



## 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](http://www.nbvillage.com)

### OFFICIAL AGENDA

#### **NORTH BAY VILLAGE PLANNING & ZONING BOARD MEETING**

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

**NOVEMBER 17, 2015 – 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 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).

- 
1. **CALL TO ORDER**
  2. **PLEDGE OF ALLEGIANCE, ROLL CALL**
  3. **OATH OF OFFICE**
    - A. NEW MEMBER - DR. JOSHUA FURMAN
  4. **PUBLIC HEARING ITEMS (ALL INDIVIDUALS DESIRING TO PROVIDE TESTIMONY SHALL BE SWORN IN)**
    - A. A REQUEST BY STUART CHASE, PROPERTY OWNER OF 1860 SOUTH TREASURE DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR RENEWAL OF A SPECIAL USE EXCEPTION GRANTED FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL STRUCTURE IN THE RM-40 ZONING DISTRICT.
      - 1.) Board Recommendation
    - B. **DISCUSSION OF REDEVELOPMENT ISSUE: STRENGTHENING THE BUSINESS SECTOR IN THE VILLAGE**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

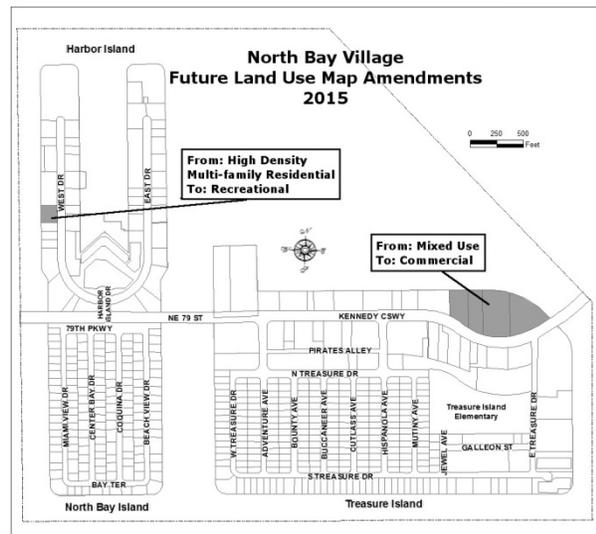
Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim

**C. PROPOSED COMPREHENSIVE PLAN AMENDMENTS**

**AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA AMENDING THE NORTH BAY VILLAGE 1987 COMPREHENSIVE PLAN AS AMENDED BY REVISING THE INTRODUCTION, POPULATION ESTIMATES AND PROJECTIONS, FUTURE LAND USE, TRANSPORTATION, HOUSING, SANITARY SEWER, SOLID WASTE, DRAINAGE AND AQUIFER RECHARGE, COASTAL MANAGEMENT, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND PUBLIC SCHOOL FACILITIES ELEMENTS; AMENDMENTS TO THE FUTURE LAND USE MAP; COORDINATING THE VILLAGE'S COMPREHENSIVE PLAN WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S LOWER EAST COAST WATER SUPPLY PLAN UPDATE, AS MANDATED BY FLORIDA STATUTES 163.3177(6)(C)(3); IN ACCORDANCE WITH THE MANDATES SET FORTH IN CHAPTER 163, FLORIDA STATUTES; AUTHORIZING TRANSMITTAL OF THESE AMENDMENTS TO THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL, STATE LAND PLANNING AGENCY, AND OTHER APPLICABLE AGENCIES FOR REVIEW AND COMMENT AS REQUIRED BY FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**



**1.) Board Recommendation**

**5. ADJOURNMENT**

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim



## **Staff Report Special Use Exception Request**

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

*Applicant: Stuart Chase*

*Request: Allow a Single Family Home in the  
RM-40 District*



Serving Florida Local Governments Since 1988

### General Information

Owner/Applicant	Stuart Chase
Applicant Address	780 NE 62 St., Apt. 101, Miami, Fl., 33133
Site Address	1860 South Treasure Drive
Site Folio Number	23-3209-014-0090
Contact Person	Juan Berry
Contact Person Phone Number	305-310-4684
E-mail Address	<i>juanbds@aol.com</i>

Future Land Use Map Classification	Residential / Medium Density Multi-family Residential
Zoning District	RM-40
Use of Property	Vacant
Acreage	0.275

### Legal Description of Subject Property

SECTION 9, TOWNSHIP 53, RANGE 42 TREASURE ISLAND  
1ST ADDN PORT OF TR B PB 57-6 LOT 17 BLK 8

### Item Before the Planning & Zoning Board

The application to be heard before the Planning and Zoning Board is a special use exception request to allow a single family home in the RM-40 District.

### Consistency with the Comprehensive Plan

A single family use is allowed under the Residential (Medium Density Multi-Family) Future Land Use category within the Village's Comprehensive Plan. The single family use is therefore consistent with the Village's Comprehensive Plan.



**Description of the Situation**

The applicant is requesting to build a single family home on a parcel in the RM-40 zoning district. Under North Bay Village Section 152.028(D), this is allowed by approval of a special exception request by the Village Commission.

This property was granted a special use exception approval for construction of a single family home in the fall of 2013. That approval was valid for one year and has since expired. In order to proceed with the building permit process, the applicant has resubmitted for the same special use exception request.

**Adjacent Future Land Use Map Classifications and Zoning Districts**

<b>North:</b>	Future Land Use Map Classification:	Residential / Medium Density Multi-Family Residential
	Zoning District:	RM-40
	Existing Land Use:	Parking for Associated Multi-Family Residential
<b>East:</b>	Future Land Use Map Classification:	Residential / Medium Density Multi-Family Residential
	Zoning District:	RM-40
	Existing Land Use:	Multi-Family Residential
<b>South:</b>	Future Land Use Map Classification:	N/A
	Zoning District:	N/A
	Existing Land Use:	Biscayne Bay
<b>West:</b>	Future Land Use Map Classification:	Residential / Medium Density Multi-Family Residential
	Zoning District:	RM-40
	Existing Land Use:	Multi-Family Residential



### Consistency with Land Development Code (LDC)

According to Section 152.028(D), a single family home is a specially permitted use:

*Special uses permitted. Uses permitted upon approval of the City Commission in accordance with the provisions pertaining to use exceptions:*

*Single family homes consistent with the setback provisions of the RS-1 (Low Density Single Family Residential District).*

Additionally, the lot has a frontage of 80 ft. The RM-40 district regulations in Section 152.028 set the minimum frontage at 100 ft. However, Section 152.004(D) guarantees the right to build a single family home in any district which permits the building of a single family home:

*Nonconforming lots of record. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on a single lot, tract, or parcel of land of record at the effective date of adoption of this section, notwithstanding limitations imposed by other provisions of this section.*

*Such lots must be in separate ownership and not be of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area, width or depth, that are applicable in the zoning district in which the lot, parcel, or tract is located, provided, however, that required yard or area dimensions and requirements other than those site development standards applying to area, width, or depth shall conform to the regulations for the zoning district in which such lot is located.*

*If two or more lots, or combination of lots, or portions of lots with continuous frontage and single ownership are of record at the time of the passage of this section, and if all or part of the lots do not meet the requirements established for lot areas, width or depth, the lands involved shall be considered to be an undivided parcel and no portion of such parcel shall be used or sold in a manner which diminishes the degree of compliance with established lot width, area and depth requirements.*



This development is also exempt from the Miami-Dade Shoreline Development Review regulations. Exemption is provided by North Bay Village Land Development Code Section 5.4.1 and Miami-Dade Section 33D-34(2).

Section 152.098 specifically provides for the authority for the Village Commission to approve, conditionally approve, or disapprove special use exception applications. Subsection (B)(9) of this section includes special uses enumerated in specific zoning districts. A single family home is specifically listed as a special use in the RM-40 District.

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 City 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 City Commission.*
  - (9) *Other special uses as may be enumerated in specific zoning districts.*
  - (10) *Reserved.*



### Potential Impacts Upon Adjacent Properties

North Bay Village Land Development Code Section 152.098(B) (above) requires a finding that a special exception use will not substantially affect adversely the uses allowed on adjacent properties. Staff finds that the single family use should not negatively impact the adjacent properties or their current and permitted uses. The surrounding uses are all multi-family and are higher intensity development than the proposed single family use. With the exception of the RS-1 setback provisions, the proposed single family development will adhere to the regulations of the RM-40 district. It does not appear that the proposed plans will negatively impact adjacent properties.



## Recommendations

Based upon the foregoing analysis and findings that the single family use does not negatively impact adjacent properties or their current and permitted uses, staff recommends that the special use exception application be **approved** with the following conditions:

1. Building permits and related approvals for the single family home must be obtained from the Building Official prior to commencement of construction.
2. Impact fees must be paid prior to issuance of a building permit.
3. Cost recovery charges must be paid pursuant to Section 152.110. Specifically, no new development application shall be accepted and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost recovery deposits and outstanding fees and fines related to the property (including fees related to any previous development proposal applications on the property), have been paid in full.
4. Authorization or issuance of a special exception use 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 special exception use 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.
5. All applicable state and federal permits must be obtained before commencement of construction.

Submitted by:

*James G. LaRue*

James G. LaRue, AICP  
Planning Consultant

October 30, 2015

Hearing: Planning & Zoning Board, November 17, 2015



**AERIAL PHOTOGRAPH  
SUBJECT SITE AND ENVIRONS**



**STREET VIEW PHOTOGRAPH  
SUBJECT SITE AND ENVIRONS**





# 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

OCT23 2:11PM

Page 1 of 3

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

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

Site Address 1000 SOUTH TREASURE DRIVE

Owner Name STUART CHASE Owner Phone # 802-324-6736

Owner Mailing Address APT 101 780 NE 68 ST. MIAMI FL 33133

Applicant Name STUART CHASE Applicant Phone # 802-324-6736  
(if different from Owner)

Applicant Mailing Address APT 101 780 NE 68 ST. MIAMI FL. 33133

Contact Person JUAN E. BERRY Contact Phone # 305-310-4684

Contact Email Address JUANBDS@XOL.COM

Legal Description of Property SECTION 9 TOWNSHIP 53 RANGE #2  
TREASURE ISLAND LOT XRDN PORT OF  
B PD 57-6 LOT 17 BLK 8

Existing Zoning RM-40 Lot Size .275 AC. Folio Number 23-3209-04-0090

Project Description SINGLE FAMILY HOME

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

Variance Requested ALLOW A SINGLE FAMILY HOME  
IN THE RM-40 DISTRICT

Reason for Request EXISTING EXCEPTION EXPIRE

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim

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

Page 2 of 3

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

- Plans depicting work to be completed (including 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

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

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

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

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

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

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

Authorized Signature \_\_\_\_\_



Print Name JUAN E BERRY RX.

(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.)

Mayor  
**Connie Leon-Kreps**

Vice Mayor  
**Jorge Gonzalez**

Commissioner  
**Dr. Richard Chervony**

Commissioner  
**Wendy Duvall**

Commissioner  
**Eddie Lim**

STATE OF FLORIDA  
COUNTY OF midm, bade

Sworn to and subscribed to before me this 23 day of October, 2015,

by Juan Berry

who is personally known to me or who has produced ID# Bld02425641457 as identification.

Notary Public Signature Leilani Calzadilla

Commission Number/Expiration \_\_\_\_\_



Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim

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

3 of 3

Office Use Only:

Date Submitted: Balance

Fee Paid: \$ 1468.28

Tentative Meeting Date: 11/17/15

Cash or Check # —

Date Paid:                     

Mayor  
Connie Leon-Kreps

Vice Mayor  
Jorge Gonzalez

Commissioner  
Dr. Richard Chervony

Commissioner  
Wendy Duvall

Commissioner  
Eddie Lim



## North Bay Village

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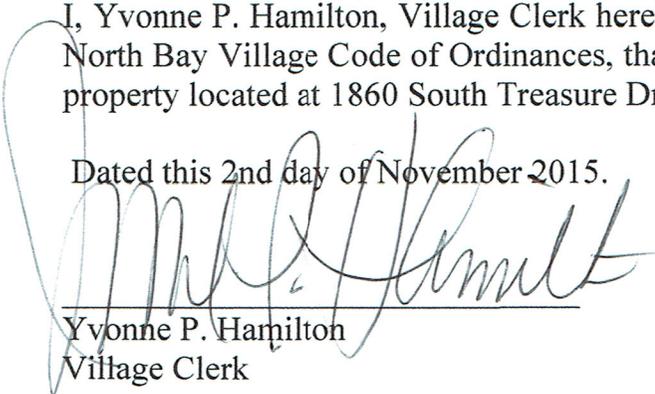
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: [www.nbvillage.com](http://www.nbvillage.com)

Re: Stuart Chase  
1860 South Treasure Drive  
Lots 17, Block 8 of  
Treasure Island, First Addition Portion of B  
Plat Book 57, Page 6  
North Bay Village, FL 33141

Renewal of Special Use Exception Granted for the Development of a Single-Family Residential Structure in the RM-40 Zoning District.

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 Mr. Stuart Chase for the property located at 1860 South Treasure Drive is complete.

Dated this 2nd day of November 2015.



Yvonne P. Hamilton  
Village Clerk

(North Bay Village Planning & Zoning Board Meeting – 11/17/2015)

Mayor  
**Connie Leon-Kreps**

Vice Mayor  
**Jorge Gonzalez**

Commissioner  
**Dr. Richard Chervony**

Commissioner  
**Wendy Duvall**

Commissioner  
**Eddie Lim**



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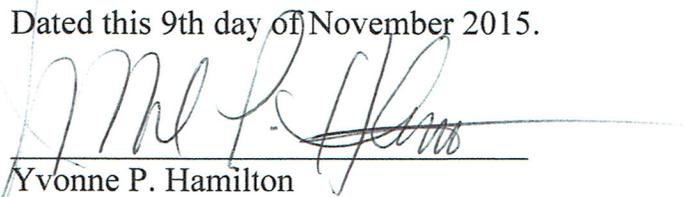
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Re: Stuart Chase  
1860 South Treasure Drive  
Lots 17, Block 8 of  
Treasure Island, First Addition Portion of B  
Plat Book 57, Page 6  
North Bay Village, FL 33141

Renewal of Special Use Exception Granted for the Development of a Single-Family Residential Structure in the RM-40 Zoning District.

I, Yvonne P. Hamilton, hereby certify that the attached Notice of Public Hearing to be held on November 17, 2015 was posted at the above-referenced property November 5, 2015.

Dated this 9th day of November 2015.

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

(Planning & Zoning Board Meeting-November 17, 2015)

Mayor  
**Connie Leon-Kreps**

Vice Mayor  
**Jorge Gonzalez**

Commissioner  
**Dr. Richard Chervony**

Commissioner  
**Wendy Duvall**

Commissioner  
**Eddie Lim**



## North Bay Village

Administrative Offices

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

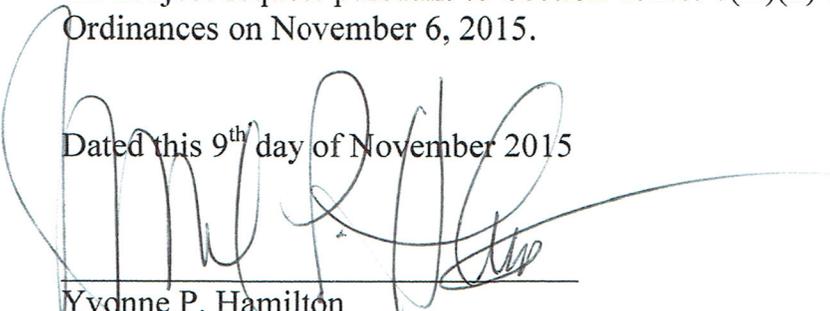
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Re: Stuart Chase  
1860 South Treasure Drive  
Lots 17, Block 8 of  
Treasure Island, First Addition Portion of B  
Plat Book 57, Page 6  
North Bay Village, FL 33141

Renewal of Special Use Exception Granted for the Development of a Single-Family Residential Structure in the RM-40 Zoning District.

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 November 6, 2015.

Dated this 9<sup>th</sup> day of November 2015

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

(Village Planning & Zoning Board Meeting – 11/17/2015)

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 **NOVEMBER 17, 2015 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 STUART CHASE, PROPERTY OWNER OF 1860 SOUTH TREASURE DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR A SPECIAL USE EXCEPTION FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL STRUCTURE IN THE RM-40 ZONING DISTRICT.**

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

THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK DURING REGULAR WORKING HOURS AT 1666 KENNEDY CAUSEWAY, #300. INQUIRIES MAY BE DIRECTED TO THAT DEPARTMENT AT (305) 756-7171.

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

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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  
(November 5, 2015)

Owner/Occupant  
1851 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
1873 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
1891 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
1891 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
7508 E. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7524 E. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1881 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
1872 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
1884 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
7500 E. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7516 E. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1877 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
1876 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
1890 Galleon Street  
N. Bay Village, FL 33141

Owner/Occupant  
7504 E. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7520 E. Treasure Drive  
N. Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #112A  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #112  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #111  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #121  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #122  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #106  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #128  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #129  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #103  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #108  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #112A  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #116  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #105  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #202  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #222  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #226  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #212A  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #219  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #204  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #209  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #225  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #212  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #206  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #220  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #201  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #223  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #216  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #228  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #229  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #217  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #504  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #510  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #514  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #505  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #506  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #506A  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #518  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #528  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #203  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #211  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #207  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #227  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #221  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #210  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #221  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #208  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #428  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #410  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #404  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #429  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #422  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #401  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #409  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #417  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #517  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #414  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #322  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #318  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #315  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #224  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #215  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #214  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #206  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #205  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #218  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #317  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #406A  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #316  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #323  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #304  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #309  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #319  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #312A  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #307  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #306  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #326  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #412A  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #408  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #415  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #420  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #423  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #405  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #412  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #418  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #402  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #523  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #527  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #507  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #509  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #529  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #511  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #516  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #515  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #425  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #426  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #421  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #421  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #427  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #407  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #419  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #411  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #406  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #416  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #403  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #424  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #325  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #308  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #302  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #328  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #301  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #321  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #314  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #311  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #519  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #501  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #521  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #520  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #522  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #526  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #310  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #327  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #303  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #312  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #324  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #324  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #320  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #306A  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #305  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #329  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #508  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #512a  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #512  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #524  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #503  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #502  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #120  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #125  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #101  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #119  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #118  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #109  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #102  
North Bay Village, FL 33141

Owner Occupant  
1801 South Treasure Drive, #110  
North Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #203D  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #303D  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #406A  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #304C  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #402B  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #205B  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #306A  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #204C  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #305B  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #404C  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #301A  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #405B  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #401A  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #201A  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #502F  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #206A  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #202B  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #403D  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #504E  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #302B  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #503G  
N. Bay Village, FL 33141

Owner/Occupant  
1820 S. Treasure Drive, #501  
N. Bay Village, FL 33141

OWNER/OCCUPANT  
APT 1  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 2  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 3  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 4  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 5  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 6  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 7  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 8  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 9  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 10  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 11  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 12  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 13  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 14  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 15  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 16  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 17  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 18  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 19  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 20  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 21  
1830 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 1  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 2  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 3  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 4  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 5  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 6  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 7  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 8  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 9  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

OWNER/OCCUPANT  
APT 10  
1850 SOUTH TREASUR DRIVE  
N. BAY VILLAGE, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3G  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3H  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3J  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3L  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3M  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3N  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3P  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4A  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4B  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3G  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3H  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3J  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3L  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3M  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3N  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3P  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4A  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4B  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4C  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4D  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4E  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4F  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4G  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4H  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4J  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4L  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4M  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4N  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4P  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1A  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1B  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1C  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1D  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1E  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1F  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1G  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1H  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1J  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1K  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1L  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1M  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1N  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #1P  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2A  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2B  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2C  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2D  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2F  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2F  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2G  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2H  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2J  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2L  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2M  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2N  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2P  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #2K  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #3K  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive, #4K  
N. Bay Village, FL 33141

Owner/Occupant  
7500 East Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7516 East Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1873 S. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1885 S. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7504 East Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7508 East Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7516 Adventure Avenue  
N. Bay Village, FL 33141

Owner/Occupant  
7520 East Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1872 S. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1876 S. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1880 S. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1884 S. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1890 S. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
1891 S. Treasure Drive  
N. Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1B  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1C  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1D  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1E  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1H  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1J  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1J  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1K  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1L  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1M  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1N  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1P  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1R  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1S  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #1T  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2A  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2B  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2C  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2D  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2E  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2G  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2H  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2K  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2N  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2S  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #2T  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #3B  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #3C  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #3E  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #3F  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #5P  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #5R  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #5S  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #5T  
North Bay Village, FL 33141

Owner/Occupant  
7501 E. Treasure Drive, #6A  
North Bay Village, FL 33141

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1900 S. Treasure Drive, #7N  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #7D  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #4M  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #6H  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #6D  
N. Bay Village, FL 33141

Owner/Occupant  
1900 S. Treasure Drive, #4N  
N. Bay Village, FL 33141

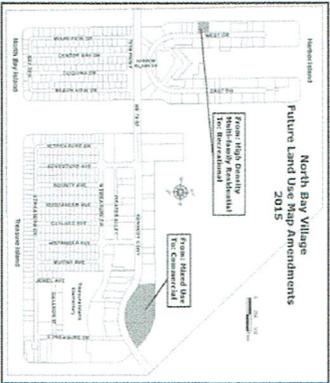
06



### NORTH BAY VILLAGE

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD ITS REGULAR MEETING ON **NOVEMBER 17, 2015 AT 7:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER, AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY, #360, NORTH BAY VILLAGE, FLORIDA.** DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUESTS AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

1. AN ORDINANCE OF NORTH BAY VILLAGE, FLORIDA AMENDING THE NORTH BAY VILLAGE 1987 COMPREHENSIVE PLAN AS AMENDED BY REVISING THE INTRODUCTION, POPULATION ESTIMATES AND PROJECTIONS, FUTURE LAND USE, TRANSPORTATION, HOUSING, SANITARY SEWER, SOLID WASTE, DRAINAGE AND ACQUFER RECHARGE, COASTAL MANAGEMENT, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND PUBLIC SCHOOL FACILITIES ELEMENTS AMENDMENTS TO THE FUTURE LAND USE MAP; COORDINATING THE VILLAGE'S COMPREHENSIVE PLAN WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S LOWER EAST COAST WATER SUPPLY PLAN UPDATE, AS MANDATED BY FLORIDA STATUTES 163.177(6)(C)(I); IN ACCORDANCE WITH THE MANDATES SET FORTH IN CHAPTER 166, FLORIDA STATUTES; AUTHORIZING TRANSMITTAL OF THESE AMENDMENTS TO THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL, STATE LAND PLANNING AGENCY, AND OTHER APPLICABLE AGENCIES FOR REVIEW AND COMMENT AS REQUIRED BY FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
2. FUTURE LAND USE MAP AMENDMENTS



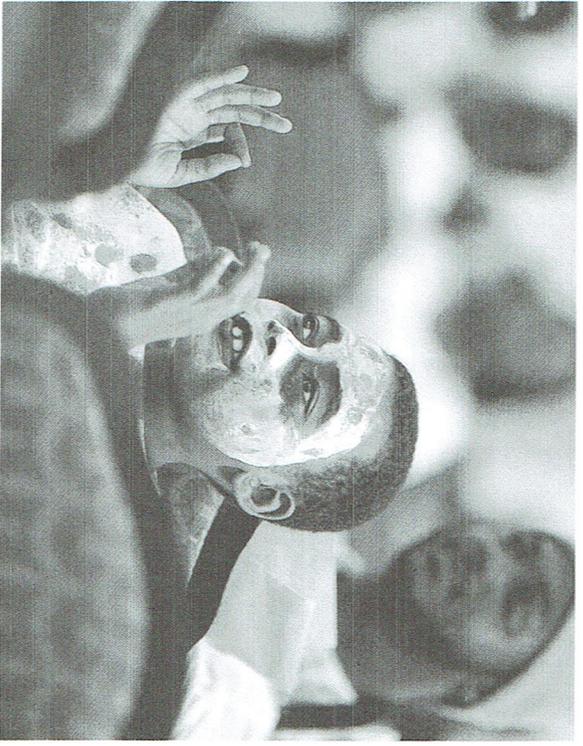
3. A REQUEST BY STUART CHASE, PROPERTY OWNER OF 1860 SOUTH TREASURE DRIVE, NORTH BAY VILLAGE, FLORIDA, FOR RENEWAL OF A SPECIAL USE EXCEPTION GRANTED FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL STRUCTURE IN THE R31-40 ZONING DISTRICT.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT, OR TO EXPRESS THEIR VIEWS IN WRITING, ADDRESSED TO THE PLANNING & ZONING BOARD, C/O THE BUILDING & ZONING CLERK, 1666 KENNEDY CAUSEWAY, #360, 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, #360. INQUIRIES MAY BE DIRECTED TO THAT DEPARTMENT AT (305) 756-1711. 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 RELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

TO REQUEST THIS MATERIAL IN ACCESSIBLE E-FORMAT SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-1711 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

YVONNE P. HAMILTON, CMC  
VILLAGE CLERK  
(October 30, 2015)



PHOTOS BY AMASIA HAU PER. mhdpw@miamiherald.com

### SCARY MUSIC, BUT A FUN NIGHT

Wearing vampire makeup, Joshua Robinson, 9, of Miami, conducts while he takes in a concert with his family at the historic Lyric Theatre in Overtown on Saturday. The South Florida Youth Symphony presented 'Spookyoons: A Halloween Celebration' at the theater on Halloween night. Below, Taylor Elle, 2, and Kiera Lara, 9, both of Miami Gardens, check out the costumes of Daniela Llopis, 15, (flute), and Anthony Deoleo, 16, (drumset), both of Miami Lakes, before the symphony.



