10.5 Provisions for flood hazard reduction		
§5.3	CHAPTER XI, SIGNS	§152.075	§155.20
§5.3.1.	11.1 Purpose	§152.075	§155.20A
§5.3.2	11.2 Definitions Only LDC incl. defs for "window sign, permanent" and "window sign, temporary"; only Ch 52 incl. def for "sign area, multi-faced".	§152.076	
§5.3.3	11.3 Existing nonconforming signs; removal There are extensive differences between the LDC and Ch 152.	§152.077	
§5.3.4	11.4 Regulations and specifications Only LDC incl. restriction on signs of "immoral nature"; Ch 152 requires owner's name, date and permit number on the sign while the LDC only requires the permit number.	§152.078	
§5.3.5	11.5 Sign permits and fees Ch 152 allows permits to be issued by B.O. or Village Manager's designee; LDC allows only B.O to issue permits.	§152.079	
§5.3.6	11.6 Exempted signs LDC prohibits political signs in residential districts, Ch 152 does not incl. such a prohibition.	§152.080	
§5.3.7	11.7 Temporary sign permits Ch 152 allows permits to be issued by B.O. or Village Manager's designee; LDC allows only B.O to issue permits. Ch 152 allows B.O. to grant adm. Approval for temporary signs exceeding size requirements 60 sf; LDC does not. LDC allows temporary permits for up to 30 days while Ch 152 allows for up to 90 days plus one additional renewal period of 30-days.	§152.081	
§5.3.8	11.8 Removal of signs	§152.082	
§5.3.9	11.9 District sign regulations	§152.083	
	11.10 Variances, planning	§152.084	
Fig. 5-1	11.11 Signage illustration		
	CHAPTER XII, TELECOMMUNICATION TOWERS, ANTENNAS AND FACILITIES REGULATIONS [NEW?]		
	CHAPTER XIII, ADULT ENTERTAINMENT	§152.111, §152.111.01 - §152.111.04	

LDC	APPENDICES	CH 152	CH 155
Appdx A	A. Applications		
Appdx B	B. Building permits application		
Appdx C	C. DCA Letter???		
Appdx D	D. Shoreline review checklist and questionnaire		
Appdx D	Attachment A: Shoreline development review manual		
Appdx D	Section A: Design guidelines for shoreline setback area		
Appdx D	Section B: Design guidelines and minimum standards for shoreline walkway		
Appdx D	Section C: Design considerations for fishing piers		
Appdx E	E. Class I coastal construction permit application		
Appdx F	F. Fee schedule		
Appdx G	G. Reserved		
Appdx H	H. Flood control		
	I. Zoning fees	Appdx A, \$1 – \$5	
	J. Signage illustration	Appdx B	

General comments and suggestions:

1. Where numbers are spelled out, they should be followed by the actual number in parenthesis, e.g., (5%); but I suggest only spelling out numbers single-work numbers. For example one through twenty. Beyond that we should just show the numbers?.