Possible Survey Questions

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

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

- Apparel and shoes
- Bars, lounges, pubs, craft breweries
- Books and music
- Convenience store
- Department store merchandise
- Fast food restaurants
- Casual dining restaurants
- Fine dining restaurants
- Furniture and home furnishings
- Grocery
- Hardware and garden supply
- Jewelry
- Pharmacy/drugstore
- Specialty food and beverage
- Sporting goods, hobbies
- Gym or fitness center
- None of the above (please skip to question 19)

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

- Daily
- 2-4 times per week
- Once per week
- 2 times per month
- Once per month
- Never
- Don't know

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

- Less than \$25
- \$25 to \$49
- \$50 to \$99
- \$100 to \$199
- \$200 to \$299
- \$300 to \$399
- \$400 to \$499
- \$500 or more
- Don't know

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

One mile or less

More than 1 but less than 2 miles

More than 2 but less than 4 miles

4 miles or more

Don't know

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

One mile or less

More than 1 but less than 2 miles

More than 2 but less than 4 miles

4 miles or more

Don't know

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

Next door

Across the street

Behind the business

Short distance down the street

Would rather not live anywhere near it

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

Apparel and shoes

Bars, lounges, pubs, craft breweries

Books and music

Convenience store

Department store merchandise

Fast food restaurants

Casual dining restaurants

Fine dining restaurants

Furniture and home furnishings

Grocery

Hardware and garden supply

Jewelry

Pharmacy/drugstore

Specialty food and beverage

Sporting goods, hobbies

Gym or fitness center

None of the above (please skip to question 19)

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

Daily

2-4 times per week

Once per week

2 times per month

Once per month

Never

Don't know

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

- Less than \$25
- \$25 to \$49
- \$50 to \$99
- \$100 to \$199
- \$200 to \$299
- \$300 to \$399
- \$400 to \$499
- \$500 or more
- Don't know

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

- One mile or less
- More than 1 but less than 2 miles
- More than 2 but less than 4 miles
- 4 miles or more
- Don't know

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

- One mile or less
- More than 1 but less than 2 miles
- More than 2 but less than 4 miles
- 4 miles or more
- Don't know

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

- Next door
- Across the street
- Behind the business
- Short distance down the street
- Would rather not live anywhere near it

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

- Apparel and shoes
- Bars, lounges, pubs, craft breweries
- Books and music
- Convenience store
- Department store merchandise
- Fast food restaurants
- Casual dining restaurants
- Fine dining restaurants
- Furniture and home furnishings
- Grocery
- Hardware and garden supply
- Jewelry
- Pharmacy/drugstore
- Specialty food and beverage
- Sporting goods, hobbies
- Gym or fitness center
- None of the above (please skip to question 19)

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

- Daily
- 2-4 times per week
- Once per week
- 2 times per month
- Once per month
- Never
- Don't know

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

- Less than \$25
- \$25 to \$49
- \$50 to \$99
- \$100 to \$199
- \$200 to \$299
- \$300 to \$399
- \$400 to \$499
- \$500 or more
- Don't know

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

- One mile or less
- More than 1 but less than 2 miles
- More than 2 but less than 4 miles
- 4 miles or more
- Don't know

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

- One mile or less
- More than 1 but less than 2 miles
- More than 2 but less than 4 miles
- 4 miles or more
- Don't know

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

- Next door
- Across the street
- Behind the business
- Short distance down the street
- Would rather not live anywhere near it

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

- Strongly agree
- Agree
- No opinion
- Disagree
- Strongly disagree

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

Apparel and shoes

Bars, lounges, pubs, craft breweries

Books and music

Convenience store

Department store merchandise

Fast food restaurants

Casual dining restaurants

Fine dining restaurants

Furniture and home furnishings

Grocery

Hardware and garden supply

Jewelry

Pharmacy/drugstore

Specialty food and beverage

Sporting goods, hobbies

Gym or fitness center

Other (please specify)

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

Comprehensive Plan Amendment  
November 17, 2015  
Planning & Zoning Board

- I. Revisions to Comprehensive Plan Introduction  
Focus on Issues
- II. Future Land Use Map Amendments
  - A. Change of Antiquated Mixed Use to Commercial – Text Changes
  - B. Change of Vogel Park from High Density Multi-Family Residential to Recreation and Open Space
- III. Expanding Commercial/Residential Mixed Use on the Causeway by Deleting Restrictions
- IV. Initiate New Policies in Preparation of Seal Level Rise and Other Coastal Vulnerabilities
- V. Encourage the Use of the Bayview Overlay Zoning District for Redeveloping the Causeway
- VI. Water Supply Work Plan – 2015 Update and Accompanying Comprehensive Plan Policy Revisions
- VII. Initiate CIE 5-Year (newest version will be adopted by Ordinance)
- VIII. Miscellaneous Corrections, Deletions and Date Adjustments



## Agenda for Redevelopment Issue: (Expansion of Business Sector)

### I. North Bay Village's Current Business Environment

#### Factors and Conditions:

- A. Supporting Business Retention and Development
- B. Inhibiting Business Retention and Development

### II. Proposed Survey to Determine Business Demands of Residents

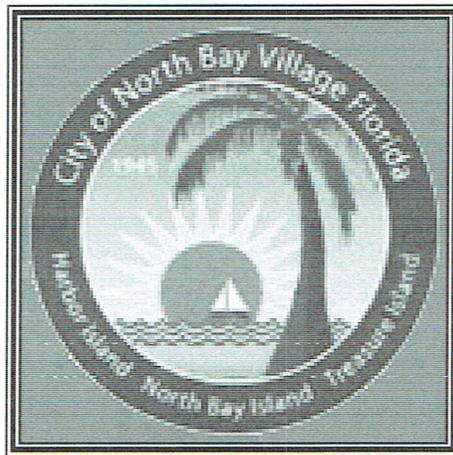
### III. Strategic Plan Strategy

- A. Identification of Strategic Issues to Focus on
- B. Adopt Strategic Plan



# *City of North Bay Village*

## *Goals, Objectives, and Policies of the Comprehensive Plan*



### ***Amended:***

***April 13, 1999***

***May 16, 2000***

***November 25, 2003***

***December 11, 2007***

***October 14, 2008***

***March 10, 2009***

**Proposed November 2015**

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## INTRODUCTION

Prior to 1940, most of what is now North Bay Village lay beneath the waters of Biscayne Bay. The only dry land was Broadcast Key, a five-acre island from which pioneer radio station WIOD began broadcasting in 1926. Today, television station WSVN-TV maintains its headquarters at this same site, now joined with Treasure Island.

In 1940, dredging and bulk-heading created North Bay Island. By 1941, palm-lined streets had been laid out, and 12 homes had been built and occupied. Today, the Island has grown into a lush neighborhood of attractive single-family residences.

During the mid-1940s dredging and filling created Harbor Island and Treasure Island. Harbor Island is composed primarily of multi-family buildings. Treasure Island whose street name was drawn from Robert Louis Stevenson's classic adventure novel Treasure Island, is a mixture of single family dwellings and multifamily dwellings. Treasure Island's streets also took their names from the novel such as Cutlass, Buccaneer, Hispanola, and even Pirate's Alley.

North Bay Village was incorporated in 1945. Harbor Island and Treasure Islands were annexed several years later. Broadcast Key, also known as Cameo Island, was annexed in 1963. During its early years, North Bay Village was primarily a haven for winter residents. The Village became widely known for its popular restaurants and nightclubs, which attracted celebrities like Frank Sinatra and Judy Garland.

Most of today's residents live here year-round. North Bay Village continues to be home to several of South Florida's most popular restaurants, as well as a variety of business enterprises, apartment buildings, condominiums and 376 single-family homes.

On March 14, 2006, ~~the City of~~ North Bay Village adopted *The 2006 Evaluation and Appraisal Report* (EAR). The EAR provided a summary analysis of the successes and failures of the Comprehensive Plan, identified major issues of concern, and proposed changes to amend and update the entire Comprehensive Plan. ~~The City of~~ North Bay Village's Comprehensive Plan was updated using the best available data and analysis gathered within the *2006 Evaluation and Appraisal Report* and edited to ensure accuracy and consistency. ~~New planning timeframes were established for the Plan with 2007-2012 being the short range planning timeframe and 2013-2018 for the long range planning timeframe. Goals, objectives, and policies were revised to reflect new information and some of the policies and programs were revised with more achievable implementation timeframes.~~

The EAR identified five (5) major issues which the City addressed in the EAR-based Comprehensive Plan Amendments.

- **Major Issue 1:** Hurricane evacuation for permanent and seasonal residents.
- **Major Issue 2:** Affordable housing.
- **Major Issue 3:** Redevelopment.
- **Major Issue 4:** Replacement of existing water and sewer infrastructure.
- **Major Issue 5:** Transportation (reassessment of parking standards).

On December 11, 2007, the City Commission adopted the EAR-based Comprehensive Plan Amendments.

~~The State of Florida recently mandated local governments to implement a Public School Facilities Element and a 10-Year Water Supply Facilities Work Plan into their Comprehensive Plans.~~

The City prepared a ~~new~~ Public School Facilities Element Amendment that ~~also~~ contained associated amendments to the Intergovernmental Coordination and Capital Improvements Elements and a revised Interlocal Agreement for School Concurrency between the City and the School Board of Miami-Dade County. The revised Interlocal Agreement was adopted by Resolution on February 21, 2008, and the Public School Facilities Element Amendment was adopted by Ordinance by the City Commission on October 14, 2008.

The City prepared the 10-Year Water Supply Facilities Work Plan which included associated amendments to the Sanitary Sewer, Solid Waste, Drainage & Aquifer Recharge Element (Infrastructure Element), the Coastal Management, Conservation, Intergovernmental Coordination and Capital Improvements Elements of the Comprehensive Plan. The City was required to coordinate its Comprehensive Plan with the South Florida Water Management District's Lower East Coast Water Supply Plan by including a 10-year Water Supply Facilities Work Plan into the Comprehensive Plan. The City Commission adopted the Amendment by Ordinance on ~~February 16~~ March 10, 2009.

In 2015, the Village prepared an update to the Comprehensive Plan focusing on redevelopment issues, seeking to revitalize its commercial sector and attract new mixed-use developments to its downtown and urban center areas. The Village also prepared an update to its 10-year Water Supply Facilities Work Plan. Additionally, coastal vulnerability issues were examined and policies were adopted to protect against sea level rise and other coastal related vulnerabilities.

## POPULATION ESTIMATES AND PROJECTIONS

The population data utilized for ~~the City of~~ North Bay Village is based on the most current and accurate data available from the U.S. Census Bureau ~~(2000)~~ and the Shimberg Center for Affordable Housing at the University of Florida.

In ~~2005~~2015, the Shimberg Center for Affordable Housing estimated the City's population to be approximately ~~6,937~~8,861 residents. This was an annual increase of approximately ~~1.8%~~ per year from the ~~2002~~ projections. As shown in the table below, from 2005 to 2010 the population was ~~only~~is expected to increase to 8,430 by 2020 ~~approximately 1.1% per year.~~

2005	2010	2015	2020	2025
6,937	7,349	7,759	8,177	8,571
Source: Shimberg Center for Affordable Housing at the University of Florida, 2005.				

North Bay Village US Census Population Count and Estimates						
	Census	Population Estimate (as of July 1)				
Year	April 1, 2010	2010	2011	2012	2013	2014
Population	7,137	7,167	7,349	7,417	7,464	7,871
Source: US Census Bureau, September 2015						

North Bay Village Population Projections						
Year	2015	2020	2025	2030	2035	2040
Population	7861	8430	8965	9423	9827	10221
Source: Shimberg Center for Affordable Housing, 2015						

The City believes the estimates given by the Shimberg Center were much too conservative considering all the new large scale multi family development that has taken place in the City since the Comprehensive Plan was amended in 2003 and also based on recently approved redevelopment projects that contain new residential development. The City believes the population will continue to increase at a steady rate of 1.7% per year. Finally, as stated earlier, the City's planning timeframes are now 2012 and 2017.

2007	2012	2017
7,061	7,697	8,390
Source: LaRue Planning & Management Services, Inc., 2007.		

# FUTURE LAND USE ELEMENT

## Goals, Objectives, and Policies

**GOAL:** Secure the maximum physical, economic, and social welfare for the CityVillage and its residents through the thoughtful use and development of land, buildings, streets, and public facilities, while maintaining, its existing character as an attractive waterfront residential environment.

To implement this goal, the CityVillage has further established the following objectives and policies.

**Objective 2.1:** Manage future growth and development by implementing and enforcing all existing plans and regulations and by preparing and adopting new regulations as ~~needed indicated by the adopted Evaluation and Appraisal Report of the 1987 Comprehensive Plan.~~

**Policy 2.1.1:** Reconsider the CityVillage's current balance of land uses and revise the current and future land use plans as well as develop regulations to reflect the findings.

**Policy 2.1.21a** Adopt the following Future Land Use categories consistent with the Future Land Use Map and further defined in Land Development Regulations:

*Residential* – Residential areas with dwelling units used for permanent housing and subdivided into three districts based on density: Single family or low density allowing up to six dwelling units per acre, multi-family medium density allowing up to 40 units per acre, and multi-family high density allowing 41 to 70 dwelling units per acre.

*Commercial* – A broad range of general and professional office, retail, banking, hotel, service establishments, and high density residential.

*Recreation and open space* – Permanent public parks and open spaces for recreational use, protection of natural resources, and urban buffers.

~~*Mixed Use* – A combination of retail, office, residential, hotel, and/or institutional uses.~~

*Educational* – Public schools and ancillary facilities.

*Public Buildings and Grounds* – Government provided uses and facilities primarily serving the public.

*Institutional* – A non-profit or quasi-public use, including, but not limited to religious facilities, nursing homes, community centers, public or private schools or colleges, and hospitals or clinics.

*Marina* – Areas where boat docking facilities are offered for rent including docks and dry storage facilities.

Intensity standards, FAR (Floor Area Ratio), for the above non-residential Future Land Use categories are as follows:

	FAR
Commercial	<del>3.02-5</del>
Recreation and Open Space	0.25
<del>Mixed Use</del>	<del>2.0</del>
Educational	2.0
Public Buildings and Grounds	2.0
Institutional	2.0
Marina	0.5

- Policy ~~2-1.32~~:** Prohibit infilling of lots, expansion of existing uses, or replacement of land uses with development that is incompatible with the Future Land Use Plan by strict enforcement of development regulations.
- Policy ~~2-1.3~~:** ~~Continue to~~ revise the Land Development Regulations to reflect a more comprehensive definition of mixed use.
- Policy ~~2-1.4~~:** Require developers of all projects to furnish proof of availability of public services and facilities prior to receiving any development order or permit. In those instances when services or facilities are not or will not be available, development approval will be withheld unless there is an agreed upon plan between the CityVillage and the developer to provide such services and/or facilities.
- Policy ~~2-1.5~~:** Maintain the existing monitoring mechanism allowing the CityVillage to keep abreast of the regulatory responsibilities and activities of other units of government which might have impacts upon the City.
- Policy ~~2-1.6~~:** Ensure that all development orders and permits are consistent with the goals and objectives of the CityVillage's Flood Damage Ordinance and withhold such orders and permits when they conflict with the Ordinance.
- Policy ~~2-1.7~~:** Ensure that all development orders and permits are consistent with the CityVillage's stormwater management program and withhold such orders and permits when they conflict with the program.
- Policy ~~2-1.8~~:** ~~Develop and implement a Concurrency Management System to~~ Continue to ensure that all new development is consistent with the goals and objectives and levels of service established by the various Elements of the adopted Comprehensive Plan.
- Policy ~~2-1.9~~:** Require unsubdivided lands to be subdivided prior to the issuance of future building permits.
- Policy ~~2-1.10~~:** Require unplatted parcels to be platted prior to the issuance of future development orders or building permits of any kind.
- Policy ~~2-1.11~~:** Provide for Multi-Family (High Density) Residential use in Commercial Future Land Use categories when consistent with the Concurrency provisions of the CityVillage's Land Development Regulations and when deemed compatible with abutting land use(s).

Furthermore, applicants for such special exception use shall demonstrate:

1. that proposed location and site is appropriate for the use,
2. how the utilities and other service requirements can be met, and
3. how the impact of traffic generated will be mitigated, off-site and on-site.

**Policy 2-1.12:** In order to further limit future residential uses within the Commercial Future Land Use category, the following restrictions apply:

1. Redevelopment of existing commercial uses will not be allowed unless the new development contains a commercial building square footage equal to at least fifty percent (50%) of the existing commercial use;
2. There will be no complete substitution of residential for commercial uses in the CityVillage's Commercial Future Land Use category. The minimum cumulative total floor area for commercial uses in all areas designated for the Commercial Future Land Use category is twenty-five percent (25%);
3. The Commercial Future Land Use Category will have a maximum FAR (floor area ratio) of 2.5 for commercial uses only;
4. ~~Residential conversion or redevelopment of commercially designated FLUM (Future Land Use Map) parcels shall be limited to two locations:~~

~~On the south side of the 79th Street/Kennedy Causeway, only those commercial properties between Hispanola Avenue and East Treasure Drive may be developed or redeveloped with a residential use. Commercial properties on the north side of the Causeway will be allowed to develop or redevelop as residential use subject to the cap on dwelling units set forth below; and~~

5. ~~The total number of new dwelling units that can be built within the Commercial Future Land Use category shall not exceed one thousand twenty (1,020) dwelling units.~~

**Objective 2-2:** **Develop a program and policies to promote the CityVillage's character as an attractive waterfront community and direct future development and redevelopment to be consistent with the desired community character and goals, objectives, and policies within the Plan.**

**Policy 2-2.1:** Maintain and explore the possibility of upgrading the entry treatments and/or features at the CityVillage entries including aesthetically pleasing signage and lush tropical landscaping that reflect the CityVillage's Community identity and spirit.

**Policy 2-2.2:** ~~Within one year of Plan adoption, the City shall create an incentive program~~The Village shall continue to enhance and improve landscapes and front elevations in neighborhoods and commercial areas.

**Policy 2-2.3:** ~~Perform a redevelopment study within the City~~The Village shall continue to develop and implement the goals of the various ~~Redevelopment/Revitalization Plans~~ for the Kennedy

~~Causeway Redevelopment Area through a strategic planning process that is consistent with the desired community character and the goals, objectives, and policies of the adopted Comprehensive Plan. The City Commission shall adopt the Redevelopment/ Revitalization Plan by January 31, 2008. The City Manager or designee shall be responsible to monitor implementation of the strategic policies and standards of the Redevelopment/Revitalization Plan.~~

- Policy 2-2.4:** The ~~City Village~~ shall further refine and implement the ~~City Village's~~ Vision to improve the character, and to promote the identity, of the ~~City Village~~, which establishes design criteria and a timetable for the improvement of street intersection elements and street furnishings. In addition, the ~~City Village~~ shall ~~continue to develop and the implementing mechanisms by 2010~~ to address the nature and design of crosswalks, signage, benches, sidewalks (including widening, meandering ~~ands well as~~ enhanced sidewalk accessibility), pavement and pavement markings, and other key elements of the public rights-of-way.
- Policy 2-2.5:** ~~Within one year of Plan adoption, t~~The ~~City Village~~ shall ~~continue develop~~ written guidelines and/or an aesthetic ordinance, including the creation of a Community Appearance Board, to encourage all future land use development and redevelopment to emphasize aesthetic quality and overall acceptability to local residents.
- Policy 2-2.6:** The ~~City Village Planning & Zoning Board~~ shall ~~continue establish an Architectural Review Board by 2010 that is designed~~ to ensure that proposed development and redevelopment is consistent with written guidelines/architectural code for development and redevelopment.
- Policy 2-2.7:** ~~In developing the architectural code, the City~~The ~~Village~~ shall ~~continue to encourage developers to utilize the include~~ provisions of the Bay View Overlay regulations for the enhancement of bay views and skyline view corridors for all future development projects along the Kennedy Causeway which provides for taller and thinner silhouettes on the north side and shorter buildings to the south.
- Policy 2-2.8:** Reevaluate the ~~City Village's~~ houseboat and marina regulations and establish standards for marina development which will ensure compatibility with other land use goals and objectives.
- Policy 2-2.9:** Require property owners who lease berths to houseboat owners to provide a storm emergency plan to mitigate damage to public waterways during and after storm events and require such owners to demonstrate the financial capability to remove sunken or damaged houseboats and houseboat debris from the public waterways subsequent to storm events in which such damage may occur.
- Policy 2-2.10:** The ~~City Village~~ shall promote a mixed-use and vibrant commercial street life through the promotion of quality restaurants, grocery stores, coffee and bagel shops, pharmacies, retail stores, and entertainment centers.
- Policy 2-2.11:** ~~By 2012, the City~~The ~~Village~~ shall ~~continue to seek opportunities to~~ create a community gathering place for recreational, cultural, and art activities.
- Policy 2.12** The Village shall develop a strategic plan for the expansion of existing Village businesses and incentivizing new business to locate in the Village.

**Objective 2.3:** Require future development and redevelopment to be consistent with that indicated in the Future Land Use ~~Element Plan~~ and with any adopted redevelopment plan.

**Policy 2.3.1:** Continue to strongly enforce all zoning laws ~~to ensure compliance with the land use plan.~~

~~Policy 2.3.2:~~ Require that any substantial deviation to the plan, or projections within the plan, be furnished to the Hurricane Evacuation Center with a description of the impact this may have on the Center's existing evacuation plans

**Policy 2.3.3:** Protect distinct functional areas and districts from intrusion and encroachment of incompatible uses by strict compliance to the land use plan.

**Policy 2.3.4:** ~~The City of~~ North Bay Village shall use the South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The ~~City Village~~ may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by Section 163.3177, F.S., or other non-judicial approaches.

**Policy 2.3.5:** The ~~City Village~~, although not currently impacted, shall enter into any appropriate agreement with the State of Florida University System or the Miami-Dade County School Board ~~implementing the requirements of Section 240.155(11)-(15), F.S.,~~ regarding campus master plans.

**Policy 2.3.6:** During pre-development program planning and site selection activities, the ~~City Village~~, as service provider, will coordinate with the Miami-Dade County Public School system to consider all reasonable opportunities to co-locate new libraries, parks, and other facilities with public schools, where compatible, and the potential exists to create logical focal points for community activity. Early review and coordination activities will be modified as necessary to timely consider these potentials.

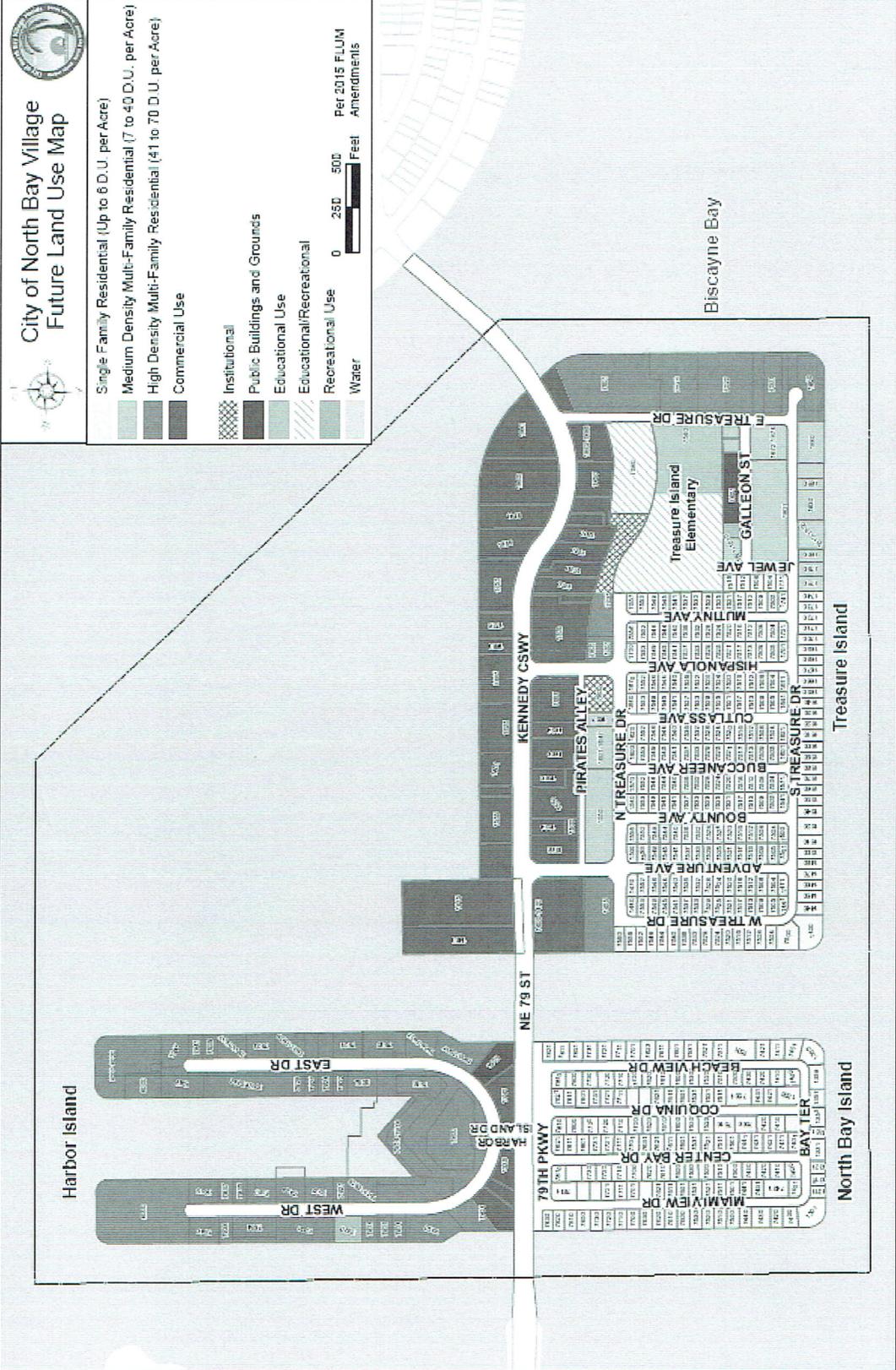
**Policy 2.3.7:** ~~The City of~~ North Bay Village will maintain, as a particular area of attention in its planning program, a systematic review of the aesthetics and physical conditions between its boundary and those between unincorporated areas and other cities in an effort to improve the appearance of these areas and the compatibility and transition between the adjoining communities. Joint planning area agreements will be implemented if appropriate.

**Policy 2.3.8:** Schools shall be allowed in the RM-70 High Density and Educational land use categories.

~~Objective 4:~~ In accordance with the vision of the 2007 Charrette Master Plan, the Village shall encourage taller, narrower, mixed-use buildings on commercial lots on the north side of Kennedy Causeway where such lots front directly on, and provide unimpeded views north to Biscayne Bay.

~~Policy 4.1~~ The Village shall allow additional building height and larger setbacks on commercial lots on the north side of Kennedy Causeway to encourage innovative mixed-use infill development, larger view corridors, smaller building footprints, greater open space, and expanded bay Vistas.





## TRANSPORTATION ELEMENT Goals, Objectives, and Policies

**GOAL:** Maintain the CityVillage's existing traffic circulation system, which provides for the safe and efficient movement of people and goods through and within the Village.City

To implement this goal, the CityVillage has further established the following objectives and policies.

**Objective 3.1:** Communicate ~~on an annual basis~~ with other local, county, and state officials so as to coordinate transportation plans of all related entities.

**Policy 3.1.1:** Continue to communicate with the other applicable agencies and with the residents of the CityVillage.

**Objective 3.2:** Require street and walkway improvements in conjunction with all new development and/or redevelopment to ensure continued levels of service and safety.

**Policy 3.2.1:** Maintain a peak hour traffic level of service "C" on the CityVillage's local and collector roadways.

**Policy 3.2.2:** As identified in the Vision for the CityVillage, proper provisions for connectivity shall be ensured by requiring and improving pedestrian ways, the installation of bike paths and the installation of traffic calming devices.

**Policy 3.2.3:** Enforce a maximum of 25-mile-per-hour speed limit through the CityVillage, excepting the Kennedy Causeway.

**Policy 3.2.4:** Implement the plan to widen East Treasure Drive from the Causeway to Galleon Street.

**Policy 3.2.5:** Require that new development and redevelopment plans identify, by means of a trafficway impact study, and mitigate any negative impacts the plans may have upon streets and walkways to ensure the maintenance of levels of service and safety within the CityVillage. Mitigation shall be mandatory to the extent that a development or redevelopment contributes to the identified impact. No development or redevelopment plan shall be permitted without an approved trafficway impact study and mitigation plan.

**Policy 3.2.6:** Trafficway impact studies shall be performed by a traffic engineer, professional planner or planning firm qualified by training and experience to perform such studies. The planner or firm will be acceptable to CityVillage staff and paid for by the landowner or developer.

**Policy 3.2.7:** Review site plan applications for the provision of safe and convenient on-site traffic flow, considering motorized and non-motorized vehicle parking.

**Policy 3.2.8:** Enforce on-site parking standards for all new development and redevelopment. Any redevelopment resulting in an increase in units will be required to conform to current parking standards for all units at the time of redevelopment. All ~~future~~new residential development and redevelopment projects will be required to provide on-site parking for each residential dwelling unit. On-site guest parking shall be required in addition to the parking required for

~~the dwelling units. At a minimum, guest parking shall be equal to 10% of the parking required for the dwelling units a minimum of 10% public parking space.~~

**Policy 3.2.9:** As suggested by the CityVillage's Charrette Master Plan, the CityVillage shall:

- create a sidewalk and bikeway system along the Causeway;
- provide wider sidewalks in neighborhoods; and
- create crosswalks for safer and easier access across the Causeway.

**Policy 3.2.10:** ~~The City shall conduct a feasibility study to widen the "flat" bridge by 2009 to improve the connectivity between the islands and provide access to scenic views.~~

**Objective 3.3:** **On a regular basis, monitor problems on the Kennedy Causeway to determine if congestion problems exist and investigate the feasibility of improvements.**

**Policy 3.3.1:** Monitor all proposed major improvements to Kennedy Causeway with Miami-Dade County and the Florida Department of Transportation.

**Policy 3.3.2:** The CityVillage shall require all potential development on the Kennedy Causeway to demonstrate that the anticipated traffic impact will not cause the Causeway to fall below the required Level of Service, or to mitigate any impacts to maintain or improve the required Level of Service.

**Objective 3.4:** **Protect road rights-of-way front building encroachment through zoning code and site plan review standards and criteria.**

**Policy 3.4.1:** Monitor all multi-family and commercial redevelopment projects yearly to ensure the protection of rights-of-way.

**Objective 3.5:** **Control access points of roads and driveways to roadways through zoning and site plan standards and criteria.**

**Policy 3.5.1:** Review, through the CityVillage's development standards and criteria, all multi-family and commercial redevelopment plans for adherence to the standards for access points of roadways and driveways to roadways.

**Policy 3.5.2:** ~~Require that all access points to roadways are located at the farthest point from intersections to maintain consistency with the trafficway plan.~~

**Objective 3.6a:** **Enhance the circulation of non-motorized traffic.**

**Policy 3.6a.1:** Require, through the CityVillage's site plan approval process, that all multi-family and commercial redevelopment projects plan for and provide adequate and safe pedestrian circulation facilities.

**Objective 3.6b:** ~~The Village shall continue to explore all funding options for beatification of Kennedy Causeway. Develop a complete Causeway Beautification Plan by 2009, and create a Causeway Beautification Road Fund as part of the implementation strategy.~~

**Policy 3.6b.1:** ~~After the Causeway Beautification Plan is complete, t~~The CityVillage shall aggressively seek funds from all appropriate agencies, public and private, to meet the funding necessary for Kennedy Causeway improvement projects ~~listed in the Causeway Beautification Plan.~~

**Policy 3.6b.2:** ~~The City shall require all future development and redevelopment projects to contribute to the Causeway Beautification Road Fund.~~

**Policy 3.6b.3:** The CityVillage shall coordinate activities with the state, regional, and local jurisdictions to promote beautification of ~~the~~Kennedy Causeway.

**GOAL:** Assure a safe and orderly evacuation of all CityVillage residents when necessary.

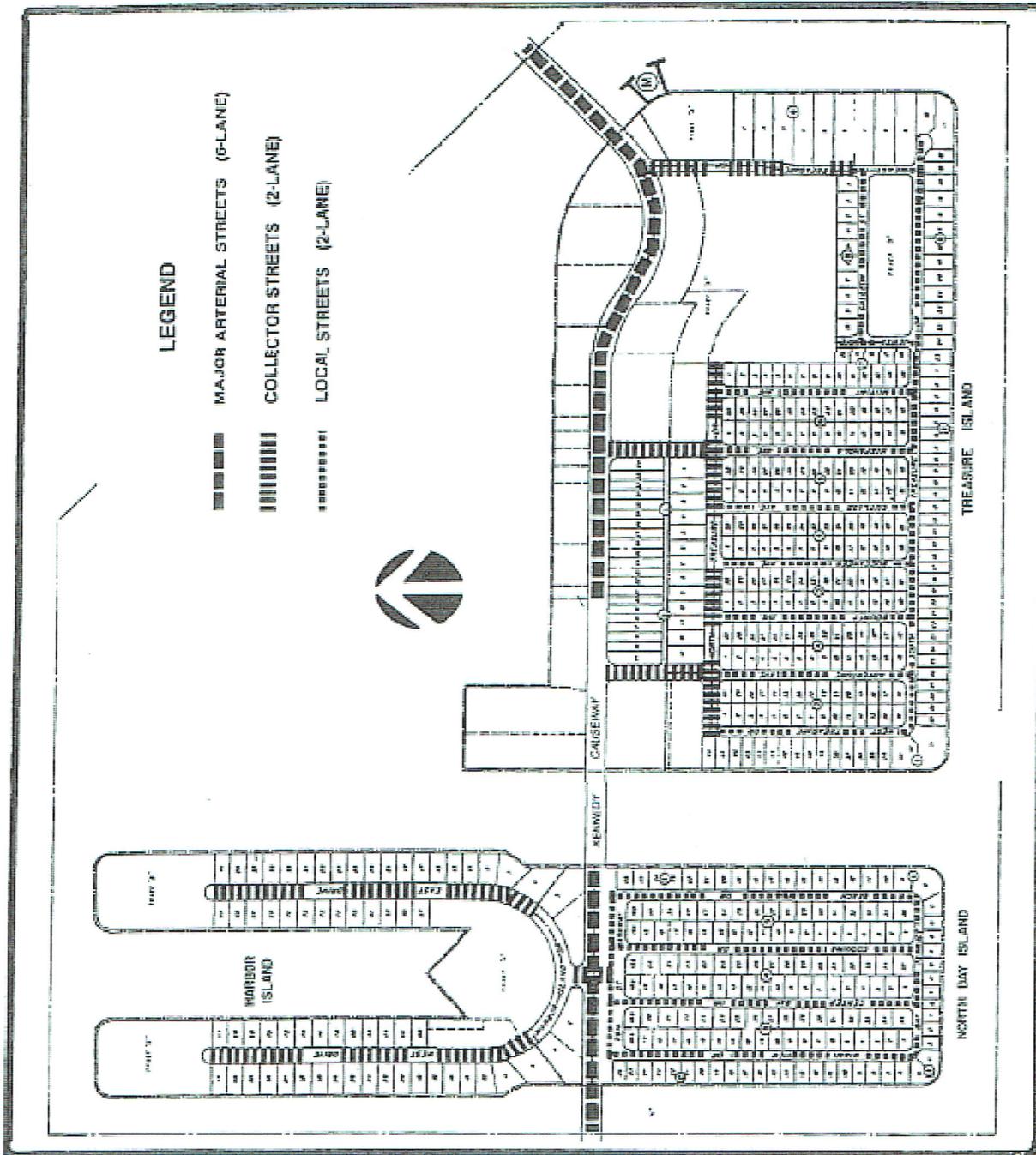
**Objective 3.7:** **The CityVillage shall follow, review and update the CityVillage's Hurricane Evacuation Plan, and coordinate with the Miami-Dade Office of Emergency Management when necessary or to reduce hurricane evacuation times ~~in accordance with the 1998 baseline of twelve (12) hours.~~**

**Policy 3.7.1:** The CityVillage shall periodically update the Emergency Evacuation Assistance Program to provide notice and transportation to citizens who require evacuation assistance.

**Policy 3.7.2:** The CityVillage shall continue to annually review hurricane evacuation plans for the CityVillage as presented in the Miami-Dade County Office of Emergency Management's Plan and notify residents of any changes.

**Policy 3.7.3:** The CityVillage shall work with Miami-Dade Transit Authority to ensure adequate transportation is available to all citizens who require it.

**Policy 3.7.4:** ~~Within one year of Plan adoption, the City shall create a plan to modify the City's traffic circulation to facilitate evacuation. The Plan shall include re-directing~~During an evacuation event, two of the eastbound lanes on the Kennedy Causeway shall be redirected to westbound in addition to and the "lock down" of the drawbridges.



## THE CITY OF NORTH BAY VILLAGE

2012 FUTURE TRANSPORTATION MAP

DATE: JULY 10, 2007

## HOUSING ELEMENT Goals, Objectives, and Policies

**GOAL:** Provide an attractive, safe, and affordable place to live and still maintain the CityVillage's present residential character.

To implement this goal, the CityVillage has further established the following objectives and policies.

**Objective 6.1:** Preserve and protect the quality of the CityVillage's housing stock through a continued rigorous code enforcement program.

**Policy 6.1.1:** Review existing development regulations to ensure they promote long-term sound housing and aesthetically pleasing neighborhood environments.

**Policy 6.1.2:** Continue the enforcement of Miami-Dade County's Minimum Housing Code and the Florida Building Code to protect and preserve the character and quality of the CityVillage's housing stock.

**Policy 6.1.3:** Require, through code enforcement standards, the rehabilitation and/or redevelopment of aging structures as they deteriorate.

**Policy 6.1.4:** Due to the island characteristics of the CityVillage, and the potential threat of hurricane damage, continue to prohibit mobile home parks.

**Policy 6.1.5:** Ensure that future redevelopment studies identify opportunities to create or preserve affordable housing which is consistent with the requirements of law and the existing character and quality of the CityVillage's housing stock.

**Objective 6.2:** Under the direction of the Miami-Dade County's Historic Preservation Office, preserve housing with historical significance.

**Policy 6.2.1:** ~~Within one year of Plan adoption, the~~ CityVillage shall adopt an on-going program to identify and conserve housing having historical significance.

**Objective 6.3:** The CityVillage will identify and support programs to increase the range of housing opportunities for very low, low, and moderate income families.

**Policy 6.3.1:** Continue to support existing mortgage down payment subsidies for very low, low, and moderate income families seeking affordable housing in the CityVillage.

**Policy 6.3.2:** The CityVillage will continue to enforce Energy Efficiency and other building codes which foster greater affordable housing conditions.

**Policy 6.3.3:** The CityVillage shall coordinate with the Florida Housing Finance Corporation, the Miami-Dade Housing Finance Authority, Miami-Dade County, the Florida Department of Community Affairs and other regional, state and federal agencies to mitigate the affordable housing shortage.

**Policy 6.3.4:** ~~By 2010, t~~The CityVillage shall enter an interlocal agreement with Miami-Dade County and/or the South Florida Regional Planning Council to address the affordable housing shortage in the CityVillage and to provide affordable housing options for employees working in the CityVillage.

**Policy 6.3.5:** The CityVillage shall explore amending the Future Land Use Element of the Comprehensive Plan to provide for a housing bonus density program in the Residential, Commercial and Mixed-Use Land Use categories to encourage private developers to include housing for low and very-low income families in their development projects.

**Objective 6.4:** ~~Within one year of Plan adoption, t~~The CityVillage shall address ~~the any~~ identified affordable housing deficits through the implementation of short term and long-term programs. Such long-term programs shall include an interlocal agreement or other cooperative mechanisms with Miami-Dade County to develop a regional solution for the CityVillage's affordable housing deficits.

**Policy 6.4.1:** ~~By June 2008, t~~The CityVillage will provide residents and individuals employed in the CityVillage access to information pertaining to countywide programs to aid in job training, day-care facilities, English language courses and high school equivalency (GED) which are currently provided by the following agencies.

- Children and Families
- Miami-Dade Community College
- Miami-Dade County Department of Human Services
- Miami-Dade County Public Schools

**Policy 6.4.2:** The CityVillage will request updated recommendations ~~of the joint Department of Community Affairs/from the South Florida Regional Planning Council Regional Affordable Housing Strategy and Rule 9J-5 Affordable Housing Policy .010(3) (c)10, and adopt a long-range affordable housing implementing policy consistent with the final report and recommendations. This policy will be adopted within sixty (60) days of the final recommendations report.~~

**Policy 6.4.3:** The CityVillage shall implement and apply the following affordable housing strategies for its residents: Amend the Development Review procedures to consider the ability of proposed residential developments or redevelopments to provide workforce housing.

- As part of the redevelopment of the Kennedy Causeway Corridor, provide expedited development review and reduced permitting charges as incentives for employers to offer assistance in meeting the housing needs of employees who are cost-burdened.
- Encourage the development of high-revenue mixed-use development based upon the provision of workforce housing within a two mile radius of the mixed-use development.
- Identify and pursue new revenue sources including SHIP, CDBG, and HOME funds to be earmarked for use by eligible families to provide low-interest mortgages and down payment assistance.

- In the event the CityVillage seeks additional density or permissible units along the Kennedy Causeway, any feasibility studies or evaluation related to such increases shall include the affect of a housing density bonus program on hurricane evacuation times and vulnerable population within the Coastal High Hazard Area.
- The CityVillage shall evaluate the establishment of an affordable housing fee to be charged to residential and commercial development and redevelopment in the CityVillage, with such fees being deposited into an affordable housing trust fund that could be used to improve affordable housing opportunities for employees who work in the CityVillage.

## SANITARY SEWER, SOLID WASTE, DRAINAGE & AQUIFER RECHARGE ELEMENT Goals, Objectives, and Policies

**GOAL:** To provide the highest level of public utility service, consistent with the population needs and level of service demand.

To implement this goal, the CityVillage has further established the following objectives and policies.

**Objective 7.1:** Continue maintenance of sanitary sewer facilities to ensure maximum system efficiency and operation.

**Policy 7.1.1:** Ensure the provision of sewage transmission capacity consistent with federal, state, and county regulations.

**Policy 7.1.2:** Maintain all sewer mains and laterals as indicated by the CityVillage's Sewer System Evaluation Study and replace mains and laterals identified in the study within a ten (10) year period.

**Policy 7.1.3:** Monitor the adequacy of the Sanitary Sewer Impact Fees Ordinance and adjust ~~the ordinance~~ as necessary.

**Policy 7.1.4:** The CityVillage shall replace existing CityVillage water lines that have demonstrated leakage before 2012.

**Objective 7.2:** Define and implement a program of Best Management Practices for the disposal of the CityVillage's solid waste.

**Policy 7.2.1:** Provide collection capacity consistent with the solid waste level of service rate of four (4) pounds per person per day.

**Policy 7.2.2:** Continue to enforce existing littering regulations on both public and private property.

**Policy 7.2.3:** Continue to reduce the excessive generation of solid waste by maintaining the CityVillage's commercial and residential recycling program.

**Policy 7.2.4:** Conform, when applicable, with Miami-Dade County solid waste management plans.

**Objective 7.3:** Require all new development and redevelopment and any future repair, maintenance, or rebuilding of existing systems within the CityVillage to conform to Miami-Dade County Department of Environmental Resources Management regulations.

**Policy 7.3.1:** Require all new private land development and redevelopment to comply with stormwater management regulations enforced by Miami-Dade County Department of Environmental Resources Management and to comply with the policies of the CityVillage's stormwater management utility.

**Policy 7.3.2:** Require compliance with applicable Florida Department of Environmental Protection Rules whenever the existing storm sewer system needs to be repaired, rebuilt, or otherwise modified.

**Policy 7.3.3:** Incorporate the mandatory provisions of the CityVillage's National Pollutant Discharge Elimination System Permit into existing operating procedures rules and regulations.

**Policy 7.3.4:** The CityVillage shall issue no development orders or development permits without first ~~consulting with the Miami Dade County Water and Sewer Department (the City's potable water service provider) to determine~~determining whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the CityVillage of a certificate of occupancy or its functional equivalent. ~~†The CityVillage will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.~~

**Objective 7.4:** **Continue periodic water monitoring to ensure that the CityVillage's citizens have a safe and reliable potable water supply.**

**Policy 7.4.1:** In conjunction with Miami-Dade County Water and Sewer Authority Department, provide for an adequate water supply to meet ~~an average~~ demand of 120~~141.8~~ gallons per capita per day as per county-wide usage.

**Policy 7.4.2:** Continue to cooperate with other local government and regional water treatment authorities to plan for future water needs.

**Policy 7.4.3:** In any future construction work, utilize the opportunity to install proper design features (where needed) which prevent the unnecessary interruption of water service.

**Policy 7.4.4:** To minimize the possibility of polluting the public water supply, require the installation of backflow prevention devices in all future multi-family and commercial construction work.

**Policy 7.4.5:** Require that all installed back-flow prevention devices be maintained and serviced by a state certified firm annually.

**Policy 7.4.6:** Encourage all existing multi-family and commercial buildings greater than three (3) stories to retrofit their fire systems with back-flow prevention devices.

**Objective 7.5:** **Promote water conservation by implementing programs such as the CityVillage's monitoring of water consumption, thus alerting the citizen and CityVillage of possible system difficulties and also encouraging them to conserve water.**

**Policy 7.5.1:** Review and implement South Florida Water Management District's water conservation guidelines in the process of reviewing applications for development and redevelopment projects, where applicable.

**Policy 7.5.2:** Use the CityVillage's newsletter as a vehicle to discuss and promote water conservation within the CityVillage.

**Policy 7.5.3:** Enhance the program of large diameter meter replacement and water meter testing within the CityVillage.

- Policy 7.5.4:** Within eighteen months of approval of the most current South Florida Water Management District's Regional Lower East Coast Water Supply Plan Update, the City Village shall revise the Potable Water sub-element to include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development for which the City Village is responsible.
- Policy 7.5.5:** Adoption of the 2015 Water Supply Facilities Work Plan Update, by reference, shall be consistent with statutory requirements and will support the Miami-Dade County Water and Sewer Department (MDWASD) in its role as the sole provider of water in the area.
- Policy 7.5.56:** The City Village will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the South Florida Water Management District (SFWMD) use restrictions.
- Policy 7.5.67:** The City Village will continue to cooperate with the South Florida Water Management District (SFWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.
- Policy 7.5.78:** The City Village shall ~~continue to adopt an Ordinance which~~ requires the use water-efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems.
- Policy 7.5.89:** The City Village shall inform residents and businesses of, and shall encourage their participation in, the Miami-Dade County Water and Sewer Department water conservation programs.
- Policy 7.5.910:** The City Village shall coordinate local water conservation education efforts with the SFWMD and the Miami-Dade County School Board.
- Policy 7.5.1011:** The City Village will encourage the use of low impact development techniques (such as the Florida Water Star<sup>SM</sup> program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).

## COASTAL MANAGEMENT ELEMENT Goals, Objectives, and Policies

**GOAL:** Protect human life and the environment and limit destruction in areas subject to natural disaster through implementation of hazard mitigation strategies.

To implement this goal, the City Village has further established the following objectives and policies.

**Objective 8.1:** The City Village shall continue to improve hurricane warning notice and evacuation conditions for residents in order to maintain or reduce hurricane evacuation times in accordance with the 1998 baseline time of twelve (12) hours.

**Policy 8.1.1:** The City Village shall periodically update its Emergency Evacuation Assistance Program to identify and provide notice to citizens who require evacuation assistance.

**Policy 8.1.2:** The City Village shall work with Miami-Dade Transit Authority to ensure adequate transportation is available to all citizens who require such assistance.

**Policy 8.1.3:** Continue the coordination program with Miami-Dade County on hurricane evacuation of the City Village's citizens to County-wide shelters (from the pickup point on Treasure Island).

**Policy 8.1.4:** Upon posting of a hurricane watch, the City Village shall contact city Village residents identified through the special assistance survey conducted as per Policy 8.1.1 through e-mail and direct phone calls to urge evacuation and establish the need for evacuation assistance upon posting of a hurricane warning.

**Policy 8.1.5:** The City Village shall coordinate with the County and the South Florida Regional Planning Council to reduce or maintain evacuation time to twelve (12) hours.

**Policy 8.1.6:** Critical evacuation roadway links shall receive high priority for annual maintenance and capital improvement expenditures.

**Policy 8.1.7:** The City Village shall adopt an early evacuation policy that directs an early evacuation of all residents immediately upon posting of a hurricane warning and again once an evacuation order has been issued.

**Policy 8.1.8:** Hurricane Storm Surge Evacuation Zones shall be the areas designated/delineated by Miami-Dade County ~~Evacuation Study, 2003~~, as requiring evacuation and/or early evacuation in any storm event impacting Zone BA (RedOrange Zone).

**Policy 8.1.9:** The City Village will conduct specific measures to ensure that properties fronting along the 79th Street (Kennedy) Causeway will conform to the adopted Revitalization Plan ~~as defined in Future Land Use Element Policy 2.2.3~~ for this corridor. As a minimum, these measures shall include:

- a. Creation of an inventory of corridor buildings by age in order to establish which buildings do not conform to Florida Building Code Hurricane Standards.

- b. Annual corridor building inspections by the ~~City Village~~ Building Official to determine the status of those structures in relation to Florida Building Code Hurricane Standards.
- c. Continued emphasis on early evacuation measures ~~as exhibited by Coastal Management Element Policies 8.1.1 thru 8.1.7~~ to ensure that the revitalization strategies maintain or reduce hurricane evacuation clearance times in County-wide or ~~City Village~~ initiated early evacuation.
- d. Establishing a cost impact index within one (1) year that determines the potential costs of damages to substantial structures, properties, and infrastructure in the absence of building renovation or replacement under the ~~City Village~~'s Revitalization Plan.
- e. Performing yearly inspections to determine risk exposure of water/sewer lines, overhead utility lines, traffic signal heads, and other infrastructure to hurricane storm surges within Zone ~~BA (RedOrange)~~ Zone).
- f. Requiring new residential development or redevelopment within the corridor to offset increased demand on shelter space, if warranted, by providing \$200 per shelter space for the demand created or \$70 per residential unit constructed. Such cost is to be funded by the developer of the residential project.
- g. Limiting public expenditures in the Coastal High Hazard Area, except for:
  - 1. upkeep and maintenance of existing infrastructure;
  - 2. provision of public access to the shoreline; and
  - 3. that needed to make public facilities more disaster resistant.
- h. Executing an interlocal agreement(s) with the ~~City Village~~ and Miami-Dade County Office of Emergency Management and any other applicable agency such as FDOT, FHP, and any other affected municipality to reduce clearance times during evacuations.
- i. Requiring new development or redevelopment along the corridor water access properties to provide public access to the shoreline areas.
- j. Annual staff reports will be completed recording cumulative impacts on causeway evacuation clearance times based on new residential development or redevelopment in the corridor.

**GOAL:** Provide for increased safe and nondestructive public use of natural coastal resources for ~~the City of North Bay Village~~.

To implement this goal, the ~~City Village~~ has further established the following objectives and policies.

**Objective 8.2:** Increase public access to coastal views and recreational opportunities such as boardwalks and fishing areas to the extent possible in an already built-out area.

**Policy 8.2.1:** Identify mechanisms for obtaining public access rights from new coastal development projects.

**GOAL:** Provide for the conservation and protection of coastal resources.

To implement this goal, the CityVillage has further established the following objectives and policies.

**Objective 8.3:** Continue to regulate and encourage proper coastal management techniques through site plan review and zoning mechanisms.

**Policy 8.3.1:** Continue to enforce the ordinance requiring landscapers to store grass clippings in bags.

**Policy 8.3.2:** Implement and improve shoreline clean-up operations where needed to reduce the amount of debris that accumulates along portions of the CityVillage's shoreline.

**Policy 8.3.3:** Encourage the use of rip rap as a desirable option when restoring bulkheads to prevent erosion, enhance stability, and improve aquatic habitat.

**Policy 8.3.4:** Continue to coordinate with Miami-Dade County Department of Environmental Resources Management on permitting for docks and for coastal development in general.

**Policy 8.3.5:** Give preference to stormwater management techniques such as berming and backsloping, the use of low maintenance, salt tolerant landscaping, and retention and infilling techniques.

**Policy 8.3.6:** Continue to monitor all applicable resource protection plans and determine their effect upon existing CityVillage policies and requirements.

**Policy 8.3.7:** The CityVillage will ensure that any new regulation to protect water resources is consistent with SFWMD's environmental resource permitting and consumptive permitting use permitting rules.

**Policy 8.3.8:** The CityVillage will ensure that any new regulation to protect water resources is consistent with the most current Miami-Dade County's 20 Year Work Plan and South Florida Water Management District's (SFWMD) environmental resource permitting and consumptive permitting use permitting rules.

**Objective 8.4:** Reduce the amount of surface water runoff, if economically feasible.

**Policy 8.4.1:** Provide facilities for on-site infiltration of stormwater, to the extent economically feasible, during development or redevelopment of ~~the City of~~ North Bay Village, or during rehabilitation of the stormwater sewer system.

**Objective 8.5:** The Coastal High Hazard Areas in the CityVillage shall be the entire corporate limits as designated by the South Florida Regional Planning Council.

**Policy 8.5.1:** The definition for Coastal High Hazard Areas shall ~~be in accordance with Rule 9J-5.003(17), Florida Administrative Code,~~ as established by the South Florida Regional Planning Council.

**Policy 8.5.2:** The CityVillage shall inventory and identify all reimbursable improvements in the coastal area eligible for ~~federal funding under provisions of the Federal Disaster Assistance Plan~~ and include this information in the CityVillage's local mitigation strategy plan.

**Objective 8.6:** **Coastal High Hazard Area Land Use and Infrastructure: Limit CityVillage funds used to improve infrastructure within its planning area (all of which is in the Coastal High Hazard Area) that would have the effect of directly subsidizing development above the adopted intensity and density standards as defined in the Future Land Use Element.**

**Policy 8.6.1:** The CityVillage shall not fund any public infrastructure capacity expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development.

**Policy 8.6.2:** Objective 8.6 and Policy 8.6.1 above shall be implemented in such a way as to not preclude the CityVillage's plan to extend sewer lines, improve drainage facilities or reconfigure streets in order to provide adequate infrastructure to serve the Future Land Use Plan development pattern or development for which rights were vested prior to enactment of this Plan.

**Policy 8.6.3:** The CityVillage shall prohibit any future proposed land use amendment and/or development or redevelopment activity which would increase the adopted density/intensity of the Coastal High Hazard Area as it currently is defined in the Future Land Use Element.

**Policy 8.6.4:** The CityVillage will conduct yearly inventories of existing infrastructure focusing on the condition of water, sewer, and stormwater runoff systems. This analysis will determine if the existing systems need to be repaired, expanded, or replaced to maintain adopted level of service standards and meet infrastructure demands of proposed developments.

**Policy 8.6.5:** Funding for infrastructure improvements necessary to meet the demands generated by the development or redevelopment will be part of the CityVillage's yearly updating process in its Capital Improvements Plan. Funding phasing for the infrastructure improvements will coincide with these development demands. The CityVillage shall not fund infrastructure improvements (or increase infrastructure capacity) that would support population densities and intensities above the levels allowed for in the Future Land Use map.

**Objective 8.7:** ~~Reserved.~~The Village shall address the issue of, and prepare for the impacts of, sea level rise.

Policy 8.7.1 The Village shall collaborate with stakeholders at least every 5 years or earlier to analyze the best available data and maintain efforts to identify and understand the risks, vulnerabilities and opportunities for strategies within the 25 to 100 year planning horizons.

Policy 8.7.2 The Village shall determine a procedure to review vulnerable critical facilities and assets and rank them relative to importance, level of vulnerability, and life expectancy.

Policy 8.7.3 The Village shall educate property owners about mitigation strategies they can implement to protect their property.

Policy 8.7.4 New development will be required to meet new building standards as determined by the City and or State as applicable.

Policy 8.7.5 The Village shall develop a strategic plan to address recurring flooding issues which takes into account an anticipated increase in flooding from excess rainfall, storm surge, and sea level rise.

**Objective 8.8:** The CityVillage shall provide immediate response to post-hurricane situations in concert with its post-disaster redevelopment plan, to be adopted within one year of this Plan's adoption, which will reduce or eliminate the exposure of human life and public and private property to natural hazards.

**Policy 8.8.1:** After a hurricane, but prior to re-entry of the population into evacuated areas, the CityVillage Commission shall meet to hear preliminary damage assessments, appoint a Recovery Task Force, and consider a temporary moratorium of building activities not necessary for the public health, safety, and welfare.

**Policy 8.8.2:** The Recovery Task Force shall include the Building Official, Public Works Director and other CityVillage staff members as directed by the CityVillage Commission. Staff shall be provided by the Departments whose Directors sit on the Task Force. The Task Force shall be terminated after implementing its responsibility.

**Policy 8.8.3:** The Recovery Task Force shall review and decide upon emergency building permits; coordinate with Miami-Dade County, State and Federal Officials to prepare disaster assistance applications; analyze and recommend to the CityVillage Commission hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and recommend amendments to the CityVillage's Comprehensive Plan, Miami-Dade County Hurricane Procedure Plan, and other appropriate policies and procedures.

**Policy 8.8.4:** The Recovery Task Force shall propose immediate repair and clean-up actions needed to protect the public health and safety of citizens including repairs to potable water, wastewater, and power facilities; removal of building and/or vegetative debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwelling habitable such as minor roof repairs and other weatherproofing/security measures. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.

**Policy 8.8.5:** The Recovery Task Force shall propose Comprehensive Plan amendments which reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL93-288).

**Policy 8.8.6:** If rebuilt, structures which suffer damage in excess of fifty percent (50%) of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

**Policy 8.8.7:** Structures which suffer recurring damage to pilings, foundations, or load-bearing walls shall be required to rebuild landward of their current location to modify the structure to structurally enhance the structure, institute other mitigation measures, or delete the areas most prone to damage.

**Policy 8.8.8:** Repair or reconstruction of the existing seawalls in the CityVillage must be accompanied by beach fill.

**Policy 8.8.9:** Following a natural disaster, and prior to the implementation of long-term redevelopment, the CityVillage shall do the following: Based upon the damage assessment report prepared by the Miami-Dade Public Works Department, the CityVillage shall consult with its Public Works officials and consultant engineer to evaluate options for damaged public facilities including abandonment, repair in place, relocation, and repair with structural modification, to determine the most strategic approach to long-term development. The evaluation shall include, but not be limited to, issues pertaining to damage caused by natural disaster, cost to construct repairs, cost to relocate, cost to structurally modify, limitations of right-of-way, and maintenance costs.

**Policy 8.8.10:** Structures existing within the Coastal High Hazard Area which suffer recurring damage (damage in excess of fifty percent [50%] of current replacement cost of construction) shall be modified in accordance with the most recent South Florida Building Code requirements. This may include, but is not limited to, retrofitting, stormproofing, and other structural upgrades to structures.

**Policy 8.8.11:** Structures which are damaged in excess of fifty percent (50%) of their current replacement value shall be required to be rebuilt to meet all current land development requirements as determined by the CityVillage Building Official.

**Policy 8.8.12:** The CityVillage shall utilize the following criteria to distinguish between immediate repair and clean up actions and long-term redevelopment subsequent to a natural disaster.

1. *Potable Water Facilities:* Immediate repair shall include implementation of necessary actions, including but not limited to, repairing or replacing water lines and plumbing facilities to ensure a closed system, proper disinfection, and sufficient pressure to meet demands for fire flow and domestic water (for consumption purposes only), the utilization of auxiliary pumps and electrical generators.

Long-term redevelopment shall include implementation of the necessary actions to return the CityVillage's water distribution system to at least its condition prior to the onset of the natural disaster. This may include relocation of facilities, retrofitting, stormproofing, and other structural upgrading.

2. *Wastewater Facilities:* Immediate repair shall include implementation of necessary actions, including but not limited to, repairing or replacing wastewater lines and pumping facilities, utilization of auxiliary pumps and electrical generators, and methods to remove and treat raw sewage to avoid discharge of raw sewage into adjacent water bodies and onto land.

Long-term redevelopment shall include implementation of necessary actions to return the CityVillage's sanitary sewer system to at least its condition prior to the onset of the natural disaster. This may include relocation of facilities, retrofitting, stormproofing, and other structural upgrading.

3. *Drainage Facilities:* Immediate repair shall include implementation of necessary actions, including but not limited to, the removal of sand and debris from drainage structures, pumping of stormwaters, utilization of temporary electrical generators to ensure function of the system to address potential flooding.

Long-term redevelopment shall include: Implementation of actions necessary to return the CityVillage's stormwater system to at least its condition prior to the onset of the natural disaster. They may include relocation of facilities, retrofitting, stormproofing, and other structural upgrading.

4. *Habitable Structures:* Immediate repair shall include removal of debris and vegetation; stabilization or removal of structures about to collapse and minimal repairs to make dwellings and other structure habitable such as minor roofing repairs and other weatherproofing/security measures. In these instances, building permits shall not be necessary prior to performing the work but retroactive permits shall be required in accordance with the provisions set forth in Ordinance No. 92-99 of Miami-Dade County, Florida.

Long-term redevelopment activities shall include normal construction activities for rebuilding and/or substantial structural repairs in accordance with the South Florida Building Code and other limitations contained within the CityVillage's Comprehensive Plan and Land Development Regulations.

**Policy 8.8.13:** The process for making long-term redevelopment decisions in a post disaster period shall be consistent with the following general guidelines and principles for the relocation, removal or modification of damaged structures:

1. The CityVillage adopts the following definitions for making decisions pertaining to redevelopment in the Coastal High Hazard Area. Based upon the following definitions, all rebuilding activities shall be subject to Coastal Construction Code Standards and Coastal High Hazard Area limitations:
  - a. “*Repair*” means the restoration of a portion of the structure, including the foundation of the structure, to its original design configuration of an equivalent structural standard. Repair of a structure assumes that a significant portion of the structure, including its foundations, remains intact. If the supported structure or its foundation has collapsed to the point that either the supported structure or the foundation requires substantial rebuilding, then such activity shall not constitute repair. If a structure, as a result of damage to either the supported structure or the foundation, is no longer habitable, such structure shall be presumed to require substantial rebuilding.
  - b. “*Rebuilding*” means any construction activity including alteration of an existing foundation, which would result in structural stability such that the survivability of the structure during a coastal storm is increased. Rebuilding shall also include any construction activity which, as noted above, involves the substantial rebuilding of either the supported structure or the foundation of the structure.
2. Rebuilding (as defined above) activities will be in accordance with Florida Department of Environmental Protection’s requirements for development seaward of the Coastal Construction Control Line, and all structural requirements of the South Florida Building Code. Further, prior to approving such redevelopment activities, the CityVillage shall require the applicant to provide documentation that the structure being built is as landward as possible from the Federal Emergency

Management Agency Velocity Zone and the Coastal Construction Control Line. The applicant shall provide proof that the structure cannot be moved any further landward on the lot without causing harm to public health and safety. The CityVillage may vary building setback requirements in order to accomplish the intent of this policy.

3. The CityVillage shall keep a record of all repairs and rebuilding activities. Structures may not be rebuilt (as defined above) more than twice in any 100-year period in the Velocity Zones.

**Policy 8.8.14:** The CityVillage shall identify land and structures in the Coastal High Hazard Area, inventory their assessed value, judge the utility of land for public use and make recommendations for acquisition when post-disaster opportunities arise. Because of the extremely high land and existing structure costs in the CityVillage, should acquisition opportunities arise, the CityVillage will explore funding options such as grants and/or loans.

**Policy 8.8.15:** When undertaking post-disaster redevelopment activities, development permits may be waived for short term recovery measures such as: emergency repairs to streets, water, electricity, or other utilities to restore service; removal of debris; and public assistance matters including temporary shelter or housing.

**Policy 8.8.16:** In planning post-disaster redevelopment activities for repair and clean up, factors to be considered in order to protect the public health and safety shall include:

1. Repairs to potable water, wastewater and power facilities.
2. Removal of debris.
3. Stabilization or removal of structures in a perilous conditions.
4. Minimal repairs to make structures habitable.

These conditions shall receive first priority in determining the appropriateness of emergency building permits. Long-term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and clean-up operations.

**Policy 8.8.17:** Permitting Decision Priorities. Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane or other storm events or natural disasters. Such priority actions will include, but not be limited to, debris removal: roadway and infrastructure repair: water use restrictions, if necessary: access restrictions, if required to protect lives or property, and other similar activities needed to assure the safe movement of people, goods and supplies within the impacted area. Long term repair or recovery actions, such as relocating infrastructure, rebuilding of damaged structures and the like, will be distinguished from the short-term actions herein described.

**Policy 8.8.18:** The applicable provisions of the South Florida Building Code relating to hurricane precautions inspections and permitting are hereby adopted by reference.

**Policy 8.8.19:** The CityVillage adopts the following criteria relating to the consideration of relocating public infrastructure, cognizant of the CityVillage's geographic limitations and development status:

1. The land upon or under which the infrastructure existed is gone or reconfigured so that replacement is not possible technically or financially as determined by the CityVillage Commission.
2. The costs of repairs or retrofitting versus relocation costs.
3. Opportunities arising out of acquisition of land by the CityVillage or other government entity.

**Policy 8.8.20:** Notwithstanding the preceding policies, no regulations, permitting procedure or post disaster redevelopment planning shall be approved or applied to property, as the case may be, so as to constitute a taking or inordinately burden an existing use of real property or a vested right to a specific use of real property within the meaning of the Bert J. Harris, Jr., Private Property Rights Protection Act, codified as Section 70.001, Florida Statutes.

**Policy 8.8.21:** The CityVillage recognizes that certain vested development rights may exist for property within the CityVillage. The CityVillage will consider such claims after a petition is made to the CityVillage and, after due public hearings, the CityVillage Commission may grant approval to the request. The documentation for a claim shall follow the procedures found in Section 2-114.1, Code of Miami-Dade County, Florida.

~~**Policy 8.8.22:** The current Miami-Dade County Hurricane Procedures Plan shall be modified to comply with the policies under this objective, and shall contain step-by-step details for post-disaster recovery operations.~~

## CONSERVATION ELEMENT Goals, Objectives, and Policies

- GOAL:** Promote the protection and conservation of the CityVillage's natural resources.
- To implement this goal, the CityVillage has further established the following objectives and policies.
- Objective 9.1:** Continue to aid Miami-Dade County in its goals of meeting Environmental Protection Agency air quality standards.
- Policy 9.1.1:** Reduce points of traffic congestion.
- Policy 9.1.2:** Enforce regulations requiring all construction equipment to have appropriate emission control devices.
- Objective 9.2:** Continue to protect the quality of the surrounding bay waters and aid Miami-Dade County in achieving its goal of meeting applicable federal, state, and local surface water quality standards.
- Policy 9.2.1:** Continue street sweeping and solid waste collection efforts which provide for the reduction of stormwater and groundwater contamination.
- Policy 9.2.2:** Continue the installation of drainage wells in connection with the rehabilitation of drainage systems and with redevelopment projects.
- Policy 9.2.3:** Comply with Miami-Dade County Department of Environmental Resources Management requirements on any new stormwater systems for new developments.
- Policy 9.2.4:** Continue to enforce all CityVillage regulations related to the disposal of garbage, lawn cuttings, etc. into the bay.
- Policy 9.2.5:** Redevelop existing stormwater facilities to reduce their contribution to flooding and pollution.
- Policy 9.2.6:** The CityVillage shall revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period considering the South Florida Water Management District's Lower East Coast Water Supply Plan Update.
- Policy 9.2.7:** The CityVillage will ensure that any stormwater management, aquifer recharge, and water reuse policies and projects are consistent with the CityVillage's Water Supply Work Plan Update, the 2014 Miami-Dade County 20-year Work Plan, and the South Florida Water Management District's 2013 Regional Supply Plan Update.
- Policy 9.2.8:** The CityVillage will ensure that any new regulation to protect water resources is consistent with the most current Miami-Dade County's 20 Year Work Plan and South Florida Water Management District's (SFWMD) environmental resource permitting and consumptive permitting use permitting rules.

- Policy 9.2.9:** The ~~City Village~~ recognizes that it relies upon the Miami-Dade County Water and Sewer Department facilities for the provision of potable water for its residents, businesses and visitors, and as such the ~~City Village~~ is within the SFWMD and that the continued supply of potable water will be dependent upon all local governments striving to maintain demand for potable water at sustainable levels. As such, the ~~City Village~~ will:
- a. Continue to maintain relationships with the SFWMD and the Miami-Dade County Water and Sewer Department to maintain or reduce potable water consumption thorough education, conservation, and participation in ongoing programs of the region, county and ~~city Village~~ including coordinating local conservation education efforts with the SFWMD and the Miami-Dade County Water and Sewer Department programs.
  - b. Require landscaping in all new development or redevelopment to use water-efficient landscaping and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems.
  - c. The ~~City Village~~ shall inform residents and businesses of, and shall encourage their participation in, the Miami-Dade County Water and Sewer Department water conservation programs.

**Objective 9.3: Continue to protect the habitat of aquatic life surrounding the islands.**

**Policy 9.3.1:** Before the reconstruction of any seawalls (including the replacement of panels and driving of piles) consult with Miami-Dade County Department of Environmental Resources Management as to the methods and types of construction to be used.

**Policy 9.3.2:** Require compliance with Miami-Dade County Department of Environmental Resources Management requirements for seawall construction.

**Objective 9.4: The ~~City Village~~ will continue to protect and enhance the natural plant communities within the ~~City Village~~.**

**Policy 9.4.1:** The ~~City Village~~ will remove and prohibit exotic or nuisance vegetation on public lands.

**Policy 9.4.2:** The ~~City Village~~ will encourage restoration of natural plant communities through landscaping with native plants.

**Policy 9.4.3:** The ~~City Village~~ will seek funding from local, state, and federal sources for protection and restoration of natural plant communities.

**Policy 9.4.4:** The ~~City of North Bay Village~~ will enhance the Kennedy Causeway by requiring new development in their design and layout to enhance bay views, create signage at key entry points and add landscaping including water features.

**Policy 9.4.5:** The ~~City Village~~ will create an Urban Design and Streetscape Master Plan for East and West Drives on Harbor Island.

- Policy 9.4.6:** In order to enhance conservation, the City Village will develop a strategy to create a Bay Walk program within one year of Plan adoption.
- Policy 9.4.7:** The City Village shall implement programs and policies which prevent erosion on the bridge area located in the north entrance of the City Village.

## RECREATION AND OPEN SPACE ELEMENT

### Goals, Objectives, and Policies

**GOAL:** Provide for the recreational and open space needs of all CityVillage residents.

To implement this goal, the CityVillage has further established the following objectives and policies.

**Objective 10.1:** Obtain additional recreation and open space sites and/or facilities in the CityVillage.

**Policy 10.1.1:** Assess the full recreational needs of the CityVillage consistent with a changing demography.

**Policy 10.1.2:** Include a definition of open space in the zoning code. The definition should include “undeveloped lands suitable for passive or active recreation or conservation uses.”

**Policy 10.1.3:** Adopt 2.75 acres per 1,000 population as the level of service for park and recreation facilities which include the bay walk areas otherwise available to the residents.

**Policy 10.1.4:** Define specific standards to be used in land regulations for improving access to the waterfront.

**Policy 10.1.5:** Determine the possibility of developing incentives for public/private joint ventures to allow public use of under-utilized private recreational facilities and undeveloped land.

**Policy 10.1.6:** Identify potential parcels, of land or facilities that the CityVillage may acquire for recreational purposes.

**Policy 10.1.7:** Within one year of Plan adoption, the CityVillage shall develop a Baywalk Strategy Program which requires as a part of waterfront development and redevelopment to provide a bay walk on the north/east side of Treasure Island, and applicable areas of Harbor Island which will afford all residents of the CityVillage access to the waterfront for walking and other passive activities.

**Policy 10.1.8:** Continue to maintain and improve the existing tot lot and encourage the development of pocket parks where opportunities exist.

**Policy 10.1.9:** Continue to work with the Miami-Dade County School Board for the use of its facilities on the Treasure Island Elementary School site.

**Policy 10.1.10:** Develop incentives for developers to provide recreational facilities within their developments or redevelopments.

**Policy 10.1.11:** The CityVillage shall improve lighting on the bridges and seawalls around the island.

**Policy 10.1.12:** The CityVillage shall promote waterfront amenities such as boating access to the north shore and encourage small marinas.

**Policy 10.1.13:** The CityVillage shall conduct a feasibility study to create a fishing pier north of the Causeway along with recreational and commercial activities in the surrounding area by 2010.

**Objective 10.2:** Consider negotiations to obtain the use of recreation and open space sites and/or facilities in nearby areas through contractual agreements with the appropriate agencies.

**Policy 10.2.1:** Consider negotiations to obtain the use of recreation and open space sites and/or facilities in nearby areas through contractual agreements with the appropriate agencies.

**Policy 10.2.2:** The ~~City~~Village shall form partnerships with adjacent municipalities to improve access to public community facilities such as swimming pools.

## INTERGOVERNMENTAL COORDINATION ELEMENT

### Goals, Objectives, and Policies

**GOAL:** Maintain effective coordination, communication, and cooperation between the CityVillage and county, state, federal, and related agencies.

To implement this goal, the CityVillage has further established the following objectives and policies.

**Objective 11.1:** Continue to participate in the monitoring mechanism which enables the CityVillage to keep abreast of the regulatory responsibilities and plans of other units of local government providing services but not having regulatory authority over the use of land and to achieve coordination of all development activities of these units.

**Policy 11.1.1:** Continue to monitor the actions of the appropriate agencies and keep abreast of publications documenting agency plans.

**Policy 11.1.2:** Continue to require elected officials and/or staff to participate in intergovernmental coordination activities with the identified agencies.

**Policy 11.1.3:** Appoint CityVillage citizens to local, county, regional, and state advisory committees when the opportunity arises to promote the interaction between different levels of government.

**Policy 11.1.4:** Allow the responsibility for developing and maintaining the intergovernmental coordination to remain with the CityVillage Manager.

**Policy 11.1.5:** Maintain formal liaisons with the appropriate county and state departments which have policy and permitting responsibilities for Biscayne Bay.

**Policy 11.1.6:** Coordinate with service providers that have no regulatory authority over the use of land in the CityVillage to develop recommendations that address ways to improve coordination of the CityVillage's concurrency management methodologies and systems, and levels of services.

**Objective 11.2:** Ensure the compatibility between the Comprehensive Plan of the CityVillage and those of neighboring local governments, Miami-Dade County, the South Florida Regional Planning Council, and the State of Florida, both in plan preparation and implementation, and designate the South Florida Regional Planning Council as the forum to mediate any disputes.

**Policy 11.2.1:** Continue to review plan amendments of other governmental entities to determine how such amendments may affect the CityVillage.

**Policy 11.2.2:** Continue to attend planning coordination meetings of such agencies throughout their planning periods.

**Policy 11.2.3:** Use the South Florida Regional Planning Council for informal mediation when development issues cross jurisdictional lines and cannot be resolved by the CityVillage alone.

- Policy 11.2.4:** Obtain copies of plans that will be completed after the CityVillage plan has been adopted, and review for compatibility.
- Policy 11.2.5:** Coordinate the plans of County, as well as adjacent communities, with the CityVillage's Comprehensive Plan to address joint infrastructure service areas.
- Policy 11.2.6:** Create an interlocal agreement with adjacent municipalities and Miami-Dade County for greater efficiency and effectiveness in extra-jurisdictional service delivery areas.
- Policy 11.2.7:** Conduct a review of CityVillage locational standards to determine whether conflicts exist between CityVillage regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a county-wide approach to standards that would be more uniform in their application.
- Policy 11.2.8:** Coordinate with Miami-Dade County and adjacent municipalities within the County in the development, review, and recommendation of efficient county-wide guidelines to coordinate the location of problematic land uses.
- Objective 11.3:** **Continue to meet with state, regional, or local entities having operational or maintenance responsibilities for public facilities within the CityVillage for the purpose of maintaining current levels of service standards for such facilities.**
- Policy 11.3.1:** Continue to notify the appropriate entities having operational or maintenance responsibilities of any problems arising within the CityVillage that may impact the provision of regional levels of service.
- Policy 11.3.2:** ~~The City of~~ North Bay Village shall use the South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The CityVillage may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by Section 163.3177, F.S., or other non-judicial approaches.
- Policy 11.3.3:** The CityVillage, although not currently impacted, shall enter into any appropriate agreement with the State of Florida University System or the Miami-Dade County School Board implementing the requirements of Section 240.155(11)-(15), F.S., regarding campus master plans.
- Policy 11.3.4:** During pre-development program planning and site selection activities, the CityVillage, as service provider, will coordinate with the Miami-Dade County Public School system to consider all reasonable opportunities to co-locate new libraries, parks, and other facilities with public schools, where compatible, and the potential exists to create logical focal points for community activity. Early review and coordination activities will be modified as necessary to timely consider these potentials.
- Policy 11.3.5:** ~~The City of~~ North Bay Village will maintain, as a particular area of attention in its planning program, a systematic review of the aesthetics and physical conditions between its boundary and those between unincorporated areas and other cities in an effort to improve the appearance of these areas and the compatibility and transition between the adjoining communities. Joint planning area agreements will be implemented if appropriate.

- Policy 11.3.6:** The CityVillage shall coordinate with the South Florida Water Management District by requesting the District to review the CityVillage's Plan to ensure that the Comprehensive Plan is consistent with the District's Lower East Coast Water Supply Plan Update.
- Policy 11.3.7:** Establish, by formal agreements with affected governmental entities, coordinated planning efforts for the development of public facilities and services.
- Policy 11.3.8:** Annually, or on an as-needed basis, review the services planning and provision responsibilities of the Florida Department of Transportation (state and federal roadways), the South Florida Water Management District (drainage and potable water supply), and the South Florida Regional Planning Council (regional policies) for coordination with CityVillage needs.
- Policy 11.3.9:** Coordinate with Miami-Dade County for the provision of county-wide facilities (solid waste disposal, et cetera).
- Policy 11.3.10:** Coordinate with the MPO, FDOT, the County, and the Miami-Dade County Transit Authority for the provision of bridges, major transportation facilities, and mass transit.
- Policy 11.3.11:** Forward to the South Florida Regional Planning Council and the Miami-Dade County Emergency Management Office notice of all proposed future land use policies regarding hurricane shelters and evacuation routes to determine shelter space availability and the effect of the increasing population on evacuation clearance times and routes.
- Policy 11.3.12:** Review the South Florida Regional Planning Council's Hurricane Evacuation study for issues pertaining to requests for additional residential density increases and the general application of residential future land use densities in coastal high hazard areas.
- Policy 11.3.13:** Continue to establish level of service standards for facilities within the CityVillage limits and take measures where applicable, to assure that the facilities meet the established Levels of Service. Such measures shall include maintenance and repair of utility lines, streets and other service avenues.
- Policy 11.3.14:** Coordinate the CityVillage's transportation needs with the needs of other municipalities within the County and FDOT.
- Policy 11.3.15:** Forward all requests for access to County of state maintained roadways to each respective agency for comments concerning their respective plan policies.
- Policy 11.3.16:** Within eighteen months of approval of the South Florida Water Management District's most current Regional Lower East Coast Water Supply Plan Update, the CityVillage shall revise the Potable Water sub-element to include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development for which the CityVillage is responsible. *(Same as Policy 7.5.4. from Sanitary Sewer, Solid Waste, Drainage & Aquifer Recharge Element)*

**Policy 11.3.17:** The CityVillage shall issue no development orders or development permits without first consulting with Miami-Dade County Water and Sewer Department (the CityVillage's potable water service provider) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the CityVillage of a certificate of occupancy or its functional equivalent. The CityVillage will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

**Policy 11.3.18:** The CityVillage will participate in the development of updates to SFWMD's Water Supply assessment and district Water Supply Plan and in other water supply development related initiatives facilitated by the SFWMD that affects the CityVillage.

**Policy 11.3.19:** The CityVillage shall coordinate with the CityVillage's Public Works Department, Miami-Dade County Water and Sewer Department, Miami-Dade County Department of Environmental Resources Management, SFWMD and the Lower East Coast Water Supply Plan Update to ensure that the CityVillage's estimates and projections for potable water demand are incorporated into the County's estimates of demand. In addition, the CityVillage will:

- a. Continue to maintain relationships with SFWMD and Miami-Dade County Water and Sewer Department to maintain or reduce potable water consumption through education, conservation, and participation in ongoing programs of the region, county and local jurisdictions including coordinating local conservation education efforts with SFWMD and Miami-Dade County programs.
- b. Continue to coordinate, as appropriate, with the CityVillage's Public Works Department, Miami-Dade County Water and Sewer Department, and SFWMD regarding water supply issues. The coordination efforts will include, but not be limited to, sharing of information regarding water supply needs, implementing alternative water supply projects (including reuse and other conservation measures), and establishing level of service standards.

**Objective 11.4: Develop CityVillage population projections for greater planning coordination with the County.**

**Policy 11.4.1:** Review draft population projections for consideration of inclusion in the Comprehensive Plan.

**Policy 11.4.2:** Coordinate with the County to develop county-wide population projections of expected growth for the community.

**Policy 11.4.3:** Forward comprehensive plan population projections to the School Board for projected growth and development consideration relating to School Board 5-, 10-, and 20-year facility plans.

**Policy 11.4.4:** By 2010, the CityVillage shall enter an interlocal agreement with Miami-Dade County and/or the South Florida Regional Planning Council to address the affordable housing shortage in the CityVillage and to provide affordable housing options for employees working in the CityVillage.

**Objective 11.5: Coordinate school siting efforts with the Miami-Dade County School Board.**

**Policy 11.5.1:** Cooperate with the School Board in their effort to update the “Process/ Procedures Manual” for public school siting reviews for greater accomplishment of comprehensive plan objectives and policies.

**Policy 11.5.2:** Cooperate with the School Board to establish provisions for a scoping process for educational facilities review.

**Policy 11.5.3:** Annually review the School Board’s plans for public school siting within its jurisdiction to ensure consistency with the comprehensive plan. This review shall include the School Board’s 5, 10, and 20-year facility plans, as well as plans to locate specific new school sites or expand existing schools.

**Policy 11.5.4:** Annually review the School Board’s 5, 10, and 20-year facility work programs (School Plant Surveys) for coordination with the comprehensive plan.

**Policy 11.5.5: COORDINATION OF PUBLIC SCHOOLS FACILITIES PLANNING.** ~~The City of~~ North Bay Village and Miami-Dade County Public Schools shall follow the procedures established in the adopted “Amended and Restated Interlocal Agreement for Public Schools Facilities Planning in Miami-Dade County” and the Comprehensive Plan’s Public School Facilities Element and the Capital Improvements Element for coordination and collaborative planning and decision making of land uses, public school facilities siting, decision making on population projections, and the location and extension of public facilities subject to concurrency.

The ~~City Village~~ shall execute the Interlocal Agreement with Miami-Dade County Public Schools, Miami-Dade County, and other nonexempt municipalities pursuant to Section 163.3177, Florida Statutes, and shall abide by all of its obligations as set forth in the adopted agreement, Florida Statutes, and the Comprehensive Land Use Plan's Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element. Coordination of the Interlocal Agreement, and the ~~City Village's~~ obligations therein, shall be achieved via participation in the established Staff Working Group of the Interlocal Agreement.

**Policy 11.5.6: ACHIEVING LOS STANDARDS FOR PUBLIC SCHOOLS.** ~~The City of~~ North Bay Village shall coordinate with Miami-Dade County Public Schools and other parties to the adopted Interlocal Agreement for Public Schools Facilities Planning to establish, promote, and achieve Level of Service Standards for public school facilities and any amendments affecting public school concurrency.

## CAPITAL IMPROVEMENTS ELEMENT

### Goals, Objectives, and Policies

**GOAL:** Adequately provide needed public facilities to all residents within the CityVillage's jurisdiction so as to protect investments in existing facilities, maximize the use of existing facilities, and promote orderly compact urban growth.

To implement this goal, the CityVillage has further established the following objectives and policies.

**Objective 12.1:** The five-year Capital Improvements Plan will be updated annually to maintain its financial feasibility, which assures the adopted level of service standards will be achieved and maintained.

**Policy 12.1.1:** The CityVillage shall include all projects identified in the elements of this Comprehensive Plan that are determined to be of relatively large scale and high costs (\$10,000 or greater), as capital improvements projects for inclusion within the five-year Schedule of Improvements.

**Policy 12.1.2:** The CityVillage shall, as a matter of priority, schedule for funding any capital improvement projects in the five-year Schedule of Improvements which are designed to correct existing public facility deficiencies.

**Policy 12.1.3:** Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines.

1. Whether the project is needed to protect public health and safety, to provide facilities and services, or to preserve or achieve full use of existing facilities, or to maintain or repair existing facilities;
2. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvements costs, provides service to developed areas lacking full service, or promotes in-fill development; and
3. Whether the project represents a logical extension of facilities and services.

**Policy 12.1.4:** ~~The City of~~ North Bay Village shall manage the land development process so that public facility needs of future development created by previously issued land development orders do not exceed the CityVillage's ability to ensure provision of needed capital improvements. As part of the development approval process, applicants will submit Letters of Availability from appropriate water and sewer utilities.

**Policy 12.1.5:** The ~~City~~Village shall use level of service standards adopted in the various elements of this Comprehensive Plan in reviewing the impacts of new development and redevelopment upon public facility provision. The adopted levels of service shall be as follows:

Kennedy Causeway	D
Local Roads	C
Wastewater	110 gpd
Potable Water	<del>155</del> <u>141.8</u> gpd
Solid Waste	4 lbs per person
Schools	100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms).

**Policy 12.1.6: PUBLIC SCHOOL FACILITIES LEVEL OF SERVICE (LOS):** Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period. Beginning January 1, 2008, the adopted LOS standard for all Miami-Dade County Public Schools facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.

LOS standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. LOS standards do not apply to charter schools; however, the capacity of both charter and magnet schools is credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at, or above, 100% FISH Capacity.

Certification of the availability and commitment of capacity by Miami-Dade County Public Schools during the concurrency review process shall be sufficient to demonstrate that such facilities are available to meet the impacts of a residential development and shall be consistent with the availability standard in Section 163.3180(13)(e), Florida Statutes.

**Policy 12.1.7:** The ~~City~~Village will maintain a water supply facilities work plan that is coordinated with SFWMD’s ~~District~~most current Water Supply Plan and the Miami-Dade County Water and Sewer Department by updating its own work plan within 18 months of an update to SFWMD’s District Water Supply Plan that affect the ~~City~~Village.

**Objective 12.2:** The ~~City~~Village shall ensure the provision of capital improvements as set forth on its five-year Capital Improvements Plan through its annual budget process.

**Policy 12.2.1:** No development orders or permits will be issued unless public facilities and services needed to support the development are available concurrent with the impacts of such development.

**Policy 12.2.2:** The CityVillage shall annually adopt a five-year Capital Improvement Program and capital budget as a part of its budgeting process.

**Policy 12.2.3:** Development orders which substantially increase the demand of infrastructure on the CityVillage shall not be issued unless and until the CityVillage determines that either the level of service for sewer, solid waste, potable water, drainage, recreation, and transportation facilities can and will be maintained at or above the CityVillage's adopted standards subsequent to the development, or that such additional infrastructure needed to maintain the adopted level of service will be in place in accordance with the following:

1. For sewer, solid waste, drainage and potable water facilities, the facilities must be in place no later than the certificate of occupancy.
2. For parks and recreation facilities, the facilities must be in place no later than one (1) year after the issuance of the certificate of occupancy.
3. For transportation facilities, the facility must be in place under actual construction no later than three (3) years after issuance of a certificate of occupancy.

**Policy 12.2.4:** Determination of concurrency shall be made prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.

**Policy 12.2.5:** Attempt to secure grants or private funding whenever available to finance the provision of capital improvements.

**Policy 12.2.6:** North Bay Village recognizes that the Miami-Dade County Water and Sewer Department provides their potable water and although no capital improvement projects are necessary within the CityVillage, or for which the CityVillage will be financially responsible in connection with supply of potable water to the CityVillage and its businesses and residents, the CityVillage will support and coordinate with the Miami-Dade County Water and Sewer Department, as necessary, to assist in the implementation of their Capital Improvements projects ~~for the years 2007-2012~~ through the year 2033.

**Objective 12.3:** **Base decisions regarding the issuance of development orders and permits upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.**

**Policy 12.3.1:** Establish the standards discussed earlier in this element as the levels of service for North Bay Village and use these levels of service in reviewing the impacts of new development and redevelopment upon public facility provision.

**Policy 12.3.2:** Evaluate proposed plan amendments and requests for new development or redevelopment according to the following guidelines:

1. Will the action contribute to a condition of public hazard as described in the Sanitary Sewer, Solid Waste, Drainage, Potable Water Element and the Coastal Management Element?
2. Will the action exacerbate any existing public facility capacity deficits as described in the Traffic Circulation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water Element, and the Recreation and Open Space Element?
3. Will the action generate public facility demands that may be accommodated by capacity increases planned in the 5-Year Schedule of Improvements?
4. Does the action conform with future land uses, as shown on the future land use map of the Future Land Use Element?
5. If public facilities are developer-provided, will the action accommodate public facility demand based upon adopted level of service standards?
6. If public facilities are provided, in part or whole, by the City Village, is the action financially feasible subject to this element?

**Policy 12.3.3:** Public school facility capacity improvements programmed in the first three years of the Miami-Dade County Public Schools Facilities Work Program shall be counted as available capacity for purposes of concurrency. The necessary public school facilities must be in place or under actual construction within three years after issuance of final site plan approval.

**Policy 12.3.4: PUBLIC SCHOOL FACILITY MITIGATION:** The City Village in coordination with Miami-Dade County Public Schools shall include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and the Updated and Restated ~~City of~~ North Bay Village and Miami-Dade County School Board Interlocal Agreement for Public School Facility Planning, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through Public School Mitigation Agreements that provide for one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank for the right to sell capacity credits.

**Policy 12.3.5:** The City Village recognizes that it relies upon the Miami-Dade County Water and Sewer Department facilities for the provision of potable water for its residents, businesses and visitors, and as such the City Village is within the SFWMD and that the continued supply of potable water will be dependent upon all local governments striving to maintain demand for potable water at sustainable levels. As such, the City Village will:

- e1. Continue to maintain relationships with the SFWMD and the Miami-Dade County Water and Sewer Department to maintain or reduce potable water consumption thorough education, conservation, and participation in ongoing programs of the region, county and City Village including coordinating local conservation education efforts with the SFWMD and the Miami-Dade County Water and Sewer Department programs.
- e2. Require landscaping in all new development or redevelopment to use water-efficient landscaping and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems.

The City Village shall inform residents and businesses of, and shall encourage their participation in, the Miami-Dade County Water and Sewer Department water conservation programs.

**Objective 12.4: PUBLIC SCHOOL FACILITIES WORK PROGRAM.** Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Public Schools 5 Year District Facilities Work Program, adopted September 5, 2007, and as revised annually by the Miami-Dade School Board, is incorporated by reference into the City Village's Capital Improvement Plan, as applicable.

~~The City of~~ North Bay Village shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted level of service standard, will continue to be achieved and maintained. ~~The City of~~ North Bay Village, through its updates of the Capital Improvements Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. ~~The City of~~ North Bay Village and Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the City Village's Comprehensive Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program.

The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

**Policy 12.4.1.** ~~The City of~~ North Bay Village shall update its Capital Improvements Element and Program annually, to include the annual update of the Miami-Dade County Public Schools 5-Year District Facilities Work Plan.

**North Bay Village, Florida  
Five-Year Schedule of Capital Improvements**

	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
<b>Transportation Fund</b>						
Treasure Island Street Resurfacing	359,000	50,000	50,000	50,000	50,000	559,000
Sidewalk ADA Improvements	-	50,000	50,000	-	-	100,000
<b>Total</b>	<b>359,000</b>	<b>100,000</b>	<b>100,000</b>	<b>50,000</b>	<b>50,000</b>	<b>659,000</b>
<b>Capital Improvements Fund</b>						
Public Safety / Municipal Complex	1,106,403	3,387,295	3,387,295	3,387,295	1,000,000	12,268,288
Parks & Open Space Facilities	397,000	200,000	2,173,190	2,173,190	1,000,000	5,943,380
Baywalk Project		200,000	200,000	2,000,000	1,000,000	3,400,000
Underground Utility Lines Project		1,000,000	8,100,000	-	-	9,100,000
Public Works Facilities Renovation	400,000	-	-	-	-	400,000
<b>Total</b>	<b>1,903,403</b>	<b>4,787,295</b>	<b>13,860,485</b>	<b>7,560,485</b>	<b>3,000,000</b>	<b>31,111,668</b>
<b>Stormwater Fund</b>						
Deep Injection System Rebuilding	850,000	-	-	-	-	850,000
Renovation of collection and outfall system		500,000	500,000	-	-	1,000,000
<b>Total</b>	<b>850,000</b>	<b>500,000</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>1,850,000</b>
<b>Water Improvements Fund</b>						
Water Lateral/Meter Replacement	315,000	2,500,000	25,000	25,000	25,000	2,890,000
Water Main Design and Replacement	240,000	4,000,000	5,000,000			9,240,000
<b>Total</b>	<b>555,000</b>	<b>6,500,000</b>	<b>5,025,000</b>	<b>25,000</b>	<b>25,000</b>	<b>12,130,000</b>

	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
<b>Sewer Improvements Fund</b>						
Lift Station & Pumps	100,000	500,000	500,000	-	-	1,100,000
Sewer Mains Cleaning, Videoing & Rehabilitation	260,000	4,000,000	5,000,000			9,260,000
Main Wastewater Pump Station Crane Installation	-	50,000	-	-	-	50,000
<b>Total</b>	<b>360,000</b>	<b>9,550,000</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>10,410,000</b>
						<b>56,160,668</b>
Source: North Bay Village 2015 Proposed Budget / Updated by Finance February 27, 2015						

<b>Summary of Revenue/Expenditures Available for Public School New Construction and Remodeling Projects Only</b>						
Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	5-yr Total
Total Revenues	\$239,817,483	\$275,642,838	\$254,293,685	\$2,000,000	\$2,000,000	\$773,754,006
Total Project Costs	\$239,817,483	\$275,642,838	\$254,293,685	\$2,000,000	\$2,000,000	\$773,754,006
Remaining Funds	\$0	\$0	\$0	\$0	\$0	\$0
Source: Miami-Dade County School District 2014-2015 Work Plan						

# Miami-Dade County School District Work Plan 2014-15

## Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	Total	Funded
NEW K-12 @ SW 149 Ave. and SW 160 St. (Phase I - Planning/Design)	Location not specified	Planned Cost:	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000	Yes
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	160,000	0	0	160,000	
NEW K-8 West of I-75 and North of NW 138 St. @ MacArthur North - Phase I	Location not specified	Planned Cost:	\$5,540,000	\$1,000,000	\$0	\$0	\$0	\$6,540,000	Yes
		Student Stations:	914	0	0	0	0	914	
		Total Classrooms:	42	0	0	0	0	42	
		Gross Sq Ft:	91,400	1,000	0	0	0	92,400	
Addition	GLADES MIDDLE	Planned Cost:	\$0	\$0	\$6,300,000	\$0	\$0	\$6,300,000	Yes
		Student Stations:	0	0	374	0	0	374	
		Total Classrooms:	0	0	17	0	0	17	
		Gross Sq Ft:	0	0	35,000	0	0	35,000	
Secondary Facility - NE Miami Dade Area	Location not specified	Planned Cost:	\$0	\$14,577,804	\$0	\$0	\$2,000,000	\$16,577,804	Yes
		Student Stations:	0	600	0	0	242	842	

	Total Classrooms:		0	24	0	0	11	35	
	Gross Sq Ft:		0	60,000	0	0	15,000	75,000	
NEW K-8 (Northeast Miami-Dade Area) - Phase I	Location not specified	Planned Cost:	\$3,635,795	\$0	\$9,423,600	\$0	\$0	\$13,059,395	Yes
	Student Stations:		280	0	0	0	0	280	
	Total Classrooms:		14	0	0	0	0	14	
	Gross Sq Ft:		54,000	0	24,000	0	0	78,000	
NEW K-8 @ NW 90 Street and NW 114 Avenue - Phase I	Location not specified	Planned Cost:	\$4,502,800	\$1,000,000	\$0	\$0	\$0	\$5,502,800	Yes
	Student Stations:		220	0	0	0	0	220	
	Total Classrooms:		11	0	0	0	0	11	
	Gross Sq Ft:		35,000	1,000	0	0	0	36,000	
K-12 Completion @ Annex	SCHOOL BOARD ADMINISTRATION COMPLEX	Planned Cost:	\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000	Yes
	Student Stations:		132	0	0	0	0	132	
	Total Classrooms:		6	0	0	0	0	6	
	Gross Sq Ft:		12,000	0	0	0	0	12,000	
Addition	SOUTH POINTE ELEMENTARY	Planned Cost:	\$0	\$5,290,000	\$0	\$0	\$0	\$5,290,000	Yes
	Student Stations:		0	350	0	0	0	350	
	Total Classrooms:		0	17	0	0	0	17	
	Gross Sq Ft:		0	22,873	0	0	0	22,873	
Addition - K-8 Conversion	ETHEL KOGER BECKHAM ELEMENTARY	Planned Cost:	\$0	\$6,224,758	\$0	\$0	\$0	\$6,224,758	Yes
	Student Stations:		0	343	0	0	0	343	
	Total Classrooms:		0	18	0	0	0	18	
	Gross Sq Ft:		0	34,568	0	0	0	34,568	
NEW K-8 @ SW 167 Ave. and SW 95 St. (Phase I- Planning/Design)	Location not specified	Planned Cost:	\$0	\$0	\$4,000,000	\$0	\$0	\$4,000,000	Yes
	Student Stations:		0	0	200	0	0	200	
	Total Classrooms:		0	0	10	0	0	10	
	Gross Sq Ft:		0	0	130,000	0	0	130,000	

NEW K-5 @ Coral Way and SW 149 Ave. (Planning/Design)	Location not specified	Planned Cost:	\$0	\$0	\$6,000,000	\$0	\$0	\$6,000,000	Yes
		Student Stations:	0	0	280	0	0	280	
		Total Classrooms:	0	0	14	0	0	14	
		Gross Sq Ft:	0	0	80,000	0	0	80,000	
Partial Replacement	BARBARA HAWKINS ELEMENTARY	Planned Cost:	\$0	\$0	\$766,303	\$0	\$0	\$766,303	Yes
		Student Stations:	0	0	88	0	0	88	
		Total Classrooms:	0	0	4	0	0	4	
		Gross Sq Ft:	0	0	2,946	0	0	2,946	
Partial Replacement	BISCAYNE GARDENS ELEMENTARY	Planned Cost:	\$166,734	\$0	\$0	\$0	\$0	\$166,734	Yes
		Student Stations:	22	0	0	0	0	22	
		Total Classrooms:	1	0	0	0	0	1	
		Gross Sq Ft:	926	0	0	0	0	926	
Partial Replacement	CRESTVIEW ELEMENTARY	Planned Cost:	\$0	\$0	\$1,993,645	\$0	\$0	\$1,993,645	Yes
		Student Stations:	0	0	196	0	0	196	
		Total Classrooms:	0	0	10	0	0	10	
		Gross Sq Ft:	0	0	8,555	0	0	8,555	
Partial Replacement	HIBISCUS ELEMENTARY	Planned Cost:	\$2,103,192	\$0	\$0	\$0	\$0	\$2,103,192	Yes
		Student Stations:	108	0	0	0	0	108	
		Total Classrooms:	6	0	0	0	0	6	
		Gross Sq Ft:	11,684	0	0	0	0	11,684	
Partial Replacement	NORLAND ELEMENTARY	Planned Cost:	\$2,727,180	\$0	\$0	\$0	\$0	\$2,727,180	Yes
		Student Stations:	490	0	0	0	0	490	
		Total Classrooms:	25	0	0	0	0	25	
		Gross Sq Ft:	31,066	0	0	0	0	31,066	
Partial Replacement	NORLAND MIDDLE	Planned Cost:	\$0	\$0	\$5,467,986	\$0	\$0	\$5,467,986	Yes

	Student Stations:		0	0	649	0	0	649	
	Total Classrooms:		0	0	29	0	0	29	
	Gross Sq Ft:		0	0	23,355	0	0	23,355	
Partial Replacement	NORTH COUNTY K-8 CENTER	Planned Cost:	\$0	\$0	\$1,237,207	\$0	\$0	\$1,237,207	Yes
	Student Stations:		0	0	0	0	0	0	
	Total Classrooms:		0	0	0	0	0	0	
	Gross Sq Ft:		0	0	2,874	0	0	2,874	
Partial Replacement	NORTH MIAMI ELEMENTARY	Planned Cost:	\$0	\$0	\$3,187,661	\$0	\$0	\$3,187,661	Yes
	Student Stations:		0	0	466	0	0	466	
	Total Classrooms:		0	0	23	0	0	23	
	Gross Sq Ft:		0	0	27,004	0	0	27,004	
Partial Replacement	PARKVIEW ELEMENTARY	Planned Cost:	\$2,028,762	\$0	\$0	\$0	\$0	\$2,028,762	Yes
	Student Stations:		124	0	0	0	0	124	
	Total Classrooms:		6	0	0	0	0	6	
	Gross Sq Ft:		11,271	0	0	0	0	11,271	
Partial Replacement	SCOTT LAKE ELEMENTARY	Planned Cost:	\$2,147,040	\$0	\$0	\$0	\$0	\$2,147,040	Yes
	Student Stations:		380	0	0	0	0	380	
	Total Classrooms:		20	0	0	0	0	20	
	Gross Sq Ft:		29,378	0	0	0	0	29,378	
Partial Replacement	SKYWAY ELEMENTARY	Planned Cost:	\$0	\$0	\$7,699,950	\$0	\$0	\$7,699,950	Yes
	Student Stations:		0	0	450	0	0	450	
	Total Classrooms:		0	0	23	0	0	23	
	Gross Sq Ft:		0	0	42,750	0	0	42,750	
Partial Replacement	BROADMOOR ELEMENTARY	Planned Cost:	\$0	\$5,724,979	\$0	\$0	\$0	\$5,724,979	Yes
	Student Stations:		0	264	0	0	0	264	
	Total Classrooms:		0	12	0	0	0	12	
	Gross Sq Ft:		0	33,880	0	0	0	33,880	

Partial Replacement	DR HENRY W MACK/WEST LITTLE RIVER K-8 CENTER	Planned Cost:	\$10,134,174	\$421,926	\$0	\$0	\$0	\$10,556,100	Yes
		Student Stations:	480	0	0	0	0	480	
		Total Classrooms:	24	0	0	0	0	24	
		Gross Sq Ft:	45,000	0	0	0	0	45,000	
Partial Replacement	LAKEVIEW ELEMENTARY	Planned Cost:	\$788,574	\$0	\$0	\$0	\$0	\$788,574	Yes
		Student Stations:	36	0	0	0	0	36	
		Total Classrooms:	2	0	0	0	0	2	
		Gross Sq Ft:	8,714	0	0	0	0	8,714	
Partial Replacement	MADISON MIDDLE	Planned Cost:	\$0	\$0	\$6,177,976	\$0	\$0	\$6,177,976	Yes
		Student Stations:	0	0	264	0	0	264	
		Total Classrooms:	0	0	12	0	0	12	
		Gross Sq Ft:	0	0	26,400	0	0	26,400	
Partial Replacement	MIAMI PARK ELEMENTARY	Planned Cost:	\$0	\$7,603,050	\$0	\$0	\$0	\$7,603,050	Yes
		Student Stations:	0	350	0	0	0	350	
		Total Classrooms:	0	18	0	0	0	18	
		Gross Sq Ft:	0	35,000	0	0	0	35,000	
Partial Replacement	GREYNOLDS PARK ELEMENTARY	Planned Cost:	\$0	\$2,155,518	\$0	\$0	\$0	\$2,155,518	Yes
		Student Stations:	0	288	0	0	0	288	
		Total Classrooms:	0	14	0	0	0	14	
		Gross Sq Ft:	0	11,976	0	0	0	11,976	
Partial Replacement	MADIE IVES COMMUNITY ELEMENTARY	Planned Cost:	\$0	\$2,958,714	\$0	\$0	\$0	\$2,958,714	Yes
		Student Stations:	0	370	0	0	0	370	
		Total Classrooms:	0	19	0	0	0	19	
		Gross Sq Ft:	0	16,437	0	0	0	16,437	
Partial Replacement	FLAMINGO ELEMENTARY	Planned Cost:	\$0	\$6,336,828	\$0	\$0	\$0	\$6,336,828	Yes

	Student Stations:		0	580	0	0	0	580	
	Total Classrooms:		0	30	0	0	0	30	
	Gross Sq Ft:		0	35,205	0	0	0	35,205	
Partial Replacement	M A MILAM K-8 CENTER	Planned Cost:	\$1,758,348	\$0	\$0	\$0	\$0	\$1,758,348	Yes
	Student Stations:		288	0	0	0	0	288	
	Total Classrooms:		14	0	0	0	0	14	
	Gross Sq Ft:		9,769	0	0	0	0	9,769	
Partial Replacement	MAE M WALTERS ELEMENTARY	Planned Cost:	\$1,285,866	\$0	\$0	\$0	\$0	\$1,285,866	Yes
	Student Stations:		126	0	0	0	0	126	
	Total Classrooms:		7	0	0	0	0	7	
	Gross Sq Ft:		7,144	0	0	0	0	7,144	
Partial Replacement	NORTH TWIN LAKES ELEMENTARY	Planned Cost:	\$0	\$2,403,144	\$0	\$0	\$0	\$2,403,144	Yes
	Student Stations:		0	304	0	0	0	304	
	Total Classrooms:		0	16	0	0	0	16	
	Gross Sq Ft:		0	13,351	0	0	0	13,351	
Partial Replacement	PALM SPRINGS ELEMENTARY	Planned Cost:	\$0	\$4,643,586	\$0	\$0	\$0	\$4,643,586	Yes
	Student Stations:		0	256	0	0	0	256	
	Total Classrooms:		0	16	0	0	0	16	
	Gross Sq Ft:		0	25,798	0	0	0	25,798	
Partial Replacement	HENRY M FLAGLER ELEMENTARY	Planned Cost:	\$2,195,892	\$0	\$0	\$0	\$0	\$2,195,892	Yes
	Student Stations:		160	0	0	0	0	160	
	Total Classrooms:		8	0	0	0	0	8	
	Gross Sq Ft:		12,199	0	0	0	0	12,199	
Partial Replacement	JAMES H BRIGHT ELEMENTARY	Planned Cost:	\$0	\$0	\$5,598,684	\$0	\$0	\$5,598,684	Yes
	Student Stations:		0	0	414	0	0	414	
	Total Classrooms:		0	0	11	0	0	11	
	Gross Sq Ft:		0	0	31,104	0	0	31,104	

Partial Replacement	MIAMI SPRINGS MIDDLE	Planned Cost:	\$570,906	\$0	\$0	\$0	\$0	\$570,906	Yes
		Student Stations:	88	0	0	0	0	88	
		Total Classrooms:	4	0	0	0	0	4	
		Gross Sq Ft:	3,172	0	0	0	0	3,172	
Partial Replacement	CITRUS GROVE ELEMENTARY	Planned Cost:	\$0	\$3,410,280	\$0	\$0	\$0	\$3,410,280	Yes
		Student Stations:	0	292	0	0	0	292	
		Total Classrooms:	0	16	0	0	0	16	
		Gross Sq Ft:	0	18,946	0	0	0	18,946	
Partial Replacement	DAVID FAIRCHILD ELEMENTARY	Planned Cost:	\$0	\$0	\$2,639,358	\$0	\$0	\$2,639,358	Yes
		Student Stations:	0	0	262	0	0	262	
		Total Classrooms:	0	0	13	0	0	13	
		Gross Sq Ft:	0	0	14,663	0	0	14,663	
Partial Replacement	EVERGLADES K-8 CENTER	Planned Cost:	\$0	\$1,674,648	\$0	\$0	\$0	\$1,674,648	Yes
		Student Stations:	0	210	0	0	0	210	
		Total Classrooms:	0	11	0	0	0	11	
		Gross Sq Ft:	0	9,304	0	0	0	9,304	
Partial Replacement	ROCKWAY ELEMENTARY	Planned Cost:	\$3,698,658	\$0	\$0	\$0	\$0	\$3,698,658	Yes
		Student Stations:	332	0	0	0	0	332	
		Total Classrooms:	18	0	0	0	0	18	
		Gross Sq Ft:	20,548	0	0	0	0	20,548	
Partial Replacement	ROCKWAY MIDDLE	Planned Cost:	\$0	\$0	\$1,457,820	\$0	\$0	\$1,457,820	Yes
		Student Stations:	0	0	119	0	0	119	
		Total Classrooms:	0	0	4	0	0	4	
		Gross Sq Ft:	0	0	8,099	0	0	8,099	
Partial Replacement	SEMINOLE ELEMENTARY	Planned Cost:	\$0	\$0	\$3,407,405	\$0	\$0	\$3,407,405	Yes

	Student Stations:	0	0	424	0	0	424		
	Total Classrooms:	0	0	21	0	0	21		
	Gross Sq Ft:	0	0	21,604	0	0	21,604		
Partial Replacement	CORAL REEF ELEMENTARY	Planned Cost:	\$0	\$0	\$562,122	\$0	\$0	\$562,122	Yes
	Student Stations:	0	0	72	0	0	72		
	Total Classrooms:	0	0	4	0	0	4		
	Gross Sq Ft:	0	0	3,123	0	0	3,123		
Partial Replacement	LEISURE CITY K-8 CENTER	Planned Cost:	\$0	\$4,803,534	\$0	\$0	\$0	\$4,803,534	Yes
	Student Stations:	0	456	0	0	0	456		
	Total Classrooms:	0	24	0	0	0	24		
	Gross Sq Ft:	0	26,686	0	0	0	26,686		
Partial Replacement	PALMETTO ELEMENTARY	Planned Cost:	\$1,482,012	\$0	\$0	\$0	\$0	\$1,482,012	Yes
	Student Stations:	196	0	0	0	0	196		
	Total Classrooms:	10	0	0	0	0	10		
	Gross Sq Ft:	8,233	0	0	0	0	8,233		
Partial Replacement	PINECREST ELEMENTARY	Planned Cost:	\$0	\$1,319,274	\$0	\$0	\$0	\$1,319,274	Yes
	Student Stations:	0	180	0	0	0	180		
	Total Classrooms:	0	10	0	0	0	10		
	Gross Sq Ft:	0	7,329	0	0	0	7,329		
Partial Replacement	REDONDO ELEMENTARY	Planned Cost:	\$0	\$0	\$373,284	\$0	\$0	\$373,284	Yes
	Student Stations:	0	0	36	0	0	36		
	Total Classrooms:	0	0	2	0	0	2		
	Gross Sq Ft:	0	0	2,074	0	0	2,074		
Partial Replacement	MIAMI NORLAND SENIOR	Planned Cost:	\$5,000,000	\$0	\$0	\$0	\$0	\$5,000,000	Yes
	Student Stations:	321	0	0	0	0	321		
	Total Classrooms:	13	0	0	0	0	13		
	Gross Sq Ft:	40,000	0	0	0	0	40,000		

Partial Replacement	BENJAMIN FRANKLIN K-8 CENTER	Planned Cost:	\$7,031,358	\$0	\$0	\$0	\$0	\$7,031,358	Yes
	Student Stations:		580	0	0	0	0	580	
	Total Classrooms:		29	0	0	0	0	29	
	Gross Sq Ft:		39,063	0	0	0	0	39,063	
Partial Replacement	HENRY S WEST LABORATORY SCHOOL	Planned Cost:	\$0	\$2,607,570	\$0	\$0	\$0	\$2,607,570	Yes
	Student Stations:		0	226	0	0	0	226	
	Total Classrooms:		0	12	0	0	0	12	
	Gross Sq Ft:		0	14,486	0	0	0	14,486	
Partial Replacement/ K-8 Conversion	AIR BASE ELEMENTARY	Planned Cost:	\$2,003,346	\$949,158	\$0	\$0	\$0	\$2,952,504	Yes
	Student Stations:		264	0	0	0	0	264	
	Total Classrooms:		12	0	0	0	0	12	
	Gross Sq Ft:		5,273	0	0	0	0	5,273	
Partial Replacement	COMSTOCK ELEMENTARY	Planned Cost:	\$7,551,230	\$0	\$0	\$0	\$0	\$7,551,230	Yes
	Student Stations:		350	0	0	0	0	350	
	Total Classrooms:		21	0	0	0	0	21	
	Gross Sq Ft:		42,924	0	0	0	0	42,924	
Partial Replacement	MIAMI PALMETTO SENIOR HIGH	Planned Cost:	\$0	\$27,028,945	\$0	\$0	\$0	\$27,028,945	Yes
	Student Stations:		0	2,060	0	0	0	2,060	
	Total Classrooms:		0	84	0	0	0	84	
	Gross Sq Ft:		0	143,426	0	0	0	143,426	
Partial Replacement/Remodeling	MIAMI BEACH SENIOR HIGH	Planned Cost:	\$2,254,800	\$0	\$0	\$0	\$0	\$2,254,800	Yes
	Student Stations:		155	0	0	0	0	155	
	Total Classrooms:		6	0	0	0	0	6	
	Gross Sq Ft:		15,671	0	0	0	0	15,671	
Addition	BEN SHEPPARD ELEMENTARY	Planned Cost:	\$3,600,000	\$0	\$0	\$0	\$0	\$3,600,000	Yes

	Student Stations:	242	0	0	0	0	242	
	Total Classrooms:	11	0	0	0	0	11	
	Gross Sq Ft:	15,000	0	0	0	0	15,000	
Partial Replacement	CORAL TERRACE ELEMENTARY	Planned Cost:	\$1,049,760	\$0	\$0	\$0	\$1,049,760	Yes
	Student Stations:	106	0	0	0	0	106	
	Total Classrooms:	5	0	0	0	0	5	
	Gross Sq Ft:	6,520	0	0	0	0	6,520	
Partial Replacement	GRATIGNY ELEMENTARY	Planned Cost:	\$4,120,506	\$0	\$0	\$0	\$4,120,506	Yes
	Student Stations:	548	0	0	0	0	548	
	Total Classrooms:	28	0	0	0	0	28	
	Gross Sq Ft:	23,104	0	0	0	0	23,104	
Addition	GULFSTREAM ELEMENTARY	Planned Cost:	\$1,600,000	\$1,500,000	\$0	\$0	\$3,100,000	Yes
	Student Stations:	88	88	0	0	0	176	
	Total Classrooms:	4	4	0	0	0	8	
	Gross Sq Ft:	7,520	7,520	0	0	0	15,040	
Addition	MARITIME & SCIENCE TECHNOLOGY ACADEMY	Planned Cost:	\$2,500,000	\$0	\$0	\$0	\$2,500,000	Yes
	Student Stations:	0	0	0	0	0	0	
	Total Classrooms:	0	0	0	0	0	0	
	Gross Sq Ft:	5,000	0	0	0	0	5,000	
Partial Replacement	MEADOWLANE ELEMENTARY	Planned Cost:	\$4,414,374	\$0	\$0	\$0	\$4,414,374	Yes
	Student Stations:	328	0	0	0	0	328	
	Total Classrooms:	18	0	0	0	0	18	
	Gross Sq Ft:	25,308	0	0	0	0	25,308	
Addition	SOUTHSIDE ELEMENTARY	Planned Cost:	\$0	\$0	\$2,000,000	\$2,000,000	\$4,000,000	Yes
	Student Stations:	0	0	242	242	0	484	
	Total Classrooms:	0	0	11	11	0	22	
	Gross Sq Ft:	0	0	15,000	15,000	0	30,000	

Partial Replacement	SPRINGVIEW ELEMENTARY	Planned Cost:	\$3,454,129	\$0	\$0	\$0	\$0	\$3,454,129	Yes
	Student Stations:		296	0	0	0	0	296	
	Total Classrooms:		16	0	0	0	0	16	
	Gross Sq Ft:		18,814	0	0	0	0	18,814	
Partial Replacement	TWIN LAKES ELEMENTARY	Planned Cost:	\$1,608,588	\$0	\$0	\$0	\$0	\$1,608,588	Yes
	Student Stations:		216	0	0	0	0	216	
	Total Classrooms:		12	0	0	0	0	12	
	Gross Sq Ft:		8,808	0	0	0	0	8,808	
Partial Replacement	WEST MIAMI MIDDLE	Planned Cost:	\$423,900	\$0	\$0	\$0	\$0	\$423,900	Yes
	Student Stations:		45	0	0	0	0	45	
	Total Classrooms:		1	0	0	0	0	1	
	Gross Sq Ft:		2,330	0	0	0	0	2,330	
Addition (Carry Forward)	DESIGN AND ARCHITECTURE SENIOR HIGH	Planned Cost:	\$4,000,000	\$0	\$0	\$0	\$0	\$4,000,000	Yes
	Student Stations:		200	0	0	0	0	200	
	Total Classrooms:		8	0	0	0	0	8	
	Gross Sq Ft:		13,070	0	0	0	0	13,070	
NEW K-8 (Northeast Miami-Dade Area) - Phase I (Carry Forward)	Location not specified	Planned Cost:	\$2,464,205	\$0	\$0	\$0	\$0	\$2,464,205	Yes
	Student Stations:		120	0	0	0	0	120	
	Total Classrooms:		6	0	0	0	0	6	
	Gross Sq Ft:		10,000	0	0	0	0	10,000	
NEW K-8 @ NW 90 Street and NW 114 Avenue - Phase I (Carry Forward)	Location not specified	Planned Cost:	\$7,138,700	\$0	\$0	\$0	\$0	\$7,138,700	Yes
	Student Stations:		340	0	0	0	0	340	
	Total Classrooms:		17	0	0	0	0	17	
	Gross Sq Ft:		45,000	0	0	0	0	45,000	

## PUBLIC SCHOOL FACILITIES ELEMENT

### Goals, Objectives, and Policies

**GOAL 1:** Develop, operate, and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the ~~city~~Village and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizens of ~~the city of~~ North Bay Village and Miami-Dade County, Florida.

**Objective 13.1:** Promote towards the reduction of the overcrowding, which currently exists in the Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective 13.2. Provide additional solutions to overcrowding so that public school enrollment in ~~the City of~~North Bay Village will meet state requirements for class size by September 1, 2010.

**Policy 13.1.1.** Coordinate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, insofar as funding is available.

**Policy 13.1.2.** Inform the Miami-Dade School Board of all proposed new development within North Bay Village so that they can receive impact fees funds from the applicant prior to the issuance of building permits.

**Policy 13.1.3.** Coordinate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, insofar as funding and rules permit.

**Policy 13.1.4.** Coordinate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Miami-Dade County, which operate at optimum capacity, insofar as funding available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

**Policy 13.1.5.** Coordinate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

**Policy 13.1.6.** Miami-Dade County Public Schools' comments shall be sought and considered on residential comprehensive plan and zoning amendments which could impact the school district, to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

**Policy 13.1.7.** Capital improvement programming by Miami-Dade Public Schools shall be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by Miami-Dade County Public Schools based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART

Schools Clearinghouse.

Miami-Dade County Public Schools may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, Miami-Dade County Public Schools shall coordinate with the Cities and County regarding development trends and future population projections.

**Policy 13.1.8.** Coordinate with Miami-Dade County Public Schools and applicable local governments through the Staff Working Group of the Interlocal Agreement to review annually necessary revisions to the Public School Facilities Element, school enrollment projections the interlocal agreement, and other objectives and policies herein.

**Policy 13.1.9.** ~~The City of~~ North Bay Village shall rely upon the consensus data and analysis, also known as the "Supporting Data and Analysis for the Special Application Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan Addressing Public School Facilities", dated July 3, 2007, prepared by the Miami-Dade County Department of Planning and Zoning, and as supplemented in October 2007 to include the Miami-Dade School Board's adopted 2007-08 through 2011-12 District Facilities Work Plan, to support all Objectives and Policies herein.

Further, for any revision of the Public Education Facilities Element, the City Village will coordinate with the Miami-Dade County School Board, the County, and the municipalities to ensure consistency among the Public Education Facilities Elements of the County and municipalities.

**Objective 13.2:** **Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.**

**Policy 13.2.1.** Beginning January 1, 2008, the adopted level of service (LOS) standard for all public school facilities within and served by ~~the City of~~ North Bay Village is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.

**Policy 13.2.2.** It is the goal of Miami-Dade County Public Schools and the City Village for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility.

By December 2010, the ~~City~~Village in coordination with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (no relocatable classrooms) for all Concurrency Service Areas (CSAs).

**Policy 13.2.3.** In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed, provided at least one of the following options is satisfied:

- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Miami-Dade County Public Schools designated geographic areas (Northwest, Northeast, Southwest, or Southeast) as the proposed development; or,
- b) The development's impact is mitigated, proportionate to the demand for public schools it created, pursuant to a Proportionate Share Mitigation Agreement through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes, as amended. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The Proportionate Share Mitigation Agreement is subject to approval by Miami-Dade County Public Schools and ~~the City of~~ North Bay Village ~~City~~ Commission and must be identified in the Miami-Dade County Public Schools Facilities Work Program; or,
- c) The development's impacts are phased to occur when sufficient capacity will be available.

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

**Policy 13.2.4.** Concurrency Service Areas (CSAs) shall be delineated to: 1) maximize capacity utilization of the facility; 2) limit maximum travel times and reduce transportation costs; 3) acknowledge the effect of court-approved desegregation plans; 4) achieve socio-economic, racial, cultural and diversity objectives; and 5) achieve other relevant objectives as determined by Miami-Dade County Public Schools' policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by Miami-Dade County Public Schools to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

**Policy 13.2.5.** Ensure, via the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

**Policy 13.2.6.** Miami-Dade County Public Schools will provide the ~~City~~Village with a copy of its Facilities Work Program annually, pursuant to the timeframes established in the Interlocal Agreement.

**Policy 13.2.7.** Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Public Schools 5-Year District Facilities Work Program, developed by Miami-Dade Public Schools and adopted by the Miami-Dade County School Board on September 5, 2007, is incorporated by reference into the ~~City Village's~~ Capital Improvement Plan, as applicable. ~~The City of North Bay Village~~ shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program and/or concurrency service area maps to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted level of service standard will continue to be achieved and maintained. ~~The City of North Bay Village~~, through its annual updates of the 5-year Capital Improvements Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. ~~The City of North Bay Village~~, Miami-Dade County Public Schools, and other local governments will coordinate their planning efforts prior to and during the ~~City Village's~~ Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program. The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

**Objective 13.3: Obtain suitable sites for the development and expansion of public education facilities.**

**Policy 13.3.1.** Where possible, Miami-Dade County Public Schools should seek sites for future educational facility development which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.

**Policy 13.3.2.** When selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

**Policy 13.3.3.** When considering a site for possible use as an educational facility, Miami-Dade County Public Schools will review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

**Policy 13.3.4.** When considering a site for possible use as an educational facility Miami Dade County Public Schools will consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

**Policy 13.3.5.** Coordinate with Miami-Dade County Public Schools in the potential use of appropriate public schools as emergency shelters as necessary during emergencies.

**Policy 13.3.6.** ~~In furtherance of Objective 13.3 and its associated policies,~~ ~~The City Village~~ shall encourage Miami-Dade County Public Schools to submit proposed site plans for public school facilities in ~~the City of North Bay Village~~ to the ~~City Village~~ for its review and comment.

**Policy 13.3.7.** Maps indicating the current and future public school and ancillary facility locations over the planning period (2008 through 2013) shall be included and updated as needed in the Comprehensive Plan data and analysis.

**Objective 13.4: Coordinate with Miami-Dade County Public Schools towards avoiding minimizing and mitigating adverse impacts of public school facilities on the surrounding communities, particularly as it relates to traffic, infrastructure, landscaping, operational activities, security, historical resources, and aesthetics.**

**Policy 13.4.1.** Coordinate with Miami-Dade County Public Schools and other adjoining jurisdictions and agencies in the development of policies and procedures that address the adverse impacts of existing and new public school facilities on the surrounding communities.

**Policy 13.4.2.** Miami-Dade County Public Schools shall be encouraged to develop and operate all of its public school facilities within the framework of the CityVillage's established land use regulations, processes, and procedures.

**Policy 13.4.3.** ~~In furtherance of Objective 13.4 and its associated policies,~~ The CityVillage shall encourage Miami-Dade County Public Schools to submit proposed site plans for public school facilities in ~~the City of North Bay Village~~ to the CityVillage for its review and comment.

**Objective 13.5: Miami-Dade County Public Schools, in conjunction with the CityVillage and other appropriate agencies, will strive to improve security and safety for students and staff.**

**Policy 13.5.1.** Coordinate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.

**Policy 13.5.2.** Coordinate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.

**Policy 13.5.3.** Coordinate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

**Policy 13.5.4.** Coordinate with Miami-Dade County Public Schools and other appropriate agencies to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.

**Policy 13.5.5.** Coordinate with Miami-Dade County Public Schools' Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

**Objective 13.6: Develop programs and opportunities to bring the schools and community closer together.**

**Policy 13.6.1.** Coordinate with Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.

**Policy 13.6.2.** Coordinate with Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.

**Policy 13.6.3.** Coordinate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.

**Policy 13.6.4.** Coordinate with Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

**Objective 13.7: Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment.**

**Policy 13.7.1.** Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure and positive about the students' school environment and experiences.

**Policy 13.7.2.** Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.

**Policy 13.7.3.** Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, insofar as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular.

**Objective 13.8: Miami-Dade County Public Schools, the CityVillage, and other appropriate jurisdictions shall establish and implement mechanism(s) for on-going coordination and communication, to ensure the adequate provision, compatibility, and quality of public educational facilities.**

**Policy 13.8.1.** Coordinate with Miami-Dade County Public Schools, the State, and other appropriate jurisdictions and agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

**Policy 13.8.2.** The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

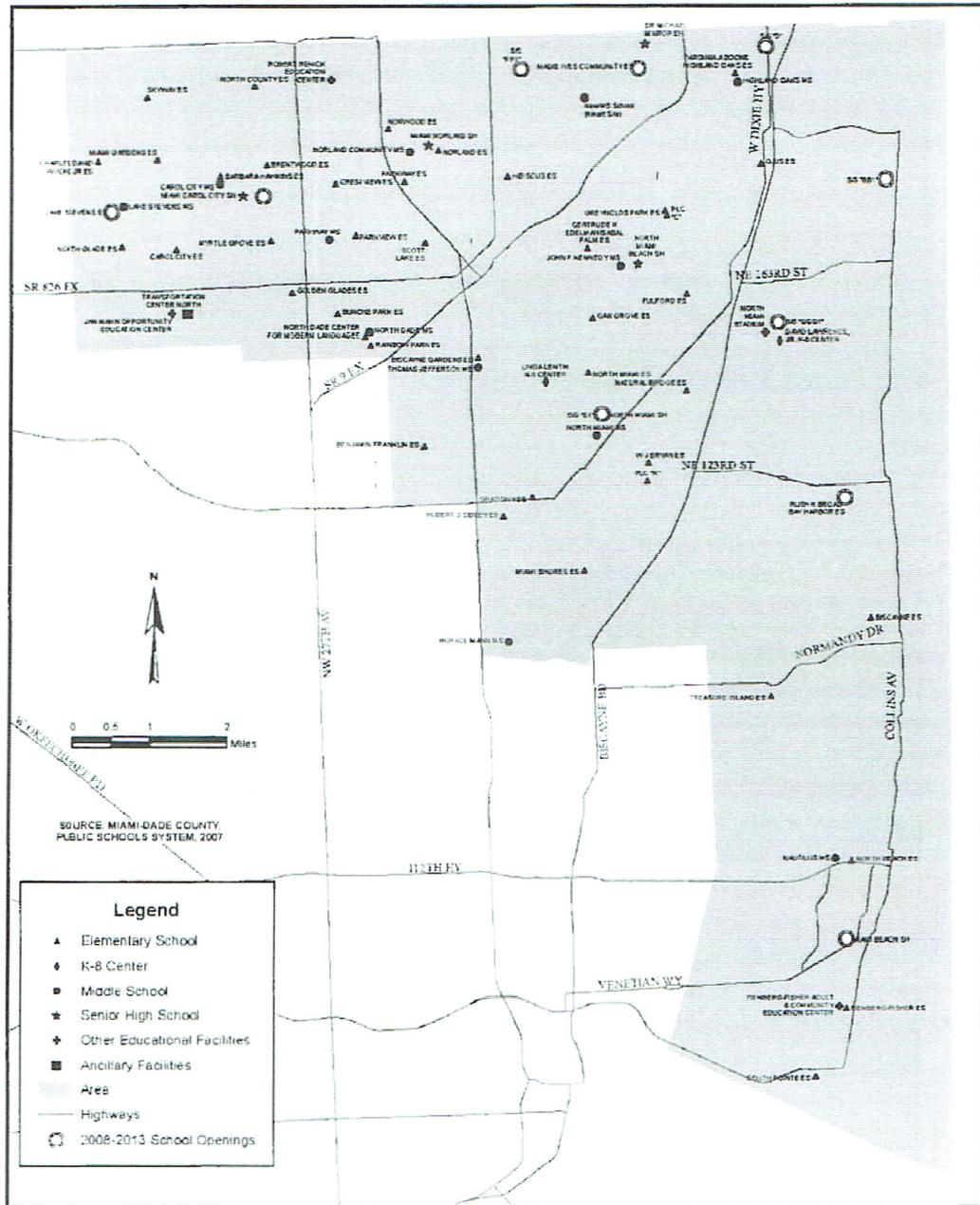
**Policy 13.8.3.** Miami-Dade County Public Schools will coordinate school capital improvement plans with the planned capital improvement projects of the CityVillage and other jurisdictions and agencies.

**Policy 13.8.4.** Coordinate with Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.

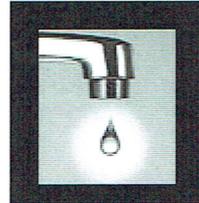
- Policy 13.8.5.** Miami-Dade County Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, Miami-Dade County Public Schools shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Miami-Dade County Board of County Commissioners.
- Policy 13.8.6.** Coordinate with Miami-Dade County Public Schools in the annual review of the ~~City Village~~'s Public School Facilities Element, and make amendments as necessary, pursuant to Florida Statutes.
- Policy 13.8.7.** Coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.
- Policy 13.8.8.** Coordinate with Miami-Dade County Public Schools and other jurisdictions and agencies as appropriate to eliminate infrastructure deficiencies surrounding existing school sites.
- Policy 13.8.9.** Coordinate with Miami-Dade County Public Schools to ensure the availability of adequate sites for the required educational facilities.
- Policy 13.8.10.** Coordinate with Miami-Dade County Public Schools as to the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.
- Policy 13.8.11:** Account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.
- Objective 13.9: Monitor, evaluate, and implement public school-related provisions in the Public School Facilities Element, Intergovernmental Coordination Element, and Capital Improvements Element.**
- Policy 13.9.1.** Coordinate with Miami-Dade County Public Schools with reference to the monitoring, evaluation, and implementation of the Public School Facilities Element, Intergovernmental Coordination Element, and Capital Improvements Element, in accordance with Florida Statutes and the Interlocal Agreement.
- Objective 13.10: ~~The City of North Bay Village~~ shall include and adopt a countywide future conditions map series which depicts the planned general location of proposed educational facilities.**
- Policy 13.10.1.** The map series showing the general location of proposed, existing, and ancillary educational facilities in Miami-Dade County is hereby adopted as part of the supporting documents, data, and analysis associated with the adoption of this element.



Figure 2B - Proposed Educational and Ancillary Facilities  
 Located in the Northeast Area - 2012/2013



# NORTH BAY VILLAGE, FLORIDA



## WATER SUPPLY FACILITIES WORK PLAN UPDATE 2015

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Serving Florida Local Governments Since 1988

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## **1.0 INTRODUCTION**

The purpose of North Bay Village’s Water Supply Facilities Work Plan Update (Work Plan Update) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government’s jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan 2<sup>nd</sup> Update* was approved by the South Florida Water Management District (SFWMD) in 2013.

Residents of North Bay Village obtain their water directly from the Miami-Dade County Water and Sewer Department (MDWASD), which is responsible for ensuring that enough capacity is available for existing and future customers.

The North Bay Village Work Plan Update will reference the initiatives already identified in the most current Miami-Dade County 20-year Work Plan since the Village is a wholesale buyer. According to state guidelines, the Work Plan Update and the Comprehensive Plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements, and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The North Bay Village Work Plan Update will have the same planning time schedule as Miami-Dade County’s 20-year Work Plan and will be adopted by reference in the infrastructure sub-element of the Comprehensive Plan.

The Village’s Work Plan Update is divided into five sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Capital Improvements

Section 5 – Comprehensive Plan; Goals, Objectives and Policies

### **1.1 Statutory History**

The Florida Legislature enacted bills in the 2002, 2004, and 2005 sessions to address the state’s water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning. Additional legislation in 2011, under the Community Planning Act, lessened some specific and detailed requirements for water supply plans. However, that and subsequent legislation has not negated the requirement for local governments to provide an appropriate Water Supply Facilities Work Plan Update in a timely manner.

## **1.2 Statutory Requirements**

Each local government must comply with the following requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S.,.
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2), F.S.,
4. For local governments subject to a regional water supply plan, revise the general Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
  - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c)(3), F.S.];
  - b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c)(3), F.S.]; and
  - c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.]
5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.]

If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (13), F.S.]

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177(6)(h)1., F.S.]

**2.0 BACKGROUND INFORMATION**

**2.1 Overview**

North Bay Village was incorporated in 1945 followed by the annexation of Harbor and Treasure Island a few years later and the annexation of Broadcast Key in 1963. The three-island community (North Bay Island, Harbor Island and Treasure Island) is situated in northeast Miami-Dade County between the cities of Miami and Miami Beach. The islands are linked by the John F. Kennedy Causeway (79<sup>th</sup> Street), which extends across Biscayne Bay from Miami to Miami Beach. The north edge of the municipality is the Biscayne Bay. The southern boundary is Bay Terrace (North Bay Island) and South Treasure Drive (Treasure Island). The western boundary is Miami View Drive (North Bay Island) and West Drive (Harbor Island) while the eastern boundary is East Treasure Drive (Treasure Island).

The total incorporated area of North Bay Village is approximately 512 acres of which 238 acres are land and the remaining is riparian. Of the 238 land acres, North Bay Island is 40.6 acres, Harbor Island is 44.8 acres and Treasure Island is 152.8 acres.

North Bay Village is substantially built-out; however, redevelopment has become a factor with several multi-family development approvals occurring over the last two years that may affect population and land use. See Table 2-1 for the existing land use distributions.

The population data utilized for North Bay Village is based on the most current and accurate data available from the U.S. Census Bureau and the Shimberg Center for Affordable Housing at the University of Florida. Table 2-2 reflects US Census population estimates starting in 2010.

In 2015, the Shimberg Center for Affordable Housing estimated the Village’s population to be approximately 7,861 residents. As shown in Table 2-3 the population is expected to increase to 8,430 by 2020 and to nearly 9,000 by 2025.

Table 2-1 Existing Land Use in North Bay Village		
Land Use	Acres	Percent
Single Family Residential	70.7	29.8
Multi-Family Residential	65.3	27.7
Commercial	27.1	11.4
Educational	12.9	5.4
Public Buildings and Grounds	1.7	0.7
Institutional	3.7	1.6
Vacant	8.2	3.2
Recreation and Open Space	0.6	0.2
Rights-of-Way	48.0	20.2
Source: North Bay Village 2015 Comprehensive Plan.		

Table 2-2 North Bay Village US Census Population Count and Estimates						
	Census	Population Estimates (as of July 1)				
Year	April 1, 2010	2010	2011	2012	2013	2014
Population	7,137	7,167	7,349	7,417	7,464	7,871
Source: US Census Bureau, September 2015						

Table 2-3 North Bay Village Population Projections						
Year	2015	2020	2025	2030	2035	2040
Population	7861	8430	8965	9423	9827	10221
Source: Shimberg Center for Affordable Housing, 2015						

## 2.2 Relevant Public Water Supply Issues

As the state agency responsible for water supply in the Lower East Coast (LEC) planning area, the SFWMD plays a pivotal role in resource protection, through critical evaluation during the consumptive use permitting process. In response to increased pressure on the Everglades ecosystem resource, the Governing Board initiated rulemaking to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This new rule making system reduced reliance on the regional system for future water supply needs, mandating the development of alternative water supplies, and increasing conservation and reuse.

The 2013 Lower East Coast Water Supply Plan Update (LEC Plan) represents a departure from the demand projections in the 2000 LEC Plan and the 2005–2006 LEC Plan Update. Subsequent to approval of the 2005–2006 LEC Plan Update in February 2007, the nation's economy fell into a long recession that had significant impacts on regional water supply planning, lowering population and demand forecasts. The dramatic slowdown in population growth occurred at the same time that consumption of potable water declined as measured in gallons per person per day. Likely reasons for this decrease in public water supply (PWS) consumption include short-term water shortage restrictions in response to droughts, long-term water conservation projects including SFWMD's year-round landscape irrigation conservation measures, and increased use of reclaimed water. Local actions, such as implementation by Broward and Miami-Dade counties of ordinances limiting landscape irrigation to two days per week, the Broward County Water Conservation Partnership, and individual utility conservation programs, have been key in lowering the water use rate. An indication of the resulting trend is the LEC Planning Area's population grew by 600,000 people between 2000 and 2010, but total potable water use declined by 87 million gallons per day (MGD) (10 percent) during the same decade.

**North Bay Village**  
**Water Supply Facilities Work Plan Update**

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The 2013 LEC Plan's twenty-year population and PWS demand forecasts are lower than the two previous plans' projections. Projections developed indicate the planning area's population will increase over 18 percent, from approximately 5.6 million residents in 2010 to slightly more than 6.6 million by 2030. In contrast, the 2005–2006 LEC Plan Update projected the planning area's population to increase over 31 percent, to 7.3 million by 2025. The projected population growth varies widely between the counties: Palm Beach County (+25 percent), Broward County (+14 percent), Miami-Dade County (+18 percent), and Monroe County (-5 percent).

**3.0 DATA AND ANALYSIS**

**3.1 Population/Water Demand Information**

MDWASD is the water supplier for North Bay Village; therefore, population information for their entire service area is provided in Table 3.1.

Table 3-1 Population and Finished Water Demand

	Existing	Projected	
	2010	2020	2030
Population	2,141,885	2,337,660	2,533,436
Per Capita (gallons per day finished water)	141	141	141
Potable Water Demands (daily average annual finished water in MGD)	302.01	329.61	357.21
<b>SFWMD WATER USE PERMITTED (13-00017-W) ALLOCATION (MGD)</b>			
Potable Water Source	Existing	Projected	
	2010	2020	2030
Fresh Water	388.56	349.50 <sup>a</sup>	386.50 <sup>a</sup>
Brackish Water	19.95	46.66	46.66
<b>Total Allocation</b>	<b>408.51</b>	<b>396.16</b>	<b>410.70</b>
<b>POTABLE WATER TREATMENT CAPACITY</b>			
FDEP Permitted Capacity	Cumulative Facility & Project Capacity (MGD)		
	Existing	Projected	
	2012	2020	2030
Fresh Water	453.93	447.18	447.18
Brackish Water	0.00	10.00 <sup>b</sup>	10.00 <sup>b</sup>
Planned Project Capacity	0.00	20.00	27.50
<b>Total Capacity</b>	<b>453.93</b>	<b>477.18</b>	<b>484.68</b>
<b>NONPOTABLE WATER TREATMENT CAPACITY</b>			
Reclaimed Water	16.49	16.49	149.49

- a. In 2012, MDWASD's allocation was modified to 349.50 MGD, pending completion of aquifer recharge projects. These reuse offsets are listed as totaling 37 MGD by 2027, supporting an allocation of 386.50 MGD in 2030. If projects are not built, allocation remains at 349.50 MGD.
- b. Project will be online by 2013.

The MDWASD depicts population estimates for the purpose of planning water supply for their specific sub-service areas in their 2014 Water Supply Plan (see Table 3-2).

Table 3-2 Municipal Population Projections: North Bay Village	
Year	Population
2014	7347
2015	7404
2020	7689
2025	7974
2030	8258
2033	8429
2035	8543
Source: 2014 Miami-Dade Water Supply Facilities Work Plan	

**North Bay Village  
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**3.2 Potable Water Level of Service Standards**

Per the Miami Dade Water Supply Plan update the indicated gallon per capita per day water demand for the North Bay Village service area is 148.11. See details below:

Exhibit C-7

Wholesale Water Demand Projections

Wholesale Customer	Projection Year	Population	Baseline Wholesale Per Capita Consumption (GPD)	Projected Wholesale Consumption (GPD)	Projected Wholesale Consumption (MGD)
Medley	2029	7,762	864.208	6,708,040.68	6.71
Medley	2030	8,129	864.208	7,025,435.50	7.03
Medley	2031	8,497	864.208	7,342,830.32	7.34
Medley	2032	8,864	864.208	7,660,225.14	7.66
Medley	2033	9,231	864.208	7,977,619.96	7.98
Medley	2034	9,598	864.208	8,295,014.78	8.30
Medley	2035	9,966	864.208	8,612,409.59	8.61
Medley	2036	10,333	864.208	8,929,804.41	8.93
Medley	2037	10,700	864.208	9,247,199.23	9.25
Medley	2038	11,067	864.208	9,564,594.05	9.56
Medley	2039	11,435	864.208	9,881,988.87	9.88
Medley	2040	11,802	864.208	10,199,383.69	10.20
Miami Beach	2014	90,254	245.991	22201794.66	22.20
Miami Beach	2015	91,288	245.991	22456116.65	22.46
Miami Beach	2020	96,458	245.991	23727726.59	23.73
Miami Beach	2025	101,627	245.991	24999336.54	25.00
Miami Beach	2030	106,796	245.991	26270946.48	26.27
Miami Beach	2033	109,898	245.991	27033912.45	27.03
Miami Beach	2035	111,966	245.991	27542556.42	27.54
Miami Beach	2028	104,728.60	245.99	25,762,302.50	25.76
Miami Beach	2029	105,762.47	245.99	26,016,624.49	26.02
Miami Beach	2030	106,796.33	245.99	26,270,946.48	26.27
Miami Beach	2033	109,897.93	245.99	27,033,912.45	27.03
Miami Beach	2035	111,965.67	245.99	27,542,556.42	27.54
North Bay Village	2014	7,346.87	148.11	1,088,106.96	1.09
North Bay Village	2015	7,403.83	148.11	1,096,544.00	1.10
North Bay Village	2020	7,688.67	148.11	1,138,729.22	1.14
North Bay Village	2025	7,973.50	148.11	1,180,914.43	1.18
North Bay Village	2030	8,258.33	148.11	1,223,099.64	1.22
North Bay Village	2033	8,429.23	148.11	1,248,410.77	1.25
North Bay Village	2035	8,543.17	148.11	1,265,284.86	1.27
North Miami	2014	68,966.73	54.65	3,768,802.66	3.77
North Miami	2015	69,007.17	54.65	3,771,012.20	3.77
North Miami	2020	69,209.33	54.65	3,782,059.94	3.78
North Miami	2025	69,411.50	54.65	3,793,107.68	3.79
North Miami	2030	69,613.67	54.65	3,804,155.41	3.80
North Miami	2033	69,734.97	54.65	3,810,784.05	3.81
North Miami	2035	69,815.83	54.65	3,815,203.15	3.82
Opa-Locka	2014	19,122.13	126.82	2,425,119.34	2.43
Opa-Locka	2015	19,221.17	126.82	2,437,679.00	2.44
Opa-Locka	2020	19,716.33	126.82	2,500,477.35	2.50
Opa-Locka	2025	20,211.50	126.82	2,563,275.69	2.56
Opa-Locka	2030	20,706.67	126.82	2,626,074.03	2.63
Opa-Locka	2033	21,003.77	126.82	2,663,753.03	2.66
Opa-Locka	2035	21,201.83	126.82	2,688,872.37	2.69
Surfside	2014	5,835.53	148.04	863,864.14	0.86
Surfside	2015	5,866.17	148.04	868,398.95	0.87
Surfside	2020	6,019.33	148.04	891,073.01	0.89
Surfside	2025	6,172.50	148.04	913,747.06	0.91
Surfside	2030	6,325.67	148.04	936,421.11	0.94

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The MDWASD water supply and treatment systems have sufficient installed capacity to produce more potable water than is currently required. The supply capacity and treatment capacity are 724.44 MGD and 517.19 MGD respectively. Table 3-3 summarizes this information. Table 3-4 summarizes other suppliers facilities capacities.

The capacities of these water supply and treatment systems have been coordinated with future demands and allocations.

Table 3-3 MDWASD Facilities Capacities

Facility	Installed Capacity (mgd)
<b>Hialeah-Preston Water Treatment Plants</b>	60 + 165 = 225
<b>Hialeah-Preston Well fields</b>	
Preston	53.28
Hialeah	12.54
Miami Springs	79.30
Northwest <sup>(a)</sup>	149.35
Medley Wellfield <sup>(b)</sup>	48.96
<b>Hialeah RO Water Treatment Plant</b>	10
<b>Hialeah RO Wellfield (Floridan Aquifer)</b>	
Existing Hialeah RO	12.00
Future Hialeah RO (2015)	8.00
<b>Alexander Orr Water Treatment Plant</b>	248
<b>Alexander Orr Well fields</b>	
Orr Plant	74.40
Snapper Creek	40.00
Southwest	161.20
West	32.40
<b>South Dade Water Treatment Plants</b>	14.19
<b>South Dade Wellfields</b>	
Elevated Tank	4.32
Everglades Labor Camp	5.04
Leisure City	4.18
Naranja	1.15
Newton	4.32
<b>Future South Miami Heights Water Treatment Plant (2018)</b>	20.00
<b>Future South Miami Heights Wellfields</b>	
Former Plant (Biscayne Aquifer)	4.00
Roberta Hunter Park (Biscayne Aquifer)	6.00
South Miami Heights RO (Floridan Aquifer)	24.00
<b>Existing WASD Wellfield Total</b>	682.44
<b>Existing WASD Water Treatment Plant Total</b>	497.19
<b>Future WASD Wellfield Total</b>	724.44
<b>Future WASD Water Treatment Plant Total</b>	517.19

(a) Northwest wellfield capacity at 150 mgd when pumps operate at low speed.

(b) Wells in this wellfield had been abandoned. They have been restored with the purpose of using them only during an emergency.

Source: MDWASD Water Use Permit No. 13-00017-W, revised July 2012, and requested revision June 2014.

Table 3-4 Other Supplier’s Facilities Capacities

Facility	Installed Capacity (mgd)
<b>City of North Miami</b>	
Norman H. Winsom Water Treatment Plant	9.30
City's well fields (8 wells)	14.96
<b>City of North Miami Beach</b>	
Norwood-Oeffler Water Treatment Plant	32.00
<b>City of North Miami Beach Wellfields</b>	
Biscayne Aquifer Wellfields	27.90
Floridan Aquifer Wellfields	12.07
City of North Miami Beach Wellfields	39.97
<b>City of Homestead</b>	
Wittkop Park - Harris Field Water Treatment	11.2+5.7=16.9
<b>City of Homestead Wellfields</b>	
Wittkop Park	11.23
Harris Field	5.76
City of Homestead Wellfields	16.99
<b>Florida City</b>	
Florida City Water Treatment Plant	4
Florida City Wellfields	4

*Source: City of North Miami Beach SFWMD Water Use Permit Staff Report (August 2007) and Water Use Permit No. Re-issue 13-00060-W, Draft Water Supply Facilities Work Plan (City of North Miami, March 2008), Information provided by discussions with staff for the City of Homestead and Florida City*

### **3.3 Population and Water Demand Projections**

The water demand projections presented herein are based on an initial system-wide finished water daily per capita use rate of 137.2 gallons per capita per day (gpcd). The per capita use was determined by taking a 3-year average from 2011 to 2013. The initial per capita rate has declined due to water use reductions resulting from water conservation and reuse irrigation water projects. Table 3-5, provides the projected finished water use for Year 2014 through Year 2033.

Table 3-5 MDWASD Projected Finished Water Demands

1	2	3	4	5	6	7	8	9
Year	PROJECTIONS (2013) FOR MDWASD SERVICE AREA							CITY OF HOMESTEAD Finished Water Demand (MGD)
	Pop. <sup>(a)</sup>	Finished Water Use (gpcd)	AADD Finished Water Use <sup>(b)</sup> (MGD)	Water Conservation <sup>(c)</sup> (MGD) Credit	Reuse/ Reclaimed Water <sup>(d)</sup> (MGD) Credit	Adjusted Finished Water Demand <sup>(e)</sup> (MGD)	Adjusted Finished Water Use (gpcd)	
<b>System-Wide</b>								
2014	2,243,879	137.2	307.19	1.36	0.00	306.43	136.56	2.50
2015	2,266,092	137.2	310.84	2.04	0.00	308.80	136.27	3.00
2020	2,370,769	137.2	325.20	5.44	0.00	319.76	134.88	3.00
2025	2,475,446	137.2	339.56	8.84	0.00	330.72	133.60	3.00
2030	2,580,123	137.2	353.92	9.55	0.00	344.37	133.47	3.00
2031	2,601,058	137.2	356.79	9.55	0.00	347.24	133.50	3.00
2032	2,621,994	137.2	359.66	9.55	0.00	350.11	133.53	3.00
2033	2,642,929	137.2	362.53	9.55	0.00	352.98	133.56	3.00

**Footnotes**

- (a) Population Served represents the TAZ population projections based on 2010 Census Data provided by the MDC RER Planning Division.
- (b) Annual Average Daily Demand (AADD) Finished Water Projections between 2014 and 2033 assume 137.2 gpcd (a decrease from 145.4 gpcd total water system demand prior to application of credits (e.g. conservation).
- (c) MDWASD has implemented a 20-year water use efficiency plan and is experiencing reductions in per capita water consumption. Water Conservation projections were revised based on the 2010 Annual Water Conservation Plan Conserve Florida Report (March 2011). Real losses in non-revenue water (e.g. unaccounted-for-water) are assumed to remain at less than 10%. The conservation amounts experienced through 2010 (6.54 MGD) were deducted from the 20-year conservation amount in the Conserve Florida Report and the remaining conservation amounts were distributed for the balance of the 20-year period (2011-2027).
- (d) Not Used
- (e) Adjusted after taking credit in finished water demand projections for reductions in finished water use associated with water conservation.

### 3.4 MDWASD Water Conservation and Water Reuse

#### Water Conservation

The per capita usages contained in Table 3-5 are adjusted, taking into consideration MDWASD water conservation. MDWASD is implementing a 20-year water conservation plan and is looking for ways to reduce non-revenue water. The MDWASD 20-year Water Use Efficiency Goal Based Plan (Plan) was approved by the SFWMD in May 2007. The Water Conservation projections included in Table 3-5 were revised based on the 2010 Annual Water Conservation Plan Conserve Florida Report (March 2011). Currently, MDWASD is implementing all Best Management Practices (BMPs) included in the Plan. Values contained within the above table reflect projections as of June 2014.

Miami-Dade County has enacted water use efficiency-legislation including permanent landscape irrigation restrictions, landscape ordinances requiring Florida Friendly landscaping in new construction and in right of ways, and the installation of high efficiency plumbing fixtures in new construction. Water conservation activities are funded annually through the operations and maintenance budget and are therefore not included in capital budgets.

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Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. The potential additional reduction in water demands, as a result of real non-revenue water loss, is estimated at 14.25 mgd over the next ten years.

The Village will coordinate future water conservation efforts with the MDWASD and the SFWMD to ensure that proper techniques are applied. In addition, the Village will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promotes water conservation in a cost-effective and environmentally sensitive manner. The Village will continue to actively support the SFWMD and Miami-Dade County in the implementation of new regulations or programs that are designed to conserve water during the dry season.

**Water Reuse**

On June 28, 2013, MDWASD submitted to the Secretary of FDEP the Ocean Outfall Legislation Compliance Plan. A total of 117.5 mgd of reuse will be implemented. Out of that 27.6 mgd of reclaimed water will be used to recharge the Floridan Aquifer. The Floridan Aquifer recharge will be applied on equal capacities at the existing Central and South District Wastewater Treatment Plants, and a proposed West District Wastewater Treatment Plant (9.2 mgd each). And up to 90 mgd of reuse water will be provided to FPL for Turkey Point cooling Units 5, 6 and 7.

The County's projected finished water demands are now markedly lower than anticipated when the first 20-year water use permit application was submitted. This demand reduction has eliminated the anticipated supply shortages which were the basis for an ambitious schedule of several costly alternative water supply projects. As such, reuse is no longer required or needed to address water supply.

The Village will support the SFWMD and Miami-Dade County water reuse projects, and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water.

#### **4.0 CAPITAL IMPROVEMENTS**

##### **4.1 Planned Water Facilities and Capital Improvements Schedule**

Capital improvement projects are determined by the MDWASD, as such they are not identified within North Bay Village. However, it is understood that coordination with MDWASD is necessary to ensure appropriate infrastructure is in place for service delivery to be consistent with the water supply facilities work plan.

Water supply facilities are planned in order to meet MDWASD's water demands through 2033. The County's projected finished water demands are now markedly lower than anticipated when the first 20-year water use permit application was submitted to South Florida Water Management District (SFWMD) in 2007. This demand reduction has eliminated the anticipated supply shortages which were the basis for an ambitious schedule of several costly alternative water supply projects which are no longer required or needed. Reuse projects to address water supply have been eliminated. The decrease in water demands is a result a successful implementation of the County's Water Conservation Plan and new population projections based on the 2010 Census.

Table 4-1, on the following pages, depicts the most current 5-Year CIE projects from MDWASD.

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**Table 4-1**

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Estimated Year of Completion	Prior Years	Expenditures						Six Year Totals	Future Years	Project Totals	Funding Source
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18				
(In Thousands of Dollars)													
1)	South M-D Water Trans. Mains Improv.	3/2017	0	0	0	5,900	6,500	1,100	0	13,500	4,500	18,000	1170,1171
9650021	South Miami-Dade County		0	0	0	5,900	6,500	1,100	0	13,500	4,500	18,000	
2)	Water T. Plant - Alexander Orr, Jr. Expansion	3/2018	8,089	6,694	15,060	25,309	27,914	13,578	6,515	95,070	331,395	434,554	495,1170.
9650051	6800 S.W. 87 Ave.		14,783	0	15,060	25,309	27,914	13,578	6,515	88,376	331,395	434,554	1171,1266
3)	Water T.Plant - Hialeah/Preston Improv.	3/2017	2,784	100	2,301	17,139	27,069	10,990	1,625	59,224	9,975	71,983	495,1171.
9650041	700 W. 2 Ave./1100 W. 2 Ave.		2,684	0	2,301	17,139	27,069	10,990	1,625	58,124	9,975	71,983	1170,1178
4)	Wellfield Improvements	3/2014	0	0	500	0	0	0	0	500	0	500	1171
9650051	Systemwide		0	0	500	0	0	0	0	500	0	500	
5)	Water Main - Extensions	1/2017	2,276	1,000	1,000	1,000	1,000	2,000	1,569	7,569	0	9,845	496
9651051	Systemwide		3,845	1,000	1,000	1,000	1,000	1,000	1,000	6,000	0	9,845	
6)	Central M-D Water Trans. Mains Improv.	3/2019	10,506	2,919	0	0	0	1,121	2,652	6,692	16,080	33,278	1170,1171
9654041	Central Miami-Dade County Area		13,425	0	0	0	0	1,121	2,952	3,773	16,080	33,278	
7)	North M-D Water Trans. Main Improv.	3/2017	2,500	1,775	691	4,738	2,810	1,335	0	11,349	0	13,849	1170,1171
9654031	North Miami-Dade County Area		4,275	0	691	4,738	2,810	1,335	0	9,574	0	13,849	
8)	W.T.P. Replacement & Renovations	3/2018	8,948	1,874	1,700	7,077	6,700	5,249	3,245	25,845	3,045	37,838	495,1171
9650161	Water Treatment Plants		10,051	771	1,700	7,077	6,700	5,249	3,245	24,742	3,045	37,838	
9)	Water System Maintenance & Upgrades	3/2017	37,587	18,490	17,500	20,000	20,000	20,000	20,000	115,990	162,500	316,077	495,1171
9650181	Systemwide		46,551	9,526	17,500	20,000	20,000	20,000	20,000	107,026	162,500	316,077	
10)	Water Distribution System Extension Enhanc.	3/2019	12,433	3,915	11,693	40,449	30,998	26,518	41,807	155,380	1,528,044	1,695,857	495,952.
9653311	Systemwide		16,348	0	11,693	40,449	30,998	26,518	41,807	151,465	1,528,044	1,695,857	1026,1170.
11)	Water Equipment & Vehicles	N/2017	18,313	6,677	7,500	7,500	7,500	7,500	7,000	43,677	55,000	116,990	1171,1266
9650141	Systemwide		24,990	0	7,500	7,500	7,500	7,500	7,000	37,000	55,000	116,990	495,1266
12)	Water General Maintenance & Office Facilities	N/2019	0	0	0	11,303	11,950	4,832	3,833	31,928	42,329	74,257	1171,1266
9650271	Systemwide		0	0	0	11,303	11,950	4,832	3,833	31,928	42,329	74,257	
13)	Water System Fire Hydrant Installation	1/2017	11,896	4,800	5,000	5,000	5,000	5,000	5,000	29,800	0	41,696	403

# North Bay Village Water Supply Facilities Work Plan Update

Project Number	Project Name and Location	Purpose* / Estimated Year of Completion	Prior Years	Expenditures							Six Year Totals	Future Years	Project Totals	Funding Source
				Revenues										
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18					
													(In Thousands of Dollars)	
9553451	Systemwide		11,898	4,800	5,000	5,000	5,000	5,000	5,000	29,800	0	41,696		
14)	Water Engineering Studies	N/2014	225	0	25	0	0	0	0	25	0	250	1170,1171	
9552001	Systemwide		225	0	25	0	0	0	0	25	0	250		
15)	Safe Drink Water Act Nod-SWT Rule&D-DBP	3/2019	14,249	5,003	2,244	76,965	58,489	44,642	184,339	371,682	285,694	671,625	1171,1180	
9554051	Systemwide		20,384	0	1,112	76,965	58,489	44,642	184,339	365,547	285,694	671,625		
16)	South Miami Heights W.T.P. & Wellfield	3/2016	36,867	17,112	46,200	43,801	5,197	0	0	112,310	63,600	212,777	403,520,	
9552821	11800 SW 208 St.		53,978	0	46,200	43,801	5,197	0	0	95,198	63,600	212,777	1170,1171, 1176,1256	
17)	Water Telemetry System Enhancements	N/2018	0	0	433	433	433	433	433	2,165	0	2,165	1171	
9556780	Systemwide		0	0	433	433	433	433	433	2,165	0	2,165		
18)	W.T.P. Miscellaneous Upgrades	3/2019	6,312	1,594	10,100	4,796	3,500	2,500	2,000	24,490	1,500	32,302	1170,1171,	
9510960	Water Treatment Plants		7,906	0	10,100	4,796	3,500	2,500	2,000	22,896	1,500	32,302	1178	
19)	Automation of Water Treatment Plants	N/2016	929	600	750	750	550	0	0	2,650	0	3,579	520,1170	
953110	Systemwide		1,529	0	750	750	550	0	0	2,650	0	3,579	1171	
20)	87 Ave Water Main (Medley) - (GOB)	3/2017	640	0	0	0	0	0	2,760	2,760	0	3,400	11,13,14,	
953910	Various		640	0	0	0	0	0	2,760	2,760	0	3,400	1188	
21)	Florida Aquifer W.T.P. (Hialeah)-(GOB)	3/2017	9,500	500	0	0	0	0	0	500	0	10,000	11,1188	
954520	Various		9,500	500	0	0	0	0	0	500	0	10,000		
22)	Needs Assessments Projects -(GOB)	3/2018	4,682	582	3,499	3,194	1,031	5,922	5,738	19,955	0	24,646	11,13,14,	
954350	Various (Water 80%)		4,768	476	3,499	3,194	1,031	5,921	5,738	19,958	0	24,646	1188	
23)	NW 37 Ave Industrial Dev. Area -(GOB)	3/2017	312	298	500	1,631	2,370	0	0	4,798	0	5,110	11,13,14,	
955520	NW 37th Ave and NW 36 St (Water 50%)		312	298	500	1,631	2,370	0	0	4,798	0	5,110	1188	
24)	NW Wellfield Land Buffer Acq. -(GOB)	3/2018	2,708	0	0	0	0	0	1,292	1,292	0	4,000	11,13,14,	
955080	Various		2,708	0	0	0	0	0	1,292	1,292	0	4,000	1188	
25)	Perrine/Cutler Improv. -(GOB)	3/2017	3,529	1,426	0	0	0	1,241	0	2,667	0	6,196	11,14,17,	
955630	Various (Water 30%)		3,580	1,375	0	0	0	1,241	0	2,616	0	6,196	1026,1186	

# North Bay Village Water Supply Facilities Work Plan Update

Project Number	Project Name and Location	Purpose* / Estimated Year of Completion	Prior Years	Expenditures						Six Year Totals	Future Years	Project Totals	Funding Source
				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18				
(In Thousands of Dollars)													
26)	System Enhancements -(GOB)	3/2019	2,206	55	1,096	0	0	4,615	367	6,131	4,959	13,296	11,14,17,1026
966370	Various (Water 50%)		2,208	53	1,096	0	0	4,615	367	6,120	4,959	13,296	11,14,17,1188
27)	System Improvements Project -(GOB)	3/2018	3,452	0	0	0	0	28,116	9,533	37,649	0	41,101	11,13,14,17,24,25
962830	Various (Water 50%)		3,452	0	0	0	0	28,116	9,533	37,649	0	41,101	11,13,14,17,1188
28)	Water Pipes & Infrastructure Projects	1/2017	13,984	2,141	1,000	1,000	1,994	0	0	6,135	0	20,119	485
967150	Countywide		20,119	0	0	0	0	0	0	0	0	20,119	
29)	Miami Springs Construction Fund - Water	3/2017	453	50	50	50	34	0	234	0	0	687	1219
965450	Miami Springs		687	0	0	0	0	0	0	0	0	687	
30)	Water/TP - Floridian Reverse Osmosis	3/2018	25,381	23,791	4,775	1,348	7,383	4,085	6,099	47,481	0	72,862	520,1267
966620	700 W 2nd Ave		46,172	3,000	4,775	1,348	7,383	4,085	6,099	26,690	0	72,862	1171
TOTALS			240,750	101,395	133,617	279,382	228,448	190,810	305,806	1,239,458	2,508,621	3,988,839	
			327,237	21,798	131,435	278,332	226,404	169,775	305,237	1,162,981	2,508,621	3,988,839	

\* 1=Existing Deficiency; 2=Future Growth; 3=Combined/Other; N=Not-Applicable

Source: Miami-Dade Water and Sewer Department (WASD) and Department of Regulatory and Economic Resources (RER).  
Data provided by the Office of Management and Budget (OMB).

## **5.0 COMPREHENSIVE PLAN: GOALS, OBJECTIVES AND POLICIES**

This section reflects the necessary changes to the Comprehensive Plan based on the 2015 Water Supply Facilities Work Plan Update. They are presented herein by Element, in ~~strikethrough~~ and underline format. The majority of the Goals, Objectives and Policies from the original Water Supply Work Plan remain unchanged.

### **Sanitary Sewer, Solid Waste, Drainage & Aquifer Recharge Element**

- Policy 7.4.1: In conjunction with Miami-Dade County Water and Sewer Authority Department, provide for an adequate water supply to meet an ~~average~~ demand of ~~120~~ 141.8 gallons per capita per day as per county-wide usage.
- Policy 7.5.4: Within eighteen months of approval of the most current South Florida Water Management District's Regional Lower East Coast Water Supply Plan Update, the City Village shall revise the potable water sub-element to include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development for which the City Village is responsible.
- Policy 7.5.5 Adoption of the 2015 Water Supply Facilities Work Plan Update by reference shall be consistent with statutory requirements and will support the MDWASD in its role as the sole provider of water in the area.

### **Coastal Management Element**

- Policy 8.3.8: The City Village will ensure that any new regulation to protect water resources is consistent with the most current Miami-Dade County's 20 Year Work Plan and South Florida Water Management District's (SFWMD) environmental resource permitting and consumptive permitting use permitting rules.

### **Conservation Element**

- Policy 9.2.7: The City Village will ensure that any stormwater management, aquifer recharge, and water reuse policies and projects are consistent with the City's Village's 2015 Water Supply Work Plan Update, the 2014 Miami-Dade County 20-year Work Plan, and the South Florida Water Management District's 2013 Regional Supply Plan Update.
- Policy 9.2.8: The City Village will ensure that any new regulation to protect water resources is consistent with the most current Miami-Dade County's 20 Year Work Plan and South Florida Water Management District's (SFWMD) environmental resource permitting and consumptive permitting use permitting rules.

**Intergovernmental Coordination Element**

Policy 11.3.16: Within eighteen months of approval of the South Florida Water Management District's most current Regional Lower East Coast Water Supply Plan Update, the City Village shall revise the potable water sub-element to include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development for which the City Village is responsible. (Same as Policy 7.5.4. from Sanitary Sewer, Solid Waste, Drainage & Aquifer Recharge Element)

**Capital Improvements Element**

Policy 12.1.5: The City Village shall use level of service standards adopted in the various elements of this Comprehensive Plan in reviewing the impacts of new development and redevelopment upon public facility provision. The adopted levels of service shall be as follows:

Kennedy Causeway	D
Local Roads	C
Wastewater	110 gpd
Potable Water	<del>155</del> <u>141.8</u> gpd
Solid Waste	4 lbs per person
Schools	100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms).

Policy 12.1.7: The City Village will maintain a water supply facilities work plan that is coordinated with SFWMD's District most current Water Supply Plan and the Miami-Dade County Water and Sewer Department by updating its own work plan within 18 months of an update to SFWMD's District Water Supply Plan that affects the City Village.

Policy 12.2.6: North Bay Village recognizes that the Miami-Dade County Water and Sewer Department provides their potable water and although no capital improvement projects are necessary within the City Village, or for which the City Village will be financially responsible in connection with supply of potable water to the City Village and its businesses and residents, the City Village will support and coordinate with the Miami-Dade County Water and Sewer Department, as necessary, to assist in the implementation of their Capital Improvements projects for the years 2007-2012 through the year 2033.